

DRAFT MINUTES

Members Present:	P. Aho
Members Present via Telephone:	S. Accorsi, B. Chandy, L. Cooley, C. Cotton, D. Plante, K. Rawn, V. Ward
Members Absent:	R. Hall
Alternates Present:	J. DeVivo
Alternates Absent:	K. Fratoni
Staff Present:	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 March 16, 2020 regular meeting of the Planning and Zoning Commission to order at 6:48 p.m. In accordance with Governor Lamont's Executive Order 7B and social distancing guidelines recommended by the CDC to prevent community spread of COVID-19, members of the PZC with the exception of the Chair will be participating in the meeting via telephone. Aho, physically present in Council Chambers and accompanied by staff, took roll call via phone to confirm members present being Cotton, Rawn, Accorsi, DeVivo, Cooley, Chandy, Plante and Ward. Alternate DeVivo is seated for absent member Hall.

APPROVAL OF MINUTES

Ward MOVED, Chandy seconded, to approve the March 2, 2020 PZC meeting minutes as presented. Aho indicated that he reviewed the video of the meeting. Cotton, Rawn, Accorsi, DeVivo, Cooley, Chandy, Plante, Aho and Ward voted "aye" in approving the March 2, 2020 PZC meeting minutes as presented. Motion PASSED unanimously.

PUBLIC HEARINGS

A. 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)

Aho opened the public hearing at 6:52 p.m. Members present are Cotton, Rawn, Accorsi, DeVivo, Cooley, Chandy, Plante, Aho and Ward. DeVivo is seated. Kathy Dorgan (in person) and Robert Newton (via telephone) were present on behalf of the applicant. Aho asked the

applicant if they had any comments to which the Ms. Dorgan replied “no”. Painter noted that no additional information had been received since the March 2, 2020 hearing. Aho asked the members if they had any questions or comments. Cotton, Rawn, Accorsi, DeVivo, Cooley, Chandy, Plante, Aho and Ward individually stated that they had no questions or comments on the item. Aho asked if any members of the public would like no comment and there was no comment.

Ward MOVED, Rawn seconded, to close the public hearing. Cotton, Rawn, Accorsi, DeVivo, Cooley, Chandy, Plante, Aho and Ward voted “aye” in closing the public hearing. Motion PASSED unanimously. The public hearing was closed at 6:56 p.m.

B. 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)

Aho opened the public hearing at 6:57 p.m. Members present are Cotton, Rawn, Accorsi, DeVivo, Cooley, Chandy, Plante, Aho and Ward. DeVivo is seated. Painter noted the receipt of the following items subsequent to the March 2, 2020 hearing:

- **Plans and Other Application Materials**
 - Site Plan revised to 3/2/2020 and 3/12/2020
 - Traffic Summary Updated 3/9/2020
 - Stormwater Management Plan revised to 3/2/2020
- **Staff and Consultant Comments**
 - Supplemental Agenda Item Report from Linda Painter dated 3/15/2020
 - Memo from Jennifer Kaufman, Inland Wetlands Agent dated 3/15/2020

Kathy Dorgan (in person) and Robert Newton (via telephone) were present on behalf of the applicant. Aho asked the applicant if they had any comments to which Ms. Dorgan replied “no”. Aho asked the members if they had any questions or comments. Cotton, Rawn, Accorsi, DeVivo, Cooley, Chandy, Plante and Aho individually stated that they had no questions or comments on the item. Ward asked if there was an updated traffic summary to which Painter replied “yes”, and directed members to its location within the packet. Painter provided a verbal overview of the 3/9/3020 traffic statement, including information on traffic speeds and volumes. Painter also noted that the Traffic Authority recommendation related to driveway configurations was based on sight-line concerns given traffic speed, volume and proximity to the Maple Road intersection. Aho asked if any members of the public would like no comment and there was no comment.

Ward MOVED, Chandy seconded, to close the public hearing. Cotton, Rawn, Accorsi, DeVivo, Cooley, Chandy, Plante, Aho and Ward voted “aye” in closing the public hearing. Motion PASSED unanimously. The public hearing was closed at 7:09 p.m.

OLD BUSINESS

A. 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)

Aho asked members if they had any questions or comments on this item. Cotton, Rawn, Accorsi, DeVivo, Cooley, Chandy, Plante, Aho and Ward individually stated that they had no questions or comments on the item.

Chandy MOVED, Plante seconded, to approve the application of Mansfield Nonprofit Housing Development Corporation (File #1264-1) to rezone 5.2 acres of land located at 113-121 South Eagleville Road from RAR-90 to SER-HO, as described in application materials dated November 25, 2019, shown on a map dated September 25, 2019. This application was heard at a Public Hearing that opened on January 21, 2020 and closed on March 16, 2020. As part of that public hearing, the applicant agreed to incorporate the record of the public hearings for the associated Site Plan (File P1364-2) and Inland Wetlands License (File W1612) applications.

This zone change shall become effective on April 15, 2020. Pursuant to Article 10, Section A.2.c of the Zoning Regulations, this zone change shall be voided if the associated site plan expires due to a failure to commence construction.

In approving this application, the Planning and Zoning Commission considered all Public Hearing testimony and communications. In accordance with the approval criteria identified in Article 13, Section D of the Zoning Regulations as well as the provisions of § 8-30g, C.G.S., the Commission makes the following findings:

1. The application is complete and contains all required information.
2. The proposal is consistent with goals and strategies of the Mansfield Tomorrow Plan of Conservation and Development related to preserving rural character in the majority of town by directing growth to areas that support smart growth and expanding housing options to low and moderate-income families. Furthermore, the proposal has sufficiently addressed the criteria identified on pages 8.27 and 8.28 of the POCD that apply to all requests to rezone property for a higher density of residential development in an area designated as Compact Residential on the Future Land Use Map.
3. The proposal is 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.
4. The application has comprehensively considered the size and physical characteristics of the subject area; the character and supply of land currently zoned in the subject classification; and the effect of the proposal on existing land uses in the surrounding area.
5. The amendments will promote the public's health, safety, property values and general welfare.

Furthermore, the Commission has adopted the subject zoning map amendment for the following reasons:

- The proposed change will facilitate the development of housing affordable to households at or below 80% and 60% of median income as further described in the associated Site Plan application (File P1364-2) and as required by the regulations for the SER-HO district, which require that residential developments be either a "set-aside" or "assisted housing" development in accordance with § 8-30g, C.G.S.
- As required by Article 10, Section A.2.c, the applicant has submitted a site plan application concurrently with the request for rezoning. Based on materials submitted with the site plan application, the proposed development includes numerous features that will appeal to residents of all ages and household composition. These features include a

mixture of units sizes and styles, with a majority of units having at least 2 bedrooms; space for dining and living areas that support family gatherings as well as kitchens that are appropriately sized for the unit, private outdoor space for many units; and interior storage space. These designs demonstrate that the proposed development will provide housing options for a diverse mix of residents.

- The property is located on an arterial road and has demonstrated through the traffic statement submitted as part of the associated Site Plan application that the rezoning will not have a significant impact on existing traffic volumes or levels of service.

Motion PASSED unanimously.

B. 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)

Aho asked members if they had any questions or comments on this item. Cotton, Rawn, Accorsi, DeVivo, Cooley, Chandy, Plante, Aho and Ward individually stated that they had no questions or comments on the item.

Rawn MOVED, DeVivo seconded, to approve the application of Mansfield Nonprofit Housing Development Corporation (File #1264-2) for site plan approval of a 42-unit multi-family residential development at 113-121 South Eagleville Road, as described in application materials dated November 25, 2019 and shown on plans dated November 25, 2019 and revised through March 12, 2020. This application was heard at a Public Hearing that opened on January 21, 2020 and closed on March 16, 2020. As part of that public hearing, the applicant agreed to incorporate the record of the public hearings for the associated Zoning Map Amendment (File P1364-1) and Inland Wetlands License (File W1612) applications.

This Site Plan approval shall become effective on April 15, 2020 and shall be valid for a period of five years, until April 15, 2025.

In approving this application, the Planning and Zoning Commission considered all Public Hearing testimony and communications, including the conditions applied by the Inland Wetlands Agency in its approval of the associated wetlands license and the recommendations of the Inland Wetlands Agent.

Through this approval, the Commission accepts the submission of the supplemental information provided by the applicant prior to and throughout the public hearing process. The Commission further determines that no new hearing was warranted as the supplemental information did not significantly alter the original proposal.

Furthermore, the Commission makes the following determinations in approving the subject application:

- a) As the proposed project will be an assisted housing development pursuant to § 8-30g, C.G.S., the Commission is waiving the following requirements of the Zoning Regulations as they do not rise to the level of a public health and safety concern that outweighs Mansfield's need for affordable Housing, and in the case of underground utilities, could constitute a cost that would impact the affordability of the project:
 - Article 5, Section A.5.j, requirement that all new wired utility lines be installed underground unless waived by the Commission. This requirement is waived only for the

connection to the utility pole on the north side of South Eagleville Road and for the overhead connection to the existing building.

- Article 10, Section D.11, requirement that cross-hatch for accessible spaces be located on the right side of the space.
- b) The submission requirements of Article 10, Section H.3 related to grading, deposit and removal of earth materials are waived based on finding that the information submitted with the site plan application is sufficient.
- c) The area covered by the proposed drainage, construction and maintenance easement on the abutting property addressed at 101 South Eagleville Road will be counted toward open space requirements for that property in the event the property at 101 South Eagleville Road is redeveloped in the future.

This approval is granted because the application is considered to be in compliance with approval criteria of Article 5, Section A and other provisions of the Mansfield Zoning Regulations provided the following revisions are incorporated in the final signed and sealed plans prior to being signed by the Chair:

1. Conditions of approval established by the Inland Wetlands Agency in their approval of the associated Inland Wetlands License shall be appropriately noted.
2. Revise the Erosion and Sedimentation Control Plan to replace all references to “hay bales” with “straw bales” and indicate that erosion and sedimentation controls must be inspected within 24 hours of a rain event greater than ½ inch in addition to storms with any discharge.
3. Revise snow storage contingency note on Sheet C.3-0, Layout & Materials Plan, to clarify that the parking lot may be used for excess snow storage provided such storage does not impact sight visibility, is located at least 75 feet from wetlands, and does not reduce the number of available parking spaces below that which is needed to support tenant parking.
4. Revise the Affordability Plan to clarify that the annual report shall be submitted to the Planning and Zoning Commission, care of the Town of Mansfield Department of Planning and Development and to state that the applicant shall demonstrate possession of the affordable housing software program referenced in the Affordability Plan prior to issuance of a Certificate of Occupancy.

The above revisions are required to:

- Protect the public health, safety and welfare;
- Ensure that the site’s stormwater management system will comply with MS-4 permit requirements; and
- Clarify administrative requirements of the Affordable Housing Plan.

Furthermore, the Chair shall not sign the final signed and sealed plan set until CHA (the Commission’s Consultant) has reviewed the plan set and confirmed that the revisions identified in their 2-28-2020 report related to updates to the Stormwater Management Report and revisions to Sheet C-3.0 to add a sediment barrier at the bottom of the detention basin have been completed.

Painter pointed out a typo in the motion, stating that the site plan approval should be valid through April 15, 2025 rather than April 15, 2020 which was written and read aloud. Motion PASSED unanimously with revision.

C. 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 April 6, 2020 public hearing.

NEW BUSINESS

A. Historic Village Review-Parking lot for Stone Hill, 483 Storrs Road (formerly known as Echo Grange)

Painter provided an overview of the request for additional paving and how the paving plan had changed from the site improvements approved by the Commission in August. Aho invited member discussion. Rawn asked if the proposed parking lot had been approved by the Historic District Commission, to which Painter replied that HDC approval is not required because the property lies within a historic village rather than a historic district. Ward, referencing the best practices for Low Impact Development (LID) practices, questioned why the practices were encouraged rather than required in the suggested motion. Painter noted that based on the stormwater regulations, the amount of paving is less than the threshold at which use of one or more LID best practices is required.

Chandy MOVED, Rawn seconded, to find that the proposed site improvements at 483 Storrs Road comply with the Special Historic Village Area Review Criteria established in Article 10, Section J.2 based on the information provided by the applicant. The applicant is strongly encouraged to employ one or more of the Low Impact Development Practices identified in Article 6, Section B.4.t.5 of the Zoning Regulations to reduce the hydraulic connectivity of impervious surfaces, increase runoff travel time, and increase groundwater recharge. Cotton, Rawn, Accorsi, DeVivo, Cooley, Chandy, Plante, Aho and Ward voted “aye” in favor of the application. Motion PASSED unanimously.

B. Modification to Special Permit, Hops 44 Restaurant, 625 Middle Turnpike, Nancy McKenney, owner/applicant.

Ward MOVED, DeVivo seconded, to receive the application of Nancy McKenney, Hops 44, to modify the Special Permit approval for 625 Middle Turnpike and refer to staff for review and comment. Cotton, Rawn, Accorsi, DeVivo, Cooley, Chandy, Plante, Aho and Ward voted “aye” in favor of receiving the application. Motion PASSED unanimously.

REPORTS FROM OFFICERS AND COMMITTEES

Regional Planning Commission

The next meeting of the CRCOG RPC is scheduled for March 19, 2020 at 7:00 p.m., West Hartford Town Hall. It was noted that the meeting may be cancelled due to the CDC’s social distancing recommendations; staff will confirm cancellation with members.

Regulatory Review Committee

The next meeting of the Regulatory Review Committee is scheduled for March 20, 2020 at 9:00 a.m., Conference Room A, Town Hall. Staff reported that this meeting has been cancelled due to the CDC’s social distancing recommendations.

COMMUNICATIONS AND BILLS

A. Testimony to General Law Committee in Support of H.B. No. 5293: An Act Concerning Municipalities and the Sale of Alcoholic Liquor.

Painter reported that the testimony appeared to be well-received by the Committee.

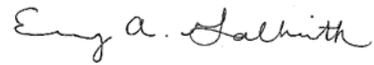
B. 72nd Annual Conference of CT Federation Planning & Zoning Agencies

This Conference has been postponed.

ADJOURNMENT

The meeting was adjourned at 7:40 p.m.

Respectfully Submitted:



Emmy A. Galbraith
Administrative Assistant