

SPECIAL MEETING AGENDA

The Packet for this meeting is available at
<https://mansfield.civicweb.net/document/19660>.

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**
 - A. March 31, 2020 Special Meeting Minutes** 4 - 9
[03-31-2020 CC Minutes](#)
- 4. NEW BUSINESS**
 - A. 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)** 10 - 49

Public hearing scheduled for Tuesday, September 8, 2020.

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

B. 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=.](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.

- C. W1613- Application of Clear Mountain Capital to Change the Town's Inland Wetlands and Watercourses Map on four parcels located at 497 Middle Turnpike and Cedar Swamp Road (Assessor's Parcel IDs 8.14.14-2, 8.14.14-3, 8.14.14-4, and 8.14.19) (File# W1613)** 50 - 70
- [W1613-Clear Mountain Capital IWA Map Amendment Application](#)
[W1613- Soil Scientist Report](#)
[W1613- Survey with Field Delineated Wetlands](#)
[W1613- Wetlands depicted from Town GIS](#)
[W1613 - LandTech Peer Review Proposal](#)
- D. Proposed Land Swap with Joshua's Trust (Sawmill Brook and Wolf Rock Preserves)** 71 - 85
- [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](#)
- E. W1614-Application of Haven Campus Communities for the construction of a mixed-use development consisting of seven new buildings with a five-story parking deck, paved parking areas and associated amenities. The parcels are located at 1753, 1733, and 1717 Storrs Road (Assessor's Parcel IDs 8.15.8, 8.15.9, and 8.15.10).** 86 - 587

Tabled until 9/16 meeting. Field Trip Scheduled for 9/10 at 3:30 pm.

[W1614 Application Form-Magnet](#)
[W1614 Authorization and Consent to Application](#)
[W1614 CTDEEP SIWWARE](#)
[W1614 Site Plans 07.21.20](#)
[W1614 Wetland Delineation Report 01.4.19](#)
[W1614 Vernal Pool Survey Report 12.16.19](#)
[W1614 Drainage Report 07.17.20](#)
[W1614 Report of Geotechnical Investigation 03.27.20](#)
[W1614 Technical Consultants Request for Proposals](#)
[W1614 CHA Proposal](#)

F. Membership

5. CONTINUING BUSINESS

A. Conservation Easements

6. REPORTS FROM COMMISSION MEMBERS

7. COMMUNICATIONS

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

B. Inland Wetlands Agent Monthly Report 588 - 590
[2020-08-03](#)

C. Conservation Easement Restrictions Related to Tree Removal 591 - 600
[Agenda Item Report-Conservation Easement Restrictions Related to Tree Removal](#)
[Adeline Place Conservation Easement](#)

D. Appeal of Inland Wetlands Agency decision regarding W1611-1-Application of J.E. Shepard Company and Capstone Collegiate Communities-Construction of a 358-Unit Multi-family Development-1621 Storrs Road and Middle Turnpike (Assessor Parcel IDs 9.23.1, 9.23.7 and 9.23.8) 601 - 624
[UCONN v. Inland Wetlands Agency of the Town of Mansfield, et al](#)

E. 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 625 - 650
[CLEAR Land Cover Change in CT Report](#)

8. FUTURE MEETINGS

9. ADJOURNMENT