



MINUTES-NOT YET APPROVED

MANSFIELD PLANNING AND ZONING COMMISSION / INLAND WETLANDS AGENCY REGULATORY REVIEW COMMITTEE

MANSFIELD COMMUNITY CENTER ■ 10 S. EAGLEVILLE RD ■ CONFERENCE ROOM
Special Meeting ■ Thursday, June 20, 2019

Members present: P. Aho, K. Rawn, L. Cooley
Staff: L. Painter, Director of Planning and Development

CALL TO ORDER

Aho called the meeting to order at 5:32 p.m.

MINUTES & SCHEDULE

Rawn MOVED, Cooley seconded to approve the 06-06-2019 minutes as presented. MOTION PASSED unanimously (3-0-0).

REVISIONS TO ZONING AND SUBDIVISION REGULATIONS/MAP

Small Lot Single-Family/Compact Residential Development/Districts

Painter reviewed the various maps prepared by staff with regard to natural systems, infrastructure, transportation and age of dwelling units. Members requested additional mapping to see the extent of permanently protected open space, particularly within sensitive natural resource areas and a 2-mile radius from the Student Union. Based on the information, members discussed the following concepts:

- Establishing a maximum residential density for the Willimantic Reservoir Watershed area that is equal to or less than the density that can be achieved under the current RAR-90 zone while changing the minimum lot size to 40,000 square feet to promote clustering and reduce the number of non-conforming lots.
- Using the center of campus/student union, identify areas for compact single-family development based on potential access to infrastructure. There may be different zones with smaller lots closer to campus and larger lots as distance from campus increases and/or where there is an existing pattern of 40,000 SF lots.
- Exploring ways to promote smaller lot development while reducing effective impervious cover of new developments to protect and restore impaired watersheds.

FUTURE MEETING SCHEDULE

Painter noted that a special meeting had been scheduled for June 26th at 3 p.m. for the purpose of meeting with prospective consultants for the Zoning Regulations (pre-bid meeting).

ADJOURNMENT

The meeting adjourned at approximately 6:55 p.m.

Respectfully submitted,

Linda M. Painter, AICP, Director of Planning and Development