

AGENDA

The Packet for this meeting is available at

<https://mansfield.civicweb.net/Portal/MeetingInformation.aspx?Org=Cal&Id=211>.

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, this meeting is physically closed to the public. The public may view the meeting live at <https://mansfieldct.gov/video> or on Charter Spectrum Cable Channel 191 (the website is recommended as it is a higher image clarity). A recording of the meeting will be available at that website as well for 12 months.

Public Comment will be accepted by email at planzonedept@mansfieldct.org or by USPS mail care of the Mansfield Department of Planning and Development, 4 South Eagleville Road, Mansfield, CT 06268 and must be received by 3:00 p.m. on April 20, 2020 to be included in an updated meeting packet.

Public comment received after this time will be shared at the next meeting.

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

A. April 6, 2020 Regular Meeting

3 - 5

[04-06-2020 Draft PZC Minutes](#)

3. 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 to May 18, 2020 public hearing.

B. Modification to Special Permit, Hops 44 Restaurant, 625 Middle Turnpike, Nancy McKenney, applicant.

6 - 30

[P983 Agenda Item Report- Hops 44 Modification Application](#)

[Hops 44 Modification-Additional Information](#)

[Hops 44 Additional Information-Special Events](#)

[Hops 44 Site Plan](#)

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

4. NEW BUSINESS

- A. PZC-Initiated Amendments to Articles 4, 6, 7, 8, 10 and 11 of the Mansfield Zoning Regulations related to efficiency dwelling units, home occupations, accessory structures, parking, historic villages and stormwater management. (P907-48)** 31 - 44

P907-48

Move to schedule a public hearing for Monday, June 1, 2020 to hear comments on the PZC proposed amendments to Articles 4, 6, 7, 8, 10 and 11 of the Mansfield Zoning Regulations related to efficiency dwelling units, home occupations, accessory structures, parking, historic villages and stormwater management dated April 17, 2020. The draft regulations shall be referred to the Town Attorney, Town Council, CRCOG, SECCOG, NECCOG and adjacent municipalities for review and comment.

[P907-48 Memo Initiating Short Term Amendments](#)

[P907-48 Short-Term Amendments-RRC Draft-04-17-2020](#)

5. REPORTS FROM OFFICERS AND COMMITTEES

- A. Chairman's Report**
- B. Regional Planning Commission**
- C. Regulatory Review Committee** 45 - 46
[04 03 2020 Draft Minutes](#)
- D. Planning and Development Director's Report**
- E. Other Committees**
- F. Other**

6. COMMUNICATIONS AND BILLS

- A. Eastern Connecticut Conservation District** 47 - 48
[Riparian Buffer On-line Workshop](#)

7. ADJOURNMENT