

# DRAFT MINUTES

## MANSFIELD PLANNING AND ZONING COMMISSION REGULATORY REVIEW COMMITTEE



AUDREY P. BECK MUNICIPAL BUILDING ■ 4 SOUTH EAGLEVILLE ROAD ■ CONFERENCE ROOM B

THURSDAY, OCTOBER 13, 2016, WORK SESSION & FIELD TRIP

Members present: P. Aho, K. Rawn, R. Hall (departed at 9:38 am)

Staff: L. Painter, Director of Planning and Development; J. Mullen, Assistant Planner; J. Kaufman, Environmental Planner (departed at 9:38 am).

### CALL TO ORDER

Aho called the meeting to order at 8:35 am.

### APPROVAL OF MINUTES

Hall MOVED, Rawn seconded acceptance of the 9/22/2016 meeting minutes as presented. The motion passed with Rawn and Aho in favor; all others disqualified. Rawn MOVED, Aho seconded acceptance of the 10/6/2016 meeting minutes as presented. The motion passed with Rawn and Aho in favor.

### PRE-FIELD TRIP DISCUSSION: REGULATIONS AND DESIGN GUIDELINES

Mullen and Painter reviewed the hand-outs and the intentions of the field trip. The hand-outs included maps of the areas to visit and precedent building examples. The purpose of the field trip was to view existing sites and discuss what would be appropriate land use in the future, using the precedent examples to envision the appropriate building massing, scale in relation to the street, and building design. The areas to be visited included: The Four Corners Area, Hunting Lodge Road, King Hill Road, South Eagleville Road, and the southern portion of town near Route 195/Route 6.

With regard to regulations and guidelines, Aho, Rawn, and Hall discussed the need for minimum sustainability and affordability requirements as well as a desire to focus on/incentivize redevelopment/infill as opposed to the development of greenfields. Members also expressed an interest in directing more intense residential development to mixed use center areas and the need for appropriate buffers between multi-family residential uses and low-density residential uses.

### FUTURE MEETING SCHEDULE

Painter noted that a developer's representative had contacted staff inquiring how they could participate in the process as regulations were being drafted if public comment was not being taken at Regulatory Review Committee meetings. Members agreed that it would be beneficial to get public input prior to the official public hearing process. Staff will work on a proposal for how and when such input could occur.

The discussion portion adjourned at 9:38 a.m. at which point the field trip commenced. Hall and Kaufman departed after the discussion and did not participate in the field trip.

### FIELD TRIP DISCUSSION

The field trip began at the **Four Corners** in the Mixed Used Center-transitional zone. 1768 Storrs Road was visited as the first example of a transitional property—it is intended for office/residential use. Members discussed whether commercial uses should be required on all properties; Aho indicated he did not believe so given market constraints/demands.

Precedent example #10 was identified as potentially appropriate for the Holiday Mall site (1733 Storrs Road). The site does have significant wetlands towards the rear-yard.

Precedent example #14 was preferred for the Williard's property (1753 Storrs Road)—or a similar building type at two stories. Aho and Rawn both wanted streetscapes with parking to the rear of buildings instead of the current pattern of road-parking-building which is common in the Four Corners area. Rawn also brought up the importance of sidewalk connectivity.

Precedent example #3 was also identified for the Rosal's property (1717 Storrs Road). Rawn envisioned live/work space with flexibility on this site.

Aho and Rawn felt the highest density in the district should be reserved for the properties closest to the intersection of Routes 44 and 195 such as the Toast/Deanston House property (625 Middle Turnpike). Aho and Rawn envision 4-5 stories in the back of this site with lower scale buildings (2-3 stories) along the street edge.

For the greenfield site on the south side of Route 44 between the banks and CVS (9.23.1), Aho felt #12 and #16 of the precedent examples would be appropriate.

Due to topographical changes, the Dollar General site (591 Middle Turnpike) was an example where an additional story would not be noticeable from the road (i.e. 3 stories facing the street with a fourth story accessible from the rear).

Due to the seclusion of the Mansfield Professional Park (11-28 Professional Park Road), it was envisioned that additional infill development at a higher scale of 3-4 stories might be possible.

The field trip continued in the **Hunting Lodge Road** area. Aho and Rawn felt that there could be more efficient use of the land within the existing multi-family complexes.

Precedent examples #10 or #12 were identified as a possible approach to the southern part of the Lodges at Storrs site (15.21.3).

Aho saw Orchard Acres as an ideal site for fraternity and sorority related housing given its location abutting campus.

The field trip continued in the **King Hill Road** area, where Aho and Rawn indicated that taller buildings would be acceptable to them given its location relative to campus. Using the tallest residential building at UConn was suggested to determine maximum height in this area.

The field trip continued in the **South Eagleville/Maple Road area**, where members viewed the Masonicare property and Knollwood. Due to time constraints, the field trip was ended at this time.

#### ADJOURNMENT

Aho adjourned the field trip at 11:10 am. The southern part of Mansfield has yet to be visited.

Respectfully submitted,

Linda M. Painter, AICP  
Director of Planning and Development

# REGULATORY REVIEW COMMITTEE

TOUR OF MIXED USE CENTERS AND COMPACT RESIDENTIAL AREAS ■ 10/13/16

## COMPACT RESIDENTIAL

### Precedent Examples



1. Middlebury College Student Housing  
(Union Studio Architects)



2. Middlebury College Student Housing  
(Union Studio Architects)



3. Fort Hill Houses-Roxbury, MA-Merge  
Architects



4. Townhouse



5. Farmhouse Style Settlement



6. Mansion Style

# MULTI-FAMILY RESIDENTIAL

## Precedent Examples (P.2)



7. North Cove Landing (Union Studio Architects)



8. PCDC 702 Main Street (Union Studio Architects)



9. Trinity & Princeton Place (Union Studio Architects)



10. Concord Riverwalk (Union Studio Architects)



11. San Juan Passage (Union Studio Architects)



12. Brewster Cottages (Union Studio Architects)

# MIXED-USE CENTER

## Precedent Examples (P.3)



13. Living Homes @ Atwater Village (Los Angeles)  
Live/Work Units with retail/office ground floor

14. River Bridge Retail Center (Union Studio Architects)



15. 257 Thayer St Student Housing (Union Studio Architects)

16. Capitol Square (Union Studio Architects)



17. WaterRower Inc. Headquarters  
(Union Studio Architects)

18. Riverbridge Mixed Use Center Master Plan  
(Union Studio Architects)

# MIXED-USE CENTER

## Precedent Examples (P.4)



19. Example of Small Scale Mixed Use Development



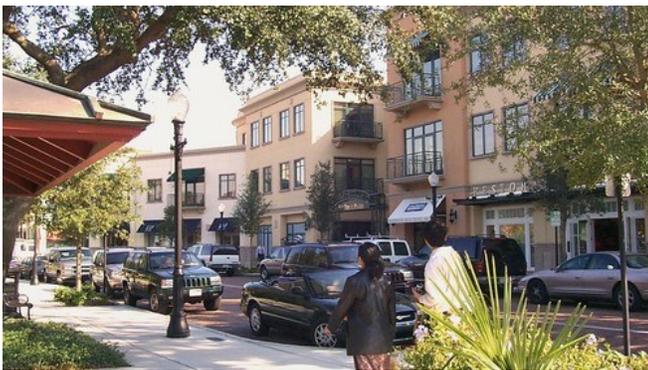
20. Mixed-Use Building (The Kentlands, Md)



21. The Colonnade at The Kentlands



22. Glenwood Park (Dover Kohl & Partners)



23. Park Avenue-Winter Park FL  
(Image from Dover Kohl & Partners)



24. Azul-Baldwin Park, Orlando, FL