

AGENDA

The Packet for this meeting is available at
<https://mansfield.civicweb.net/document/17540?splitscreen=true>.

CHANGES TO MEETING PROCEDURES DUE TO COVID-19

In accordance with Governor Lamont's Executive Order 7B and social distancing guidelines recommended by the CDC to slow community spread of COVID-19, this meeting is physically closed to the public. The public may view the meeting live at <https://mansfieldct.gov/video> or on Charter Spectrum Cable Channel 191 (the website is recommended as it is a higher image clarity). A recording of the meeting will be available at that website as well for 12 months.

Public Comment will be accepted by email at planzonedept@mansfieldct.org or by USPS mail care of the Mansfield Department of Planning and Development, 4 South Eagleville Road, Mansfield, CT 06268 and must be received by 3:00 p.m. on June 15, 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. June 3, 2020 Special Meeting
[6-03-2020 Minutes Draft](#)

3. PUBLIC HEARINGS

- A. 6:30 P.M. 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)

MOVE to adjourn the public hearing on the Zoning Map Amendment application of the Taylor Family Trust, owner/applicant, for property located between 9 Timber Drive and 1768 Storrs Road (PZC File 1365) to Monday, July 20, 2020 at 6:30 p.m. in the Town Council Chamber or, if COVID-19 social distance restrictions remain in place, a virtual meeting room. If a virtual meeting room is used, instructions on how to access the meeting room will be posted on the meeting agenda.

[P1365 Applicant Grant of Extension 05 28 2020](#)

4. OLD BUSINESS

- A. Modification to Special Permit for 134 North Eagleville Road, Huskies Tavern, K.H.R., Inc./Huskies Tavern (applicant); Freda Sanderson (owner), to add a deck with seating for 29 people. Per staff analysis, retroactive modifications are also needed for parking and occupancy associated with Huskies Restaurant and Bar as well as the 2017 conversion of a former yoga studio and hookah lounge to Huskies Tavern. (P930-2,

930-7)

[P930 Agenda Item Report](#)

[Email from Adam Libros, 06 09 2020](#)

[Email from Dwight Atherton, UConn 06 02 2020](#)

[930 Aerial Photograph](#)

[Existing Conditions Photo-1](#)

[Existing Conditions Photo-2](#)

[Existing Conditions Photo-3](#)

[P930 Huskies Tavern Modification Application-Consolidated Materials](#)

- B. **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 July 20, 2020 Public Hearing.

5. NEW BUSINESS

- A. **Pre-Application Review Pursuant to Sec. 7-159b, C.G.S.: New Mansfield Elementary School, 134 Warrenville Road.**

Pursuant to the policies adopted by the PZC on May 19, 2014, the pre-application review shall be limited to a total of 30 minutes including applicant presentation and Commission questions. The pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes by any person or entity, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.

[Pre-Application Form](#)

[Location Map and Storrs Road Intersection Improvements](#)

[Preliminary Site and Engineering Plans](#)

[Schematic Design Renderings](#)

[Construction Phasing](#)

- B. **Desegregate CT Land Use Equity Initiative**
(<http://sarabronin.com/service/desegregate/>)

6. REPORTS FROM OFFICERS AND COMMITTEES

- A. **Chairman's Report**
- B. **Regional Planning Commission**
- C. **Regulatory Review Committee**
[06-02-2020 Draft RRC Minutes](#)
[06 02 2020 Multi-Family Revised Draft](#)
- D. **Planning and Development Director's Report**
- E. **Other Committees**
- F. **Other**

7. COMMUNICATIONS AND BILLS

8. ADJOURNMENT