

MINUTES

Members Present:	P. Aho, B. Chandy, L. Cooley, C. Cotton, D. Plante, K. Rawn, V. Ward
Members Absent:	S. Accorsi, R. Hall
Alternates Present:	J. DeVivo (6:34 p.m.), K. Fratoni
Staff Present:	L. Painter, Director of Planning and Development J. Woodmansee, Planning Specialist

CALL TO ORDER AND ROLL CALL

Chair Aho called the May 18, 2020 regular meeting of the Planning Zoning Commission to order at 6:31 p.m.

APPROVAL OF MINUTES

Ward MOVED, Chandy seconded, to approve the May 4, 2020 meeting Minutes as presented. Fratoni reported that she watched the recording of the May 4, 2020 meeting.

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 June 15, 2020 Public Hearing.

CHANGE IN ORDER OF AGENDA

Cooley MOVED, Ward seconded, to move New Business item A prior to Old Business item B on the May 18, 2020 agenda.

Motion PASSED unanimously.

NEW BUSINESS

A. Special Meeting

Ward MOVED, Rawn seconded, to schedule a special meeting of the PZC on June 3, 2020 at 7:00 p.m.

Motion PASSED unanimously.

OLD BUSINESS

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)

Cooley MOVED, Plante seconded, 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 June 3, 2020 at 7:10 p.m.

NEW BUSINESS

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)

Ward MOVED, Plante seconded, 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 June 3, 2020 at 7:00 p.m. and to refer the application to staff for review and comment.

Motion PASSED unanimously.

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

Painter updated the Commission on Executive Orders 7JJ and 7MM and provided an overview of the Temporary Outdoor Dining Guidelines/Permit process that had been established.

REPORTS FROM OFFICERS AND COMMITTEES

Regulatory Review Committee

The next Regulatory Review Committee meeting will need to be re-scheduled due to a conflict within the Town Hall's live streaming program. A revised schedule for June-September will be prepared by staff.

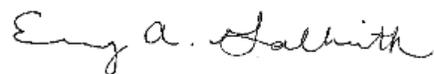
COMMUNICATIONS AND BILLS

Nancy McKenney, owner of Hops 44 restaurant located at 625 Middle Turnpike, submitted a written request of re-consideration regarding their May 4, 2020 decision on her special permit application. By consensus, members agreed to reconsider the request for a limited time period to evaluate impacts.

ADJOURNMENT

The meeting was adjourned at 7:07 p.m.

Respectfully Submitted:



Emmy A. Galbraith
Administrative Assistant