

MINUTES

Members Present:	S. Accorsi, P. Aho, B. Chandy, L. Cooley, C. Cotton, J. DeVivo (6:15 p.m.), K. Fratoni, D. Plante, V. Ward
Alternates Present:	L. Manville, C. Wutsch
Staff Present:	L. Painter, Director of Planning and Development; J. Kaufman, Senior Planner/Inland Wetlands Agent; J. Woodmansee, Planner I; Sandra Forand, Administrative Assistant

CALL TO ORDER AND ROLL CALL

Aho called the meeting to order at 6:05 p.m. Members present were Accorsi, Aho, Chandy, Cooley, Cotton, Fratoni, Plante and Ward and alternates Manville and Wutsch. Alternate Manville was seated for absent member(s) DeVivo.

APPROVAL OF MINUTES

Accorsi MOVED, Ward seconded, approval of the February 22, 2022 meeting minutes as presented.

Motion PASSED unanimously, with the exception of Cooley and Manville who were disqualified (7-0-2)

ZONING AGENT REPORT

Noted.

PUBLIC HEARINGS

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

DeVivo joined the meeting at 6:15 p.m. and Manville was no longer seated.

6:15 P.M. Proposed Amendments to Article 3, Section A of the Zoning Regulations to extend the temporary and limited moratorium on Cannabis Establishments (PZC File 907-51)

Aho opened the public hearing at 6:15 p.m. Members present were Accorsi, Aho, Chandy, Cooley, Cotton, DeVivo, Fratoni, Plante, Ward and alternates Wutsch and Manville, neither of whom were seated for the hearing.

Painter read the legal notice of the public hearing that was published in The Chronicle on February 23, 2022 and March 1, 2022 into the record. Painter also noted that the application was referred to the three (3) councils of government that represent our adjoining communities

and the communities themselves and comments from CRCOG dated February 17, 2022 and SECCOG dated February 18, 2022 were read into the record. Painter also noted that the application was referred to the Town Clerk and the Public Registry as required by statute. Painter noted communications from herself dated March 1, 2022 and two (2) communications from the public, Jake Baxter dated January 18, 2022 and an email from Ron Cotterill dated March 5, 2022.

Painter presented a brief overview of the proposed amendments.

J. Rueckl, S. Eagleville Rd, encouraged the Commission to not wait until December to adopt regulations related to cannabis establishments.

Chandy MOVED, Plante seconded, to close the public hearing.

Motion PASSED unanimously.

The hearing on PZC application number 907-51 closed at 6:24 p.m.

OLD BUSINESS

Request for retroactive approval of a gravel road and associated culverted wetlands crossing constructed within the Gifford Estates Sec. III Conservation Easement, Ronald Beebe Applicant/Owner (PZC File 810)

Ward recused herself, Manville was seated.

Kaufman gave an overview of the Commission's prior action related to the roadway and easement and noted that the applicant is requesting that the Commission rescind the condition requiring installation of physical barriers to prevent vehicular travel on the roadway based on language in the conservation easement that allows for farm vehicles. Ian Cole presented an overview of his findings on the property and effects on the Conservation Easement and the wetlands. Members asked questions related to what circumstances had changed since their previous decision, what constituted a farm vehicle, whether any agricultural uses were occurring within the easement, and how a restriction on vehicle types allowed on the roadway would be enforced.

Cotton MOVED, Plante seconded, to uphold the Planning and Zoning Commission's motion adopted on September 20, 2021, to deny the request by Ronald Beebe, Applicant/Owner, for retroactive approval of a gravel road and associated culverted wetland crossing within the Gifford Estates Sec. III Conservation Easement, Ronald Beebe (PZC File 810) and direct the applicant/owner to establish a barrier to permanently block vehicular access through the conservation easement.

Motion PASSED unanimously.

Ward resumed her seat after the vote and Manville was no longer seated.

Proposed Amendments to Article 3, Section A of the Zoning Regulations to extend the temporary and limited moratorium on Cannabis Establishments (PZC File 907-51)

Chandy MOVED, Ward seconded, to approve amendments to Article Three of the Mansfield Zoning Regulations dated December 13, 2021 (File #907-51) to extend the temporary and limited moratorium on applications related to cannabis establishments to December 30, 2022 (18 months) and modify the definitions section to refer to Connecticut General Statutes for

meanings of terms. The subject Zoning Regulation amendments were presented at Public Hearing on March 7, 2022 and filed prior to the hearing with the Mansfield Town Clerk. The amendments shall be effective as of March 15, 2022.

In approving the amendments to the Zoning Regulations, 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 Director of Planning and Development and the Mansfield Town Attorney.

The Commission makes the following findings in 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 grant the PZC the following:
 - The authority to regulate the location and use of buildings, structures and land for trade, industry residence or other purposes;
 - The mandate to promote the health and general welfare; prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision for transportation, water, sewerage, schools, parks and other requirements;
 - The mandate to give reasonable consideration as to the physical character and context of a zoning district and its peculiar suitability for particular uses with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality.
2. The amendments promote the purposes of Zoning Regulations identified in Article One of Mansfield's Zoning Regulations by encouraging the most appropriate use of land and protecting and enhancing the value of properties and protecting and enhancing natural and scenic resources.
3. The proposed amendments will help to implement Goal 8.2 of the Mansfield Tomorrow Plan of Conservation and Development (POCD) by providing the Commission with the time necessary to update the Zoning Regulations related to cannabis establishments.
4. The eighteen-month term of the moratorium is considered reasonable based on the adoption by the Connecticut General Assembly on June 17, 2021 of legislation to legalize the production and sale of cannabis/marijuana in Connecticut. Furthermore, the scope of the moratorium is limited to applications related to sale and production of cannabis and does not prevent other types of residential or commercial development during the term of the moratorium.
5. The amendments are considered acceptably worded and suitably coordinated with related zoning provisions.

Motion PASSED unanimously.

Application for Modification to Approved Site Plan and/or Special Permit to provide a more efficient drive-thru on property located at 118 Storrs Road, McDonalds USA LLC c/o Bohler, (Applicant) GGMITT LLC c/o McDream Enterprises (Owner), (PZC File #817)

Tabled.

NEW BUSINESS

On-Call Professional and Technical Services: RFQ and Selection Committee

Painter provided an overview of the Commission's use of on-call consultants to assist in review of applications and noted that the current on-call services list is expiring in May 2022. Staff is recommending that an RFQ be issued and a selection committee be formed comprised of staff and Commission members to short list and interview consultants for the purpose of making a recommendation to the Commission.

Ward MOVED, Chandy seconded, to appoint a Consultant Selection Committee for the purpose of reviewing responses to Requests for Qualifications related to provision of professional and technical services to the Planning and Zoning Commission. This committee has the authority to short-list firms and conduct interviews in order to make recommendations to the full Commission regarding selection of firms for inclusion on the short list. The Committee shall be comprised of the following members:

1. V. Ward
2. P. Aho
3. C. Cotton
4. Linda Painter, Director of Planning (or designee)
5. Derek Dilaj, Assistant Town Engineer (or designee)

The Committee may also receive input from other staff members, including but not limited to Jillene Woodmansee, Planner I/Zoning Enforcement Officer and Jennifer Kaufman, Environmental Planner/Inland Wetlands Agent.

Motion PASSED unanimously.

Mansfield Apartments Redevelopment: CEPA Scoping (Comments Due 3/24/2022 by COB)

Painter gave a brief overview of the proposed redevelopment and noted that this is only the start of the review process. There will be a Scoping meeting on 3/24/2022 if anyone is interested in attending; pre-registration is required. Ward noted the need for a transitional scale in the massing of the buildings and the need to protect Moss Sanctuary as preliminary comments that should be included in formal recommendations to the University.

American Rescue Plan Act (ARPA) Funding Proposals

Painter presented a brief update on the ARPA funding proposals and that a public hearing is scheduled for March 14, 2022. Ward noted that a special meeting of the Council had been scheduled for March 9, 2022 which could change the list of proposed projects. No action was taken by the Commission.

Return to In-Person Meetings

Painter updated the Commission on a plan to return to in-person meetings starting March 21, 2022 based on the Council's recent decision to resume in-person meetings starting March 14, 2022. Members expressed interest in the ability to have hybrid meetings and concerns regarding what health and safety protocols would be in place for in-person meetings. Painter noted that staff had concerns regarding capacity to successfully implement hybrid meetings given the number of additional tasks required and the legal nature of the Commission's

meetings. She will explore potential for funding to have an individual available to run the virtual meeting and media booth components of the hybrid meeting.

REPORTS FROM OFFICERS AND COMMITTEES

Regulatory Review Committee

Aho noted the minutes of the latest committee meeting that had been included in the meeting packet and that the committee was starting to discuss transitional zones.

COMMUNICATIONS AND BILLS

No communications were received.

ADJOURNMENT

Aho adjourned the meeting at 7:03 p.m.

Respectfully Submitted:

A handwritten signature in blue ink that reads "Sandra L. Forand". The signature is written in a cursive style.

Sandra L. Forand
Administrative Assistant