

## MINUTES

**Members Present:** S. Accorsi, P. Aho, B. Chandy, L. Cooley, K. Fratoni, L. Ross, G. Tomecko, C. Wutsch

**Members Absent:** J. DeVivo

**Alternates Present:** D. Blanchard, V. Ward

**Alternates Absent:**

**Staff Present:** J. Kaufman Director of Planning and Development;  
J. Woodmansee, Planner II;  
Sandra Forand, Administrative Assistant

### 1. CALL TO ORDER AND ROLL CALL

Aho called the meeting to order at 6:03 p.m. Members present are Aho, Accorsi, Chandy, Cooley, Fratoni, Ross, Tomecko, Wutsch and Alternates Blanchard and Ward. Alternate Ward was seated for absent member DeVivo.

### 2. APPROVAL OF MINUTES

2.1. Chandy MOVED, Ward seconded, the approval of the February 6, 2023 minutes as presented. Cooley, Fratoni and Tomecko noted they watched the video recording.

Motion PASSED unanimously.

### 3. ZONING AGENT REPORT

3.1. Kaufman noted that a modification was granted to Charles River Labs for property located at 65-67 Baxter Road for temporary office trailer for one year.

### 4. PUBLIC HEARINGS

4.1. **6:00 PM-PZC Initiated Amendments to Article 10, Section W Related to Affordable Housing (PZC File 907-54)**

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

Aho opened the Public Hearing at 6:10 p.m. Members present were Aho, Accorsi, Chandy, Cooley, Fratoni, Ross, Tomecko, Wutsch and Alternates Blanchard and Ward. Alternate Ward was seated for absent member DeVivo.

Kaufman read the legal notice of the public hearing that was published in The Chronicle on February 8, 2023 and February 16, 2023 into the record.

Kaufman noted communications for the record.

Kaufman presented a detailed overview of the Affordable Housing Amendments to Article 10, Section W.

The following members of the public spoke in support of the Initiated Amendments

P. Stern

L. Devine

D. Rhodes

J. Picard

E. Sparks

Ross MOVED, Cooley seconded, to close the Public Hearing at 6:37 p.m.

Motion PASSED unanimously.

4.2. **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**

Aho opened the Public Hearing at 6:38 p.m. Members present were Aho, Accorsi, Chandy, Cooley, Fratoni, Ross, Tomecko, Wutsch and Alternates Blanchard and Ward. Alternate Ward was seated for absent member DeVivo.

Kaufman read the legal notice of the public hearing that was published in The Chronicle on February 8, 2023 and February 16, 2023 into the record.

Kaufman noted communications for the record.

Kaufman presented a detailed overview of the Temporary and Limited Moratorium.

The following individuals presented an overview of the Moratorium on behalf of the Applicant.

P. Stern

M. Reich

E. Sparks

Ward MOVED, Chandy seconded, to close the Public Hearing at 6:54 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).**

Aho presented a detailed overview of the Mixed-Use Center-Transition Zone District to the Commission.

The following Commission members spoke in regards to the application and the appropriateness of applying the MC-T zone to the particular parcel:

B. Tomecko  
L. Cooley  
V. Ward  
P. Aho  
C. Wutsch  
S. Accorsi  
K. Fratoni  
L. Ross – recused himself

Aho discussed having the PZC Regulatory Review Committee and revisit the MC-T Zone and regulations.

Ward MOVED, Tomecko seconded, to deny the application of BPOZ Storrs, LLC (File #P1377) dated November 7, 2022, to rezone approximately 22.9 acres of land located west of a property addressed as 9 Timber Drive and east of a property addressed as 1768 Storrs Road and identified on the Assessor’s Map as Parcel 2.5.22 from Planned Office 1 (PO-1) and Residence- 90 (R-90) to Mixed-use Center Transitional District (MC-T) as shown on a map dated October 27, 2022, and further described in a legal description submitted as part of the application and as heard at a Public Hearing that opened, and subsequently closed, on January 17, 2023.

In denying this application, the Planning and Zoning Commission considered all Public Hearing testimony and communications. The Commission finds that the applicant failed to provide a sufficient reason to amend or change the previously approved zoning map.

Accorsi – Yes  
Chandy – Yes  
Cooley – Yes  
Fratoni – Yes  
Ross – abstained  
Tomecko – Yes

Wutsch – Yes  
Aho – Yes  
Ward – Yes

Motion DENIED unanimously (8-1-0)

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

Commission members discussed the Affordable Housing Amendments in regard to higher percentage, workforce housing, middle housing, density bonuses.

Cooley MOVED, Ward seconded, to approve the amendment to Article 10, Section W.4.a of the Mansfield Zoning Regulations initiated by the Planning and Zoning Commission on January 17, 2023 (PZC File # 907-54), and as presented in a January 13, 2023 memo from Tyche Planning and Policy Group. In approving this amendment, the Planning and Zoning Commission has reviewed and considered all public hearing testimony and communications, including reports from the CRCOG and SECOG Regional Planning Commissions, Mansfield's Planning and Zoning Consultant, Tyche Planning and Policy Group, Mansfield's Director of Planning and Development and the Mansfield Town Attorney.

The Commission makes the following findings in the adoption of these amendments:

1. These amendments are adopted pursuant to the provisions and authority granted by Section 8-2 of the Connecticut General Statutes, which authorize the Planning and Zoning Commission to promote housing choice and economic diversity in housing, including housing for both low and moderate-income households.
2. The amendments promote the purposes identified in Article One of Mansfield's Zoning Regulations by promoting and protecting the overall health, safety, convenience, and welfare of the residents of Mansfield, Connecticut and the general public.
3. The proposed amendments will help to implement Goals 7.1 and 7.4 of the Mansfield Tomorrow Plan of Conservation and Development (POCD) related to providing housing options to low and moderate-income individuals and families.
4. The proposed amendments will help to implement Strategy 3.1 of Mansfield's Affordable Housing Plan, adopted by the Planning and Zoning Commission on July 6, 2021.

This amendment shall become effective March 13, 2023, or 15 days after the publication of the decision in the Willimantic Chronicle.

Motion PASSED unanimously.

5.3. **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.**

Accorsi MOVED, Ward seconded, to approve the amendment to Article 3 Section A and re-letter the remaining sections as appropriate to enact a temporary and limited moratorium on development within the Design Multiple Residence (DMR) and Pleasant Valley Residence Agriculture (PVRA) zones (PZC File # 907-55) as presented in a January 13, 2023 memo from Tyche Planning and Policy Group.

In approving this amendment, the Planning and Zoning Commission has reviewed and considered all public hearing testimony and communications, including reports from the CRCOG and SECOG Regional Planning Commissions, Mansfield's Planning and Zoning Consultant, Tyche Planning and Policy Group, Mansfield's Director of Planning and Development and the Mansfield Town Attorney.

The Commission makes the following findings in the adoption of these amendments:

1. These amendments are adopted pursuant to the provisions and authority granted by Section 8-2 of the Connecticut General Statutes, which authorize the Planning and Zoning Commission to promote housing choice and economic diversity in housing, including housing for both low and moderate-income households.
2. The amendments promote the purposes identified in Article One of Mansfield's Zoning Regulations by promoting and protecting the overall health, safety, convenience, and welfare of the residents of Mansfield, Connecticut and the general public.
3. This moratorium will provide time for the Commission to modify the DMR and PVRA regulations to reflect the goals of the 2015 Mansfield Tomorrow Plan of Conservation and Development more closely, specifically Goal 7.4 and related Goal 8.1 and Objective 4 of Mansfield's 2021 Affordable Housing Plan (Enable "Middle Housing" through changes to the zoning regulations) adopted by the Planning and Zoning Commission on July 6, 2021.

This temporary and limited moratorium shall become effective on March 13, 2023 (or 15 days after the publication of the decision in the Willimantic Chronicle) and shall remain effective for a period of nine months until December 13, 2023.

Motion PASSED unanimously.

**6. NEW BUSINESS**

- 6.1. **Application for a Special Permit for 12 Merrow Road, to add an indoor/outdoor farmers' market and arts and antiques market to the**

**previously approved uses on property located at 12 Merrow Road (Parcel ID 7.11.11)(File # P714-2).**

Kaufman provided an overview of the application.

Accorsi MOVED, Fratoni seconded, to receive Application of Andrew Oliver-Rudis (Applicant) for Special Permit for an additional uses to include an indoor/outdoor farmers' market and arts and antiques market on property located at 12 Merrow Road (Parcel ID 7.11.11), owned by MAD Holdings, LLC (File # P714-2).

Field trip scheduled for March 1, 2023 at 3 p.m.

Motion PASSED unanimously.

**7. DESEGREGATE CONNECTICUT INITIATIVE**

Kaufman reported to the Commission that Desegregate Connecticut will be at the March 6, 2023 to discuss their initiative.

**8. ZONING REGULATIONS AND DESIGN GUIDELINES**

**9. REPORTS FROM OFFICERS AND COMMITTEES**

**9.1. Regulatory Review Committee**

Next meeting to be held on 3/14/2023

**9.2. Planning and Development Director's Report**

Kaufman reported that the Planning and Development Department has a new employee starting on February 27, 2023.

**10. COMMUNICATIONS AND BILLS**

10.1. Citizen Communications

10.2. Advisory Committee/Commission Communications

10.3. Referrals

**11. ADJOURNMENT**

Aho adjourned the meeting at 7:58 p.m.

Respectfully submitted,



Sandy Forand  
Administrative Assistant