

Planning and Zoning Commission

June 20, 2023 – 7:30 PM

Meeting Minutes

A. Call to Order

John Tehan called the meeting to order at 7:30 pm.

B. Roll Call/ Seating of Alternates

Members Present:

Doug Roberts

Rebecca Sinosky

Bob Shabot

Bill Bunnell seated for Joe Hall

Also Present: Mike D'Amato, Land Use Agent

C. Applications to be received

None

D. Public Hearing

None

E. New Business

a. Informal Discussion: 19 Cemetery Rd Temporary Events

No Discussion. Continued to a future meeting.

b. Accessory Dwelling Unit Regulations

M.D'Amato said that in December, the Commission decided to opt-out of Public Act 21-29 which established specific standards for how Towns in CT must regulate Accessory Dwelling Units (ADU). He said that the Commission should review the current language to determine if changes are necessary to the regulation for accessory dwelling. He provided the Commission with examples from neighboring Towns.

J.Tehan asked what the concerns were previously with student rentals?

B.Shabot said that in previous conversations it was mentioned that not having the owner living on the property lead to excessive noise, the property not being cared for and police activity.

R.Sinosky said that Mansfield has had issues with the number of students living in a one-bedroom apartment and parties getting out of control.

J. Tehan agreed that the owner should be living on the property, and that the Commission should look to establish a maximum occupancy.

B. Shabot said that the accessory dwelling units may help alleviate our lack of affordable housing. It would be to our advantage to regulate the units for the Town and the neighborhood where these units are located.

M. D'Amato said some Towns require a deed restriction is placed on the property so that owner must live on the property.

R. Sinosky said she did not like that the current regulation does not allow outside access. She would like to see that they have their own entrance, she also asked about the size.

M. D'Amato said the size could be up to 1000 sq ft. The Legislation say that you can limit how big the units are, but you cannot set a minimum size. The units must comply with the current building code and health code.

M. D'Amato said that he would put together draft Regulations for the next meeting.

b. Outdoor Dining Regulation

M. D'Amato said that the new Legislation say Towns must allow Outdoor dining as an accessory use to a food service establishment, by right which means you cannot have a Public Hearing or require a Special Permit from the Commission and you cannot attach special conditions. You would create a set of standards, do a review and would be required to approve if it meets the criteria. He stated that the Commission does have so flexibility on the standards and that applications can be reviewed by staff or come before the Commission.

M. D'Amato said at the last meeting, the Commission had concerns about how to deal with noise and parking. Noise is a difficult thing to regulate or measure, as it is very subjective. He stated that with the noise issue in mind he added language to prohibit outdoor seating within the side or rear yard setbacks. He also stated that he included language to limit the number of seats so it will not exceed 50 percent of the interior seating capacity. This will ensure the establishment continues to perform as a brick-and-mortar restaurant. Music or live entertainment will need separate approvals. The Commission Members discussed parking in relationship to the number of seats in the restaurant and how to best ensure that parking concerns were addressed.

F. Unfinished Business

G. Approval of Minutes

- a. June 6, 2023. Continued to next meeting

H. Correspondence

None

I. Public Comment:

The Commission will hear brief comments at this time from anyone wishing to speak. No business can be conducted here, nor can any comments be made about any items on the agenda

None

J. Staff Report/Discussion

1. Zoning Regulation Codification

M.D'Amato reported that the Town had reviewed the submitted bids and that the Board of Selectmen had awarded the contract for to General Code.

2. Document Scanning Project

M.D'Amato reported that the Town had reviewed the submitted bids and that the Board of Selectmen awarded the contract to Ricoh.

K. Adjournment

J. Tehan adjourned the meeting at 8:38 pm.