

## **DRAFT MINUTES**

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

## **CALL TO ORDER AND ROLL CALL**

Chair Aho called the September 8, 2020 regular meeting of the Planning and Zoning Commission to order at 6:44 p.m. Members present are Aho, Accorsi, Chandy, Cooley, Cotton, Rawn, DeVivo and Fratoni. Alternates DeVivo and Fratoni are seated for absent members Hall and Ward.

## **APPROVAL OF MINUTES**

Fratoni noted a typographical error in the August 3, 2020 meeting minutes, stating that in the third paragraph following the executive session that the sentence naming members should read that they “are” present, rather than “and” present.

Chandy MOVED, Plante seconded, to approve the August 3, 2020 minutes as amended.

Motion PASSED unanimously.

Rawn MOVED, Chandy seconded, to approve the August 12, 2020 special meeting minutes as presented.

Motion PASSED (7-0-2); Cooley and Accorsi disqualified.

## **ZONING AGENT REPORT**

Noted.

## **PUBLIC HEARINGS**

**A. 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 noted the call-in number and access code for those interested in participating in the public hearing. Aho opened the public hearing at 6:49 p.m. Members present are Aho, Accorsi, Chandy, Cooley, Cotton, Rawn, DeVivo and Fratoni. Alternates DeVivo and Fratoni are seated for absent members Hall and Ward.

Painter read the public hearing legal notice and the communications from CRCOG and SECCOG into the record and receipt of the following communications as documented on the updated meeting agenda:

- [907-49 Agenda Item Report-Public Hearing](#)
- [Town Attorney Opinion Letter -9-4-2020](#)
- [Lon Hultgren 9-4-2020 Email](#)
- [Sustainability Committee-Communication from Chair 9-4-2020\\*](#)
- [CRCOG Communication-9-3-2020](#)
- [SECCOG Communication 09 08 2020\\*](#)
- [UConn Letter to Mansfield PZC 09 08 2020](#)
- [Conservation Commission- 08 18 2020 Minutes](#)
- [Economic Development Commission 08 20 2020 Minutes](#)
- [Parks and Natural Resources Committee-08 17 2020 Minutes](#)
- [P907-49 Agenda Item Report 08 03 2020](#)
- [Solid Waste Advisory Committee 08 20 2020 Minutes](#)
- [EDC Zoning Regulation Subcommittee 08 20 2020 Minutes](#)

As the proposal was initiated by the PZC, Painter also presented an overview of the proposed amendments.

Members of the public were invited to speak.

Joe Randazzo, representing the Hussey family who own property in the Pleasant Valley Residence Agriculture District (PVRA) and Pleasant Valley Commercial Agriculture District (PVCA) spoke in favor of the regulation amendments. Painter clarified for the record that the proposed amendments apply solely to the PVRA district, and not the PVCA district.

Robert Corbett, representing the University of Connecticut, elaborated on the comments and requested changes to the Zoning Regulations described in his letter dated September 8, 2020.

After receiving public comment from those present, Painter again noted the call-in number and access code for those watching from home.

Receiving no further comment or questions from the public, Rawn MOVED, Fratoni seconded, to close the public hearing.

Motion PASSED unanimously.

The public hearing was closed at 7:19 p.m.

## **OLD BUSINESS**

### **A. 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)**

Members discussed the proposed amendments and comments received, particularly related to bicycle parking standards. Rawn volunteered to work on an approval motion with staff.

### **B. Regional Economic Development Strategy**

Painter noted that the packet included an executive summary and list of actions in addition to the link for the full plan.

Chandy MOVED, Plante seconded, to authorize the Chair to submit comments on the regional economic development strategy expressing disappointment that more of the surrounding towns were not included in the development of the strategy and recommending that the Town include them as it works on implementation.

Motion PASSED unanimously.

## **NEW BUSINESS**

### **A. Special Permit Application to authorize development of a new consolidated elementary school at 134 Warrentown Road, Town of Mansfield, Owner/Applicant. (P1367)**

Chandy MOVED, Accorsi seconded, to receive the special permit application of the Town of Mansfield for development of a new elementary school at 134 Warrentown Road (PZC File 1367), to refer said application to staff and committees for review and comment, and to schedule a public hearing for Wednesday, September 30, 2020 at 6:30 p.m.

Motion PASSED unanimously.

A field trip is scheduled for September 10, 2020 at 2:30 p.m.

### **B. 2019-2020 Planning and Zoning Commission Annual Report**

Chandy MOVED, Cooley seconded, to authorize the Chair to submit the FY20 Planning and Zoning Commission Annual Report to the Interim Town Manager.

Motion PASSED unanimously.

### **C. 8-24 Referral: Proposed Land Swap with Joshua's Trust (Sawmill Brook and Wolf Rock Preserves)**

Cooley MOVED, Rawn seconded, to notify the Town Council that the proposed land swap with Joshua's Trust described in the letter dated May 6, 2020 is consistent with Mansfield's Plan of Conservation and Development and would help improvement management of and access to both Sawmill Brook Preserve and Wolf Rock Preserve.

Motion PASSED unanimously.

**D. Interpretation of Zoning Regulations: Article 10, Section W.3.b.2, Calculation of Maximum Incomes and Rents for households at 120% Median Income**

Accorsi MOVED, Plante seconded, to adopt the following interpretation of Article 10, Section W.3.b.2 of the Zoning Regulations:

The income limits, maximum housing payments and maximum rents for households at 120% of median income shall be calculated pursuant to the requirements of Article 10, Section W.3.b.2 and Sec. 8-30g-8 of the Regulations of Connecticut State Agencies with the following adjustments to account for the difference between 80% and 120% of median income:

- Steps a.3, b, and d.3: Multiply the adjusted median income determined in Steps a.2 and d.2 by 120%.
- Step d.7: Multiply the HUD Fair Market Rent determined in Step d.6 by 160%

Motion PASSED unanimously.

**DESEGREGATE CONNECTICUT INITIATIVE**

Aho reported that he gave the movement permission to include the Mansfield PZC on the list of CT Planning and Zoning commissions that support the initiative.

**Regulatory Review Committee**

Rawn's availability has changed and members discussed a new potential meeting time of 4 p.m. Staff will work on a revised schedule for the fall.

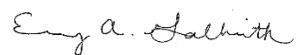
**COMMUNICATIONS AND BILLS**

Noted.

**ADJOURNMENT**

The meeting was adjourned at 8:01 p.m.

Respectfully Submitted:



Emmy A. Galbraith  
Administrative Assistant