

MINUTES (Draft)

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

CALL TO ORDER AND ROLL CALL

Chair Aho called the meeting to order at 6:41 p.m. Members present are Aho, Chandy, Cooley, Cotton, Plante, Rawn, and Ward. Alternates DeVivo and Fratoni are seated for absent members.

APPROVAL OF MINUTES

Cooley stated that she watched the recording of the January 6, 2020 PZC meeting.

Rawn MOVED, Chandy seconded, to approve the January 6, 2020 meeting minutes as presented. Motion PASSED unanimously.

ZONING AGENT REPORT

None.

PUBLIC HEARINGS

A. Application of the Mansfield Nonprofit Housing Development Corporation (owner/applicant) to amend the Zoning Map to change the zoning of property located at 113-121 South Eagleville Road (Parcel ID 16.57.5) from Rural Agriculture Residence 90 (RAR-90) to South Eagleville Road Housing Opportunity Zone (SER-HO) pursuant to Sec. 8-30g, C.G.S. (PZC File 1364-1)

Aho opened the public hearing at 6:43 p.m. Members present are Aho, Chandy, Cooley, Cotton, Plante, Rawn, and Ward. Alternates DeVivo and Fratoni are seated for absent members.

Ward MOVED, Fratoni seconded, to adjourn the public hearing on the Zoning Map Amendment application (PZC File 1364-1) of the Mansfield Nonprofit Housing Development Corporation to change the zoning of property located at 113-121 South Eagleville Road to Monday, March 2, 2020 at 6:45 p.m. in the Council Chambers of the A.P. Beck Municipal Building. Motion PASSED unanimously. The public hearing was closed at 6:46 p.m.

B. Site plan application of the Mansfield Nonprofit Housing Development Corporation (owner/applicant) for a 42-unit multifamily residential development at 113-121 South Eagleville Rd (Parcel ID 16.57.5) pursuant to Sec. 8-30g, C.G.S. (PZC File 1364-2)

Aho opened the public hearing at 6:46 p.m. Members present are Aho, Chandy, Cooley, Cotton, Plante, Rawn, and Ward. Alternates DeVivo and Fratoni are seated for absent members.

Cotton MOVED, Rawn seconded, to adjourn the public hearing on the Site Plan application (PZC File 1364-2) of the Mansfield Nonprofit Housing Development Corporation for a multi-family development at 113-121 South Eagleville Road to Monday, March 2, 2020 at 6:50 p.m. in the Council Chambers of the A.P. Beck Municipal Building. Motion PASSED unanimously. The public hearing was closed at 6:50 p.m.

OLD BUSINESS

A. Modification to Special Permit: Application of Wendy and Dudley Hamlin (owner/applicant) of Holiday Hill Day Camp & Recreation Center, 41 Chaffeeville Road, Mansfield Center to convert existing vacant home on property to Airbnb lodging for wedding and party venue customers. (PZC File 0056)

Painter presented an overview of the requested modification.

Ward MOVED, Plante seconded, to authorize the Zoning Agent and PZC Chair to approve the application of Wendy and Dudley Hamlin to modify the Special Permit for the Holiday Hill Day Camp and Recreation Center at 41 Chaffeeville Road for use of a house on the property as a short term rental as specified in application materials. This approval is granted subject to the condition that the owners obtain and maintain a rental certificate pursuant to Chapter 130 of the Mansfield Code of Ordinances. Motion PASSED unanimously.

B. Interpretation of Zoning Regulations: Articles 10, Section T, Agricultural Uses

Painter updated the Commission on the Agriculture Committee's review of the question as to what constitutes a "pen" as opposed to a "pasture" and read excerpts from the Agriculture Committee minutes as well as a UNH Extension document referenced by the Agriculture Committee.

Cooley MOVED, Fratoni seconded, to direct Zoning Agents to use the following characteristics of an animal pen in determining whether a fenced enclosure is a pen or a pasture pursuant to Article 10, Section T.3.5.a:

- Characteristics of an animal pen: an enclosure where animals are housed permanently, fed, watered and in which the fencing is not moved in a regular manner.

Motion PASSED unanimously.

C. PZC-Initiated Amendments to Articles 7, 8 and 10 of the Mansfield Zoning Regulations related to owner-occupancy requirements for two-family and

efficiency dwelling units and setback requirements for parking associated with parks, preserves and playgrounds. (P907-47)

Chandy MOVED, Plante seconded, to change the effective date from January 15, 2020 to February 1, 2020 for the amendments to Articles 7, 8 and 10 of the Mansfield Zoning Regulations related to owner-occupancy requirements for two-family and efficiency dwelling units and setback requirements for parking associated with parks, preserves and playgrounds that were adopted on January 6, 2020. Motion PASSED unanimously.

D. Application of the Mansfield Non-Profit Housing Development Corporation (owner/applicant) to amend the Zoning Map to change the zoning of property located at 113-121 South Eagleville Road (Parcel ID 16.57.5) from Rural Agriculture Residence 90 (RAR-90) to South Eagleville Road Housing Opportunity Zone (SER-HO) pursuant to Sec. 8-30g, C.G.S. (PZC File 1364-1)

Tabled to March 2, 2020 Public Hearing.

E. Site plan application of the Mansfield Nonprofit Housing Development Corporation (owner/applicant) for a 42 unit multi-family residential development at 113-121 So. Eagleville Road (Parcel ID 16.57.5) pursuant to Sec. 8-30g, C.G.S. (PZC File 1364-2)

Tabled to March 2, 2020 Public Hearing.

F. Application for Site and Building Modifications to the Spring Hill Inn on property located at 957 Storrs Road (Parcel ID 23.59.12), Lee Lambert, owner/applicant.

Tabled at the request of the applicant.

G. 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)

Tabled to February 18, 2020 Public Hearing.

NEW BUSINESS

None.

REPORTS FROM OFFICERS AND COMMITTEES

Chairman's Report

None.

Regional Planning Commission

None.

Regulatory Review Committee

Aho noted that the next meeting is scheduled for Friday, February 7, 2020.

Planning and Development Director's Report

Painter noted that the terms of current Design Review Panel members have expired; however, by Town regulation, they continue to serve until they are reappointed or replaced. By consensus, the Commission requested that staff ask current members if they are interested in continuing to serve on the committee. If any members are not interested in continuing, staff will conduct outreach to find a replacement based on the member's field of expertise.

Other Committees

None.

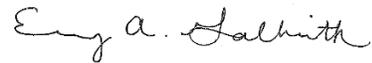
COMMUNICATIONS AND BILLS

None.

ADJOURNMENT

Aho adjourned the meeting at 7:11 p.m.

Respectfully Submitted:



Emmy A. Galbraith
Administrative Assistant