

DRAFT MINUTES

Members Present:	S. Accorsi, P. Aho, B. Chandy, L. Cooley, C. Cotton, D. Plante, K. Rawn, V. Ward
Members Absent:	R. Hall
Alternates Present:	J. DeVivo, K. Fratoni
Staff Present:	L. Painter, Director of Planning and Development; J. Kaufman, Senior Planner/Inland Wetlands Agent; E. Galbraith, Administrative Assistant

CALL TO ORDER AND ROLL CALL

Chair Aho called the August 3, 2020 regular meeting of the Planning and Zoning Commission to order at 7:00 p.m. Members present are Aho, Accorsi, Rawn, Cotton, Cooley, Chandy, Plante and Ward. Alternates DeVivo and Fratoni and present, and Fratoni is seated for absent member Hall.

APPROVAL OF MINUTES

Ward MOVED, Plante seconded, to approve the July 20, 2020 meeting minutes as presented.
Motion PASSED unanimously.

ZONING AGENT REPORT

Noted.

PUBLIC HEARINGS

6:30 P.M. Application of the Taylor Family Trust (owner/applicant) to amend the Zoning Map to change the zoning of a portion of property located on the north side of Storrs Road, between 9 Timber Drive and 1768 Storrs Road (Parcel ID 2.5.22) from Rural Agriculture Residence 90 (R-90) and Professional Office 1 (PO-1) to Planned Business 3 (PB-3). (PZC File 1365)

Aho opened the public hearing at 7:03 p.m. Members present are Aho, Accorsi, Rawn, Cotton, Cooley, Chandy, Plante and Ward. Alternates DeVivo and Fratoni and present, and Fratoni is seated for absent member Hall. Painter reported that the applicant has elected to withdraw the application as all allowable extensions have run out; it is anticipated that the applicant will resubmit the application once he is available to attend a public hearing.

Rawn MOVED, Ward seconded, to accept the withdrawal of the application of the Taylor Family Trust (owner/applicant) to amend the Zoning Map to change the zoning of a portion of property

located on the north side of Storrs Road, between 9 Timber Drive and 1768 Storrs Road (Parcel ID 2.5.22) from Rural Agriculture Residence 90 (R-90) and Professional Office 1 (PO-1) to Planned Business 3 (PB-3). (PZC File 1365).

Motion PASSED unanimously.

OLD BUSINESS

Application of the Taylor Family Trust (owner/applicant) to amend the Zoning Map to change the zoning of a portion of property located on the north side of Storrs Road, between 9 Timber Drive and 1768 Storrs Road (Parcel ID 2.5.22) from Rural Agriculture Residence 90 (R-90) and Professional Office 1 (PO-1) to Planned Business 3 (PB-3). (PZC File 1365)

Application has been withdrawn.

NEW BUSINESS

A. 8-24 Referral: Mansfield Middle School Roof Replacement Project

Painter provided an overview of the proposed improvements to Mansfield Middle School that have been referred to the Commission pursuant to Section 8-24, C.G.S.

Chandy MOVED, Cooley seconded, adoption of the following resolution:

RESOLVED, effective August 3, 2020, that the Planning and Zoning Commission of the Town of Mansfield approves the following project pursuant to Section 8-24 of the General Statutes of Connecticut provided that this resolution is for approval of conceptual plans only:

Design, construction and implementation of roof replacement and related improvements and work at the Mansfield Middle School, contemplated to include: (a) replacement of approximately 90,516 sq. ft. of thermoplastic polyolefin (TPO) installed in 1989, with a new modified bituminous roofing membrane; (b) installation of sky lights, (c) removal and replacement of curbs, (d) provision of roof access on first level of school, (e) installation of proper primary and secondary water drainage, (f) addressing roof snow load and snow drift issues, and (g) provision for the installation of photovoltaic systems.

Design, acquisition and installation of a new, approximately 122 KW DC total system size, photovoltaic system to be installed on the roof of the Mansfield Middle School, contemplated to include: (a) the installation of approximately 790 new photovoltaic panels, associated wiring, conduit, disconnects, circuit breakers and meters; (b) roof structure reinforcement as required.

The project is subject to and shall comply with all applicable zoning, site plan, subdivision, inland wetland and other laws, regulations and permit approvals, and this resolution shall not be a determination that any such project is in compliance with any such applicable laws, regulations or permit approvals.

Motion PASSED unanimously.

B. Conservation Easement Restrictions Related to Tree Removal

Painter and Kaufman provided an overview of the restrictions on tree removal in the Adeline Place conservation easement as well as many other conservation easements. Due to damage from pests and climate change, staff anticipates receiving numerous requests for removal of hazardous trees in these conservation easements in the coming years (in addition to the requests recently received related to Adeline Place). Members identified the need to define what constitutes a hazardous tree pursuant to the staff recommendation.

Chandy MOVED, Plante seconded, to recommend that the Town Council authorize Town Tree Warden in conjunction with Planning and Development staff to authorize removal of hazardous trees in Town owned conservation easements provided that the property owner provides documentation by a certified arborist that the subject tree(s) to be removed are deemed hazardous. To maintain the natural, scenic, ecological, and open space values of the Conservation Easement, no ground disturbance or stumping shall occur in association with the hazardous tree removal. Cost of the tree removal is the responsibility of the property owner.

Motion PASSED unanimously.

C. Regional Economic Development Strategy

Painter noted that a draft of the regional economic development strategy for the towns of Mansfield, Coventry, Bolton and Tolland is now available for review at http://www.mansfieldct.gov/DocumentCenter/View/8890/BCMTRReport_Final_web?bidId=.

Comments are requested by August 21, 2020, but may be submitted any time up to and including at the public information session scheduled for Wednesday, September 16, 2020. Rawn questioned why abutting towns such as Willington, Ashford, Chaplin and Windham were not included in this strategy and expressed interest in that deficiency being part of comments provided on the plan.

D. PZC-Initiated Amendments to Articles 4, 7, 8, and 10 of the Mansfield Zoning Regulations related to multi-family residential uses, group dwelling uses, density bonuses for affordable housing, and changes to the ARH, DMR, PVRA, and SER-HO districts. The proposed amendments would also change the way in which Articles are referenced throughout the entirety of the Zoning Regulations. (P907-49)

Painter reviewed the Regulatory Review Committee's work on these proposed amendments as well as additional minor changes that were included in the July 30, 2020 draft by staff to reconcile the proposed amendments with needed changes to other sections of the Regulations. Painter also noted that the reference to the subdivision regulations in Article 10, Section A.9.c.5 needed to be corrected. Members reviewed the changes and concurred with the July 30, 2020 draft with the exception of the additional correction noted by Painter.

Ward MOVED, Fratoni seconded, to schedule a public hearing for Tuesday, September 8, 2020 to hear comments on the PZC proposed amendments to Articles 4, 7, 8 and 10 of the Mansfield Zoning Regulations related to multi-family residential uses, group dwelling uses, density bonuses for affordable housing, and changes to the ARH, DMR, PVRA, and SER-HO districts dated July 30, 2020 as revised by the PZC on August 3, 2020. The draft regulations shall be referred to the Town Attorney, Town Council, Economic Development Commission, Transportation Advisory Committee, and other relevant town advisory committees, CRCOG, SECCOG, NECCOG, and adjacent municipalities for review and comment.

Motion PASSED unanimously.

ZONING REGULATIONS AND DESIGN GUIDELINES

Changes to DMR and New Residential District Concepts

Painter reviewed the Regulatory Review Committee's conceptual approach to establishment of new compact residential districts and changes to the DMR district to limit applicability. Members expressed support for the proposed approach while noting the challenges related to protection of neighborhood stability and design that will need to be addressed in the new regulations. Staff will work with the Regulatory Review Committee and the Town's consultant on zoning regulations to create draft regulations for the new districts and changes to the DMR district.

REPORTS FROM OFFICERS AND COMMITTEES

Regulatory Review Committee

Upcoming August 11, 2020 Regulatory Review Meeting will be canceled due to conflict with the Primary and Town-University Relations Committee Meeting.

Planning and Development Director's Report

Painter explained the projected timeline for several upcoming public hearings which are expected to be lengthy and therefore spread out among several meetings this fall, including a special meeting the last week of September. Members concurred with the approach.

COMMUNICATIONS AND BILLS

Painter noted that the attachments for the sole communication did not appear properly in the electronic packet. She clarified for members of the public that the communications distributed to the Commission were related to WAG Dog Walking & Pet Sitting. Comments from the public were received after the July 20 meeting and were sent to the commissioners under separate cover.

ADJOURNMENT

The meeting was adjourned at 8:16 p.m.

Respectfully Submitted:



Emmy A. Galbraith
Administrative Assistant