

REVISED AGENDA

This meeting will start at 6:45 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/20633>.

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. **September 8, 2020** 4 - 7
[09-08-2020 PZC Minutes](#)
- B. **September 10, 2020 Field Trip Notes** 8 - 9
[09-10-2020 IWA CC PZC Field Trip Notes](#)

3. OLD BUSINESS

- A. **6:45 P.M. 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 - 77

Items with an * were added to the packet after initial publication.

[P907-49 Agenda Item Report-Public Hearing](#)

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

[Legal Notice for Public Hearing](#)
[Town Attorney Opinion Letter -9-4-2020](#)
[Lon Hultgren 9-4-2020 Email](#)
[Sustainability Committee-Communication from Chair 9-4-2020](#)
[CRCOG Communication-9-3-2020](#)
[SECCOG Communication 09 08 2020*](#)
[UConn Letter to Mansfield PZC 09 08 2020](#)
[Conservation Commission- 08 18 2020 Minutes](#)
[Economic Development Commission 08 20 2020 Minutes](#)
[Parks and Natural Resources Committee-08 17 2020 Minutes](#)
[P907-49 Agenda Item Report 08 03 2020](#)
[Solid Waste Advisory Committee 08 20 2020 Minutes](#)
[EDC PZC Reg Review Subcommittee 08 20 2020 Minutes](#)

B. Special Permit Application to authorize development of a new consolidated elementary school at 134 Warrentown Road, Town of Mansfield, Owner/Applicant. (P1367)

Tabled to September 30, 2020 public hearing.

4. NEW BUSINESS

A. Pre-Application Review Pursuant to Sec. 7-159b, C.G.S.: Proposed Mixed-Use Redevelopment at 625 Middle Turnpike/1659 Storrs Road.

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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 Request](#)
[Project Narrative](#)
[Site Plan](#)
[Rendered Site Plan](#)
[Sample Elevation](#)

B. Interpretation of Zoning Regulations: Article 8, Section B.1.c-Exception to minimum setback requirement for driveways*

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**As this item was not on the agenda published 24 hours in advance of the meeting, the PZC will need to take action to officially add it to the agenda before it can be discussed.*

MOVE to add new Agenda Item 4B: Interpretation of Zoning Regulations: Article 8, Section B.1.c-Exception to minimum setback

requirement for driveways to New Business.

[Agenda Item Report-Interpretation of Setback Exception for Driveways](#)

5. DESEGREGATE CONNECTICUT INITIATIVE

6. ZONING REGULATIONS AND DESIGN 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

E. Other Committees

F. Other

8. COMMUNICATIONS AND BILLS

A. Go-To-Meeting Quick Guide for Attendees

B. Chaplin Resubdivision Referral

[SP20-133-Resub-Application Materials-No Bedlam Davis Rd Ext](#)

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9. ADJOURNMENT