

MINUTES

Members Present: P. Aho, L. Cooley

Staff Present: L. Painter, J. Kaufman, J. Woodmansee

CALL TO ORDER AND ROLL CALL

Aho called the meeting to order at 10:03 a.m.

MINUTES

Cooley MOVED, Aho seconded approval of the February 17, 2022 minutes as presented. Motion PASSED unanimously.

REVISIONS TO ZONING AND SUBDIVISION REGULATIONS

Sustainable CT Recertification Process

Painter reviewed the items that the Commission could consider as part of regulation updates. Members concurred with including items such as regulations related to dark skies, changes to parking requirements and eliminating barriers to solar energy installations in upcoming amendment provided the amendments do not slow down overall progress on higher priority items. Members also expressed interest in Incentive Housing Zones provided such zones were established through a neighborhood planning process.

Transitional Districts

Members discussed the outline provided by CMC Storrs at the previous meeting and provided the following comments regarding creation of new transitional zones:

- Reduce building height and scale to 35 feet
- Limit scale of buildings to that of single-family homes/duplexes
- Limit introduction of small scale commercial uses to arterial roads
- Consider eliminating minimum lot area
- Focusing on form instead of maximum density requirements
- Standards need to address landscaping, buffering and building design requirements in addition to standard provisions such as parking. Consideration should also be given impervious cover.

Cooley suggested the following resources: [Sustainable City Code](#) and the [Model Local Laws to Increase Resilience](#) document produced by the New York Department of State.

Single-Family Residential Districts

Aho suggested allowing the same list of uses in all single-family districts. Members would prefer to approach changes to districts in a comprehensive vs. piecemeal approach.

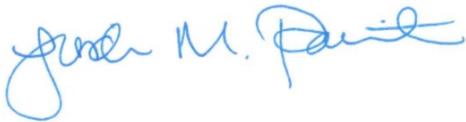
FUTURE MEETINGS

Painter noted that the Town Council voted to resume in-person meetings effective March 14, 2022; however, committees have the ability to continue to meet virtually per C.G.S. until April 2022 unless extended. Members concurred that meetings involving review of maps should be held either in-person or a hybrid in-person/virtual meeting, but other committee meetings can remain virtual.

ADJOURNMENT

The meeting adjourned at approximately 10:57 a.m.

Respectfully Submitted:



Linda M. Painter, AICP
Director of Planning and Development