

# DRAFT MINUTES

## MANSFIELD PLANNING AND ZONING COMMISSION REGULATORY REVIEW COMMITTEE

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



SATURDAY, OCTOBER 22, 2016, FIELD TRIP

Members present: P. Aho, K. Rawn, B. Chandy, C. Ausberger, B. Ryan, V. Ward, J. Goodwin, G. Lewis

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

### DEPARTURE

The van departed the Mansfield Community Center at 8:04 a.m.

### AREAS TOURED

- Orchard Acres
- King Hill/North Eagleville Road Mixed Use Center Area
- North Eagleville Road (Hillel property)
- Meadowood Road
- Northwood Road
- Hunting Lodge Road/Birch Road, including:
  - Carriage House
  - Celeron Square
  - Holinko Estates
  - Hunting Heights
  - Clubhouse Apartments
- Four Corners
  - Villa Hills Golf Course
  - Cedar Swamp Road
  - Properties along Route 195 between Cedar Swamp Road and Route 44
  - Properties along Route 44: Mansfield Professional Park to Moulton Road
- South Eagleville Road (Route 195-Maple Road), including:
  - Oakwood
  - Knollwood
  - Mansfield Nonprofit Housing Development Corporation (MNHDC) property between Knollwood entrance and Maple Rd.
- Maple Road (between South Eagleville Road and Davis Road)
  - Wright's Village
  - Juniper Hill
  - Mansfield Nursing and Rehabilitation Center
  - Masonicare Property

### DISCUSSION POINTS

- Members requested information on existing apartment complexes including number of units; whether they are served by sewer and water currently or potentially have access to sewer and water; and unit types (1 BR, 2 BR, etc.) if available
- Properties abutting UConn property with potential access to campus might be able to support higher density (example: Orchard Acres). Buffers to adjacent residential properties would be important if this area were increased in intensity.

- King Hill Road/North Eagleville Mixed Use Center & Hillel properties: opportunity for highest intensity/scale of development as it is surrounded by campus. Staff to research tallest buildings on UConn campus for consideration as maximum height restriction. These areas were also identified as ideal for shared parking and reduced parking requirements given proximity to campus.
- Hunting Lodge Road Area: Need to determine appropriate scale, density and buffering adjacent to single-family neighborhoods; should require cross-connections between multi-family residential developments to reduce street connections and traffic on local streets; emergency access connections would still be needed; concerned with how to address long-term management of multi-family properties to minimize impacts on surrounding areas.
- Four Corners Area: highest intensity and scale should be in Mixed Use Center area; desire for human scale (3- story max) at street with potential for increased height toward rear of larger properties; need to reduce scale and density in transitional areas heading into remnants of historic village on Route 44 east of 195.
- South Eagleville Road Area/Maple Road Area. North side of South Eagleville Road and Separatist Road identified as being more transitional in nature, should lower in scale and density. Painter noted that the MNHDC has indicated that they would like at least 30-35 units to make a manageable project. Density formulas will likely need to include some type of bonus for affordable units otherwise it would be difficult to find a density formula that works for several different multi-family properties. As with Hunting Lodge Road, need to determine appropriate densities, scale and buffers between multi-family properties and single-family properties. With regard to Masonicare property, staff noted desire of adjacent organic farm to have access to any future development taken from Silo Road/Circle to avoid a driveway immediately abutting their farm and associated runoff and exhaust impacts.

#### FUTURE MEETING SCHEDULE

RRC member will debrief field trip and discuss recommendations in more depth at next regular meeting. Due to light agenda, discussion will also be on agenda for November 2, 2016 PZC meeting. Another field trip to tour the compact residential and mixed-use areas on the south side of Mansfield will also be scheduled.

#### ADJOURNMENT

Field Trip ended at 10:15 a.m. with return to the Mansfield Community Center.

Respectfully submitted,

Linda M. Painter, AICP  
Director of Planning and Development