

## MINUTES

<b>Members Present:</b>	S. Accorsi, P. Aho, B. Chandy, R. Hall, D. Plante, K. Rawn, B. Ryan, V. Ward
<b>Members Absent:</b>	J. Goodwin
<b>Alternates Present:</b>	L. Cooley, K. Fratoni
<b>Alternates Absent:</b>	C. Cotton
<b>Staff Present:</b>	L. Painter, Director of Planning and Development; J.Kaufman, Senior Planner/Inland Wetlands Agent; E. Galbraith, Administrative Assistant

### CALL TO ORDER AND ROLL CALL

Acting Chair Ward called the meeting to order at 6:45 p.m. Alternate member Cooley was seated for absent member Goodwin. Ryan was appointed acting secretary.

### APPROVAL OF MINUTES

Aho MOVED, Chandy seconded, to approve the September 16, 2019, regular meeting minutes as presented. Motion PASSED unanimously.

### ZONING AGENT REPORT

None.

### OLD BUSINESS

#### **Application of CMC STORRS, SPV, LLC, to Amend Article 7, Section G. 16 and Article 8, Schedule of Dimensional Requirements, Related to Maximum Building Height for Multi-Family Dwellings in the RAR-90 Zone (PZC file #1359)**

Rawn MOVED, Hall seconded, to approve the May 20, 2019, application of CMC Storrs SPV, LLC (File #1359) as revised to September 12, 2019, to amend Article 7, Section G.16.a of the Mansfield Zoning Regulations and Article 8, Schedule of Dimensional Requirements related to maximum building height for multi-family dwelling structures in the RAR-90 zone. The subject revisions were heard at Public Hearings on July 15, August 5, September 3 and September 16, 2019. The subject regulation amendments shall become effective as of November 1, 2019.

In approving this application, the Planning and Zoning Commission considered all Public Hearing Testimony and communications. In accordance with the approval criteria identified in Article 13, Section D of the Zoning Regulations, the Commission makes the following findings in approval of these amendments:

- The application, including information presented at Public Hearings, is found to be sufficient for the Commission to determine compliance with the following approval considerations and is therefore deemed complete.
- The amendments help to implement community design principles and objectives identified in the Mansfield Tomorrow Plan of Conservation and Development that promote compact development, human-scaled and walkable environments as well as promoting cluster-style development to maximize the preservation of natural areas.
- The amendments are consistent with the statutory goals identified in Section 8-2 of the Connecticut General Statutes and other zoning purposes cited in Article One of Mansfield's Zoning Regulations.
- The amendments are appropriately worded, legally sound and suitably coordinated with other provisions in the Mansfield Zoning Regulations.
- The amendments will promote the public's health, safety, property values and general welfare.

Furthermore, the Commission has adopted the subject regulation revisions to provide flexibility in design of multi-family dwellings while retaining the ability to limit the height of buildings on a case by case basis where deemed appropriate to promote neighborhood compatibility.

Ward MOVED, Rawn seconded, to amend the approval motion as follows:

- Amend the first sentence to insert "and as revised by this approval" after "September 12, 2019."
- Amend the second sentence of the second paragraph to add "subject to the revisions incorporated in this approval motion" to the end of the sentence.
- Amend the third paragraph addressing why the Commission has adopted the regulations to add the following sentence to the end of the paragraph: "The following revisions to the applicant's proposal address issues raised in the Public Hearing and are needed to ensure the additional height made possible by this amendment does not increase the intensity of a development through the creation of additional usable floor area."
- Add the following paragraph to the end of the motion: "The applicant's proposed amendments to Article 7, Section G.16.a shall be revised to specify that the enclosed space of a proposed structure above 35 feet shall be limited for use as **non-tenant** storage and/or areas for accommodating equipment used to operate such proposed structure's utilities."

After discussion, the amendment PASSED (7-0-2) with Chandy and Cooley opposed.

The following amended motion PASSED unanimously:

To approve the May 20, 2019, application of CMC Storrs SPV, LLC (File #1359) as revised to September 12, 2019, and as revised by this approval, to amend Article 7, Section G.16.a of the Mansfield Zoning Regulations and Article 8, Schedule of Dimensional Requirements related to maximum building height for multi-family dwelling structures in the RAR-90 zone. The subject revisions were heard at Public Hearings on July 15, August 5, September 3 and September 16, 2019. The subject regulation amendments shall become effective as of November 1, 2019.

In approving this application, the Planning and Zoning Commission considered all Public Hearing Testimony and communications. In accordance with the approval criteria identified in

Article 13, Section D of the Zoning Regulations, the Commission makes the following findings in approval of these amendments subject to the revisions incorporated in this approval motion:

- The application, including information presented at public hearings, is found to be sufficient for the Commission to determine compliance with the following approval considerations and is therefore deemed complete.
- The amendments help to implement community design principles and objectives identified in the Mansfield Tomorrow Plan of Conservation and Development that promote compact development, human-scaled and walkable environments as well as promoting cluster-style development to maximize the preservation of natural areas.
- The amendments are consistent with the statutory goals identified in Section 8-2 of the Connecticut General Statutes and other zoning purposes cited in Article One of Mansfield's Zoning Regulations.
- The amendments are appropriately worded, legally sound and suitably coordinated with other provisions in the Mansfield Zoning Regulations.
- The amendments will promote the public's health, safety, property values and general welfare.

Furthermore, the Commission has adopted the subject regulation revisions to provide flexibility in design of multi-family dwellings while retaining the ability to limit the height of buildings on a case by case basis where deemed appropriate to promote neighborhood compatibility. The following revisions to the applicant's proposal address issues raised in the Public Hearing and are needed to ensure the additional height made possible by this amendment does not increase the intensity of a development through the creation of additional usable floor area.

The applicant's proposed amendments to Article 7, Section G.16.a shall be revised to specify that the enclosed space of a proposed structure above 35 feet shall be limited for use as **non-tenant** storage and/or areas for accommodating equipment used to operate such proposed structure's utilities.

## **NEW BUSINESS**

### **Application of Mansfield Nonprofit Housing Development Corporation to amend Articles 2, 7, 8 and 10 of the Zoning Regulations to establish the South Eagleville Road-Housing Opportunity (SER-HO) zoning district and associated use, development and procedural requirements pursuant to Sec. 8-30g, C.G.S. (PZC File 1361)**

Cooley MOVED, Plante seconded, to receive the application of the Mansfield Nonprofit Housing Development Corporation (PZC File 1361) to amend Articles 2, 7, 8 and 10 of the Zoning Regulations to establish the South Eagleville Road-Housing Opportunity (SER-HO) zoning district and associated use, development and procedural requirements pursuant to Sec. 8-30g, C.G.S. and to schedule a Public Hearing for November 18, 2019.

Hall noted for the record that, while he would be voting on the receipt motion, he would be recusing himself during consideration of the application as his wife is on the Board of Directors for the applicant.

Motion PASSED unanimously.

**P1351 Lenard Hall/Community School of the Arts Parking Contingency Plan, 450 So. Eagleville Road (formerly 898 Stafford Road). Town of Mansfield/Department of Parks and Recreation, Owner/Applicant**

Aho MOVED, Chandy seconded, to approve the Lenard Hall Parking Contingency Plan as presented at the October 7, 2019, meeting of the Planning and Zoning Commission provided that should permission for use of the overflow parking area be rescinded, no special events shall be held until the Department has provided a revised contingency parking plan for approval by the Commission.

Motion PASSED unanimously.

**8-24 Referral R-19 BOE Rooftop Photovoltaic System**

Cooley moved, Chandy seconded, to RESOLVE effective October 7 2019, that the Planning and Zoning Commission of the Town of Mansfield approves the following project pursuant to Section 8-24 of the General Statutes of Connecticut:

Design, acquisition and installation of a new, approximately 625kW DC total system size, photovoltaic system to be installed on the roof of E.O. Smith High School, contemplated to include: (a) the installation of approximately 1582 new photovoltaic panels and associated wiring, conduit, disconnects, circuit breakers and meters, including roof reinforcement as required; (b) removal of the existing photovoltaic panels and associated wiring, conduit, disconnects, circuit breakers and meters and (c) related equipment, improvements and work.

provided that this resolution is for approval of conceptual plans only. The project is subject to and shall comply with all applicable zoning, site plan, subdivision, inland wetland and other laws, regulations and permit approvals; and this resolution shall not be a determination that any such project is in compliance with any such applicable laws, regulations or permit approvals.

Motion PASSED unanimously.

**Introduction to iCompass System-Electronic Agenda and Packet**

Painter reviewed the upgrade in technology for presenting information to the Commission and the process with which to access various aspects of applications, communications, Public Hearings and other related materials included in the PZC/IWA packets.

**Chairman's Report**

None.

**Regional Planning Commission**

Hall reported low attendance at a meeting amongst the 38 towns volunteering to participate.

**Regulatory Review Committee**

None.

**Planning and Development Director's Report**

Painter reminded members of upcoming training opportunities and provided an update on the Regional Economic Development Plan with Bolton, Coventry and Tolland.

## **COMMUNICATIONS AND BILLS**

Noted.

## **ADJOURNMENT**

Ward adjourned the meeting at 7:45 p.m.

Respectfully Submitted:

Bonnie Ryan  
Acting Secretary