



DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION REGULATORY REVIEW COMMITTEE

AUDREY P. BECK MUNICIPAL BUILDING ■ 4 SOUTH EAGLEVILLE ROAD ■ COUNCIL CHAMBER

THURSDAY, OCTOBER 6, 2016 SPECIAL MEETING

Members present: P. Aho, K. Rawn

Staff: L. Painter, Director of Planning and Development; J. Mullen, Assistant Planner; J. Kaufman, Environmental Planner

CALL TO ORDER

Aho called the meeting to order at 8:35 a.m.

APPROVAL OF MINUTES

No action was taken on the 9/22/16 minutes.

REVISIONS TO ZONING REGULATIONS AND SUBDIVISION REGULATIONS

- *Design.* Painter displayed images and site plans of various projects from Union Studio Architects for comment by members. With only two members present, links to the architect's website (www.unionstudioarch.com) will be forwarded to other members for their input as well.
- *Design Guidelines-Draft Outline.* Staff reviewed the proposed draft outline for community design guidelines with committee members. Members provided feedback on priority items, including:
 - Regulations and/or guidelines for ongoing maintenance of stormwater management systems, including whether the Town could require maintenance/performance bonds;
 - Minimum sustainability guidelines related to building orientation, energy efficiency, water conservation, sanitation, heating and cooling;
 - Potential incentives for sustainable design such as fee reductions, reduced parking requirements in areas with access to transit, and density bonuses;
 - Designs that stand the test of time and incorporating the concept of longevity (see Roseville CA guidelines for example);
 - Incorporation of native plants in landscaping (consult with UConn on current study);
 - Encouraging solar structures over surface parking or on parking garage roofs;
 - Allowing/encouraging residential uses in Mixed Use Center Areas
 - Practices to discourage included: uniformity in design; parking between building and street; visibility of utilities, "cookie cutter strip malls," and designs that are not pedestrian friendly.
- *Design Guidelines-Draft Introduction.* Staff provided an overview of the introductory section for members to review in detail.
- *Design Guidelines-Draft Site Selection Guidelines.*
 - Locational Criteria. After discussion, members questioned whether the first guideline regarding preference in development areas should be included and noted that if included, it should not be the first guideline. Focusing on redevelopment opportunities was seen as a higher priority.
 - New Development Site Criteria. This guideline touches on the redevelopment issue identified during discussion of the first guideline and should be reworked and moved up.
 - Adaptive reuse. It was suggested by Mullen that a guideline be added to address adaptive reuse of buildings; members concurred.

FUTURE MEETING SCHEDULE

Painter noted that the weekly schedule for the remainder of the year was included in the packet for

information. After discussion, members agreed that the tour of mixed use centers and compact residential areas would take place immediately following the 10/13/16 meeting.

ADJOURNMENT

Aho adjourned the meeting at 10:23 am

Respectfully submitted,

Linda M. Painter, AICP

Director of Planning and Development