

## SPECIAL MEETING AGENDA

The Packet for this meeting is available at <https://mansfield.civicweb.net/document/17235>.

### 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.

#### 1. CALL TO ORDER AND ROLL CALL

#### 2. APPROVAL OF MINUTES

A. May 18, 2020 Regular Meeting Minutes

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[05-18-2020 PZC Minutes-Draft](#)

#### 3. ZONING AGENT REPORT

A. [May 2020 Outdoor Dining Permits Issued](#)

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[May 2020 Pendng Zoning Violations](#)

[May 2020 Zoning Permits Issued](#)

#### 4. PUBLIC HEARINGS

*Written 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 prior to the meeting and preferably by 10 am on Tuesday, June 2, 2020. Any comments received after the close of the public hearing will not be distributed to Commission Members.*

*Public comment can also be provided during the public comment portion of the hearing either through a computer, tablet or smartphone at*

*<https://global.gotomeeting.com/join/342956373> or by calling +1 (669) 224-3412*

*and using the following access code: 342-956-373. If you have not previously used the GoToMeeting platform, we recommend downloading the app at*

*<https://global.gotomeeting.com/install/342956373> before the meeting. If you need assistance accessing the GoToMeeting, see quick guide posted under the Communications section of the agenda or call 860.429.3341 before 3 pm on*

*Wednesday, June 3, or during the meeting.*

*If you are participating in the virtual meeting, we respectfully request that you abide by the following meeting protocols established to facilitate an orderly meeting:*

- *Please make sure you are in a quiet space to reduce background noise*

*interference.*

- ***Upon joining the meeting, you will be asked to identify yourself by name and identify whether you will be speaking in support, opposition, or requesting additional information regarding the application. After you have provided that information, those joining via a computer, tablet or smart phone should turn their camera off and mute your microphone until called upon by the Chair to provide comment. People who call into the meeting will be muted by the organizer until called upon by the Chair.***
- ***Once the Chair calls on you, please un-mute your microphone and turn on your camera and begin your comments by stating your name. When you have completed your comments to the Commission and they have asked any questions they have of you, you will be dismissed from the virtual meeting room and you will be able to continue to view the meeting using the live stream instructions above or on Channel 191.***
- ***If anyone is disruptive to the meeting, the Commission reserves the right to dismiss that individual from the virtual meeting and/or continue the hearing to another date and time.***

**A. 7:00 PM: 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)**

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[P1366 Agenda Item Report-483 Storrs Road](#)

[Previous Uses of Echo Grange](#)

[06-03-2020 Public Hearing PZC-Published on-line 5-22-2020](#)

[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](#)

[Neighborhood Notification Form](#)

[Neighborhood Notification Labels](#)

[Supplemental Notice to Neighbors](#)

**B. 7:10 PM: 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)**

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[P907-48 Agenda Item Report](#)

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

[P907-48 EDC Comments- 05 25 2020](#)

[P907-48 Email from Michael Meyer and Gina Barreca-05 20 2020](#)

[P907-48 CRCOG Response- 05 08 2020](#)

[P907-48 SECCOG Response-04 24 2020](#)

[06-03-2020 Public Hearing PZC-Published on-line 5-22-2020](#)

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

[907-48 CRCOG Referral E-mail](#)

- [907-48 NECCOG Referral E-mail](#)
- [907-48 Notice to Adjoining Municipalities-04 21 2020 Email](#)
- [907-48-Notice to Adjoining Municipalities](#)
- [907-48 Public Notice Registry E-mail](#)
- [907-48 SECCOC Referral E-mail](#)
- [907-48 Town Clerk Referral-Web Posting](#)
- [907-48-Internal Referral Memo-REV](#)

## 5. OLD BUSINESS

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

## 6. NEW BUSINESS

- A. **Modification to Special Permit, Huskies Tavern, K.H.R., Inc./Huskies Tavern (applicant); Freda Sanderson (owner), to add a deck with seating for 29 people. (P930)**  
*The staff report on this item will be added to the packet on Tuesday, June 2.*  
[P930 Huskies Tavern Modification Application-Consolidated Materials](#)

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## 7. REPORTS FROM OFFICERS AND COMMITTEES

- A. **Chairman's Report**
- B. **Regional Planning Commission**  
*The next meeting of the Regional Planning Commission is scheduled for June 11, 2020. Due to current social distancing restrictions, the meeting will be held virtually.*
- C. **Regulatory Review Committee**

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

**E. Other Committees**

**F. Other**

**8. COMMUNICATIONS AND BILLS**

**A. Go-To-Meeting Instructions**

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[The Quick Guide for GoToMeeting Attendees](#) [GoToMeeting](#)

**9. ADJOURNMENT**