

## DRAFT MINUTES

<b>Members Present:</b>	S. Accorsi, P. Aho, B. Chandy, C. Cotton, R. Hall, D. Plante, K. Rawn, V. Ward
<b>Members Absent:</b>	L. Cooley
<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 regular meeting of the Planning and Zoning Commission to order at 6:44 p.m. Members present are Aho, Accorsi, Chandy, Cotton, Hall, Plante, Rawn and Ward, and alternates DeVivo and Fratoni. DeVivo is seated for absent member Cooley.

## APPROVAL OF MINUTES

Rawn MOVED, Plante seconded, to approve the September 8, 2020 meeting minutes as presented.

Motion PASSED (9-0-1); Ward disqualified.

## 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)**

Fratoni was seated for Ward for consideration of this item as Ward was disqualified.

Rawn MOVED/ Chandy seconded to approve amendments to Articles Four, Seven, Eight, and Ten of the Mansfield Zoning Regulations dated August 3, 2020 (File #907-49) 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 subject to the following revision to address concerns raised in the Public Hearing process:

- Amend the first sentence of Article 10, Section B.13 to read as follows, add new subsection (a) and renumber subsequent subsections accordingly:

**Bicycle Parking.** ~~At least one bicycle parking space shall be provided for every five dwelling units~~Bicycle parking shall be provided pursuant to the following requirements.

- A minimum of 0.5 bicycle parking spaces shall be provided for each bedroom, with any fraction greater than or equal to 0.5 rounded up to the nearest whole number. A studio

apartment shall be counted as one (1) bedroom when determining bicycle parking requirements.

This approval also authorizes a change in how article numbers are referenced from roman numerals to standard numerals throughout the Regulations. The subject Zoning Regulation amendments were presented at Public Hearing on September 8, 2020 and filed prior to the hearing with the Mansfield Town Clerk. These amendments shall become effective on October 1, 2020.

In approving the amendments to the Zoning Regulations, the Planning and Zoning Commission has reviewed and considered all public hearing testimony and communications, including reports from the SECCOG and CRCOG Regional Planning Commissions, Mansfield's Director of Planning and Development and the Mansfield Town Attorney. The Commission makes the following findings in approval of these amendments:

- The amendments help to implement Goals 7.1, 7.2, 7.4, 8.2, 9.1, 9.4 and 9.5 of the Mansfield Tomorrow Plan of Conservation and Development related to expanding housing choice, design of multi-family/group dwelling developments, waste reduction and recycling, and alternative transportation.
- The amendments are consistent with the statutory goals identified in Section 8-2 of the Connecticut General Statutes and other zoning purposes cited in Article One of Mansfield's Zoning Regulations.
- The amendments are appropriately worded, legally sound and suitably coordinated with other provisions in the Mansfield Zoning Regulations.
- The amendments will promote the public's health, safety, property values and general welfare.

Motion PASSED unanimously.

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

Tabled to September 30, 2020 public hearing.

**NEW BUSINESS**

**A. Pre-Application Review Pursuant to Sec. 7-159b, C.G.S.: Proposed Mixed-Use Redevelopment at 625 Middle Turnpike/1659 Storrs Road.**

Aho read the procedure for a pre-application review as noted on the meeting agenda.

Andy Graves, B.L. Companies, gave a verbal and visual presentation of the proposed mixed-use development at 625 Middle Turnpike/1659 Storrs Road.

Members asked questions and provided comments regarding traffic flow and speed, curb cut locations, access to current businesses, parking spaces (total number and individual size), accessibility for refuse removal and emergency vehicles, wetland impacts, scale of buildings, and location of buildings/screening of surface parking lot along the Storrs Road frontage.

### **Addition of New Business Item**

Ward MOVED, Chandy seconded, to add new Agenda Item 4B: Interpretation of Zoning Regulations: Article 8, Section B.1.c-Exception to minimum setback requirement for driveways to New Business.

Motion PASSED unanimously.

### **B. Interpretation of Zoning Regulations: Article 8, Section B.1.c- Exception to minimum setback requirement for driveways.**

Painter provided an overview of the staff request for interpretation of the exception to minimum setback requirements for driveways, including two recent inquiries related to specific scenarios. The request is described in detail in a memo (erroneously) dated 9/22/2020. Members also reviewed three potential interpretations before acting.

Ward MOVED, Chandy seconded, to adopt the following interpretation of Article 8, Section B.1.c of the Zoning Regulations:

The exception to minimum setback requirements for driveways applies to driveways that are designed solely to provide vehicular access from one portion of a site to another or to allow for needed vehicular turning movements. The exception does not apply to driveways that are integral to parking, loading, outdoor recreational facilities and outside storage areas, as these activities are subject to the minimum setback requirements. Examples of driveway integral to these functions include but are not limited to: driving aisle with single-loaded parking on one side and driveways that serve designated loading/service areas. Any question as to whether a driveway meets the exception as described in this interpretation shall be resolved by the PZC as part of the development review process.

Motion PASSED unanimously.

## **REPORTS FROM OFFICERS AND COMMITTEES**

### **Regional Planning Commission**

Cotton reported attending the Regional Planning Commission as Cooley's alternate. Meeting discussion centered on anticipating needs of restaurants currently utilizing outdoor dining, as cold weather sets in.

### **Regulatory Review Committee**

Next meeting date and time to be determined.

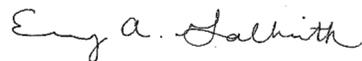
## **COMMUNICATIONS AND BILLS**

Noted.

## **ADJOURNMENT**

The meeting was adjourned at 7:41 p.m.

Respectfully Submitted:



Emmy A. Galbraith  
Administrative Assistant