



Mansfield Tomorrow

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ZONING FOCUS GROUP MEETING

Special Meeting

Tuesday, April 14, 2015 | 2:00 P.M.

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

Minutes

- I. **Call to order-** The meeting was called to order at 2:00 p.m. The following members of the PZC's Regulatory Review Committee were present: Holt and Ward. The following community representatives were present: Booth, Hilding (2:11 p.m.), Padick and Pelletier. In addition, Painter, Hirsch (2:05 p.m.), and Kaufman (3:35 p.m.) were present.
- II. **Minutes of April 6, 2015 meeting-** Members present reviewed the April 6, 2015 minutes and approved them by consensus.
- III. **Review of Draft Regulations.** Painter distributed copies of the materials that had been distributed by email, including revised copies of Sections 1, 2 and 9 based on group discussion, use descriptions based on state statutes, copies of the original 4-6-13 draft use table for residential zones and a revised table dated 4/13/15 based on group discussion, and the 4/6/15 version of the draft use table for non-residential zones that was distributed at the prior meeting. Painter noted a few changes to the draft table for residential zones that staff identified when revising the table; the changes are shown in cells highlighted yellow. Painter also noted that after discussing the genesis of the government/hazardous & radioactive materials use, staff's recommendation would be to remove that from the table and prohibit facilities that store, transport or dispose of hazardous waste in all districts. Government facilities would be exempt due to jurisdictional issues.

Discussion focused on allowable uses in non-residential zones. Members had the

following comments/suggested changes with regard to the table. For reference PB1 refers to the southern 195/Route 6 area; PB2 refers to commercial properties in the vicinity of Storrs Center; PB3 refers to Four Corners, PB4 to King Hill Road/North Eagleville Road area; and PB5 to the Perkins Corner/Route 32 area.

- Delete B zone.
- Retain RD/LI zone (currently applied to UConn North Campus).
- Agriculture. Painter noted that there may be changes to agricultural uses (in both residential and non-residential zones) after more research on how other communities are addressing these types of uses is completed.
- Mobile Processing Unit. Change to Permitted in PVCA.
- Dry Cleaning-Drop/Off Pickup Only-include in Personal Services
- Dry Cleaning/Laundry (onsite cleaning). Leave as Special Permit in PB1, PB2, and PB4.
- Commercial Printing. Leave as Special Permit in PVCA.
- Day Care Center. Leave as Special Permit in NB1, NB2, and PO.
- Marijuana Dispensary. Allow with Site Plan approval in PVCA and all of the PB zones and require special permit in the NB1, NB2, and PO zones.
- Retail/Shopping Center (under 10,000 square feet). Discuss appropriate permit process with Commission for PB2, PB3, NB1 and NB2 zones; may need to revisit after design standards have been completed for these zones. Clarify whether shopping center includes restaurant uses.
- Alcoholic Beverage Sales. Delete as stand-alone use. Package stores would be considered retail and subject to specific standards for separation; alcohol licenses in association with restaurants would be reviewed as part of the restaurant.
- Drive-Throughs. Limit drive through uses to banks and pharmacies only; no restaurants or 'pick up windows' for convenience stores. Allow by special permit in PB1, PB3 and PB5. There was discussion as to whether this should be limited to banks only in the PB5 zone.

Due to time constraints, review concluded with drive-through uses. Painter asked members to email staff questions and suggested changes and noted that the remainder of the committee should not be copied on that correspondence. She will raise comments received during a discussion with the Commission as a whole scheduled for Monday, April 20th.

IV. **Public Comment** – No public comment received.

V. **Next steps and adjourn**- The next meeting was tentatively scheduled for April 23rd at 1:00 p.m.; staff will confirm availability of consultant for that time. The meeting adjourned at 3:56 pm.