

AGENDA

This meeting will start at 6:35 p.m. or immediately upon the conclusion of the preceding Inland Wetlands Agency Meeting.

The Packet for this meeting is available at <https://mansfield.civicweb.net/document/19042>

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 20, 2020 Regular Meeting
[07-20-2020 Draft PZC Minutes](#)

3. ZONING AGENT REPORT

- A. [July 2020 Zoning Permits Issued](#)
[July 2020 Pending Violations](#)

4. 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 accept the withdrawal of the 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).

[P1365 Withdrawal Letter](#)

5. 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)

Application withdrawn.

6. NEW BUSINESS

A. 8-24 Referral: Mansfield Middle School Roof Replacement Project

[Agenda Item Report: 8-24 Referral-MMS Roof Replacement and Solar Installation](#)
[8-24 Referral-MMS Roof](#)

[AIS - Mansfield Middle School \(MMS\) Roof Building Project Referral to Planning and Zoning Commission](#)

[MMS Roof Replacement PowerPoint presentation](#)

[Estimated Debt Service Requirements to Maturity](#)

B. Conservation Easement Restrictions Related to Tree Removal

[Agenda Item Report-Conservation Easement Restrictions Related to Tree Removal](#)

[Adeline Place Conservation Easement](#)

C. Regional Economic Development Strategy

A draft of the regional economic development strategy for the towns of Mansfield, Coventry, Bolton and Tolland is now available for review at

http://www.mansfieldct.gov/DocumentCenter/View/8890/BCMTReport_Final_web?bidId=.

Comments are requested by August 21, 2020; a public information session has been scheduled for Wednesday, September 16, 2020.

D. PZC-Initiated Amendments to Articles 4, 7, 8, and 10 of the Mansfield Zoning Regulations related to multi-family residential uses, group dwelling uses, density bonuses for affordable housing, and changes to the ARH, DMR, PVRA, and SER-HO districts. The proposed amendments would also change the way in which Articles are referenced throughout the entirety of the Zoning Regulations. (P907-49)

Move to schedule a public hearing for Tuesday, September 8, 2020 to hear comments on the PZC proposed amendments to Articles 4, 7, 8 and 10 of the Mansfield Zoning Regulations related to multi-family residential uses, group dwelling uses, density bonuses for affordable housing, and changes to the ARH, DMR, PVRA, and SER-HO districts dated July 30, 2020 [as revised by the PZC on August 3, 2020]. The draft regulations shall be referred to the Town Attorney, Town Council, Economic Development Commission, Transportation Advisory Committee, and other relevant town advisory committees, CRCOG, SECCOG, NECCOG, and adjacent municipalities for review and comment.

[P907-49 Agenda Item Report](#)

[907-49 PZC-Initiated Amendments-Multi-Family, Group Dwelling, Affordable Housing, and MF Districts](#)

7. ZONING REGULATIONS AND DESIGN GUIDELINES

A. Changes to DMR and New Residential District Concepts

Resource documents informing the concepts are included as examples of how others have approached various housing types. Members may also be interested in viewing the recording of the [webinar on Missing Middle Housing](#) hosted by

smartgrowth.org and the Maryland Department of Planning.
[07 14 2020 Compact Residential District Concepts*](#)
[Cottage Housing Developments — M-Group](#)
[Cottage Court Examples](#)
[Ashland OR cottage standards](#)
[Tacoma Small-Lot-Development-Standards Summary](#)
[Tacoma Small Lot Single-Family Development Standards](#)
[Tacoma Small Lot Single-Family Design Standards](#)
[Tacoma 1-3 Family Design Standards](#)
[Tacoma Townhouse and Cottage Design Standards](#)
[SmartCode-Affordable-Housing_Policy](#)
[SmartCode-Affordable_Housing_Incentives](#)

8. REPORTS FROM OFFICERS AND COMMITTEES

- A. Chairman's Report**
- B. Regional Planning Commission**
- C. Regulatory Review Committee**
[07 28 2020 Draft Minutes](#)
- D. Planning and Development Director's Report**
- E. Other Committees**
- F. Other**

9. COMMUNICATIONS AND BILLS

- A. (To be distributed)**

10. ADJOURNMENT