



# SPECIAL MEETING NOTICE AND AGENDA

MANSFIELD ECONOMIC DEVELOPMENT COMMISSION  
MANSFIELD COMMUNITY CENTER ■ 10 SOUTH EAGLEVILLE ROAD ■ CONFERENCE ROOM

THURSDAY, SEPTEMBER 1, 2016 ■ 5:30 PM

PLEASE NOTE CHANGE IN LOCATION. THIS MONTH'S MEETING WILL BE HELD IN THE  
MANSFIELD COMMUNITY CENTER CONFERENCE ROOM

1. CALL TO ORDER AND ROLL CALL
2. OPPORTUNITY FOR PUBLIC TO COMMENT
3. APPROVAL OF MINUTES
  - A. July 28, 2016 – REGULAR MEETING
4. OLD BUSINESS
  - A. AGRICULTURAL COMMITTEE COLLABORATION UPDATE
  - B. TOWN BRANDING/MARKETING  
*Memo from Kevin Filchak*
  - C. RETAINING TALENT/CT INNOVATION PLACES
  - D. OTHER
5. NEW BUSINESS
  - A. PROPOSED MORATORIUM ON MULTI-FAMILY HOUSING DEVELOPMENT
  - B. STAFFING FOR ECONOMIC DEVELOPMENT PROGRAM
  - C. OTHER
6. REPORTS
  - A. STAFF UPDATE
    - FOUR CORNERS WATER AND SEWER PROJECT/FOUR CORNERS DEVELOPMENT
  - B. BUSINESS ACTIVITY
  - C. EVENTS
  - D. CHAMBER OF COMMERCE/MANSFIELD BUSINESS AND PROFESSIONAL ASSOCIATION (MBPA)
  - E. OTHER
7. COMMUNICATIONS
  - A. OTHER
8. ADJOURNMENT

**DRAFT** Minutes  
MANSFIELD ECONOMIC DEVELOPMENT COMMISSION  
Regular Meeting – Thursday, July 28, 2016  
Conference Room C, Audrey P. Beck Municipal Building

Members Present: R. Beebe, G. Thompson, C. Chukwuogor (departed at 6:30 p.m.), B. Wiles, L. Watson, J. McGuire, S. Ferrigno (arrived at 6:03 p.m.)

Staff Present: Linda Painter, Director of Planning and Development

In the absence of the Chair, McGuire called the meeting to order at 5:36 p.m. and individual members introduced themselves.

Public Comment: No public comment was received.

Approval of Minutes: Thompson MOVED and Beebe seconded to approve the June 23, 2016 regular meeting minutes as presented. MOTION APPROVED UNANIMOUSLY.

Old Business:

- A. *Agricultural Committee Collaboration-Update.* Painter noted that the Farm to Table event has been scheduled and planning is in process. Agriculture Committee staff have also reached out regarding coordinating business visitations with agricultural businesses.
- B. *Four Corners Water and Sewer Project/Four Corners Development.* Painter updated members on the status of the two projects and noted that staff has identified updates to the zoning regulations for the Four Corners area as the next priority update after the multi-family regulations. Wiles questioned whether the Town/EDC could work toward finding a master developer for key parcels in the Four Corners that could participate in crafting of regulations.

New Business:

- A. *Town Branding.* Painter noted the memo prepared by Kevin Filchak and distributed as part of the packet. Staff is planning to invite a representative from CERC to a future meeting to discuss branding as well as how to market the town as a great place to live and work.
- B. *Retaining Talent/CT Innovation Places.* Painter noted that the State has established a new program to designate "Innovation Places" statewide. Wiles discussed his concept for Storrs, including Four Corners, the Tech Park and Storrs Center. Member expressed interest in the program. Painter will reach out to UConn representatives to see if there is interest in partnering on an application.
- C. *PZC Referral: Approach to Multi-Family Housing Regulations.* Painter provided an overview on the draft approach. The Commission had no formal comments.
- D. *Cancellation of August Meeting.* Due to the timeline for the Innovation Places application, no action was taken to cancel the August meeting.

Reports: Wiles noted that due to the prohibition on the use of electronic signatures for a petition to change the types of alcohol permits allowed, he would not be spearheading a petition drive in his individual capacity. Members suggested reaching out to Greg Haddad to see if it would be possible to amend the statutes to eliminate the petition/referendum requirements related to alcohol permits. Members questioned the change in on-street parking time limits for Storrs Center and indicated that some areas should allow for 1 hour parking. Additionally, McGuire encouraged the Town to consider different rules for when UConn is not in session.

Adjournment: Ferrigno adjourned the meeting at 7:04 p.m.

Respectfully submitted,

Linda M. Painter, AICP  
Director of Planning and Development

Senator Mae Flexer

# INNOVATION PLACES

## PLANNING GROUP MEETING

### Overview & Summary

---

The new state law Public Act 16-3, formerly known as Senate Bill 1, establishes a new direction in economic development for Connecticut by focusing on support of innovation and entrepreneurship.

Its leading initiative establishes a statewide competition to develop Innovation Places—concentrated areas of entrepreneurs, innovators, tech talent, support organizations and research institutions in dense, walkable, transit-connected, mixed-use areas.

Innovation Places will be private sector driven—a partnership of local firms and institutions to create a magnet for innovation, fostered by catalytic public investment leveraging larger private investment.

Any community may submit a master plan to designate an Innovation Place in their town, which may include: (1) supporting startups and growth stage firms, (2) developing incubators or co-working spaces, (3) entrepreneurship community building, (4) public space improvements, (5) and more.

The CTNext board may select winning plans to designate Innovation Places, and may award supporting grants out of a total pool of \$30 million. Communities may apply for planning grants by September 12th to aid in creating their Innovation Place application. Full applications are due April 1, 2017. For full detail on the Innovation Place program, see sections 5-9 of P.A. 16-3.

### Q & A

---

#### What does an Innovation Place look like?

An Innovation Place application must designate one or more compact geographic areas within the same municipality with entrepreneurial and innovation potential.

- Existing anchor institutions, institutions, companies and recreational spaces are in close proximity to start-up and growth stage businesses.
- Public transit is accessible, and foot traffic is facilitated.
- A significant portion of the underlying zoning allows for mixed-use development, including, but not limited to, housing, office and retail.
  - *Areas not currently zoned in this way could be proposed for re-zoning as part of an Innovation Place proposal, working in partnership with municipal leaders.*

#### What is required to form an Innovation Place?

1. At least two “anchor institutions”: An Innovation Place must include at least two “anchor institutions”—an entity having a significant and stable presence in the community, including, but not limited to, an institution of higher education, hospital, major corporation, research institution, business incubator or accelerator.
2. An entity must be chosen to submit the Innovation Place application. This could be a lead community partner like a corporation, association, partnership, Limited Liability Company, Benefit Corporation, nonprofit organization, municipality, institution of higher education or any other similar entity. The community could opt to form a new entity to submit an application, but this is not required.
3. The application must conform to various requirements, outlined below.

## What does an ideal application look like?

- Collaboration among institutions of higher education, medical institutions, hospitals, existing companies, start-up and growth stage businesses, researchers and investors is demonstrated in formation of the application, and facilitated by it in an ongoing manner.
- Private investment is committed in addition to public dollars being sought.
- **Applications must include, among other items(see Sec. 7 of P.A. 16-3 for detail):**
  - A map designating boundaries of the area or areas to be designated an Innovation Place.
  - Information on at least two anchor institutions included in the Innovation Place, including their proposed involvement in the effort.
  - A description and plan for public transportation connections to the Innovation Place, either current or proposed, and of the area's walkability.
  - A summary of existing and proposed businesses, recreational facilities, public parks and any other public or private gathering spaces located within the proposed innovation place.
  - A master plan for development of the Innovation Place.
  - A list of municipal or state actions that may be required.
  - A letter of support from the municipality's chief elected official, indicating a vote of support from the town's legislative body.
  - Letters of support from private investors.
- **Strong applications may also include plans for:**
  - Attracting and directing support to start-up and growth stage businesses.
  - Development, in collaboration with private partners, of a business incubator, co-working space, business accelerator or public meeting space.
  - Events and community building.
  - Marketing and outreach.
  - Open/public space improvement, including bicycle paths.
  - Housing development.
  - Improvement of technology infrastructure, including broadband access.
  - Attracting new anchor institutions.
- Strong applications will also contain community letters of support from persons or entities other than the applicant.

## What will the CTNext Board look for in applications?

- **Preference shall be given to applicants having:**
  - Diverse partners, including, but not limited to, anchor institutions.
  - Partnerships with entities located within the proposed innovation place.
  - Substantial private funding for expenses associated with the development of the proposed innovation place in relation to grant moneys requested.
- **In reviewing applications, the board will consider, among other things:**
  - Whether the entities partnering to implement the Innovation Place application are committed and able to carry out its goals.
  - Compactness and walkability of the proposed Innovation Place.
  - Access to public transportation.
  - Whether the proposal will facilitate interpersonal interactions.
  - Existing/proposed restaurants, affordable housing, retail and public spaces.

- The extent to which the proposal leverages private investment.
- Sustainability of the Innovation Place after CTNext funds are expended.
- Other criteria to be determined by the CTNext Board.

### What happens next?

- Attendees at today's meeting should agree upon a time and place to continue this discussion and lay out next steps.
- *Applications for a planning grant are due September 12th, which can aid in assembling a full Innovation Place application.*
  - Planning grants will be awarded on or before November 15th.
  - Full Innovation Place applications are due April 1, 2017.
  - The CTNext board will select finalist applications, and hold a public hearing in each finalist municipality.
  - The CTNext board will select winning applications, and may ask applicants to modify their proposals.
  - NOTE: CTNext is not required to approve any applications if, in their judgement, none merit approval.

## FOR MORE INFORMATION CONTACT



### State Senator Mae Flexer

Legislative Office Building, Room  
1800, Hartford, CT

860-240-8634

or Toll-free: 1-800-842-1420

[www.SenatorFlexer.cga.ct.gov](http://www.SenatorFlexer.cga.ct.gov)



### CTNext

865 Brook Street  
Rocky Hill, CT 06067

860-258-7858

[www.ctnext.com](http://www.ctnext.com)

# PROPOSED AMENDMENT TO ZONING REGULATIONS REGARDING A TEMPORARY AND LIMITED MORATORIUM ON APPLICATIONS RELATED TO MULTI-FAMILY HOUSING

MANSFIELD DEPARTMENT OF PLANNING AND DEVELOPMENT ■ AUGUST 1, 2016

## OVERVIEW

The proposed changes:

- Establish a temporary and limited moratorium on multi-family housing development to allow the Commission time to update the Zoning Regulations related to multi-family housing in accordance with recommendations contained in the Mansfield Tomorrow Plan of Conservation and Development.

## PROPOSED AMENDMENT

### AMENDMENT TO ARTICLE THREE

*REVISE ARTICLE THREE OF THE ZONING REGULATIONS TO ADD A NEW SUBSECTION A AND TO RE-LETTER EXISTING SUBSECTIONS A THROUGH L AS B THROUGH M. THE NEW ARTICLE THREE, SUBSECTION A SHALL READ AS FOLLOWS:*

#### A. TEMPORARY AND LIMITED MORATORIUM ON MULTI-FAMILY HOUSING APPLICATIONS

##### 1. Statement of Purpose.

This section has been adopted to provide the Commission with the time necessary to consider adoption of potential changes to the Zoning Map and Zoning Regulations pursuant to Section 8-2 of the Connecticut General Statutes.

The Mansfield Tomorrow Plan of Conservation and Development (POCD) recommends numerous changes to the Zoning and Subdivision Regulations to achieve the goals established in the Plan. Since the POCD became effective in October 2015, the Commission has been working on updates to various regulations. As described in the proposed approach to updating multi-family housing regulations dated May 25, 2016, proposed revisions related to multi-family housing will need to address numerous recommendations contained in the POCD and are expected to include the development of new design guidelines and sustainability requirements.

To ensure that new multi-family housing is consistent with the vision and goals established by the

POCD, this temporary and limited-term moratorium has been adopted to provide the time necessary to meet statutory responsibilities and protect and promote the public's health, safety and general welfare.

2. Applicability.

During this temporary and limited-term moratorium, the Commission will not receive any of the following applications for review and action:

- a. Petitions to amend the Zoning Map to establish or expand a Design Multiple Residence (DMR), Age-Restricted Housing (ARH), Planned Residence District (PDR), or Pleasant Valley Residence/Agriculture (PVRA) zone.
- b. Petitions to amend the Zoning Regulations to permit multi-family dwellings in any zone where they are not currently permitted or to establish a new zone which would include multi-family dwellings.
- c. Petitions to amend the Zoning Regulations related to multi-family housing development in the Design Multiple Residence (DMR), Age-Restricted Housing (ARH), Planned Residence District (PDR), Pleasant Valley Residence/Agriculture (PVRA), Planned Business 2 (PB-2), Planned Business 4 (PB-4), and Institutional (I).
- d. Special Permit applications to expand nonconforming multi-family housing developments in the Rural Agriculture Residence (RAR-90), Residence 20 (R-20), Design Multiple Residence (DMR) and Planned Business 3 (PB-3) zones.
- e. Special Permit applications to establish or expand multi-family housing in the Design Multiple Residence (DMR), Pleasant Valley Residence/Agriculture (PVRA), Planned Business 2 (PB-2), Planned Business 4 (PB-4), and Institutional (I) zones.

3. Effective Date/Term.

This temporary and limited-term moratorium shall become effective on Monday, September 12, 2016 or upon subsequent publication of the notice of adoption and shall remain in effect for a period of nine (9) months.

## DRAFT MOTION

MOVE that a public hearing be scheduled for Tuesday, September 6, 2016 to hear comments on the proposed amendment to the Zoning Regulations dated August 1, 2016 related to adoption of a temporary and limited moratorium on the development of multi-family housing. The draft regulations shall be referred to the Town Attorney, Town Council, CRCOG, SECOG, NECOG and adjacent municipalities for review and comment.