

AGENDA

The PZC Meeting will start at 6:35 p.m. or immediately upon completion of the Special IWA Meeting.

The Packet for this meeting is available at

<https://mansfield.civicweb.net/filepro/documents/11052?preview=14474&splitscreen=true>

CHANGES TO MEETING PROCEDURES DUE TO COVID-19

In accordance with Governor Lamont's Executive Order 7B and social distancing guidelines recommended by the CDC to prevent community spread of COVID-19, members of the PZC with the exception of the Chair will be participating in the meeting via telephone using the call-in instructions provided below. Members of the public may submit comments in writing, call-in using the instructions below, or attend the meeting in person to speak on public hearing items. Per normal meeting procedures, public comment will only be accepted during scheduled public hearings. The Town will do its best to provide for physical separation between meeting attendees as recommended by the CDC.

Members of the public that are not planning to comment during the public hearing portion of the meeting are encouraged to watch the meeting using the meeting broadcast information provided below.

Meeting Broadcast

The meeting is broadcast on Charter Cable Channel 191 and can also be live-streamed at <https://townhallstreams.com/towns/mansfield.ct>. Meeting recordings are available for 12 months after the meeting.

Call-In Instructions

Step 1: Go to a quiet space.

Step 2: Starting at 6:15, you will be able to call into to the following number: (571) 317-3122 from any phone

Step 3: When prompted, the access code is: 969-633-685

Step 4: The system will ask you to enter an audio pin or press #, press #

Step 5: If you are using a phone with a mute function, please use this when you are just listening and not speaking to reduce background noise

Public Hearings

The meeting will be open to any members of the public wishing to comment on public hearing items. In addition to in-person and call-in participation, public comment on public hearing

items can also be submitted via email to planzonedept@mansfieldct.org. Email communications must be submitted by 4:30 p.m. on the day of the meeting to ensure that staff has time to add them to the digital meeting packet available at the link posted above. During public hearings, the Chair will call first on staff, the applicant, and then individual members before opening the hearing to public comments. He will ask if there are any members of the public wishing to speak first in support of the application, and then in opposition to the application. Please identify yourself by name, and if there is more than one person, wait for the Chair to call on you before speaking.

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

- A. **March 2, 2020 Regular Meeting Minutes** 6 - 10
[03-02-2020 PZC Minutes-Draft](#)

3. PUBLIC HEARINGS

- A. **6:35 P.M.** 11 - 314

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)

- [P1364-1,2 Letter from Scott Jordan, UConn](#)
[1364-1,2 Agenda Item Report Zoning Map Amendment and Site Plan Application](#)
[P1364-1 EDC Memo 2-20-2020](#)
[P1364-1 MNHDC Zoning Map Amendment Application Materials](#)
[P1364-1 Neighborhood Notification](#)
[P1364-1 Public Hearing Legal Notice](#)

- B. **6:40 P.M.**

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)

Plans and Other Application Materials

- [P1364-2 Site Plan revised to 03 12 2020](#) 315 - 976
[P1364-2 Traffic Summary South Eagleville Road-Updated 03-09-2020](#)
[P1364-2 Site Plans Revised to 03 02 2020](#)
[P1364-2 Stormwater Management Report-Revised to 03 02 2020](#)
[P1364-2 Site Plans Revised to 02 12 2020](#)
[P1364-2 Grading & Drainage Plan Revised to 02 26 2020](#)
[P1364-2 Unit Floorplans and Building Elevations](#)

[P1364-2 Revised Affordability Plan](#)
[P1364-2 Statement of Use](#)
[P1364-2 Stormwater Management Report Revised to Feb 2020](#)
[P1364-2 Hydrocad Report Revised to 02 27 2020](#)
[P1364-2 Drainage Easement](#)
[P1364-2 CT Water Letter](#)
[P1364-2 2019-11-25 Traffic Summary Report](#)
[P1364-2 Geotechnical Report](#)
[P1364-2 Test Pit Locations](#)
[P1364-2 Site Plan Application](#)
[P1364-2 Revised Site Plan Checklist](#)
[P1364-2 Sewer Permit Application](#)
[P1364-2 Traffic Summary](#)

Staff and Consultant Comments



[P1364-2 Supplemental Agenda Item Report- 03 15 2020](#)
[P1364-2 Memo from Jennifer Kaufman, Inland Wetlands Agent 03 11 2020](#)
[P1364-2 CME Comments 2-28-2020](#)
[P1364-2 Applicant Response to February 2020 CME Comments](#)
[1364-1,2 Agenda Item Report Zoning Map Amendment and Site Plan Application](#)
[P1364-2 CME Comments- 2 19 2020](#)
[P1364-2 Applicant Second Response to CME December Comments](#)
[P1364-2 Applicant Response to CME December Comments](#)
[P1364-2 CME Comments- 12 23 2020](#)
[P1364-2 Applicant Response to Comments-Affordability Plan](#)
[P1364-2 Applicant Response to Dec 2019 Staff Comments](#)
[P1364-2 Staff Preliminary Comments-Dec 2019](#)
[P1364-2 Memo from Fire Marshal](#)

977 - 1092

Communications

[P1364-1,2 Letter from Scott Jordan, UConn](#)
[P1364-2 Applicant Extension to Statutory Deadlines](#)
[P1364-2 Email from Edith Allison, MNHDC, 02 27 2020](#)
[P1364-2 Design Review Panel Minutes](#)
[P1364-2 Landscape Comments-R. Favretti, Design Review Panel](#)
[P1364-2 Traffic Authority Minutes-1-22-2020](#)
[P1364-2 CWC Water System Advisory Approval](#)
[P1364-2 EDC Memo 2-20-2020](#)

1093 -
1102

Notifications

[P1364-2 Abutter Notification Form](#)
[P1364-2 Proof of Mailing](#)
[P1364-2 DPH Watershed Notification](#)
[P-1364-2 Notification to Windham Water Works for Mansfield Projects - Mansfield Housing-signed](#)

1103 -
1110

4. OLD BUSINESS

- A. **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)**
- B. **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)**
- C. **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 April 6, 2020 public hearing.

5. NEW BUSINESS

- A. **Historic Village Review-Parking lot for Stone Hill, 483 Storrs Road (formerly known as Echo Grange) 1111 - 1120**
Staff is waiting for clarification on the request from the applicant. A staff memo will be uploaded upon receipt of the requested information.
[483 Storrs Road Site Improvements-Agenda Item Report](#)
[483 Storrs Road-Revised Paving Plan 03 15 2020 \(Red Shaded Area to be gravel\)](#)
[483 Storrs Road Site Plan-August 2019 Approved](#)
[483 Storrs Road-Revised Paving Plan 03 11 2020 \(Red Shaded Area to be gravel\)](#)
[483 Storrs Rd Site Plan Modification Application - Paving](#)
- B. **Modification to Special Permit, Hops 44 Restaurant, 625 Middle Turnpike, Nancy McKenney, owner/applicant. 1121 - 1127**

MOVE to receive the application of Nancy McKenney, Hops 44, to modify the Special Permit approval for 625 Middle Turnpike and refer to staff for review and comment.
[Application to Modify Special Permit-Hops 44, 625 Middle Turnpike](#)

6. REPORTS FROM OFFICERS AND COMMITTEES

- A. **Chairman's Report**
- B. **Regional Planning Commission**
The next meeting of the CRCOG RPC is scheduled for March 19, 2020 at 7:00 p.m., West Hartford Town Hall
- C. **Regulatory Review Committee** 1128 -
The next meeting of the Regulatory Review Committee is scheduled for March 20, 2020 at 9:00 a.m., Conference Room A, Town Hall 1129
[2-26-2020 Draft Special Mtg Minutes](#)
- D. **Planning and Development Director's Report**
- E. **Other Committees**
- F. **Other**

7. **COMMUNICATIONS AND BILLS**

- A. **Testimony to General Law Committee in Support of H.B. No. 5293: An Act Concerning Municipalities and the Sale of Alcoholic Liquor** 1130 -
[Steven Ferrigno Testimony](#) 1191
[Mayor Moran Testimony](#)
[Kenneth Rawn Testimony, Vice Chair PZC](#)
[Adrienne McPherson Testimony](#)
- B. **72nd Annual Conference of CT Federation Planning & Zoning Agencies** 1192 -
[CT Fed of PnZ Agencies-72nd Annual Conf](#) 1199
[Conference Postponed](#)

8. **ADJOURNMENT**