

# **MEETING NOTICE AND AGENDA**

## **MANSFIELD PLANNING AND ZONING COMMISSION**

**Monday, February 1, 2016 ■ 6:45 PM**

Audrey P. Beck Municipal Building ■ 4 South Eagleville Road ■ Council Chamber

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes**
  - a. January 19, 2016 – Regular Meeting
- 4. Zoning Agent’s Report**
- 5. Old Business**
  - a. **Draft Zoning Regulations**
  - b. **Modification Request to a Gravel Permit, 1090 Stafford Road, PZC File #1258**  
Tabled until 3/21/16
  - c. **Other**
- 6. New Business**
  - a. **Other**
- 7. Reports from Officers and Committees**
  - a. Chairman’s Report
  - b. Regional Planning Commission
  - c. Regulatory Review Committee
  - d. Planning and Development Director’s Report
  - e. Other
- 8. Communications and Bills**
  - a. ZBA Legal Notice-Hearing on 2/10/16
  - b. Fall UConn Enrollment Figures
  - c. Other
- 9. Adjournment**

**DRAFT MINUTES**  
MANSFIELD PLANNING AND ZONING COMMISSION  
Regular Meeting  
Tuesday, January 19, 2016  
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin, C. Ausburger, B. Chandy, R. Hall, G. Lewis, K. Rawn, B. Ryan, V. Ward, S. Westa

Alternates present: P. Aho, K. Holt (6:36 p.m.)

Staff present: Linda Painter, Director of Planning and Development  
Janell Mullen, Assistant Planner/Zoning Enforcement Officer

Chairman Goodwin called the meeting to order at 6:30 p.m.

**Approval of Minutes:**

- a. January 4, 2016 Regular Meeting: Hall MOVED, Ausburger seconded, to approve the 1-4-2016 minutes as presented. MOTION PASSED UNANIMOUSLY.

**Zoning Agent's Report:**

Members asked questions regarding various enforcement issues and requested that future reports include updates on pending issues.

**Old Business:**

**a. Draft Zoning Regulations**

Members will review the draft regulations distributed at the January 4<sup>th</sup> meeting in preparation for discussion at the February 1<sup>st</sup> meeting. With respect to brew pubs/alcoholic liquor regulations, however, comments should be sent directly to Linda for discussion at the next Regulatory Review Committee meeting.

**New Business:**

**a. Modification Request to a Gravel Permit, 1090 Stafford Road, PZC File #1258**

Members agreed to visit this property at the March field trip. Item tabled until March 21, 2015.

**b. NEC Future Project**

By consensus, the Commission authorized the Chair to co-endorse a letter with the Mayor expressing general support for the alternatives that include a rail connection with a stop in Mansfield and including the comments recommended in the Director's report.

**c. Consideration of Alternate Appointment: Terry Berthelot**

Terry Berthelot introduced herself and gave a brief overview of her background. Rawn MOVED, Chandy seconded, to accept the Mansfield Democratic Town Committee recommendation of Terry Berthelot as the Alternate Member of the Planning and Zoning and Inland Wetlands Agency. MOTION PASSED UNANIMOUSLY.

**Reports from Officers and Committees:**

Noted.

**Communications and Bills:**

None.

**Executive Session:**

Ward MOVED, Rawn seconded, to enter into executive session at 7:21 p.m. to discuss pending litigation in accordance with CGS§ 1-200(6)(B). MOTION PASSED UNANIMOUSLY.

Present were Attorney Deneen, Painter, Mullen, Goodwin, Ausburger, Chandy, Hall, Lewis, Rawn, Ryan, Ward, Westa, and Alternates Aho and Holt.

Lewis left at 7:37 p.m.

Executive Session concluded at 7:45 p.m.

**Adjournment:**

The Chair declared the meeting adjourned at 7:46 p.m.

Respectfully submitted,

Vera S. Ward, Secretary



# Town of Mansfield

## Department of Planning and Development

Date: January 28, 2016  
To: Planning and Zoning Commission  
From: Linda M. Painter, AICP, Director of Planning and Development  
Subject: Director's Report

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If there are any other items or questions, I will address them at the February 1<sup>st</sup> meeting.

### Housing

- *Ad Hoc Committee on Rental Housing Regulation and Enforcement.* The first meeting of the Ad Hoc committee is scheduled for **February 10<sup>th</sup> at 5:30 p.m. in the Senior Center dining room.**

### Infrastructure and Transportation

- *Four Corners Sanitary Project.* The draft EIE will be published on February 2<sup>nd</sup>; a **public hearing has been scheduled for March 8<sup>th</sup> at 7:00 p.m. in the Town Council Chambers.**
- *Bicycle and Pedestrian Master Plan.* Bike Mansfield, a local bicycle advocacy group, has volunteered to develop a bicycle and pedestrian master plan for the town. **A kick-off meeting has been scheduled for Thursday, February 4<sup>th</sup> at 7:00 pm in the Town Council Chambers.**
- *Gateways to UConn Corridor Study.* CRCOG has signed a contract with the consultant for the project, Fitzgerald and Halliday. They are in the process of establishing a Technical Advisory Committee and hope to start public outreach in the spring. The project is projected to take 18 months, with a completion date of spring/summer 2017.

### UConn Master Plan

- *South Campus Development EIE.* UConn has released a draft EIE for the proposed South Campus Development. The project has been reduced from its original scope and no longer includes the construction of a new honors residence hall. The proposed improvements include construction of a 30,000 square foot addition to the Fine Arts building; removal of 81 parking spaces from the adjacent parking lot; and removal of nine houses (the brown houses) along Gilbert Road and Whitney Road.

**A public hearing is scheduled for February 9, 2016 at 7:00 p.m. at the Bishop Center, Room 146. Doors will open at 6:30 to allow for review of informational materials.**

I will be preparing comments for the Commission's consideration at the 2<sup>nd</sup> meeting in February for submission prior to the March 4, 2016 comment deadline.

Legal Notice:

The Mansfield Zoning Board of Appeals will hold a public hearing on February 10, 2016 at 7:00 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building, 4 South Eagleville Rd, to hear comments on the following application:

7:00 P.M. – Bank of America for a Variance of Art X, Sec C.5.a.2 to erect a second building identity sign, which would be 42 sq ft at 574 Middle Tpk.

At this public hearing, interested parties may appear and written communications may be received. No information shall be received after the close of the public hearing. Additional information is available in the Mansfield Town Clerk's Office. Dated January 21, 2016.

***Sarah Accorsi***  
***Chairman***

**UCONN STUDENTS ENROLLED AT STORRS CAMPUS, 1995-2016**  
 UPDATED AS OF JANUARY, 2016

Academic Year	Undergrad. F/T	Undergrad. P/T	Total Undergrad.	Total Grad.	Total
Spring, 1995	9,546	1,144	10,690	4,118 (est.)	14,808
Fall, 1995	10,271	1,059	11,330	4,405	15,735
Spring, 1996	9,475	1,184	10,629	4,068	14,697
Fall, 1996	10,271	1,059	11,330	4,405	15,735
Spring, 1997	9,557	1,106	10,663	3,882	14,545
Fall, 1997	10,362	956	11,318	3,863	15,181
Spring, 1998	9,567	1,142	10,709	3,287	14,355
Fall, 1998	10,740	942	11,682	3,646	15,328
Spring, 1999	9,894	732	10,626	3,187	13,813
Fall, 1999	11,411	576	11,987	3,347	15,334
Spring, 2000	10,662	718	11,380	3,152	14,532
Fall, 2000	12,234	728	12,962	3,246	16,708
Spring, 2001	11,309	728	12,037	3,222	15,259
Fall, 2001	13,017	571	13,588	3,367	16,955
Spring, 2002	12,103	928	13,031	2,867	15,898
Fall, 2002	13,688	525	14,213	3,705	17,918
Spring, 2003	13,136	869	14,005	3,539	17,865
Fall, 2003	14,318	845	15,163	3,927	19,090
Spring, 2004	13,642	899	14,541	3,815	18,507
Fall, 2004	14,752	508	15,722	3,692	19,857
Spring, 2005	14,170	937	15,107	3,807	19,073
Fall, 2005	15,277	814	16,091	4,031	20,122
Spring, 2006	14,482	843	15,325	3,851	19,176
Fall, 2006	15,594	745	16,339	3,834	20,173
Spring, 2007	15,027	1,056	16,083	3,408	19,491
Fall, 2007	15,607	733	16,340	3,845	20,185
Spring, 2008	15,693	776	16,469	3,790	20,259
Fall, 2008	16,073	681	16,754	4,009	20,763
Spring, 2009	16,135	785	16,920	3,795	20,715
Fall, 2009	16,325	671	16,996	4,019	21,015
Spring, 2010	15,732	757	16,489	3,830	20,319
Fall, 2010	16,614	717	17,331	4,172	21,503
Spring, 2011	16,028	801	16,829	3,907	20,736
Fall, 2011	17,057	751	17,808	4,202	22,010
Spring, 2012	16,452	832	17,284	3,913	21,197
Fall, 2012	16,727	790	17,517	4,168	21,685
Spring, 2013	16,065	927	16,992	3,941	20,933
Fall, 2013	17,219	807	18,026	4,122	22,148
Spring, 2014	16,698	877	17,575	3,969	21,544
Fall, 2014	17,900	492	18,392	4,191	22,583
Spring, 2015	16,947	803	17,750	4,139	21,889
Fall, 2015	18,129	691	18,820	4,390	23,210

**UCONN STUDENTS LIVING ON-CAMPUS AT STORRS, 1995-2015**

UPDATED AS OF JANUARY, 2016

<u>Acad. Year</u>	<u>Undergrad./ Non-Degree</u>	<u>Grad.</u>	<u>Total</u>
Fall, 1995	6,567	390	6,957
Spring, 1996	6,020	410	6,430
Fall, 1996	6,675	414	7,089
Spring, 1997	6,089	372	6,471
Fall, 1997	6,473	418	6,819
Spring, 1998	5,969	378	6,347
Fall, 1998	7,212	414	7,626
Spring, 1999	6,635	417	7,052
Fall, 1999	7,818	430	8,248
Spring, 2000	7,142	411	7,553
Fall, 2000	8,259	440	8,699
Spring, 2001	7,952	421	8,373
Fall, 2001	9,247	543	9,790
Spring, 2002	8,223	425	8,648
Fall, 2002	9,868	449	10,317
Spring, 2003	9,409	560	9,969
Fall, 2003	10,567	423	10,990
Spring, 2004	10,257	485	10,742
Fall, 2004	10,658	497	11,155
Spring, 2005	10,323	509	10,832
Fall, 2005	11,010	514	11,524
Spring, 2006	10,731	416	11,147
Fall, 2006	11,135	512	11,647
Spring, 2007	10,749	490	11,239
Fall, 2007	10,751	556	11,307
Spring, 2008	10,322	519	10,841
Fall, 2008	11,427	523	11,970
Spring 2009	11,025	492	11,517
Fall, 2009	11,912	403	12,315
Spring, 2010	11,599	372	11,971
Fall, 2010	12,247	299	12,546
Spring, 2011	11,842	279	12,121
Fall, 2011	12,290	210	12,341
Spring, 2012	12,040	180	12,220
Fall, 2012	12,241	228	12,469
Spring, 2013	11,801	176	11,625
Fall, 2013	12,538	130	12,668
Spring, 2014	12,104	95	12,199
Fall, 2014	12,680	31	12,711
Spring, 2015	12,057	32	12,089
Fall, 2015	12,683	40	12,723

\*\*These numbers include Mansfield Apartments as well as Northwood Apartments, Charter Oak and Hilltop Apartments.  
Since Fall of 2007 these numbers include all complexes that are part of the Residential Life housing stock.

Source: Division of Student Affairs, Housing Services, University of Connecticut