

SPECIAL MEETING AGENDA

The Packet for this meeting is available at <https://mansfield.civicweb.net/document/19652>.

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. **OPPORTUNITY FOR PUBLIC COMMENT**
3. **APPROVAL OF MINUTES**
 - 3.1. **February 18, 2020 Minutes** 3 - 5
[02-18-2020 PNR Minutes](#)
 - 3.2. **March 12, 2020 Field Trip Notes** 6
[03-12-2020 PNR Field Trip Notes](#)
4. **NEW BUSINESS**
 - 4.1. **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)** 7 - 46

Public hearing scheduled for Tuesday, September 8, 2020.

[PZC Referral-Proposed Amendments To Zoning Regulations \(P907-49\)](#)

4.2. 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/BCMTRReport_Final_web?bidId=. Comments are requested by August 21, 2020; a public information session has been scheduled for Wednesday, September 16, 2020.

4.3. Proposed Land Swap with Joshua's Trust (Sawmill Brook and Wolf Rock Preserves) 47 - 61

[AIS - Proposed Land Swap with Joshua's Trust \(Sawmill Brook and Wolf Rock Preserves\)](#)

[May 6, 2020 letter to Joshua's Trust](#)

[Wolf Rock Access Survey](#)

[Wolf Rock Easement](#)

4.4. Fall Parks Events

4.5. Membership

5. CONTINUING BUSINESS

5.1. Simpson-Wood Preserve Update

5.2. Management Plans

6. COMMUNICATIONS

6.1. Minutes of other related commissions and committees can be downloaded at <http://www.mansfieldct.gov/AgendaCenter>

6.2. Conservation Easement Restrictions Related to Tree Removal 62 - 77

[AIS - Conservation Easement Restrictions Related to Tree Removal](#)

[Conservation Easement Example](#)

[Planning and Zoning Commission August 3, 2020 meeting minutes](#)

6.3. 30 Years of Land Cover Change in Connecticut, USA: A Case Study of Long-Term Research, Dissemination of Results, and Their Use in Land Use Planning and Natural Resource Conservation 78 - 103

[CLEAR Land Cover Change in CT Report](#)

7. EXECUTIVE SESSION IN ACCORDANCE WITH CGS SEC. 1-200(6)(D)

8. FUTURE MEETINGS

9. ADJOURNMENT