

AGENDA

The Packet for this meeting is available at <https://mansfield.civicweb.net/document/18590>.

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 the day of the meeting 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. July 6, 2020 Regular Meeting
[07-06-2020 PZC Minutes-draft](#)

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3. PUBLIC HEARINGS

Written 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 prior to the meeting and preferably by **2:00 p.m. on Monday, August 3, 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/838942285> or by calling **1 (408) 650-3123** and using the following access code:838-942-285. If you have not previously used the GoToMeeting platform, we recommend downloading the app at <https://global.gotomeeting.com/install/838942285> before the meeting.

If you need assistance accessing the GoToMeeting, see quick guide posted under the Communications section of the agenda or call 860.429.3330 before 3 pm on the day of the meeting 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 their 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. **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)**

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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, August 3, 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 07 14 2020](#)

4. OLD BUSINESS

- A. **Application of the Taylor Family Trust (owner/applicant) to amend the Zoning Map to change the zoning of a portion of property located on the north side of Storrs Road, between 9 Timber Drive and 1768 Storrs Road (Parcel ID 2.5.22) from Rural Agriculture Residence 90 (R-90) and Professional Office 1 (PO-1) to Planned Business 3 (PB-3). (PZC File 1365)**

Table to August 3, 2020 Public Hearing.

5. NEW BUSINESS

A. Application of Julia Tanaka for a Home Occupation Permit at 328 Woodland Road for WAG Dog Walking and Pet Sitting.

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Pursuant to Article 10, Section N.3.e, any uncertainty regarding the issuance or renewal of a home occupation permit shall be resolved by the Planning and Zoning Commission.

[Agenda Item Report-328 Woodland Home Occupation Permit Application](#)

[Home Occupations Section from 6-15-2020 Zoning Regs](#)

[328 Woodland Statement of Use](#)

[328 Woodland-Supplemental Information-7-16-2020](#)

[328 Woodland Road Map](#)

[Email re Home Occupation Woodland Road](#)

6. ZONING REGULATIONS AND DESIGN GUIDELINES

A. Proposed Multi-Family Residential Regulations

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[Agenda Item Report-Proposed Changes to Multi-Family Regulations](#)

[07 14 2020 Multi-Family Revised Draft](#)

[06 23 2020 Proposed Changes to Existing District Provisions-DMR,ARH, PVRA, SER-HO, PB-1, PB-3, PB-4, I](#)

[07 14 2020 Draft Minutes](#)

[06 -23-2020 Adopted Minutes](#)

[06-02-2020 Adopted RRC Minutes](#)

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

[04-17-2020 Adopted RRC Minutes](#)

[04-03-2020 Adopted Minutes](#)

[2-26-2020 Adopted Special Mtg Minutes](#)

[2-21-2020 Adopted Minutes](#)

[Family Friendly Housing Overview](#)

[UConn PPT Slides for Public Comment-06 23 2020](#)

[04 30 2020 Communication from Steve Ferrigno](#)

[4 29 2020 Communication from Chase Powell, Haven Campus Communities](#)

[2010 04-17 Proposed changes to Article 4 - Dwell comments-no sidebar](#)

[4-17-2020 Email Steven Ferrigno](#)

[4-16-2020 Email Stephen Moriak-Dwell Design Studio](#)

[4-15-2020 Communication from Jane and Robert Moskowitz](#)

[4-9-2020 Email from Charles Bryant-Emeryville CA](#)

[Emeryville Planning Regulations - Multi-Unit Residential Development Regulations and Guidelines](#)

7. REPORTS FROM OFFICERS AND COMMITTEES

A. Chairman's Report

B. Regional Planning Commission

C. Regulatory Review Committee

D. Planning and Development Director's Report

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[Signed AHPG Award letter - Mansfield](#)

E. Other Committees

F. Other

8. COMMUNICATIONS AND BILLS

A. Go-To-Meeting Quick Guide for Attendees

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

**B. CT Federation of Planning and Zoning Agencies-Quarterly
Newsletter**

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[CT Fed Plan Zone News](#)

9. ADJOURNMENT