

AGENDA

Meeting will start upon completion of the preceding Inland Wetlands Agency (IWA) Meeting.

1. **CALL TO ORDER AND ROLL CALL**
2. **APPROVAL OF MINUTES**
 - A. **12-16-2019 PZC Minutes** 4 - 9
[12-16-2019 PZC Minutes - Not Yet Approved](#)
 - B. **12-12-2019 Field Trip Notes** 10
[12-12-2019 IWA CC PZC Field Trip Notes](#)
3. **ZONING AGENT REPORT**
4. **PUBLIC HEARINGS**
 - A. **PZC-Initiated Amendments to Articles 7, 8 and 10 of the Mansfield Zoning Regulations related to owner-occupancy requirements for two-family and efficiency dwelling units and setback requirements for parking associated with parks, preserves and playgrounds. (P907-47)** 11 - 14

[P907-47 Staff Memo 10-17-2019](#)
[P907-47 Proposed Amendments 10-17-2019](#)
5. **OLD BUSINESS**
 - A. **PZC-Initiated Amendments to Articles 7, 8 and 10 of the Mansfield Zoning Regulations related to owner-occupancy requirements for two-family and efficiency dwelling units and setback requirements for parking associated with parks, preserves and playgrounds. (P907-47)**
 - B. **Application of the Mansfield Non-Profit Housing Development Corporation (owner/applicant) to amend the Zoning Map to change the zoning of property located at 113-121 South Eagleville Road (Parcel ID 16.57.5) from Rural Agriculture Residence 90 (RAR-90) to South Eagleville Road Housing Opportunity Zone (SER-HO) pursuant to Sec. 8-30g, C.G.S. (PZC File 1364-1)**

Tabled to January 21, 2020 Public Hearing.

- C. **Site plan application of the Mansfield Nonprofit Housing Development Corporation (owner/applicant) for a 42 unit multi-family residential development at 113-121 So. Eagleville Road (Parcel ID 16.57.5) pursuant to Sec. 8-30g, C.G.S. (PZC File 1364-2)**

Tabled to January 21, 2020 Public Hearing.

- D. **Application of the Taylor Family Trust (owner/applicant) to amend the Zoning Map to change the zoning of a portion of property located on the north side of Storrs Road, between 9 Timber Drive and 1768 Storrs Road (Parcel ID 2.5.22) from Rural Agriculture Residence 90 (R-90) and Professional Office 1 (PO-1) to Planned Business 3 (PB-3). (PZC File 1365)**

Tabled to February 18, 2020 public hearing.

- E. **Application for Site and Building Modifications to the Spring Hill Inn on property located at 957 Storrs Road (Parcel ID 23.59.12), Lee Lambert, owner/applicant.**

Tabled at the request of the applicant.

- F. **Interpretation of Zoning Regulations: Article 10, Section T, Agricultural Uses**

Tabled pending receipt of comments from Agriculture Committee.

6. NEW BUSINESS

- A. **Application of Wendy and Dudley Hamlin (owner/applicant) of Holiday Hill Day Camp & Recreation Center, 41 Chaffeeville Road, Mansfield Center to convert existing vacant home on property to Airbnb lodging for wedding and party venue customers. (PZC File 0056)**

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[41 Chaffeeville Rd Site Mod Application](#)

7. REPORTS FROM OFFICERS AND COMMITTEES

- A. **Chairman's Report**
- B. **Regional Planning Commission**
- C. **Regulatory Review Committee**
- D. **Planning and Development Director's Report**

E. Other Committees

F. Other

8. COMMUNICATIONS AND BILLS

9. ADJOURNMENT