

MINUTES

Members Present:	P. Aho, B. Chandy, L. Cooley, J. DeVivo, K. Fratoni, L. Ross, C. Wutsch
Members Absent:	S. Accorsi
Alternates Present:	D. Blanchard
Alternates Absent:	
Staff Present:	Jennifer Kaufman Director of Planning and Development; Jillene Woodmansee, Planner II/ZEO; Sandra Forand, Administrative Assistant

1. CALL TO ORDER AND ROLL CALL

Aho called the meeting to order at 6:14 p.m. Members present are Aho, Chandy, Cooley, DeVivo, Fratoni, Ross, Wutsch and Alternate Blanchard. Alternate Blanchard seated for absent member Accorsi.

2. APPROVAL OF MINUTES

2.1. DeVivo MOVED, Fratoni seconded, the approval of the December 19, 2022 minutes as presented.

Motion PASSED unanimously.

3. ADD TO AGENDA

3.1. Chandy MOVED, DeVivo seconded, to add Appointments of Planning and Zoning Commission Members to the Agenda.

Motion PASSED unanimously.

Appointments of Planning and Zoning Commission Members

- Chandy MOVED, DeVivo to appoint G. William Tomecko as a regular member of the Planning and Zoning Commission and Vera Stearns Ward as an alternate member of the Planning and Zoning Commission

Motion PASSED unanimously.

4. PUBLIC HEARING

4.1. Application of BPOZ 1750 Storrs, LLC (Applicants/Owner) to rezone the entire 22.9± acre property located at Storrs Road, Parcel ID #2.5.22 to the Mixed-Use Center-Transition Zoning District (“MC-T”) pursuant to Article 10, Section Y of the Mansfield Zoning Regulations. (File #1377)

Aho opened the Public Hearing at 6:10 p.m. Members present were Aho, Chandy, Cooley, DeVivo, Fratoni, Ross, Wutsch and Alternate Blanchard. Blanchard was seated.

Kaufman read the legal notice of the public hearing that was published in The Chronicle on January 4, 2023 and January 12, 2023 into the record.

Woodmansee provided an overview of the public hearing process and guidelines and information on how to participate in the hearing at the request of Aho.

The following individuals presented the proposed project to the Commission on behalf of the Applicant.

- J. Williams of Shipman & Goodwin
- C. Lei of CMC, Storrs

The Commission asked questions in regard to: Rentals or purchased, half story living space

The following members of the public addressed the Commission regarding the application:

- David Rhodes concerns with water and sewer, wells, traffic assessment, wetlands and contamination.
- Jeannette Picard concerns with plantings, surface for parking areas, Cedar Swamp Brook, living market/residence, noise and environmental issues.
- Norval Smith concerns with boundary line to his property, wildlife and wetlands.
- John Bova and Elizabeth Sparks concerns with climate change, water flow, light & noise pollution, traffic, strip malls, animal and plant life.
- Ryan McMenemy concerns with the water table and the other comments expressed by the individuals who spoke before him.
- Brian Nilson concerns with fencing and sound suppression, lighting and businesses away from Storrs Downtown.
- John Bova expressed concern with regard to approving a zone change and opening the door for future development.

J. Kaufman, gave a detailed overview of the map zone change to this parcel.
John Guszowski, Tyche Planning spoke in regard to the map zone change and process of decision.

L. Cooley thanked everyone for attending and for their concerns and that their concerns will be addressed at future meetings as the applicant submits them.

B. Chandy asked if Applicant will have a response to public concerns in regard to traffic study and utilities.

J. Williams of Shipman and Goodwin responded to the Commissions and the Public's concerns.

C. McLean, of Langan Engineering gave details in connection with the Commission's and Public's questions.

Chandy MOVED, DeVivo seconded, to close the Public Hearing @ 7:40 p.m.

Motion PASSED unanimously.

5. OLD BUSINESS

- 5.1. **Application of BPOZ 1750 Storrs, LLC (Applicants/Owner) to rezone the entire 22.9± acre property located at Storrs Road, Parcel ID #2.5.22 to the Mixed-Use Center-Transition Zoning District ("MC-T") pursuant to Article 10, Section Y of the Mansfield Zoning Regulations. (File #1377)**
Staff and Commission member Chandy to work on approval motion
Staff and Commission member Ross to work on denial motion

6. NEW BUSINESS

- 6.1. **PZC Initiated Amendments to Article Article 10, Section W Related to Affordable Housing (PZC File 907-54)**

Kaufman gave an overview of the Amendments to the Affordable Housing Regulations.

Cooley gave an explanation of the percentage calculation and why the initiated amendment is being proposed.

Cooley MOVED. DeVivo seconded, to initiate an amendment to Article 10, Section W of the Zoning Regulations regarding Affordable Housing (PZC File (907-54). The proposed amendment shall be referred to the Town Attorney, Town Council, CRCOG, NECCOG, SECCOG, and surrounding communities for review and comment and a public hearing shall be scheduled for February 21, 2023.

Motion PASSED unanimously.

- 6.2. **PZC File 907-55 Article 3, Section A: Establishment of a Temporary and Limited Moratorium on Design Multiple Residence (DMR) Zone and the Pleasant Valley Residential Agriculture (PVRA) Zone**

Kaufman gave an overview of the proposed Moratorium

DeVivo MOVED, Wutsch seconded, to initiate an amendment to Article 3, Section A of the Zoning Regulations to establish a temporary and limited moratorium on Development within the Design Multiple Residence (DMR) and Pleasant Valley Residence Agriculture (PVRA) zones to December 8, 2023 (PZC File 907-55). The proposed amendment shall be referred to the Town Attorney, Town Council, CRCOG, NECCOG, SECCOG and surrounding communities for review and comment and a public hearing shall be scheduled for February 21, 2023.

Motion PASSED unanimously.

7. DESEGREGATE CONNECTICUT INITIATIVE

Desegregate Connecticut would like to attend an upcoming PZC Meeting to brief the Commission on their initiatives and Jennifer Kaufman will reach out to them to set-up a date.

8. ZONING REGULATIONS AND DESIGN GUIDELINES

9. REPORTS FROM OFFICERS AND COMMITTEES

9.1. Chairman's Report

9.3. Regulatory Review Committee

9.4. Planning and Development Director's Report

J. Kaufman discussed that the Town was working on a request for proposals (RFP) for a Neighborhood Plan for the areas north and west of campus. Town Council allocated ARPA Fund for Neighborhood Vision Plan and upcoming (RFP)

Kaufman also encouraged folks to attend the CT Bar upcoming training on Land Use Law in March 2023.

10. COMMUNICATIONS AND BILLS

10.1. Citizen Communications

10.2. Advisory Committee/Commission Communications

10.3. Referrals

10.4. Record of Decision UConn Mansfield Apartments Redevelopment

10.5. Communications from Residents - Agbotic Greenhouses, Browns Road

11. ADJOURNMENT

Aho adjourned the meeting at 7:56 p.m.

Respectfully submitted,



Sandra L. Forand
Administrative Assistant