

MINUTES  
PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE  
Wednesday, August 18, 2010  
Conference Room C, Audrey P. Beck Municipal Building

Members present: M. Beal, R. Favretti (2:02-3:45), K. Holt, P. Plante, K. Rawn  
Others present: G. Padick, Director of Planning

**I. Call to Order**

Chairman Beal called the meeting to order at 2:02 p.m.

**II. Minutes**

5-11-10- Favretti MOVED, Holt seconded, that the 5-11-10 Minutes be approved as distributed. MOTION PASSED with Favretti, Holt and Beal in favor and Rawn and Plante disqualified.

5-25-10- Favretti MOVED, Holt seconded, that the 5-25-10 minutes be approved as distributed. MOTION PASSED with all in favor except Plante who disqualified himself.

**III. Consideration of potential fall 2010 revisions to the Zoning Regulations/Zoning Map:**

**A. Regulation Issues**

Padick reviewed with Committee members the thirteen (13) regulation issues identified on the agenda. For each issue, he specifically referred to preliminary findings as documented in 4/27, 5/11 and 5/25 committee minutes and related that draft revisions are being prepared based on these findings. After discussing each of the listed items, members generally indicated that the direction provided in these minutes remained applicable. More specifically with respect to item #3 and new subdivision provisions for preliminary site analysis, committee members emphasized that preliminary reviews should be primarily a staff responsibility with potential assistance from advisory committees but not the Planning and Zoning Commission.

**B. Zoning Map Issues**

**1. Institutional Zone**

Padick distributed mapping and permitted use information for the UConn campus area Institutional (I) zone and the existing RDLI zone. He suggested rezoning the existing RDLI one to I and revising the permitted uses in the I zone to incorporate research and development and other commercial uses that may be appropriate for the former RDLI zoned land, which is now UConn's North Campus area. In addition to incorporating the RDLI zone into the I zone, Padick identified four (4) other State owned and used parcels which should be considered for rezoning to I. He also pointed out a few apparent inconsistencies between the current digital zoning map and original maps used for approving the subject zones. These technical issues can be addressed without formal rezoning processes.

**2. King Hill Road Planned Business 4 Zone**

Padick distributed mapping and permitted use information for the King Hill Road area (PB-4 zone), which includes approximately eight (8) acres of existing parking (X-Lot and Farmer Brown's lot), which could be redeveloped. He pointed out that the existing permitted uses provide for a variety of commercial uses as well as a mixed commercial/multi-family housing category. These existing

permitted uses generally are consistent with Plan of Conservation and Development recommendations but they do not address the Plan's suggested orientation toward neighborhood as compared to town-wide uses. Padick noted that Mansfield's two existing Neighborhood Business zones have building square footage restrictions designed to limit intensity of use, but that this orientation does not appear appropriate adjacent to UConn's campus. He also related that student oriented multi-family housing in this area would be consistent with the Plan of Conservation and Development and that existing density provisions need to be reviewed for appropriateness. Padick agreed to work further on potential revisions to the permitted use provisions but that a rezoning to a new classification may not be necessary. It also was noted that adjacent land currently zoned R-90 could be considered appropriate for rezoning to PB-4 or any new zone classification for this area.

**3. Village District Zoning**

Padick distributed a copy of Section 8-2j of the State Statutes regarding the creation of Village Zones and a copy of the Plan of Conservation and Development mapping of Mansfield's village areas. He noted that at least 12 Connecticut municipalities have established village zones pursuant to this Statute. Alternatively, some towns have adopted special design districts that can incorporate standards not provided for in Section 8-2j.

Members briefly discussed potential village district areas in Mansfield and the associated needs to document each village's special character and establish application review processes. It was agreed to continue reviewing this issue.

It was noted that existing publications already document the history and character of Mansfield's villages and that these resources would facilitate the preparation of village approval criteria. Favretti agreed to work with Padick to further review this potential rezoning issue.

\*\* Favretti left the meeting at about 3:45 p.m.

**C. Additional Regulatory Issues**

**1. Directional Signs**

Padick noted that a directional sign issue involving off site real estate signage had been discussed at a PZC meeting and referred to the Committee. After discussion, it was agreed that this issue should be reviewed further. Padick agreed to research how other Towns address off-site real estate signage.

**2. Definition of Family/Student Apartments**

Padick related that while considering potential permitted uses for the King Hill Road PB-4 area, he concluded that the recently revised definition of family, which reduced to three (3) the number of unrelated individuals who automatically qualify as a family, could present a disincentive to the development of new student oriented multi-family housing developments. He noted that the Plan of Conservation and Development supports additional off-campus student housing developments in appropriate locations proximate to the UConn campus. He suggested that consideration be given to amending the regulations to authorize four (4) unrelated individuals in multi-family housing dwelling units that have been specifically designed for student occupancy and approved by the PZC.

Committee members agreed to consider this issue.

**IV. Future Meetings**

After discussion it was agreed to change the starting time for scheduled Wednesday committee meetings in September and October to 1pm. Staff will send out a specific listing of these meeting dates. It was understood that some revisions may be necessary so that a maximum number of committee members could attend.

**V. Adjournment**

The meeting was adjourned at 4:02 p.m.

Respectfully submitted,

Katherine Holt, Secretary