

## AGENDA

The Packet for this meeting is available at

<https://mansfield.civicweb.net/Portal/MeetingInformation.aspx?Org=Cal&Id=213>.

### 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](mailto: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 18, 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. May 4, 2020 Regular Meeting Minutes

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[05-04-2020 PZC Minutes-Draft](#)

#### 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)

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*Tabled to June 15, 2020 Public Hearing.*

[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)

*Move to reschedule the public hearing originally scheduled for June*

**1, 2020 regarding 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 to \_\_\_\_\_ at \_\_\_\_\_ p.m.**

#### **4. NEW BUSINESS**

##### **A. Special Meeting**

Staff anticipates that the June 1, 2020 IWA Meeting will be lengthy due to the continuing public hearing. Rather than have the PZC open public hearings at a late hour that evening, staff recommends that a special meeting be held for the public hearing on the amendments to the Zoning Regulations (Old Business Item B) and the Special Permit that will be received by the Commission tonight (New Business Item B). If no other applications are submitted that need to be received by the Commission, the regular meeting scheduled for June 1, 2020 would be cancelled and other business would be added to the special meeting agenda. (We are required to receive applications at regularly scheduled meetings pursuant to statute.) Staff will identify potential meeting dates/times and poll members on their availability.

***Move to schedule a special meeting of the PZC for \_\_\_\_\_ at \_\_\_\_\_ p.m.***

##### **B. Special Permit Application to authorize additional non-conforming use (office) at 483 Storrs Road (Stone Hill, fka Echo Grange), Anthony Raggi, Applicant/Benjamin Lacy, Owner. (P1366)**

7 - 17

***Move to receive the special permit application of Anthony Raggi, Applicant/Benjamin Lacy, Owner, to authorize an additional nonconforming use (office) at 483 Storrs Road (Stone Hill, fka Echo Grange) and to schedule a public hearing on the application for \_\_\_\_\_ at \_\_\_\_\_ p.m.. and to refer the application to staff for review and comment.***

[483 Storrs Road-Special Permit Application](#)

[483 Storrs Road-Statement of Use](#)

[483 Storrs Road Site Plan-August 2019 Approved](#)

[483 Storrs Road-Revised Paving Plan 03 15 2020 \(Red Shaded Area to be gravel\)](#)

[WatershedorAquiferAreaProjectNotificationFormpdf](#)

[Windham Water Works Notification](#)

##### **C. Reopen Mansfield-Update on recent Executive Orders and Temporary Outdoor Dining Guidelines and Permits**

18 - 36

[Temporary Outdoor Seating Application Form-Fillable](#)

[Executive-Order-No-7JJ](#)

[Executive-Order-No-7MM](#)

**5. REPORTS FROM OFFICERS AND COMMITTEES**

**A. Chairman's Report**

**B. Regional Planning Commission**

**C. Regulatory Review Committee**

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[05-01-2020 Draft RRC Minutes](#)

**D. Planning and Development Director's Report**

**E. Other Committees**

**F. Other**

**6. COMMUNICATIONS AND BILLS**

**A. Request for Reconsideration: Hops 44 Special Events**

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[Hops 44/Nancy McKenney-625 Middle Turnpike](#)

**7. ADJOURNMENT**

## DRAFT MINUTES

<b>Members Present:</b>	S. Accorsi, P. Aho, B. Chandy, L. Cooley, C. Cotton, R. Hall, D. Plante, K. Rawn, V. Ward
<b>Alternates Present:</b>	J. Devivo
<b>Alternates Absent:</b>	K. Fratoni
<b>Staff Present:</b>	L. Painter, Director of Planning and Development; J. Kaufman, Senior Planner/Inland Wetlands Agent; J. Woodmansee, Planning Specialist

## CALL TO ORDER AND ROLL CALL

Aho called the meeting to order at 10:51 p.m. Members present were Accorsi, Aho, Chandy, Cooley, Cotton, Hall, Plante, Rawn and Ward and alternate Devivo. Alternate Devivo was not seated.

## APPROVAL OF MINUTES

Ward MOVED, Plante seconded, to approve the April 20, 2020 Regular Meeting Minutes and joint PZC/Agriculture Committee Special Meeting Minutes as presented.

Motion PASSED unanimously.

## ZONING AGENT REPORT

Noted.

## OLD BUSINESS

### **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)**

Rawn MOVED, Plante seconded, 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.

Motion PASSED unanimously.

**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.

**NEW BUSINESS**

**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.**

Painter provided an overview of the requested interpretation. Members discussed the disparity between the sign allocation for multi-family uses and commercial uses in the same zoning district.

Ward MOVED, Plante seconded, to direct staff and the Regulatory Review Committee to prepare amendments to the Zoning Regulations to address disparity in sizes between conforming commercial uses and multi-family housing developments located in Planned Business Zones.

Motion PASSED (8-1-0) with Cotton opposed.

**REPORTS FROM OFFICERS AND COMMITTEES**

**Regulatory Review Committee**

April 17, 2020 draft meeting Minutes noted.

**Planning and Development Director's Report**

Painter reported that staff is anticipating guidance from the State of Connecticut regarding reopening of businesses on May 20 and that a special meeting of the Commission may be needed to streamline permitting procedures for outdoor dining.

**COMMUNICATIONS AND BILLS**

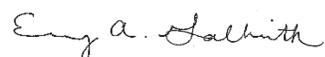
**PZC Communications**

The April 14, 2020 communication to UConn regarding the Ice Hockey Arena EIE and April 7, 2020 comments submitted to the Town Council regarding the Public Hearing on the Town Manager's Proposed Budget, and CT Federation of Planning and Zoning Agencies Newsletter were noted.

**ADJOURNMENT**

The meeting was adjourned at 11:07 p.m.

Respectfully Submitted:



Emmy A. Galbraith  
Title

April 29, 2020

Via Email PainterLM@mansfieldct.org

Mansfield Planning and Zoning Commission  
4 South Eagleville Road  
Mansfield, CT 06268

**Re: Application of Taylor Family Trust to Amend Zoning Map – PZC File 1365**

To whom it may concern:

The purpose of this letter is to request that the public hearing on the above referenced application be further continued until the Commission's meeting on June 15, 2020. In light of the Town's continuing suspension of in-person meetings due to the COVID-19 virus, the applicant grants an extension of an additional 28 days to the time period within which to complete the public hearing on this application, so that the hearing may be continued to the Commission's regularly scheduled June 15, 2020 meeting. Please note that prior extensions of 55 days were granted by the applicant to continue the hearing to the Commission's May 18<sup>th</sup> meeting. As such, the cumulative extension of time granted to date is 83 days (65 days authorized by statute; an additional 90 days authorized per Governor's Executive Order 7I).

At this time, it is our hope that the Commission will have resumed in-person meetings by June 15, 2020. The applicant and I will plan on attending that meeting to make a full presentation of this application. As we approach late-May, we can discuss whether any further extension is necessary.

If you have any questions, please do not hesitate to contact me. Thank you.

Very truly yours,



Dorian R. Famiglietti

cc: Michael Taylor

# APPLICATION FOR SPECIAL PERMIT

Department of Planning and Development ▪ 4 South Eagleville Road ▪ Storrs-Mansfield, CT 06268  
[planzonedept@mansfieldct.org](mailto:planzonedept@mansfieldct.org) ▪ 860.429.3330

## Applicant and Owner Information

	<b>Applicant</b>	<b>Property Owner of Record</b>
<b>Name:</b>	_____	_____
<b>Street Address:</b>	_____	_____
<b>City/Town:</b>	_____	_____
<b>State:</b>	_____	_____
<b>Zip Code:</b>	_____	_____
<b>Telephone:</b>	_____	_____
<b>Email:</b>	_____	_____

### Applicant Interest in Property:

- Owner    
  Optionee    
  Lessee    
  Other: \_\_\_\_\_

## Project Information

**Project Name (different from Project Address):** \_\_\_\_\_

**Proposed Use of Property:** \_\_\_\_\_

### Special Permit Required Pursuant to:

- Permitted Use Provisions (Article 7)    
  Non-Conforming Use Provisions (Article 9, Section D)    
  Other: \_\_\_\_\_

**Address/Location of Subject Property:** \_\_\_\_\_

**Parcel I.D. Number (s)** \_\_\_\_\_ **Property Size (Acres):** \_\_\_\_\_

### Zoning of Subject Property: Check all that apply.

- | Residential Districts           | Planned Business Districts    | Neighborhood Business Districts | Other Districts                | Overlay Districts          |
|---------------------------------|-------------------------------|---------------------------------|--------------------------------|----------------------------|
| <input type="checkbox"/> R-20   | <input type="checkbox"/> PB-1 | <input type="checkbox"/> B      | <input type="checkbox"/> RD/LI | <input type="checkbox"/> W |
| <input type="checkbox"/> R-90   | <input type="checkbox"/> PB-2 | <input type="checkbox"/> NB-1   | <input type="checkbox"/> I     |                            |
| <input type="checkbox"/> RAR-90 | <input type="checkbox"/> PB-3 | <input type="checkbox"/> NB-2   | <input type="checkbox"/> PVRA  |                            |
| <input type="checkbox"/> ARH    | <input type="checkbox"/> PB-4 | <input type="checkbox"/> PO-1   | <input type="checkbox"/> PVCA  |                            |
| <input type="checkbox"/> DMR    | <input type="checkbox"/> PB-5 |                                 | <input type="checkbox"/> FH    |                            |

### Historic and Cultural Features: Check all that apply.

- Designated Scenic Road    
  Local Historic District    
  Historic Village subject to requirements of Article 10, Section J

## Agent Information

Agents (if any) representing the applicant who may be directly contacted regarding this application.

**Name:** \_\_\_\_\_

**Street Address:** \_\_\_\_\_

**City/Town:** \_\_\_\_\_

**State:** \_\_\_\_\_

**Zip Code:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Role (Legal, Engineering, Surveying, Etc.)** \_\_\_\_\_

## Submission Requirements

The following information is required for a complete application. Please check each box to confirm that the requirement has been met. All application materials shall be submitted in **digital form (pdf)** as well as **hard copy (original plus 2 copies unless otherwise specified)**.

- Completed Application Form.** This application form, completed and signed by the owner of the subject property and by the applicant.
- Application Fee.** Application fee in the amount of \$\_\_\_\_\_. (See Chapter 122 of the Mansfield Code of Ordinances for Fee Schedule). Please add the \$60 required state land use fee to the Town application fee.
- Statement of Use.** Description of the nature and intensity of the proposed use, the extent of proposed site improvements, and other important aspects of the proposal. To assist the Commission with its review, applicants are encouraged to be as detailed as possible and to include information justifying the special permit with respect to the approval criteria and potential conditions of approval pursuant to Article 5, Sections B.5 and B.6 of the Zoning Regulations. (If a Development Impact Statement is required, the Statement of Use may be included in the DIS.)
- Site Plan (including Erosion and Sedimentation Control Plan).** Additional information regarding site plan requirements can be found in Article 5, Sections A.3.d and the Site Plan Checklist. Requirements specific to Erosion and Sedimentation Control can be found in Article 6, Section B.4.s. If no site improvements/changes are proposed, the applicant may submit a copy of the approved site plan on file with the Town. **(See Site Plan checklist for number of copies.)**
- Site Plan Checklist.** Completed and signed site plan checklist.  
*Check the following box if this requirement does not apply to your project because no site improvements or changes are proposed:*
- Stormwater Management Plan.** See Article 6, Section B.4.t for applicability and specific requirements.  
*Check the following box if this requirement does not apply to your project:*
- Affordable/Workforce Housing Plan.** Required for all projects involving the development of more than five dwelling units. See Article 10, Section W for additional information. *Check the following box if this requirement does not apply to your project:*
- Sanitation Report.** See Article 5, Section B.3.e for specific requirements.

## Submission Requirements (continued)

- Aquifer Protection Area Notification.** Applicants for projects located within a designated Aquifer Protection Area shall notify the University of Connecticut via certified mail **and** the Department of Public Health through the completion and submission of the CTDPH *Watershed or Aquifer Protection Area Notification Form* ([https://portal.ct.gov/-/media/Departments-and-Agencies/DPH/dph/drinking\\_water/pdf/WatershedorAquiferAreaProjectNotificationFormpdf.pdf?la=en](https://portal.ct.gov/-/media/Departments-and-Agencies/DPH/dph/drinking_water/pdf/WatershedorAquiferAreaProjectNotificationFormpdf.pdf?la=en)). These notices shall be sent within (7) days of the Commission's receipt of the application and documentation of such notice shall be provided to the Department of Planning and Development. A notification form for the University of Connecticut is available from the Department of Planning and Development.  
*Check the following box if this requirement does not apply to your project:*
- Willimantic Reservoir Watershed Notification.** Applicants for projects located within the watershed of the Willimantic Reservoir shall notify Windham Water Works via certified mail **and** the Department of Public Health through the completion and submission of the CTDPH *Watershed or Aquifer Protection Area Notification Form* ([https://portal.ct.gov/-/media/Departments-and-Agencies/DPH/dph/drinking\\_water/pdf/WatershedorAquiferAreaProjectNotificationFormpdf.pdf?la=en](https://portal.ct.gov/-/media/Departments-and-Agencies/DPH/dph/drinking_water/pdf/WatershedorAquiferAreaProjectNotificationFormpdf.pdf?la=en)). These notices shall be sent within (7) days of the Commission's receipt of the application and documentation of such notice shall be provided to the Department of Planning and Development. A notification form for Windham Water Works is available from the Department of Planning and Development.  
*Check the following box if this requirement does not apply to your project:*

## Other Information

Depending on the nature of the proposal, the Commission may require additional information if needed to review the application and determine compliance with applicable regulations and performance standards (Article 5, Section B.3.g). To assist applicants in understanding what may be needed in review of various applications, the Commission has identified thresholds at which point applicants may anticipate that certain information may be requested. Applicants are encouraged to contact the Department of Planning and Development for assistance in determining what information may be needed for a specific application.

**Please check the applicable box for any additional information submitted with the initial application.**

- Architectural and Sign Plans.** See Architectural Plans Submissions information sheet for additional information.
- Availability of Infrastructure Capacity.** Documentation from the utility provider that capacity exists to serve the proposed project.
- Environmental Impact Analysis/Neighborhood Impact Analysis.** Examples of project criteria that may necessitate the preparation of a Development Impact Statement include but are not limited to:
- Project site is located (either partially or entirely) within a designated flood hazard area.
  - Project site is located within 500 feet of a watercourse shown on Map 2.2 of the Plan of Conservation and / development.
  - Project involves a proposed density bonus.
  - Project will result in an effective impervious cover of greater than 10% and is located (either in part or in its entirety) within the watershed of an impaired water body as designated on the most recent 303d listing from CTDEEP.
  - Project involves the creation or addition of over 30,000 square feet of gross floor area (GFA).
  - Project includes parking for over 50 vehicles in a residential district or 100 vehicles in a non-residential district.
  - Project involves the creation or addition of over 50 dwelling units.
  - Project involves the creation or addition of over 100 group dwelling beds.
- Additional information is available on suggested organization/content for projects that plan on submitting a Development Impact Statement.

- Low Impact Development Checklist.**

- Traffic Impact Analysis.** Examples of project criteria that may necessitate the preparation of a Traffic Impact Analysis include but are not limited to:
- Multi-family residential development having 50 or more units on an arterial road
  - Multi-family residential development of any size on a local or collector road
  - Non-residential or mixed use development containing a gross floor area of 10,000 square feet or more. This requirement may be waived for uses that would generate less than 50 vehicle trips in the peak hour.
  - Any development that in the sole judgement of the Commission, could generate high levels of traffic, make existing traffic conditions worse, or create a traffic safety issue.
- Aquifer, watershed and flooding data.** Examples of project criteria that may necessitate the submission of additional information and/or hydrologic studies include but are not limited to:
- Project site is located within 500 feet of a stratified drift aquifer (See Article 6, Section B.4.m)
  - Project site is located within a public drinking water supply watershed
  - Project site is located (either partially or entirely) within a designated flood hazard area.
- Documentation of necessary drainage rights or easements**
- Future Plans for adjacent land. Information on existing or proposed homeowner or property owner associations**
- Maintenance provisions**
- Estimates of site improvement costs.** Cost estimates shall be provided when use of a performance bond is required for erosion and sedimentation controls and public improvements; or proposed to allow occupancy of a site and/or building prior to the completion of required site improvements. See Article 6, Section C for additional information.
- Other.** \_\_\_\_\_

## Neighborhood Notification Requirements

Pursuant to Article 5, Section B.3.c, the applicant is responsible for notifying all property owners within 500 feet of the perimeter boundaries of the subject property. Said notice shall be sent via **certified mail, return receipt requested, at least ten (10) days before the public hearing** and shall include:

- The date and time of the scheduled public hearing
- The statement of use provided to the Commission
- The fact that the subject plans are available for review in the Mansfield Planning Office

A copy of the notice, an abutters map, a listing of property owners to whom the notice was sent, and mailing receipts (green and white slips) shall be filed with the Department of Planning and Development at least five (5) days prior to the Public Hearing. A neighborhood notification form is available for your use.

## Technical and Professional Assistance

The Planning and Zoning Commission may at its discretion retain professional and technical assistance to assist in reviewing the application. Pursuant to Chapter 122, Article V of the Mansfield Code of Ordinances, the cost of such assistance is the sole responsibility of the applicant. A deposit in the amount of the estimated cost (based on the fee proposal of the selected consultant(s)) shall be provided within 5 days of notice to the applicant or the application shall be deemed incomplete.

# Applicant Certification Statement

I, \_\_\_\_\_ (print name), hereby certify the following:

- I will send the required neighborhood notification information to property owners within 500 feet by certified mail at least ten (10) days before the public hearing and will provide the required documentation of said notice to the Department of Planning and Development at least five (5) days prior to the opening of the public hearing.
- I will send the required notices to the Department of Public Health and applicable water company/water supply system within 7 days of Commission receipt of the application and provide documentation of said notice to the Department of Planning and Development at least five (5) days prior to the opening of the public hearing.  
*Check the following box if this requirement does not apply to your project:*
- I am familiar with the information contained in the application submissions and that such information is complete, true and correct to the best of my knowledge.
- I understand the penalties for obtaining a permit through deception or through inaccurate or misleading information.
- I understand that the subject application must comply with all applicable requirements of the Mansfield Zoning Regulations.
- I acknowledge that should the PZC determine that professional and/or technical assistance is needed for review of the application, the cost of such services shall be my responsibility. Furthermore, I understand that the consultants retained shall be selected by and report directly to the Planning and Zoning Commission and that no application review shall commence until the required deposit for such services has been provided. I further acknowledge that failure to pay the deposit in a timely manner may be used as justification to deny the application as incomplete.

*ANTHONY RAGGI*

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

# Owner Certification Statement

*A notarized letter containing the following certification may be submitted in lieu of the owner's signature on this form.*

I, \_\_\_\_\_ (print name), hereby certify the following:

- I am the property owner of record and have authorized the submission of this application.
- I consent to necessary and proper inspections of the subject property by members and agents of the Mansfield Planning and Zoning Commission at reasonable times, both during the application review process and post-decision, should the application be approved. I further understand and consent to the presence of the public on the property as part of any publicly noticed field trip of the Planning and Zoning Commission to the property.

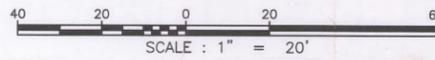
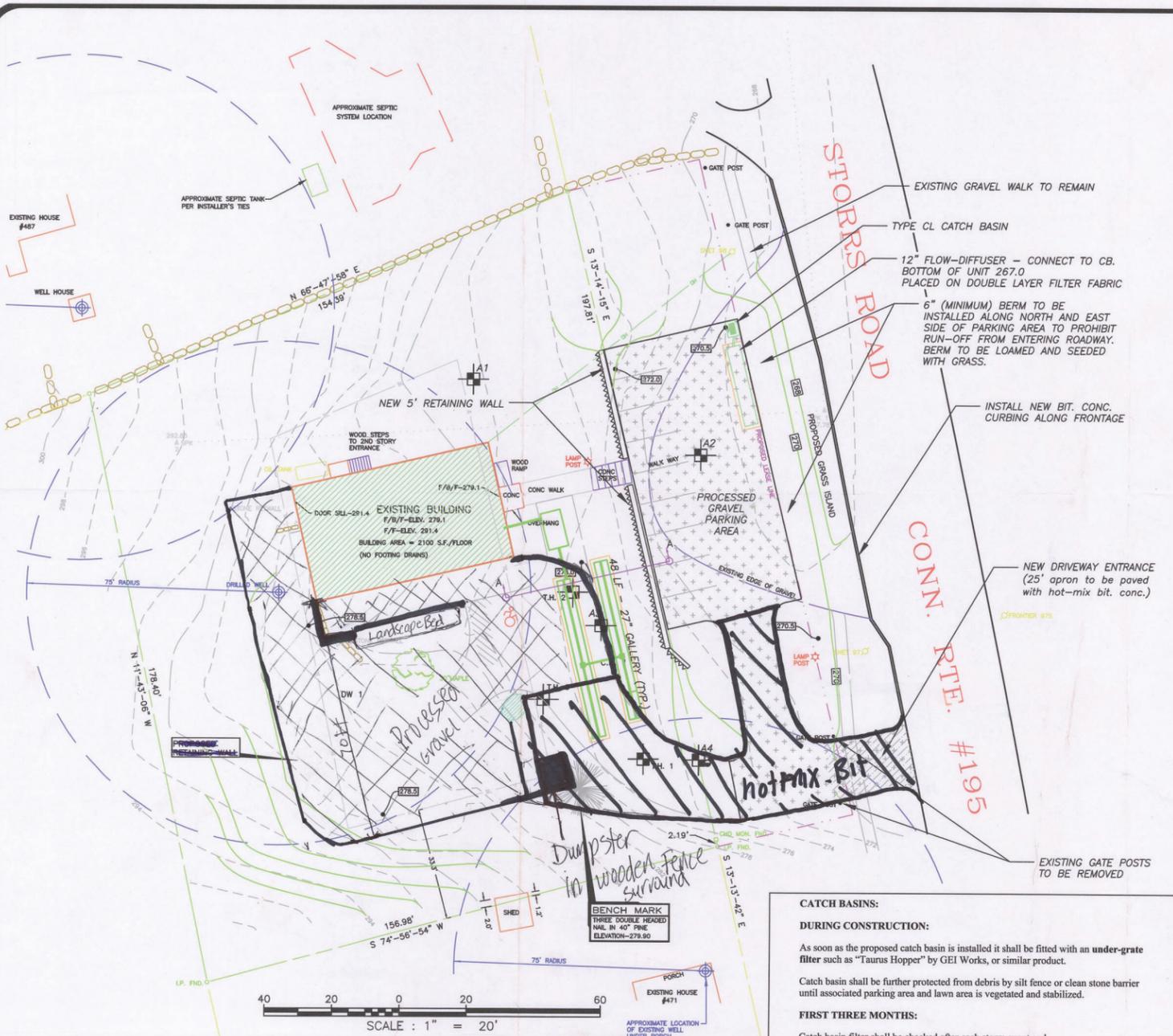
*BENJAMIN LACY*

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

### Statement of Use

Benjamin Lacy will sell 483 Storrs Road to Anthony Raggi. 483 Storrs Rd is currently 100% occupied as a non-conforming banquet hall/rental facility with 3.43 acres. Anthony Raggi will occupy 483 Storrs Road as commercial use with the 2<sup>nd</sup> floor as professional office space and 1<sup>st</sup> floor will remain non-conforming rental space until commercial tenant is found. Once tenant is found, Anthony Raggi will apply for an additional special permit at that time. The hours of operation for 2<sup>nd</sup> floor office space will be 8am to 5pm, Monday through Friday. Evening and weekend are appointment only. Estimated number employees is 6-8.



**CATCH BASINS:**

**DURING CONSTRUCTION:**

As soon as the proposed catch basin is installed it shall be fitted with an under-grate filter such as "Taurus Hopper" by GEI Works, or similar product.

Catch basin shall be further protected from debris by silt fence or clean stone barrier until associated parking area and lawn area is vegetated and stabilized.

**FIRST THREE MONTHS:**

Catch basin filter shall be checked after each storm event and cleaned/emptied/replaced as necessary.

**REGULAR MAINTENANCE:**

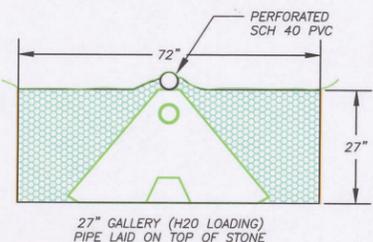
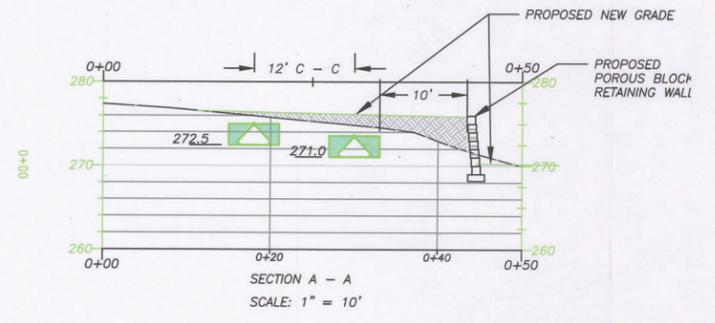
Once site has been fully stabilized catch basin filter shall be checked after every significant storm event and on a regular basis such as quarterly. Spare under-drain shall be maintained on site for immediate replacement as necessary.

**INFILTRATION SYSTEMS:**

The infiltration system is equipped with manhole access allowing visual inspection and, if necessary, maintenance operations. System should be monitored on a monthly basis during construction operations, and yearly upon full stabilization of the site. The bottom of the infiltration system consists of two layers of geo-fabric. If sediment accumulates on the fabric to a depth of two inches or more, the systems should be cleaned with high pressure JetVac or similar means.

**WINTER MAINTENANCE:**

Pretreatment for expected ice conditions is recommended, and any sand use is strongly discouraged.



**"SELECT" FILL SPECIFICATION:**

"Select Fill" placed within and adjacent to proposed leaching areas shall be comprised of clean sand, or sand and gravel, free from organic matter and foreign substances. The fill material shall meet the following requirements unless otherwise approved by a professional engineer for use within the leaching area:

- The select fill shall contain no material larger than three (3) inches.
- Up to 45% of the dry weight of the representative sample may be retained on the #4 sieve. (This is the gravel portion of the sample).
- The material passing the #4 sieve is then reweighed and the sieve analysis started.
- The fill less the gravel shall meet the following gradation:

SIEVE SIZE	PERCENT PASSING	
	WET SIEVE	DRY SIEVE
#4	100	100
#10	70-100	70-100
#40	10-50*	10-75
#100	0-20	0-5
#200	0-5	0-2.5

\* Percent Passing the #40 sieve can be increased to no greater than 75% if the percent passing the #100 sieve does not exceed 10% and the #200 sieve does not exceed 5%.

**STONE AGGREGATE** means broken stone, crushed stone, or screened gravel meeting the DOT Form 816 Spec. M.01.01 for No. 4 stone (as shown below or latest specification). Stone aggregate (previously "one-inch broken stone") shall be free of silt, dirt or debris, and shall show a loss of abrasion of not more than 50% using AASHTO Method T-96.

SIEVE SIZE	PERCENT PASSING (BY WEIGHT)	
	2-INCH	100
1.5-INCH	90-100	
1-INCH	20-55	
3/4-INCH	0-10	
3/8-INCH	0-5	
#40	0-3	
#200	0-1.5	

The responsibility for the preparation of a leaching area utilizing "select material" is that of the licensed installer. The installer shall take the necessary steps to protect the underlying naturally occurring soils from overcompaction and siltation once exposed. Select fill shall extend a minimum of five (5) feet laterally in all directions beyond the outer perimeter of the leaching system.

**SEPTIC SYSTEM NOTES:**

- SEPTIC TANK SHALL BE A MINIMUM 1250 GAL. TWO-COMPARTMENT TANK, WATERTIGHT, AND PROPERLY BAFFLED AT THE INLET AND OUTLET. TANK OUTLET SHALL BE APPROVED HIGH-BYPASS EFFLUENT FILTER.
- THE PIPE BETWEEN THE BUILDING AND SEPTIC TANK SHALL BE 4" SCH 40 PVC WITH RUBBER COMPRESSION GASKET JOINTS (ANWA C-100) OR EQUAL; PIPE SHALL HAVE 1/4 IN./FT. SLOPE.
- SOLID DISTRIBUTION PIPE AFTER SEPTIC TANK SHALL BE 4" PVC MEETING ASTM D3034 OR EQUAL.
- BOTTOM OF SYSTEM SHALL BE LEVEL THROUGHOUT.
- IF EXISTING SEPTIC SYSTEM COMPONENTS ARE ENCOUNTERED, THOSE COMPONENTS SHALL BE REMOVED FROM THE AREA AND DISPOSED OF IN APPROPRIATE FASHION AND THOSE AREAS FROM WHICH THE SYSTEM IS REMOVED SHALL BE FILLED WITH "SELECT FILL".
- SANITARIAN SHALL INSPECT FILL PLACEMENT. ALL FILL MATERIAL MUST BE APPROVED PRIOR TO PLACEMENT IN SYSTEM AREA.
- FILL MATERIAL SHALL BE "SELECT FILL" COMPRISED OF CLEAN SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND FOREIGN SUBSTANCES AND COMPACTED IN SIX (6) INCH LAYERS. THE FILL MATERIAL SHALL MEET THE "TECHNICAL STANDARDS" REQUIREMENTS UNLESS OTHERWISE APPROVED BY THE DESIGN ENGINEER FOR USE WITHIN THE LEACHING AREA.
- RISERS ARE REQUIRED IF TANK COVER IS >12" DEEP;
- TANK SIZE SHALL BE INCREASED FOR USE OF A GARBAGE GRINDER OR TUB > 100 GALLON;
- ANY MODIFICATIONS TO APPROVED PLAN MUST BE AUTHORIZED BY DESIGN ENGINEER AND THE EASTERN HIGHLANDS HEALTH DEPT.

**ZONING TABLE (ZONE: RAR-90)**

	REQUIRED	PROVIDED
LOT SIZE:	90,000 S.F.	29,169 S.F.
LOT FRONTAGE:	200'	200'
FRONT YARD SETBACK:	100'*	?
REAR YARD SETBACK:	50'	>50'
SIDE YARD SETBACK:	33.3**	>48'

\*100 FEET FRONT CENTER OF HIGHWAY RIGHT OF WAY  
\*\*1/6 OF SUBJECT PROPERLY FRONTAGE

**TEST HOLE DATA**

TEST HOLES OBSERVED BY SHERRY MCGANN ON MARCH 12, 2018  
PERCOLATION RATE: 8 MIN/IN  
NOTE: TEST HOLES #2 & #3 ARE APPROXIMATE AS NO PHYSICAL EVIDENCE WAS FOUND

TEST HOLES OBSERVED BY SHERRY MCGANN, R.S. & GERALD HARDISTY, P.E. ON 11/29/18  
TEST HOLES OBSERVED BY SHERRY MCGANN, R.S. & GERALD HARDISTY, P.E.

TEST HOLE - A1  
0-34" M. SAND; WATER @ SURFACE LEDGE @ 34"

TEST HOLE - A2  
0-36" GRAVEL (PARKING LOT) SEEPAGE @ 36"

TEST HOLE - A3  
0-20" FILL  
20-29" TOPSOIL  
29-61" FINE SANDY LOAM  
61-96" COMP. FINE SAND  
NO MOTTLING  
NO LEDGE  
NO WATER  
ROOTS TO 17"

TEST HOLE - A4  
0-5" TOPSOIL  
5-27" FINE SANDY LOAM  
27-78" FINE SAND  
78-102" RED COARSE BRKN ROCK  
LEDGE @ 102"  
NO MOTTLING  
NO WATER

**SEPTIC SYSTEM DESIGN PARAMETERS:**

NON-RESIDENTIAL COMMERCIAL BUILDING W/OUT PROBLEMATIC SEWAGE:  
RETAIL/SUPERMARKET BLDG: DESIGN FLOW = 0.1 GPD/SF GROSS AREA  
BLDG AREA = 2100 SF/FLOOR x 2 FLOORS = 4200 SF  
DESIGN FLOW = 0.1 GPD/SF x 4200 SF = 420 GAL/DAY  
NON-RESIDENTIAL, NON-PROBLEMATIC  
PERC RATE 1-10 MIN/IN.; APPLICATION RATE = 1.5 GPD/SFEA

REQUIRED AREA = 420 GPD/1.5 GPD/SFEA = 280 SFEA  
PROVIDED SYSTEM: 1250 GAL TANK; H2O LOADING  
PROVIDED SFEA = 96 LF x 7.9 SFEA/LF (27" GALLERY W/ PIPE ON TOP) = 758 SFEA

MLSS NOT APPLICABLE, NO FOOTING DRAINS

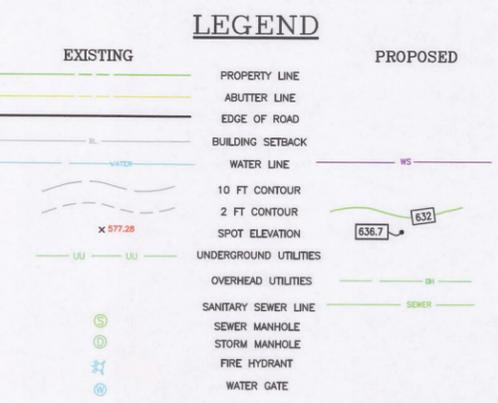
**SEPTIC SYSTEM ELEVATIONS:**

TRENCH 1 BOTTOM:	272.5
TRENCH 1 DIST. PIPE:	274.75
TRENCH 1 OVERFLOW:	274.92
TRENCH 2 BOTTOM:	271.00
TRENCH 2 DIST. PIPE:	273.25
TANK OUTLET:	275.00
TANK INLET:	275.25
TANK TOP:	276.00
GRADE AT TOP TANK:	276.70
SOIL PIPE:	275.50

PERC RATE: (DEPTH 4.75')

TIME	DEPTH	RATE
1:13	0.65'	
1:15	0.90'	
1:17	1.05'	
1:20	1.20'	1.67 MIN/IN
1:23	1.34'	1.78 MIN/IN.

PERC RATE: 1- 5 MIN/IN.



Type of Survey: IMPROVEMENT LOCATION  
Boundary Determination Category: DEPENDENT RESURVEY  
Class of Accuracy: A-2

This map and survey were prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc., on September 26, 1996.

**General Notes**

ASSESSOR'S ID: 29.96.16  
VOL. 56, PG. 70

No.	Revision/Issue	Date
3.	ADDED PAVED APRON per CT DOT	4/26/19
2.	Revised per CTDOT comments	3/29/19
1.	Revised per EPHD comments	3/11/19

**PROPOSED IMPROVEMENTS**  
483 STORRS ROAD  
ROUTE 195  
MANSFIELD CENTER CT

**CIVIL ENGINEERING SERVICES, LLC.**  
203 BOSTON HILL ROAD  
ANDOVER CT 06232  
ph. (860) 742-0364

Project: 218031-LACY  
Date: JAN 19, '19  
Scale: 1"=20'  
Sheet: 1 OF 1

Gerald E. Hardisty, P.E. #15974



**Watershed or Aquifer Area Project Notification Form**

**REQUIREMENT:**

Within seven days of filing, all applicants before a municipal Zoning Commission, Planning and Zoning Commission, Zoning Board of Appeals or Inland Wetlands Commission for any project located within a public water supply aquifer or watershed area are required by Public Act No. 06-53 of the CT General Statutes to notify The Commissioner of Public Health and the project area Water Company of the proposed project by providing the following information.

To determine if your project falls within a public water supply aquifer or watershed area visit the appropriate town hall and look at their *Public Drinking Water Source Protection Areas* map. If your project falls completely within or contain any part of a public water supply aquifer or watershed you are required to complete the following information.

**Note: You will need information obtained from the *Public Drinking Water Source Protection Areas* map located in the appropriate town hall to complete this form.**

---

**Step 1:** Have you already notified the CT Department of Public Health (CTDPH) of this project?

- No, Go to Step 2
- Yes, I have notified DPH under a different project name - Complete steps 4-6
- Yes, same name different year - Notification Year  Complete steps 4-6

**Step 2:**

- 1. Name of public water supply aquifer your project lies within:
- 2. Name of the public water supply watershed your project lies within:
- 3. Public Water Supply Identification number (PWSID) for the water utility:

**Step 3:** For 1-5 Check all that apply

1. My project is proposing:

- Industrial use;  Commercial use;  Agricultural use;  Residential use;
- Recreational use;  Transportation improvements;  Institutional (school, hospital, nursing home, etc.);
- Quarry/Mining;  Zone Change, Please Describe:
- Other, Please describe:

2. The total acreage of my project is:

- Less than or equal to 5 acres  Greater than 5 acres

3. My project site contains, abuts or is within 50 feet of a:

- Wetland;  Stream;  River;  Pond or Lake

4. Existing use of my project site is:

Grassland/meadow;  Forested;  Agricultural;  Transportation;  Institutional (school, hospital, nursing home, etc.);  Residential;  Commercial;  Industrial;  Recreational;  Quarry/Mining

Other Please Describe:

5. My project will utilize:

septic system;  existing public sewer;  new public sewer;  agricultural waste facility;

existing private well;  new private well;  existing public water supply;

new public water supply, if new have you applied for a certificate of public convenience and necessity from DPH?  Yes  No

6. My project will contain this percentage of built up area (buildings, parking, road/driveway, pool):  Less than or equal to 20%  Greater than 20% to 50%  Greater than 50%

**Step: 4** Applicants Contact Information:

Name:

E-mail address:

Telephone:

Fax number:

**Step 5:** Please provide the following if available:

Project name:

Project site address:

Town:

Project site nearest intersection:

Project site latitude and longitude:

**E-mail completed form to [dph.swpmail@ct.gov](mailto:dph.swpmail@ct.gov)**

# NOTIFICATION TO WINDHAM WATER WORKS

For Mansfield Projects within the Willimantic Reservoir Watershed

Sections 8-3i and 22a-42f of the State Statutes require applicants to provide to all water companies written notice of an application, petition, request or plan if the proposed project is located within the watershed of their public drinking supply. **The applicant must mail such notice within seven (7) days of the date of the application, by certified mail, return receipt requested.** To meet this requirement, this form shall be used by applicants in Mansfield for projects within the Willimantic Reservoir Watershed. To determine if a project is within the reservoir watershed, please consult map(s) on file in the Planning Office. **Failure of an applicant to comply with this statutory requirement may be grounds for a claim of procedural error ad a successful legal challenge of the decision rendered on the application.**

**Application Submitted to:**  
(Check one or more)  Inland Wetlands Agency  
 Planning and Zoning Commission  
 Zoning Board of Appeals

**Type of Application:**  
 Zone Change  Special Exception/Permit  
 Subdivision  Inland Wetland/Watercourses License  
 Variance  Other (Describe)

**Applicant** ANTHONY RAGGI *ANTHONY RAGGI*  
(please **PRINT**) Signature

Street Address 14 BRITONY DRIVE Telephone 860-428-3073  
Town MANSFIELD Zip code 06250

**Project Street Location/Nearest Utility Pole** 483 STORRS RD

**Contact Person** ANTHONY RAGGI Telephone 860-428-3073

Brief description of application (For example: 10 lot subdivision of single family homes with on-site septic systems and wells)

STATE FARM INSURANCE OFFICE OCCUPANCY ON SECOND FLOOR OF 483 STORRS RD MANSFIELD CT 06250. 1ST FLOOR WILL REMAIN RENTAL HALL UTIL FUTURE LONG TERM TENANT IS FOUND

Public Hearing Date: 06/01/2020 Commission/Agency Meeting Date(s) 06/01/2020  
(If Applicable)

Enclose a copy of the application submitted to the Town and a full set of project plans. Mail this completed form by certified mail, return receipt requested, to:

Windham Water Works-Superintendent  
174 Storrs Road  
Mansfield Center, CT 06250



Your place to grow



## TEMPORARY OUTDOOR DINING GUIDELINES & APPLICATION

### INCLUDED IN THIS PACKET ARE:

- Description of the application, review, & approval process
- Temporary Outdoor Dining Permit Application
- Temporary Outdoor Dining Guidelines

The permit application is a fillable PDF. If you are unfamiliar with how to complete and sign such a document, you can find some helpful directions here: [helpx.adobe.com/reader/using/sign-pdfs.html](https://helpx.adobe.com/reader/using/sign-pdfs.html)

If you need additional assistance or have questions about the permit, process, or guidelines, please email [Reopen@MansfieldCT.org](mailto:Reopen@MansfieldCT.org).

**Please note:** All businesses wishing to utilize outdoor dining areas must complete this application *even if you have an existing outdoor use permit*. This temporary permit includes COVID-19 specific regulations set by the State of Connecticut.

Issued May 14, 2020

# Temporary Outdoor Dining Guidelines

Please use the following guidelines to ensure that your application is complete.

**An incomplete application may result in delay of approval.**

Please refer to the [State of Connecticut's additional requirements](#) for Phase 1 reopening of restaurants and to Governor Lamont's [Executive Order MM](#).

## TEMPORARY OUTDOOR DINING PERMIT REVIEW PROCESS

Once your application is received, it will be reviewed by all of the relevant Code Enforcement Officials (Building, Fire, Health, Zoning, Engineering).

You will be notified by email of any additional information that is needed pursuant to the guidelines to review your applications.

Per Executive Order 7MM, all applications will be acted on within 10 days of receipt of a complete application, or if additional information is requested, within 10 days of receipt of the additional materials. However, it is the Town's goal to review and issue permits as quickly as possible to assist businesses in their efforts to reopen.

### NOTICE OF DECISION AND APPEALS

Notice of the decision will be provided via email. If you wish to appeal any conditions of approval or denial of your application, your appeal must be filed within seven (7) days of receipt of the notice of decision. Appeals should be sent to the attention of the Planning and Zoning Commission via email to [planzonedept@mansfieldct.org](mailto:planzonedept@mansfieldct.org).

### INSPECTIONS

Once you have completed the changes identified in your approved plan, please email [Reopen@MansfieldCT.org](mailto:Reopen@MansfieldCT.org) to request an inspection.



**Questions: Please email [Reopen@MansfieldCT.org](mailto:Reopen@MansfieldCT.org)**



# TEMPORARY OUTDOOR DINING PERMIT APPLICATION



Please submit the completed form and required attachments to [Reopen@MansfieldCT.org](mailto:Reopen@MansfieldCT.org).

Business Information			
Name:			
Address:			
Applicant Information			
Name:			
Address:	City	State	Zip
Telephone No.	Email Address		
Owner/Landlord Information			
Name:			
Telephone No.	Email Address		
Outdoor Dining Details			
<p><b>Outdoor Dining Description</b> (e.g. number and location of tables/chairs, tents/shade structures, garbage receptacles, changes to exterior lighting, potential noise and odor impacts, safety measures, fencing or other separation, social distancing measures, traffic or parking changes, location of off-site dining/parking activities, etc.) See attached guidelines information on minimum requirements to be addressed in the description and details to be shown on the required site plan. A separate page may be used.</p>			

Outdoor Dining Details (Continued)					
Start Date:			Dining Location on Property		
Serving Times:			Dining Type (i.e. fast food, wait service, self-seating, etc)		
Su-Th	From:	To:			
Fr-Sa	From:	To:			
			Off-Site Parking/Dining:	Yes	No
Will alcohol be served?		Will electricity be needed?		Will tents or shade structures be used?	
Yes	No	Yes	No	Yes	No
Occupancy			Will dining be located in the Right-of-Way?		
Existing Approved (Including Indoor):			Yes	No	
Proposed (Outdoor Only):			State ROW	Town ROW	
Has the establishment been issued an EHHD license to operate effective March 31, 2020?			Does the establishment require a pre-operational inspection?		
Yes	No		Yes	No	N/A
If a pre-operational inspection is required, has it been completed? (A pre-operational inspection applies to those establishments that have been closed. Operators can schedule a next day inspection by calling EHHD at 860.429.3325).					
Yes		No		N/A	
<b>Temporary Signage</b> Please describe and attach images of proposed temporary signage. (Number, location etc.) See attached guidelines for information on permitted temporary COVID-19 signs.					
Submittal Checklist					
	<b>Landlord/Property Owner Authorization.</b> Please include an approval letter from your landlord with your application. If you are proposing activities on another property, an approval letter must also be submitted from that property owner.				
	<b>Site Plan.</b> Include copy of site plan showing outdoor dining amenities pursuant to the attached guidance.				
	<b>Temporary Signs.</b> Include images (if available), proposed location and dimensions of proposed temporary signs. See attached guidelines for additional information.				
	<b>Certificate of Insurance.</b> If all or a portion of the proposed service area is on Town property or within the Town right-of-way, provide a certificate of insurance meeting the requirements established in the attached guidance.				
	<b>Reopen CT Badge.</b> Submit a copy of your Reopen CT badge to demonstrate that you have completed the required self-certification process. <a href="https://business.ct.gov/recovery">https://business.ct.gov/recovery</a>				
Applicant Signature					Date

# Town Review

Date Received: \_\_\_\_\_

<b>Eastern Highlands Health District</b>		
Approved	Approved with Conditions	Denied
Reviewer Name	Signature	Date
Comments/Conditions		
<b>Building</b>		
Approved	Approved with Conditions	Denied
Reviewer Name	Signature	Date
Comments/Conditions		
<b>Fire</b>		
Approved	Approved with Conditions	Denied
Reviewer Name	Signature	Date
Comments/Conditions		
<b>Engineering/Traffic Authority</b>		
Approved	Approved with Conditions	Denied
Reviewer Name	Signature	Date
Comments/Conditions		
<b>Zoning</b>		
Approved	Approved with Conditions	Denied
Reviewer Name	Signature	Date
Comments/Conditions		

## OUTDOOR DINING DETAILS

- Describe the type of surface the outdoor dining will be set up on (concrete, asphalt, lawn, etc.)
- Description of outdoor dining activities and/or accessory activities such as parking that will be located on a different property. Include location of second property, written permission from owner, and a description of how the outdoor dining use will operate in conjunction with existing uses on that property. A site plan demonstrating compliance with these guidelines is also required for the second property.
- Outdoor seating areas may be located in parking lots provided the following criteria are met:
  - Accessible parking spaces may not be used for outdoor dining.
  - At least 50% of the parking spaces shall remain available for vehicular use. This standard may be waived by the Zoning Agent in cases where a business can demonstrate that a minimum of 1.5 parking spaces per table is provided.
  - Outdoor dining in parking areas shall be located to minimize impacts on vehicular circulation, minimize potential for vehicle/patron interaction and accessibility for persons with disabilities.
  - Barricades/vehicle impact protection shall be installed between the dining area and the remainder of the parking lot to protect dining areas from vehicles. Barricades shall include reflective materials on the side facing the parking area.
- Pursuant to the Phase 1 reopening guidance issued by the State of Connecticut, capacity is limited to 50% of previously approved capacity for the establishment.
- Adequate temporary outdoor lighting for establishments that will offer outside dining after sunset.
- Outdoor food and beverage service and associated activities shall end at 11 p.m. or earlier on Friday and Saturday nights and end at 9 p.m. or earlier all other days of the week.
- If live and/or amplified music is proposed, such music shall be limited to the hours of 12 p.m. to 10 p.m. Thursday-Saturday and 12 p.m. to 6 p.m. on Sunday.

## ACCESSIBILITY

- An access path for emergency services (unimpeded by parking) to within 150 feet of all points of the dining area and first floor of associated building is required.
- A minimum of 42" wide throughway for pedestrian traffic must be maintained on all walkways on private property and a minimum of 6 feet of clearance for pedestrian passage shall be retained on public sidewalks and other non-vehicular public rights-of-way.
- Patrons must have access to indoor restrooms that meets ADA requirements with social distancing markings and temporary signage in place. Describe how this will be accomplished.



Questions: Please email [Reopen@MansfieldCT.org](mailto:Reopen@MansfieldCT.org)

## FOOD & BEVERAGE SERVICE

- Indicate whether food will be served with multi-use utensils (cups, plates, silverware) or single-use disposable utensils. (If single-use disposable utensils are used, a rodent proof outdoor covered garbage receptacle is required in outdoor dining area.)
- Describe plan for cleaning food spills that can potentially attract rodents, flies and other pests to the outdoor dining area.
- Outdoor food preparation and bar service are strictly prohibited.
- If bussing stations are set up in the outdoor dining area, a temporary hand wash sink is required.
- If outdoor dining area is not directly connected to food establishment, describe method of food protection during service.
- Liquor Permit Holders-describe how your operations will comply with the requirements of Section 3 of [Executive Order MM](#)

## GENERATORS & OUTDOOR HEATING UNITS

- If a generator will be used, provide the manufacturer and model of the unit.
- If temporary outdoor heating units will be used, provide the manufacturer and model of the unit, type of heat and fuel source.

## TENTS & OTHER SHADE STRUCTURES

- Tents over 400 square feet may require a separate permit pursuant to State Building and Fire Code requirements. If required, you can apply for that permit at [mansfield.onlinegovt.com](https://mansfield.onlinegovt.com). If you have any questions with regard to whether a permit will be needed for a proposed tent, please email [Reopen@MansfieldCT.org](mailto:Reopen@MansfieldCT.org).
- Tents shall not be enclosed in any manner to allow for sufficient ventilation and to comply with state guidance limiting restaurants to outdoor seating.
- No heating devices are allowed within a tent.

## TEMPORARY COVID-19 SIGNAGE

- Non-internally-illuminated, non-animated signage less than 15 square feet in size and containing directions, social distancing instructions, or other signage that might customarily be displayed within the building, including but not limited to menus or specials is permitted.



Questions: Please email [Reopen@MansfieldCT.org](mailto:Reopen@MansfieldCT.org)

## USE OF TOWN PROPERTY/RIGHT-OF-WAY

If use of Town property or right-of-way is requested, the applicant must provide a Certificate of Insurance for a minimum of:

- \$1,000,000 combined single limit per occurrence for bodily injury, personal injury, property damage, contractual liability, and products/completed operations. The certificate must list the Town of Mansfield, its officers and agents as additional insured.
- If alcohol is to be served, the Town requires \$1,000,000 in alcohol liability insurance with the Town of Mansfield, its officers and agents listed as additional insured.
- Statutory limits for Workers Compensation including Employer's Liability with limits of \$100,000 each accident, \$500,000 for each disease/policy limit, and \$100,000 for disease of each employee as required by the State of Connecticut. If the establishment decides not to procure workers' compensation in accordance with Connecticut Law, the license for use of Town property will include additional provisions related to compliance with the Connecticut Workers' Compensation Act and holding the Town harmless from suits, claims and actions arising from personal injuries sustained by the establishment.

## SITE PLAN REQUIREMENTS

The site plan should be roughly to scale and include dimensions. Please contact the Town if you do not have a copy of your site plan and we will provide you with a pdf copy of what we have on file or an aerial photograph that you can use as your base. The site plan must indicate the location of the following items. For optional amenities such as heating units, outdoor bussing stations, etc., details are only required if use of such items is proposed:

- Tables and chairs spaced at least 6 feet apart (include exit aisles with minimum 44" clear width)
- At least 1 fire extinguisher (type ABC 5 or 10 pound size)
- Barricades/vehicle impact protection and/or fencing
- Parking and/or To-Go pickup
- Routes of vehicle and pedestrian traffic flow. Where possible, consider establishing separate pedestrian entry and exit points to allow for one-way foot traffic.
- ADA accessible pedestrian paths, including access from accessible parking spaces to dining area and from dining area to indoor restrooms
- Garbage receptacles
- Temporary outdoor bussing stations
- Temporary outdoor hand wash sink (required for outdoor bussing stations)
- Temporary site lighting (for establishments operating after sunset)
- Electrical power supply (generator or extension cord to GFCI protected outlet)
- Tent or shade structures (include size, specifics, and anchoring system) with dimensions to closest building
- Exit route plan for occupants within tents (include location and width of exits and travel distance to public way, e.g. sidewalk)
- Temporary outdoor heating units
- Temporary hand sanitizer stations
- Temporary signage



Questions: Please email [Reopen@MansfieldCT.org](mailto:Reopen@MansfieldCT.org)

**STATE OF CONNECTICUT**

**BY HIS EXCELLENCY**

**NED LAMONT**

**EXECUTIVE ORDER NO. 7JJ**

**PROTECTION OF PUBLIC HEALTH AND SAFETY DURING COVID-19 PANDEMIC AND RESPONSE – MUNICIPAL GOVERNANCE MEASURES AND AUTHORIZATION FOR DEEP TO CONDUCT PROGRAMS THROUGH DISTANCE LEARNING**

**WHEREAS**, on March 10, 2020, I issued a declaration of public health and civil preparedness emergencies, proclaiming a state of emergency throughout the State of Connecticut as a result of the coronavirus disease 2019 (COVID-19) outbreak in the United States and Connecticut; and

**WHEREAS**, pursuant to such declaration, I have issued thirty-six (36) executive orders to suspend or modify statutes and to take other actions necessary to protect public health and safety and to mitigate the effects of the COVID-19 pandemic; and

**WHEREAS**, COVID-19 is a respiratory disease that spreads easily from person to person and may result in serious illness or death; and

**WHEREAS**, the World Health Organization has declared the COVID-19 outbreak a pandemic; and

**WHEREAS**, the risk of severe illness and death from COVID-19 is higher for individuals who are 60 or older and for those who have chronic health conditions; and

**WHEREAS**, to reduce the spread of COVID-19, the United States Centers for Disease Control and Prevention and the Connecticut Department of Public Health (DPH) recommend implementation of community mitigation strategies to increase slow transmission of the virus, including cancellation of gatherings of ten people or more and social distancing in smaller gatherings; and

**WHEREAS**, no vaccine is available to prevent or mitigate the health effects of COVID-19, and testing and contact tracing capabilities are not yet available in sufficient quantities to permit large gatherings in close quarters, especially indoors; and

**WHEREAS**, Executive Order No. 7S, Section 8, addressed tax relief claims that require municipalities to conduct specific duties, including but not limited to processing tax relief claims that require in-person meetings and application filing requirements for taxpayers who have attained age sixty-five or over or are totally disabled; and

**WHEREAS**, Sections 12-129n, 12-170v and 12-170w of the Connecticut General Statutes authorize municipalities to provide tax relief for taxpayers who have attained age sixty-five or over or are totally disabled; and

**WHEREAS**, the Department of Energy and Environmental Protection (DEEP) administers multiple programs that require education, testing, and certification, and such programs are necessary for the protection of public health, safety, and the environment or for safe conduct of regulated recreational and commercial activity; and

**WHEREAS**, in order to provide such programs and continuity of service during the COVID-19 pandemic, in a manner that protects public health by limiting in-person interactions that would increase the risk of transmission of COVID-19, it is necessary to conduct such education, testing, and certification activities remotely to the greatest degree practicable; and

**WHEREAS**, certain municipal charters, ordinances or resolutions require critical and time-sensitive town decisions necessary for the fiscal and public health and welfare of a municipality to be voted on in-person by referendum or town meeting; and

**WHEREAS**, the close contact and high attendance required for in-person voting through town meeting or referendum increases the risk of transmission of COVID-19 for voters and town officials, and will consume a significant quantity of critically needed personal protective equipment;

**NOW, THEREFORE, I, NED LAMONT**, Governor of the State of Connecticut, by virtue of the authority vested in me by the Constitution and the laws of the State of Connecticut, do hereby **ORDER AND DIRECT**:

- 1. Applicability of Executive Order No. 7S, Section 8 - Suspension of Reapplication Filing Requirement for the Homeowners' Elderly/Disabled, Circuit Breaker Tax Relief Program and for the Homeowners' Elderly/Disabled Freeze Tax Relief Program.** The biennial filing requirements in Sections 12-129n and Sections 12-170v and 12-170w of the Connecticut General Statutes for any taxpayers who were granted the benefit for the Grand List year 2017 and who are required to recertify for the Grand List year 2019, are suspended and such taxpayers shall automatically maintain their benefits for the next biennial cycle ending in Grand List year 2021.
- 2. Distance Learning and Remote Testing and Certification for DEEP Programs.** To limit the risk of transmission of COVID-19, by reducing in-person interactions, Titles 15, 22a, 23, and 26 of the Connecticut General Statutes are modified to authorize the Commissioner of Energy and Environmental Protection to issue any orders she deems necessary to facilitate registration for and participation in, classes and testing remotely using online methods or any other feasible means, including provision of any notice, conduct

of any classes, testing and certification required pursuant to these Titles, or regulations promulgated thereunder. The Department of Energy and Environmental Protection shall post a plan on its website to instruct the public how to register and participate in, classes and testing remotely and provide updated information on services conducted by its partners.

- 3. Tolling of Land Use and Building Permits.** In order to ensure that land use and building permit holders may continue to diligently pursue permitted activities after the state of emergency, an approval or permit issued by a municipal land use agency or official pursuant to the "Covered Laws" as defined in Section 19 of Executive Order 7I, or by a municipal building official pursuant to Connecticut General Statutes Chapter 541 and valid as of March 10, 2020, shall not lapse or otherwise expire during the state of emergency, and the expiration date of the approval shall toll during the state of emergency. To the extent that any such approval contains or is subject to conditions, the agency or official may waive such conditions if an approval holder is not able to abide by the conditions as a result of the COVID-19 pandemic or protective measures taken in response to it, provided that such waiver shall not be unreasonably withheld. This section shall not apply to an approval or permit whose holder was in violation of the terms and conditions of the approval as of March 10, 2020 or who violates such terms and conditions during the state of emergency.
- 4. Allowance of Suspension of In-Person Voting Requirements by Members of the Public for Critical and Time-Sensitive Municipal Decisions.** Notwithstanding any contrary provision of the Connecticut General Statutes, including Title 7, or any special act, municipal charter, ordinance or resolution that conflicts with this order, the legislative body of a municipality, or in a municipality where the legislative body is a town meeting other than a representative town meeting, the board of selectmen, after making specific findings that such action is necessary to permit the orderly operation of the municipality and that there is a need to act immediately and during the period of the declared public health and civil preparedness emergency, in order to avoid endangering public health and welfare or prevent significant financial loss, or that such action is otherwise necessary for the protection of persons and property within the municipality, may (i) adopt or amend ordinances or resolutions only as necessary to complete transactions deemed essential; (ii) approve, enter into or amend existing contracts or agreements deemed essential; or (iii) option, acquire, transfer, lease, dispose of or sell any real or personal property, or interest therein, as shall be deemed essential, with the exception of non-judicial tax sales or other property transfers that would result in the eviction of a residential tenant, without complying with any requirements for in-person approval by electors or taxpayers, including but not limited to, annual or special town meetings requiring votes or referenda. In so acting, the legislative body shall comply with open meeting requirements set forth in Executive Order No.

7B. All conditions precedent to any such approval, including without limitation, public notices, hearings or presentations, shall proceed in a manner as closely consistent with the applicable statutes, special acts, town charters, municipal ordinances, resolutions or procedures as possible, and in compliance with the open meeting provisions set forth in Executive Order No. 7B. The foregoing authority is not intended to apply to budgetary or similar essential non-budgetary financial actions which require the concurrent approval of the municipal budget-making authority and are subject to the provisions of Executive Order Nos. 7I, Section 13, 7S, Section 7, and 7CC, Section 1. Nothing in this order shall be construed to prohibit a municipality from conducting any in-person meeting, approval process, or referendum, provided such municipality first consults with local or state public health officials and conducts such meeting, approval process, or referendum in a way that significantly reduces the risk of transmission of COVID-19.

Unless otherwise specified herein, this order shall take effect immediately and remain in effect for the duration of the public health and civil preparedness emergency, unless earlier modified, extended or terminated.

Dated at Hartford, Connecticut, this 6<sup>th</sup> day of May, 2020.



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Ned Lamont  
Governor



By His Excellency's Command



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Denise W. Merrill  
Secretary of the State

**STATE OF CONNECTICUT**

**BY HIS EXCELLENCY**

**NED LAMONT**

**EXECUTIVE ORDER NO. 7MM**

**PROTECTION OF PUBLIC HEALTH AND SAFETY DURING COVID-19 PANDEMIC AND RESPONSE – EXPEDITED APPROVAL AND PERMITTING FOR EXPANDED OUTDOOR DINING**

**WHEREAS**, on March 10, 2020, I issued a declaration of public health and civil preparedness emergencies, proclaiming a state of emergency throughout the State of Connecticut as a result of the coronavirus disease 2019 (COVID-19) outbreak in the United States and Connecticut; and

**WHEREAS**, pursuant to such declaration, I have issued thirty-nine (39) executive orders to suspend or modify statutes and to take other actions necessary to protect public health and safety and to mitigate the effects of the COVID-19 pandemic; and

**WHEREAS**, COVID-19 is a respiratory disease that spreads easily from person to person and may result in serious illness or death; and

**WHEREAS**, the World Health Organization has declared the COVID-19 outbreak a pandemic; and

**WHEREAS**, the risk of severe illness and death from COVID-19 is higher for individuals who are 60 or older and for those who have chronic health conditions; and

**WHEREAS**, to reduce the spread of COVID-19, the United States Centers for Disease Control and Prevention and the Connecticut Department of Public Health (DPH) recommend implementation of community mitigation strategies to slow transmission of COVID-19, including cancellation of gatherings of ten people or more and social distancing in smaller gatherings; and

**WHEREAS**, public health experts have determined that it is possible to transmit COVID-19 even before a person shows symptoms and through aerosol transmission; and

**WHEREAS**, public health experts have determined that the risk of transmission of COVID-19 is reduced in outdoor areas, including where there is more sunlight, greater air movement, and greater space to maintain distance between people; and

**WHEREAS**, I intend to issue an executive order in the coming days providing for limited increased economic and recreational activity, including outdoor dining and outdoor retail, with conditions designed to protect the public health by reducing the risk of transmission of COVID-19; and

**WHEREAS**, certain statutes, municipal ordinances, regulations, and procedures may prevent the timely implementation of protective measures to provide for safe resumption of economic activity, including some outdoor dining with liquor service and outdoor retail, which resumption is essential to sustaining compliance with and effectiveness of other efforts to respond to and mitigate the effects of COVID-19; and

**WHEREAS**, existing state and local laws and regulations governing outdoor liquor service currently require approvals by local authorities and the Department of Consumer Protection; and

**WHEREAS**, Executive Order Nos. 7G, and 7T, permitted certain liquor licensees to sell alcoholic liquor in connection with take-out and delivery of food, but did not permit private clubs to do the same; and

**WHEREAS**, many clubs, nonprofit clubs and golf country clubs offer food and are able to sell alcoholic liquor safely to their members in connection with take-out and delivery of food prepared on premises in a manner similar to what is permitted for the food establishments covered by Executive Order Nos. 7G and 7T;

**NOW, THEREFORE, I, NED LAMONT**, Governor of the State of Connecticut, by virtue of the authority vested in me by the Constitution and the laws of the State of Connecticut, do hereby **ORDER AND DIRECT**:

1. **Expedited Municipal Zoning Amendments.** In order to expedite changes to municipal laws, ordinances, or regulations and ensure greater flexibility for local governments to respond to COVID-19, Section 8-3b of the Connecticut General Statutes is suspended and modified to provide that, if a zoning administrator, chairperson of the zoning commission or planning and zoning commission, or chief elected official has made a finding that a proposal is necessary to respond to the COVID-19 pandemic, including but not limited to making changes to permit the Outdoor Activities described herein, such zoning administrator, chairperson, or chief elected official may place such proposal, or cause such proposal to be placed, on the public hearing agenda of a zoning commission or a planning and zoning commission, as applicable, and such commission shall conduct its public hearing and act on such proposal without being required to adhere to the requirements of Section 8-3b.
2. **Suspension and Modification of Certain Permitting and Approval Processes for Outdoor Activities.** In order to prevent the potential transmission of COVID-19 in commercial establishments while allowing commercial establishments to operate in a manner that promotes social distancing and complies with my executive orders or any order issued by an executive agency or municipal official pursuant to the public health and civil preparedness emergency declared on March 10, 2020, including but not limited to any rules or guidelines issued by the Department of Economic and Community Development for operation of businesses during such emergency, any provision of Connecticut General Statutes Chapters 14, 97a, 98, 124, 126, 242, or 541 and Section 22a-27j, or any special act, municipal charter, ordinance, resolution, or regulation that conflicts with this Order (all such state and municipal laws and

regulations being, collectively, the “Covered Laws”), is suspended and modified, as enumerated below, for the duration of this Order and as hereafter provided:

- a. **Expedited Municipal Review of Outdoor Dining and Retail.** Any Covered Law requiring an applicant to receive an approval or permit for outdoor food and beverage service, outdoor displays of goods, or COVID-19 Signage, which activities (other than COVID-19 Signage) end at 11 p.m. or earlier on Friday and Saturday nights and end at 9 p.m. or earlier all other days of the week (such activities being, the “Outdoor Activities”) is suspended to the extent that the Covered Law requires review and determination of any application for Outdoor Activities by a multi-member municipal agency or any by any entity other than an individual municipal official generally responsible for administrative enforcement of the relevant Covered Law, such as a zoning administrator or a building code official (such official and his or her designee being, the “Local Enforcement Official”), and modified to require all such reviews and determinations to be conducted only by the Local Enforcement Official.
  - i. “COVID-19 Signage” shall mean any outdoor, non-internally-illuminated, non-animated signage that is 15 square feet in size or smaller and contains directions, social distancing instructions, or other signage that might customarily be displayed within the building, including but not limited to menus or specials.
  - ii. “Outdoor Activities” shall not be deemed to include live entertainment, provided that nothing in this Order shall be deemed to prohibit an independent approval of live entertainment pursuant to local regulation.
- b. **Outdoor Dining and Retail Allowed During Emergency.** Any Covered Law that does not explicitly allow Outdoor Activities or that prohibits Outdoor Activities shall be deemed to allow such activities as an accessory use to any location where food or beverages are served or goods are sold, as applicable, subject to review and approval by the Local Enforcement Official and reasonable conditions imposed through Local Enforcement Official review, provided that nothing in this order shall require a municipality to permit the sale or service of alcoholic beverages as a principal or accessory use anywhere that such activity is not permitted as a principal or accessory use, and provided further than nothing in this Order shall permit the sale of alcoholic beverages for on-premise consumption independent of sale of food, or permit the operation of outdoor bars unless expressly permitted by further executive order or by rules or guidelines issued by the Department of Community and Economic Development pursuant to an executive order.
- c. **Minimum Parking Lifted to Facilitate Outdoor Activities.** Any Covered Law requiring a minimum number of parking spaces or prohibiting Outdoor Activities from taking place in parking lots is suspended to the extent required to permit such Outdoor Activities alone or in conjunction with any other authorized activity, including any activity required to enable the response to the COVID-19 pandemic.

Any Covered Law prohibiting Outdoor Activities from taking place in on-street parking spaces is modified to allow the Local Enforcement Official to permit this activity, consistent with the requirements of this Order.

- d. **Application Process.** Any Covered Law relating to applications for Outdoor Activities is suspended to the extent that it requires any of the following documents: plans stamped by a licensed engineer, landscape architect, or architect; site survey; parking plan; traffic study or plan; sign plan; soil erosion and sediment control plan; photometric lighting plan; or stormwater management plan; provided that the applicant has submitted, at a minimum, a drawing or illustration, roughly to scale or dimensioned and depicting with reasonable accuracy the outdoor area that is proposed to be used and what is proposed to be placed, built, or erected in the outdoor area, and a narrative (with or without accompanying illustrations) that explains any noise, waste management, odor, light pollution, and environmental impacts expected from same and how said impacts will be managed. Notwithstanding the preceding sentence, the Local Enforcement Official may require an applicant to submit additional and more detailed information that he or she reasonably deems necessary to protect public health, safety and the environment, in order to complete an application, taking into account the need for expedited review of such applications.
  
- e. **Approval and Conditions.** Notwithstanding any contrary Covered Law, the Local Enforcement Official shall review and approve, approve with conditions consistent with any executive orders or rules issued pursuant to executive orders (including extending the hours of operation), or reject any complete application for Outdoor Activities, and shall notify an applicant of such decision (including, but not limited to, emailed notice or certified mail) by the later of (i) ten days after actual receipt of the complete application, or (ii) ten calendar days after actual receipt of any additional materials required pursuant to the previous paragraph. Any failure of the Local Enforcement Official to act pursuant to the preceding sentence within such time period shall be deemed to be an approval of the application.
  
- f. **Appeals.** Notwithstanding any contrary Covered Law, if a Local Enforcement Official approves with conditions or rejects an application for an Outdoor Activity filed pursuant to this Order, the applicant may appeal such decision, within 7 days of receipt of notice of the decision (including, but not limited to, emailed notice or certified mail), to the planning and zoning commission or to the zoning commission, as applicable, but if the zoning commission is the town's legislative body, to the planning commission, provided that any Covered Law that would require a public hearing for such appeal is suspended. Nothing in this Order shall suspend or modify an individual's right to submit a complaint to the relevant municipal authority or the right of a municipal authority to enforce conditions associated with a permitted Outdoor Activity, impose fines and fees, or issue a notice of violation or a cease and desist order.

- g. **Shared Lots and Expanded Spaces.** Any Covered Law requiring Outdoor Activities to take place on the same lot, zoning lot, street face or yard as a principal use, or to take place only in certain yards, shall be modified to allow Outdoor Activities to take place on any nearby lot, zoning lot, street face, or yard, (contiguous or not), provided that written permission from the owner of any other lot or zoning lot on which such Outdoor Activity is proposed to take place is provided to the Local Enforcement Official and further provided that any nearby lot, zoning lot, or street face used for Outdoor Activities must include a commercial use or be located in a commercial zoning district.
- h. **Sidewalks and Non-Vehicular Rights of Way.** Any Covered Law prohibiting Outdoor Activities from taking place on public sidewalks or other nonvehicular public rights of way shall be suspended and modified to allow Outdoor Activities to take place therein, subject to a 6-foot clearance for pedestrian passage, and subject to reasonable conditions imposed by the municipal department with jurisdiction over sidewalk obstruction permits. Any Covered Laws prohibiting Outdoor Activities from taking place on a state highway right of way are modified to allow the State Department of Transportation (DOT) to issue a permit for such activities to take place in the non-vehicular portion of the state highway right of way pursuant to conditions imposed by the DOT.
- i. **Vehicular Rights of Way.** Any Covered Laws prohibiting Outdoor Activities from taking place on a local public road or vehicular right of way are modified to allow the municipal official with jurisdiction over local roads, after consulting with the municipality's Local Traffic Authority and, if that local road is used for public transportation routes, consulting with the DOT, to close the road in order to permit Outdoor Activities without additional public hearings. Closure of any part of the vehicular portion of a state highway right of way shall not be permitted without a request from the municipality to the DOT pursuant to the Regulations of Connecticut State Agencies §14-298-262 for a Special Event Permit, provided that such Outdoor Activities shall be included in the definition of "special event" and the DOT shall use its best efforts to expedite review of any such request in furtherance of the purposes of this Order. Any Covered Laws prohibiting special event permits for the closure of a state highway are modified to authorize the DOT to issue such permits to allow Outdoor Activities pursuant to this Order. The automatic approval provisions of subsection 1(c) of this order shall not apply to this subsection.
- j. **No Nonconformity Rights Bestowed.** Any Covered Law that would provide nonconforming use or structure rights to any activity or structure permitted during the state of emergency pursuant to this Section 2 of this Order is suspended.
- k. **No Application, Building or Related Fees.** The Covered Laws are suspended to the extent they impose fees for applications filed pursuant to this Order for Outdoor Activities, and no fees for such applications shall be collected or be due and owed to the State or to any municipality for the duration of the emergency.

3. **Liquor Service in Connection with Outdoor Dining.** Title 30 of the Connecticut General Statutes, including Sections 30-22(a) and 30-22a(a), and any corresponding regulations or practices such as the requirement to file a patio or extension of use permit with the Department of Consumer Protection, are modified to the extent they conflict with, or create additional requirements on, the sale of alcoholic liquor by a liquor licensee so long as such licensee is (i) in compliance with Section 2 of this order and any executive order permitting outdoor dining; (ii) any rules for outdoor dining, including social distancing requirements, issued by the Department of Economic and Community Development (DECD); and (iii) any town or municipal requirements related to outdoor dining and liquor sales, as amended by Section 2 of this order. A liquor licensee who serves alcoholic liquor shall not be required to obtain a patio or extension of use permit provided that the licensee shall serve only the types of alcoholic liquor allowed by their permit type and shall abide by the following conditions:
- a. The licensee must comply with all other laws and regulations under Title 30, including prohibitions on sales to minors or intoxicated persons and restrictions on the times such sales may occur.
  - b. Alcoholic liquor may be served only in connection with outdoor dining, which means food prepared on premises or at a food truck adjacent to the premises.
  - c. There shall be no consumer bars, and all alcoholic beverages shall be served tableside.
  - d. There shall be no live entertainment unless live entertainment was previously permitted in the outdoor space, or the licensee obtains permission pursuant to this order or underlying rules, and such entertainment complies with all other social distancing rules.
  - e. For Caterer licensees, outdoor service is permitted only at locations with on-premise permits for which the licensee is hired as a bona fide caterer.
  - f. For Clubs, outdoor dining is permitted only for members and their families and guests.
  - g. If a licensee is permitted by local authorities to provide outdoor dining in space outside their permitted premises, including public sidewalks, parking lots or space owned by an adjacent business, such space shall be deemed to be part of the permitted premises for the duration of this order and the licensee shall be responsible for any liquor violations in that area.
4. **Further Clarification of Limits on Private Clubs.** Effective immediately, Executive Order Nos. 7G and 7T, which addressed sales of alcoholic beverages by certain licensees, are modified to additionally permit holders of club, nonprofit club and golf country club permits to deliver food prepared on premises and sealed containers of

alcoholic liquor directly to consumers and to offer for the pick-up and off-premise consumption of any sealed containers of alcoholic liquor with food prepared on premises under the same conditions as the prior Executive Orders permitted for restaurants, except that such sales shall only be to their members.

Unless otherwise specified herein, this order shall take effect immediately and remain in effect for the duration of the public health and civil preparedness emergency, unless earlier modified, extended or terminated.

Dated at Hartford, Connecticut, this 12<sup>th</sup> day of May, 2020.



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Ned Lamont  
Governor

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Denise W. Merrill  
Secretary of the State



## **DRAFT MINUTES**

**Members Present:** P. Aho, V. Ward, K. Rawn  
**Members Absent:** L. Cooley, R. Hall  
**Staff Present:** L. Painter, J. Woodmansee

### **CALL TO ORDER AND ROLL CALL**

Aho called the meeting to order at 9:10 a.m. Due to the COVID-19 crisis, this meeting was held as a web-based virtual meeting to slow the spread of the virus.

### **MINUTES**

Rawn MOVED, Ward seconded approval of the April 27, 2020 minutes as presented. Motion PASSED unanimously.

### **PUBLIC COMMENT**

- Marty Hirschorn noted that he is a member of the Economic Development Commission but was addressing the Committee as an individual. Mr. Hirschorn addressed the proposed multi-family housing regulations and expressed concern that proposed standards S12-S22 would have a chilling effect on the development of new multi-family housing, overall housing affordability and revitalization of the Four Corners area.
- Beverly Sims noted that she is a member of the Town/University Relations Committee but was addressing the Committee as an individual. Ms. Sims addressed the proposed multi-family housing regulations and expressed concern regarding the financial health of Mansfield given recent large projects and the need for substantial development to offset the cost to individual taxpayers. Ms. Sims also noted that while many would prefer to have senior and family oriented housing, the market in Mansfield is for student-oriented housing. She also expressed concern that the proposed regulations would add significant cost to multi-family development and suggested that the Committee find more creative ways to address concerns.
- Todd Friedland addressed the Committee and expressed concern that the proposed regulations would discourage development in Mansfield and noted that there are no storage requirements for builders of single-family homes.
- Jane Moskowitz and David Fresk were present, but indicated they had no comments to offer.
- The following representatives for Haven Campus Communities and Dwell Design Studio were allowed to present their suggested edits to the draft multi-family housing regulations during the Committee discussion period: Jay Williams, Chase Powell, and Steve Moriak.

## **REVISIONS TO ZONING AND SUBDIVISION REGULATIONS**

### **Proposed Multi-Family Residential Regulations**

Steve Moriak of Dwell Design Studio took the lead in presenting Haven Campus Communities/Dwell Design Studios proposed edits to the draft regulations. Members asked questions during the presentation to further understand the background of the proposed edits.

At the conclusion of the presentation and discussion, members asked staff to prepare a revised draft of the regulations for discussion at the next meeting on May 15, 2020.

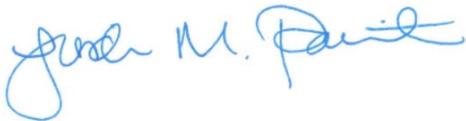
### **FUTURE MEETINGS**

Staff noted that due to current virtual meeting limitations, the Committee's regular meeting time of 5:30 p.m. on the second and fourth Thursday evenings for June through September would not be possible. Members present identified that an afternoon meeting Monday-Thursday would be possible. Staff will check with absent members and draft a revised schedule for adoption at the next meeting.

### **ADJOURNMENT**

The meeting adjourned at approximately 10:28 a.m.

Respectfully Submitted:



Linda M. Painter, AICP  
Director of Planning and Development

05/08/2020

Hello Zoning Board Members,

I am requesting that the Town of Mansfield zoning board reconsider my request from 4/20/2020 to hold events in the parking lot of Hops 44, 625 Middle Turnpike.

The request was made to hold events such as car shows and food truck events. We were approached by a few organizations such as veterans and schools to have these types of events last year. I held off on requesting zoning. These organizations receive a percentage of the sales that are generated for their cause and bring people to town. The concern that I heard was that of traffic in the area. These events are held in warmer months when the majority of the town's population is gone.

In addition, the governor has said only outdoor dining and events can be done with regards to restaurants. The reality of this pandemic is that many places in our town as many others will not be able to survive if not given permission to do such events.

I am asking that you reconsider my proposal to host events like car shows and food truck events in our parking lot without going to a public hearing. As these are uncharted territories and the need for businesses to continue operating is imperative.

I would be happy to answer any questions you have and truly hope that I will not have to go to a public hearing and invest more money for that process, money that I don't have.

Thank you

Nancy McKenney

Hops 44

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