

DRAFT SPECIAL MEETING MINUTES

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

CALL TO ORDER AND ROLL CALL

Chair Aho called the special meeting of the Planning and Zoning Commission to order at 6:30 p.m. Members present are Aho, Chandy, Cotton, Hall, Plante, Rawn and Ward, and alternates DeVivo and Fratoni. DeVivo and Fratoni are seated for absent members Accorsi and Cooley.

PUBLIC HEARING

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

Aho opened the public hearing at 6:35 p.m. Members presented are Aho, Chandy, Cotton, Hall, Plante, Rawn and Ward. Alternates DeVivo and Fratoni are present and seated for absent members Accorsi and Cooley.

L. Painter read the legal notice published on 9/17/2020 on the Town's website and identified the following communications received regarding the application:

Applicant Responses to Comments

- Design Team Response to Planning Staff Preliminary Comments-9-23-2020
- Design Team Response to Town Engineer Comments-9-23-2020
- Design Team Response to Recycling Coordinator Comments-9-23-2020
- TKSP Response to Ted Wrubel Comments #1
- TKSP Response to Ted Wrubel Comments #2
- Project Team Public Hearing Presentation

Staff Comments

- P1367 Agenda Item Report 09 29 2020*
- Preliminary Planning Staff Comments-9-16-2020

- Town Engineer Comments-9-19-2020
- Recycling Coordinator Comments-9-16-2020
- Fire Marshal Libros Comments-9-28-2020

State/Regional Agency Communications

- CTDPH Approval Elementary School 9-25-2020
- Windham Water Works Comments-9-25-2020

Advisory Committee/Commission Communications

- John Lenard-Design Review Panel-9-29-2020 #3*
- Peter Miniutti-Design Review Panel-9-29-2020*
- HDC Communication-9-29-2020*
- Sustainability Committee Comments-9-20-2020
- Traffic Authority Minutes-9-15-2020
- John Lenard-Design Review Panel-9-22-2020 #1
- John Lenard-Design Review Panel-9-27-2020 #2
- Ted Wrubel-Design Review Panel-9-22-2020 #1
- Ted Wrubel-Design Review Panel-9-22-2020 #2

Citizen Communications

- Paul Stern-614 Storrs Road-9-29-2020*
- Susan Audette-41 Pinewoods Ln-9-29-2020 #1*
- Susan Audette-41 Pinewoods Ln-9-29-2020 #2*
- William and Christina Gordon-550-552 Storrs Road-9-23-2020

The following members of the project team presented an overview of the proposed school and associated improvements to the intersection of Storrs Road (Route 195) and Warrentville Road (Route 89) on behalf of the applicant. A copy of the powerpoint presentation was included in the meeting packet.

- Ryszard Szczypek and Mehmet Sahin, TSKP Architects
- Paul DeStefano and David Sullivan, Milone & MacBroom
- Michael Cegan, Richter & Cegan
- Lauren Mello, Fuss & O'Neill

Members questioned the project team regarding:

- Potential for grade changes and crosswalk signalization as part of intersection improvements;
- Bus stacking/access;
- Need for turn lanes on Route 89 to accommodate additional vehicular/bus traffic;
- Need to address speeding on Route 89;
- Need to address concerns raised by Windham Water Works;

- Overhead utilities;
- Safety of internal railings and extensive glazing on front of school building;
- Composting; and
- Removal of conifers nearing the end of their life cycle and replacement with smaller trees to reduce solar access impacts.

Painter noted that staff has recommended the hearing be kept open to allow for the applicant to address items noted in the staff report as well as any issues raised during the public comment portion of the hearing.

The following members of the public addressed the Commission with regard to the proposed school and intersection improvements:

- William and Cristina Gordon, 550-552 Storrs Road, presented an overview of their written comments dated 9/23/2020 expressing concern with the adequacy of the traffic study and impacts of the proposed intersection changes on their property. The Gordons requested that the PZC table a decision on the school project until the CTDOT provides input as to whether the intersection improvements proposed as part of the project will be acceptable.
- Mia Mitoma, 563 Storrs Road, noted that she is a member of the Historic District Commission but is speaking as an individual in this hearing, not on behalf of the HDC. Ms. Mitoma expressed concerns with the minimalist approach to the intersection improvements and requested that the Town consider a more comprehensive approach that would address speeding and pedestrian safety issues as well as provide improved accessibility to the school. Ms. Mitoma referenced the landscaped median and turn lane on Route 195 on the south side of the intersection with Route 275 as a possible approach, acknowledging that such an improvement would require additional widening of the road. Ms. Mitoma also questioned whether the traffic study evaluated impacts on pedestrian and bicycle traffic in addition to vehicular flow.
- Eric Kruger, 568 Storrs Road, questioned the traffic volumes used in the traffic study as they were collected during a one-day period when UConn and ECSU were not in session. Mr. Kruger also expressed concern that the proposed intersection improvements are not receiving the attention and investment needed given the impacts of the new school on Mansfield Center.
- Susan Audette, 41 Pinewoods Lane, addressed the written comments she provided in advance of the meeting, focusing on potential impacts to the Pinewoods community water system given previous impacts when the existing Southeast School was built. Ms. Audette also expressed concern with traffic impacts on Route 89 and Pinewoods Lane.

Ward MOVED, Fratoni seconded to adjourn the public hearing on the Special Permit Application of the Town of Mansfield to authorize development of a new consolidated elementary school at 134 Warrenville Road, (File P1367) to October 19, 2020 at 6:30 p.m. The hearing will be held virtually unless the Commission has resumed in-person meetings, in which case the hearing will be held in the Town Council Chambers, 4 South Eagleville Road. Information on how to participate in the virtual hearing will be published on the meeting agenda.

Motion PASSED unanimously.

Aho closed the hearing at 8:40 p.m.

ADJOURNMENT

The meeting was adjourned at 8:40 p.m.

Respectfully Submitted:

A handwritten signature in blue ink, appearing to read "Jillene B. Woodmansee". The signature is written in a cursive style with a long horizontal stroke extending to the right.

Jillene B. Woodmansee
Planner I