



Mansfield Tomorrow

OUR PLAN ► OUR FUTURE

ZONING FOCUS GROUP MEETING

Special Meeting

Friday, March 20, 2015 | 10:00 A.M.

Conference Room B
Audrey P. Beck Municipal Building
4 South Eagleville Road

DRAFT Minutes

- I. **Call to order-** The meeting was called to order at 10:08 a.m. The following members of the PZC's Regulatory Review Committee were present: Aho, Holt, and Ward. The following community representatives were present: Hilding and Pelletier. In addition, Painter, Hirsch (staff), and Vince McDermott (Milone and MacBroom) were present.
- II. **Minutes of February 23, 2015 meeting-** Members present reviewed the February 23, 2015 minutes. Holt MOVED, Ward seconded to accept the minutes as written. Aho noted that he listened to the audio. The motion was approved unanimously.
- III. **Review of draft regulations for Section 9, Procedures and Allowable Use Charts.** Painter and McDermott walked committee members through the draft of Section 9, Application Review Procedures. Members suggested consideration of the following changes:
 - General: Correct Inland Wetland to Inland Wetlands
 - Section 9.1.9: Determine whether we need to keep language authorizing the Commission to require maintenance agreements for site improvements. The main need for this language may be driven by need for maintenance of storm water facilities; need to consult Town Engineer.
 - Section 9.2: Add language clearly specifying the need for a public hearing under Section 9.2 Special Permit Applications
 - Section 9.2.8.2 and 9.2.8.3: Tie expiration dates to statutory requirements.
 - Section 9.3.2.7: Correct punctuation to clarify the Reviewing Authority has the sole discretion to allow information to be omitted from an application.

- Section 9.3.4.2: Change timing of courtesy notices to at least 14 days before a public hearing and consider changing notice documentation requirements to notice of mailing instead of requiring return receipts. There was concern regarding this last change; need to determine the level of information provided on the notice of mailing including whether it includes a list of addressees.
- Section 9.5: Fix numbering.

Painter and McDermott briefly introduced the draft use table for residential zones. Due to the time, further discussion on this table as well as the table for non-residential zones was deferred to the next meeting. The following topics were discussed:

- How to allow for small lot single-family development in areas designated as Compact Residential with sewer and water infrastructure, options include creation of a new zoning district or allowing by special permit.
- Concern with development of multi-family projects using community wells for water and sewers for wastewater due to lack of recharge.
- Caretaker Dwellings – continuing to allow in PVRA, but not allowing in other zones
- Consideration of changing review process for efficiency dwelling units from special permit to administrative site plan review. If that change is made, regulations would need to incorporate some protection to prevent abuse by owners looking for a way around the limitation on unrelated individuals.
- Community Residence/Childcare Facilities-request for clarification as to what is included under the state statutes for these facility types.
- Discussion on whether to allow construction of permanent farm worker housing; the consensus was to defer this issue to such time as a specific proposal is identified by an applicant or the Agriculture Committee.

IV. Public Comment- Pat Suprenant, Storrs, offered comments on the following:

- Noted the emphasis placed on conserving rural character in the draft POCD and the lack of references to rural character in the final chapter.
- Concern that discussion on certain items represented gentrification of the town and the resulting conflicts with rural character.
- Questioned whether caretaker units were needed for R&D facilities to address security issues.
- Requested that the group leave sufficient time at the end of the meeting for public comment.

V. Next steps and adjourn- The group will meet again on Monday, April 6th. Due to time conflicts for some members, staff will poll members to check availability for a 10:30 am meeting. The meeting adjourned at 12:05 pm.