

## MINUTES

**Members Present:** S. Accorsi, P. Aho, B. Chandy, L. Cooley, C. Cotton, R. Hall, D. Plante, K. Rawn, V. Ward

**Alternates Present:** J. DeVivo, K. Fratoni

**Staff Present:** L. Painter, Director of Planning and Development; J. Kaufman, Senior Planner/Inland Wetlands Agent; J. Woodmansee, Planning Specialist

### CALL TO ORDER AND ROLL CALL

Chair Aho called the regularly scheduled meeting of the Planning and Zoning Commission to order at 6:30 p.m. Due to COVID-19 social distancing restrictions, the meeting was held as a web-based virtual meeting. Members present are Accorsi, Aho, Chandy, Cooley, Cotton, Hall, Plante, Rawn and Ward, and alternates DeVivo and Fratoni. No alternates were seated.

### APPROVAL OF MINUTES

Ward MOVED, Chandy seconded, to approve the April 6, 2020 Minutes as presented. Motion PASSED unanimously.

### 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 (PZC File 983).**

Painter presented an overview of the requested modifications, which include an increase in seating capacity, expansion of the north patio, and authorization to hold special events including car shows and food truck events. Members asked questions of the applicant and discussed whether the portion of the modification application relating to special events warranted a special permit.

Rawn MOVED, Ward seconded, to approve the application of Nancy McKenney to modify the special permit associated with the property addressed at 625 Middle Turnpike to authorize an increase in seating capacity for the restaurant from 150 to 210; and expansion of the north facing patio as described in application materials subject to the following conditions:

1. Written consent of the property owner shall be provided before issuance of any zoning permit for the associated activities;
2. Outdoor patio seating shall be counted toward the maximum 210 seats allowed for the restaurant;
3. Until such time as the restaurant is connected to the public sewer system, the seating capacity shall be limited to whatever number of seats is approved by the Eastern Highlands Health District;
4. Fence and pergola details shall be approved by the Director of Planning and Development prior to issuance of a Zoning Permit; and
5. The applicant shall obtain any required permits for the installation of propane heaters.

Motion PASSED unanimously.

As the portion of the modification for special events was excluded from the approval motion, a separate special permit application shall be required for such events.

## **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) P907-48**

Cooley MOVED, Ward seconded, 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.

Motion PASSED unanimously.

## **REPORTS FROM OFFICERS AND COMMITTEES**

### **Regulatory Review Committee**

April 3, 2020 meeting Minutes noted.

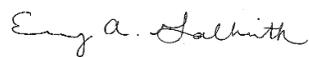
## **COMMUNICATIONS AND BILLS**

Eastern CT Conservation District's upcoming Riparian Buffer Online Workshop was noted.

## **ADJOURNMENT**

The meeting was adjourned at 7:18 p.m.

Respectfully Submitted:



Emmy A. Galbraith  
Administrative Assistant