

AGENDA

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

The Packet for this meeting is available at

<https://mansfield.civicweb.net/Portal/MeetingInformation.aspx?Org=Cal&Id=210>.

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 slow community spread of COVID-19, Town Hall has been closed to the public. Accordingly, this PZC meeting will be conducted as a web-based virtual meeting. Members of the public can view the proceedings live on Charter Cable Channel 191 or on-line at https://townhallstreams.com/towns/mansfield_ct. A recording of the meeting can be viewed on the same website for 12 months after the meeting. Please note that due to technology limitations, the image clarity on the internet live stream feed is much better than that which is available on Channel 191. If you have access to the internet, we strongly recommend using the on-line stream for viewing. If you are in need of internet access, the Town is providing free outdoor internet access at certain town facilities; please visit <http://www.mansfieldct.gov/covid19> and review the posting from March 17, 2020 for more information.

Members of the public may submit written communications to the PZC via email to planzonedept@mansfieldct.org. Please submit communications by 6:30 p.m. on Sunday, April 5, 2020 for inclusion in an updated digital packet. While we will do our best to update the digital packet with Communications received after the time specified above, there is no guarantee that they will be included for the meeting. Any communications that are not included in an updated digital packet for this meeting will be provided to the Commission in the packet for the April 20, 2020 meeting.

Public Hearings

At this time, open public hearings will be adjourned to a future date as we have not yet determined how to hold public hearings while complying with existing Executive Orders to slow the spread of the virus. The date to which the hearing will be continued is identified in the suggested motion for that hearing.

1. CALL TO ORDER AND ROLL CALL

A. Virtual Meeting Orientation

[The Quick Guide for GoToMeeting Attendees](#)
[Executive-Order-No-7B-Public Meeting Requirements](#)

5 - 13

2. APPROVAL OF MINUTES

- A. **March 16, 2020 Regular Meeting Minutes** 14 - 20
[03-16-2020 PZC Minutes](#)

3. ZONING AGENT REPORT

- A. **March 2020 Zoning Activity Reports** 21 - 23
[March 2020 Zoning Permits Issued](#)
[March 2020 Pending Zoning Violations](#)

4. PUBLIC HEARINGS

- A. **6:35 P.M.** 24 - 46
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)

MOVE to adjourn the public hearing on the Zoning Map Amendment application of the Taylor Family Trust, owner/applicant, for property located between 9 Timber Drive and 1768 Storrs Road (PZC File 1365) to Monday, May 18, 2020 at 6:30 p.m. in the Town Council Chamber or, if COVID-19 social distance restrictions remain in place, a virtual meeting room. If a virtual meeting room is used, instructions on how to access the meeting room will be posted on the meeting agenda.

[P1365 Legal Notice](#)

[1365 Agenda Item Report 02 18 2020](#)

[P1365 02 05 2020 Email from Brian Nilson-15 Timber Drive](#)

[P1365 02 18 2020 Letter from Scott Jordan-UConn](#)

[P1365 Application for Zoning Map Amendment](#)

[P1365 Zoning Map Sheets](#)

5. OLD BUSINESS

- A. **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 pending completion of public hearing.

- B. **Modification to Special Permit, Hops 44 Restaurant, 625 Middle Turnpike, Nancy McKenney, owner/applicant.** 47 - 53

Tabled to April 20, 2020 meeting.

[Application to Modify Special Permit-Hops 44, 625 Middle Turnpike](#)

6. NEW BUSINESS

A. UConn Hockey Arena Environmental Impact Evaluation (EIE)

54 - 443

MOVE to authorize the Chair to co-endorse a joint PZC/Town Council letter to the University of Connecticut regarding the Hockey Arena EIE. The recommendations in the 4/6/2020 memo from Linda Painter, Director of Planning and Development, shall serve as the basis for this letter and may be amended to reflect additional comments provided by the Town Council.

[2020 04 06 Agenda Item Report-Hockey Arena EIE](#)

[Conservation Commission Draft Minutes-03 31 2020](#)

[UConn Hockey Arena EIE Executive Summary](#)

[UConn Hockey Arena EIE](#)

[PZC/Town Council Joint Letter-UConn Hockey Arena Scoping 06-25-2019](#)

[Conservation Commission June 19 minutes](#)

B. Town Manager's Proposed FY20-21 Budget

444 - 461

<http://www.mansfieldct.gov/DocumentCenter/View/8252/Town-Managers-Proposed-2020-2021-Budget>

MOVE to authorize the Chair to prepare and submit a communication to the Town Council in support of the proposed funding for the Zoning Regulation rewrite project.

[Town Managers Proposed 2020-2021 Capital Improvement Budget](#)

7. REPORTS FROM OFFICERS AND COMMITTEES

A. Chairman's Report

B. Regional Planning Commission

The next meeting is scheduled for June 11, 2020.

C. Regulatory Review Committee

The minutes of the April 3, 2020 meeting were not available at the time this packet was posted. The next regular meeting of the Committee is scheduled for April 17, 2020 at 9:00 a.m. Due to the extension of social distancing guidelines to April 30, this meeting will be held as a web-based virtual meeting.

D. Planning and Development Director's Report

462 - 480

[2020 03 31 COVID-19 Revised Procedures-Final](#)

[Executive-Order-No-71](#)

E. Other Committees

F. Other

8. COMMUNICATIONS AND BILLS

A. Communications Received

481 - 483

[03 25 2020 Letter from Paul Stern, 614 Mansfield City Road](#)

9. ADJOURNMENT