

AGENDA

The PZC Meeting will start at 7:00 P.M. or immediately upon completion of the Inland Wetlands Agency Meeting.

The Packet for this meeting is available at

<https://mansfield.civicweb.net/Portal/MeetingInformation.aspx?Org=Cal&id=212>.

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 May 4, 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 20, 2020

3 - 6

[04-20-2020 PZC Regular Meeting Draft Minutes](#)

[04-20-2020 PZC and Ag Com Joint Special Meeting Draft Minutes](#)

3. ZONING AGENT REPORT

A. April 2020 Permitting and Enforcement Activity Summary

7 - 8

[April 2020 Zoning Permits Issued](#)

[April 2020 Pending Zoning Violations](#)

4. 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)

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The applicant has requested that the public hearing be continued to June

15, 2020 (see attached letter).

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, June 15, 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 Applicant Grant of Extension 04 29 20](#)

- B. 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)**

Tabled to June 1, 2020 Public Hearing

5. NEW BUSINESS

- A. Request for Interpretation - Article 10, Section C.5, Provisions related to free-standing identity signs for multi-family housing developments, churches and mobile home parks** 10 - 11
[Multi-Family Signs in Planned Business Districts](#)

6. REPORTS FROM OFFICERS AND COMMITTEES

- A. Chairman's Report**
- B. Regional Planning Commission**
- C. Regulatory Review Committee** 12 - 14
[04-17-2020 Draft RRC Minutes](#)
- D. Planning and Development Director's Report**
- E. Other Committees**
- F. Other**

7. COMMUNICATIONS AND BILLS

- A. PZC Communications** 15 - 32
[2020 04 14 Hockey Arena EIE-Town Comments](#)
[2020 04 07 Comments submitted to Town Council re: Public Hearing on Town Manager Budget](#)
- B. CT Federation of Planning & Zoning Agencies Newsletter** 33 - 37
[CT Federation of P&Z Agencies Quarterly Newsletter-Spring 2020](#)

8. ADJOURNMENT