

DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION REGULATORY REVIEW COMMITTEE



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

FRIDAY, OCTOBER 28TH REGULAR MEETING

Members present: K. Rawn (departed at 9:40 a.m.), V. Ward

Staff: L. Painter, Director of Planning and Development; J. Mullen, Assistant Planner; J. Kaufman, Environmental Planner (departed at 9:40 a.m.)

CALL TO ORDER

The meeting started at approximately 8:43 a.m. with the arrival of Ward.

APPROVAL OF MINUTES

No action was taken on previous meeting or field trip minutes.

REVISIONS TO ZONING AND SUBDIVISION REGULATIONS

Based on the feedback received from the Commission during the 10/22/16 field trip as well as previous meetings, staff developed a series of conceptual zoning districts. This approach would result in a complete redraft of the overall regulations from scratch instead of using the same zoning districts and simply reorganizing regulations. Ward and Rawn concurred with the general approach of starting from scratch. Painter noted that the new Buffalo Green Code could serve as inspiration for construction of the new regulations (<http://www.buffalogreencode.com/green-code-components/unified-development-ordinance-2/>).

Painter distributed handouts with a draft concept for each of the proposed zoning districts as well as examples of various building typologies. In addition to changing zoning districts, the proposed approach blends land use with physical form such as building type to shape future community design and character. The draft concept includes the following zones:

- Rural Residential/Agriculture
The Rural Residential/Agriculture Zone addresses areas that are composed primarily of large lots (greater than 2 acres) that are either underdeveloped, lightly developed (single-family dwellings) or in agricultural use.
- Residential Village
The Residential Village zone addresses the historic pattern of development in Mansfield's village areas to ensure that new development respects and complements this character in scale, massing, setbacks, and rhythm of solids and voids.
- Single-Family Neighborhood
The Single-Family neighborhood zone addresses areas that are composed primarily of existing single-family subdivisions with lot sizes varying from ¼ acre to 2 acres.
- Residential Neighborhood
The Residential Neighborhood zone addresses transitional areas located between lower density single-family and rural residential neighborhoods and higher intensity mixed use, institutional and compact residential areas.
- Village Center
The Village Center Neighborhood zone addresses the type, scale and pattern of development within the historic villages of Mansfield Center, Mansfield Depot, Mansfield Hollow and Eagleville to ensure that new construction respects and enhances the Village Center.
- Mixed Use-Edge

The Mixed Use Edge Neighborhood zone provides a transition between the intensity of Mixed-Use Centers and adjacent neighborhoods, both in scale and intensity of development as well as allowable uses.

- Mixed Use Center
The Mixed-Use Center Neighborhood zone is intended to facilitate the development of compact, walkable centers of activity in strategic areas that feature a mix of uses.
- Rural Commercial District
The Rural Commercial Zone addresses lower scale commercial uses in the more rural areas of Mansfield such as Perkins Corner and the intersection of Routes 195 and 32.
- Agriculture District
The Agriculture District is intended to facilitate agricultural activities and businesses in areas with large expanses of contiguous land (over – acres) dedicated to agriculture due to acquisition of development rights or petition by property owner.
- Civic District
The Civic zone addresses properties that are primarily used for civic uses including municipal buildings, primary and secondary schools, active recreation and places of worship.
- Educational Campus
The Educational Campus district recognizes the unique nature of higher education campuses, which include multiple buildings and uses. While University of Connecticut are exempt from local zoning regulations, this district also applies to privately owned properties within the overall campus due to their location.
- Flood Hazard District
The Flood Hazard district addresses areas prone to flooding as established by the Federal Emergency Management Agency (FEMA). New principal buildings are not allowed within this zone; development is limited to accessory structures; renovation/replacement of existing buildings and low intensity uses that do not impact flood capacity of the property.
- Open Space District
The Open Space district addresses open spaces that are maintained in a predominantly undeveloped state and typically set aside for land conservation, passive recreation, ecological restoration and agriculture.
- Special Design Districts
 - Storrs Center (existing)
The Storrs Center Special Design District addresses the highest intensity, compact, mixed-use area in Mansfield. This zone is only available to properties located within the area identified in the Storrs Center Municipal Development Plan (MDP) approved by the Town and the Connecticut Department of Economic and Community Development.
 - Compact Residential
The Compact Residential Special Design District addresses multi-family residential developments located in areas designated as Compact Residential on the future land use map.
 - Mixed-Use Center
The Mixed Use Center Special Design District is a floating zone designed to provide additional flexibility to allow development to respond to unique site conditions within areas designated as Mixed Use Center and Mixed Use Center Transitional on the Future Land Use Map.

Staff also presented focus maps for the various mixed use center and compact residential areas visited by the Commission that include environmental and cultural features such as wetlands, flood hazard areas, historic sites/buildings, historic village and district boundaries, and agricultural soils.

After discussion with Ward, it was determined that staff should make a first attempt at developing a zoning map using the proposed zones so that the Commission has something to respond to rather than seeking Commission input on a blank map.

FUTURE MEETING SCHEDULE

Due to the light PZC Agenda for November 2nd, staff is planning to review the proposed zoning approach with the Commission as a whole.

ADJOURNMENT

Rawns departed at 9:40 a.m. The meeting adjourned at 10:00 with the departure of Ward.

Respectfully submitted,

Linda M. Painter, AICP

Director of Planning and Development