DRAFT MINUTES


Staff: M. Chatey, J. Kaufman, C. van Zelm,

Guests: Resident State Trooper’s Office: Sgt. T. Merrill
Town of Mansfield Registrars of Voters: Vera Ward, Anne Greiner

Absent: L. Forand, M. Gilbert, E. Holinko, V. Lorenz,

Chair Mayor Moran called the meeting to order at 1:03PM

1. Public Comment
   There was no public comment.

2. Meeting Minutes
   B. Coleman moved the draft minutes for April 12, 2022 be approved, seconded by P. Aho. Minutes approved unanimously.

3. Updates
   The Mayor raised the question of whether the committee should resume in-person meetings, and asked the group to consider.
   a. Framework for Development. C. Workman reported that the group meets monthly, and the meetings through the rest of the year will be scheduled soon.
   b. Mansfield Downtown Partnership. C. van Zelm reported that summer activities kicked off with Summer Stroll that included a scavenger hunt and games. The 17th John E. Jackman Tour de Mansfield June 4 attracted 75 riders and was successful. Summer concert series will be offered in June and July each Thursday at 6:30. Movie Nights are scheduled for August 5, 12 and 19. Promotional initiatives are extensive for the activities. Implementation of the Mansfield Downtown Partnership (MDP) Strategic Plan progresses. The Business Engagement team of the MDP Board is planning a social activity at Hops 44 for local businesses. The Business Relief Program funded through the Town’s ARPA funding has been announced and applications will be accepted through July 8. The Four-Town initiative has hired an intern to assist starting in August. DKA of Bloomfield is working on a marketing outreach plan and brochure. B. Coleman
suggested that Mansfield Connecticut Connection Facebook page is a good outlet for promoting events, and that posts to that social media page suggest people are not aware about programs. The group discussed communication opportunities, and usage of the Town’s website “Notify Me” feature and calendar. C. van Zelm invited input on additional promotional outlets. C. Workman added that MDP held its annual meeting at the Innovation Partnership Center at UConn, including tours, and it attracted a strong turnout.

c. **Planning and Development Update.** J. Kaufman reported that the development project portion of website continues to be updated regularly. A redevelopment project at Storrs Rd. near Toast 4 Corners and Pizza Mikes proposes a mixed-use development for 100 units. The Town’s Inland Wetlands Committee will receive application on July 5. Domino’s Pizza proposes moving to Four Corners to the vacant bank building. The Champagne Motors redevelopment project is on a pause. Standard at Four Corners is planning to start construction in late fall. Developers of the former golf course 497 Middle Turnpike have withdrawn the application, but will resubmit. A public hearing on July 5 will address a mixed-use transitional zone at Four Corners to apply to properties there near Timber Drive and East of Cumberland Farms. Town Council approved creation of a neighborhood stabilization plan for the Hunting Lodge Road area near Goodwin School. With a consultant guiding the process, the community will be provided many opportunities for input. Mayor Moran inquired whether there are any single-family developments being proposed and there is none. Mansfield Planning and Zoning Commission meetings are still held virtually, not hybrid or in-person. J. Armstrong inquired how many beds are anticipated as part of Standard at Four Corners. It is a mix of 3, 2 and 1-bedroom units for 398 total units. He also asked about the plan across from the Standard at Four Corners. The density has been reduced on that proposed plan with PZC encouragement. A total number of beds with the three proposed projects would be helpful information for J. Armstrong’s office. The department’s story map provides details on these proposed developments. Mayor Moran inquired about the status of the Mike Taylor and Wilmorite projects, and J. Kaufman believes the status of those projects is tied in to UConn. The Mixed-Use Transition project cited is to single-family homes with 40,000 sf. B. Coleman noted that there are about 1,000 units coming into Mansfield through various developments. He asked what UConn’s enrollment plan is, and whether there is a demand for more housing due to more students. C. Workman reconfirmed there is no current plan to increase enrollment at UConn. The Mayor clarified that the Town of Mansfield cannot regulate conversions of single-family homes to student rentals, but it is hoped that additional attractive housing options will slow the rental of private homes to students.
4. **Town COVID-19 Update**
R. Aylesworth reported that there is a downward trend in COVID cases, although active cases may be under-reported due to home testing. UConn still updates its dashboard daily with COVID data, and its aggregate count includes both self-reported and state-reported cases. UConn’s summer programs, especially residential programs, are limited on campus. Masks are required of families attending. Free test kits were made available to students all semester and are still accessible. Orientations are one-day sessions, not overnight.

5. **UConn Construction Updates**
S. Vasington reminded the group that there is a construction activity map on the map detailing projects. There are fewer new projects this year than previous summers. The North garage has been closed for the summer for repairs until early August. The new proposed residential and dining hall near Mirror Lake and Mansfield Apartments on South Eagleville Rd. are in the development phase, and UConn will not break ground until 2023 or 2024. Demolition of Mansfield Apartments will take place December-February. Those apartments are vacant and will not be occupied this fall. Mayor Moran inquired how many beds would be part of the new residence hall and S. Vasington estimated about 600 added. The refurbishment of existing dormitories under the Housing Renewal Plan relies on this new housing so students can move out for reconstructing housing. The Gant building renovation of the north wing will take about 18-24 months. Roofing jobs around campus were planned but may be delayed due to shortage of supplies. An EIE is being prepared for Mansfield Apartments.

6. **Other Business**
   a. **Pedestrian Safety.** R. Aylesworth reported that results from the DOT’s safety audit of South Eagleville Rd. should be ready to view soon. The Rte. 195 Four Corners to Tower Loop Rd multi-use trail was not advanced at Congressman Courtney’s office through the highly competitive earmarking process. The Town is pursuing other funding opportunities through Departments of Revenue Services and Transportation. S. Vasington asked if there is a mechanism to move the priority area along Rte. 195 forward and request a Road Safety Audit north and south of campus along Rte. 195 through DOT. B. Coleman inquired about the collision during Tour de Mansfield between a vehicle and bicyclist and whether the investigation revealed anything noteworthy, even though no one was seriously injured. R. Aylesworth indicated it was operator error, but additional signage and personnel may be needed in future events.
   b. **Transportation Working Group.** The UConn Active Transportation Plan invited input from public hearings and as a class project and UConn is formulating a plan for review later this summer. S. Vasington shared the Active Transportation story map that shows what has been learned so far.
   c. **Polling Place on Campus.** R. Aylesworth summarized that the Town Council has asked that the Town look at adding polling places for students on campus as part of
its redistricting work. The goal is to increase ease and convenience for all people to vote, including UConn students who reside on campus and off campus. Town Redistricting is causing changes to where many residents will be voting and who will be representing them. Registrars of Voters have compiled a list of considerations and requirements if an additional polling place was added on campus. T. Moran added that Election Day registration can put pressure on resources at Town Hall with heavy demand and this should be part of the consideration.

8. Future Agenda Items.

P. Aho asked that the hotel air conditioning noise issue be added back to the agenda. To the question of in-person meetings, the group agreed to continue virtually and revisit meeting plans in the fall.

P. Aho motioned to adjourn the meeting at 2:10 PM, seconded by B. Coleman. Meeting adjourned.

Respectfully Submitted,
Margaret Chatey
Administrator to the Committee

Next Meeting: Tuesday, August 9, 2022 at 1:00 PM