Proposed Revisions to Pleasant Valley Residence/Agriculture (PVRA) and Pleasant Valley Commercial/Agriculture (PVCA) Regulations

Draft: March 5, 2012

This draft includes changes requested by the Commission at the February 16, 2012 meeting as well as explanatory notes.

Underlined Text: Added
~~Strikethrough Text~~: Deleted
Italic Text: Explanatory Notes

Article VII: Permitted Uses

Section A: General

* * * * *

Amend Article VII, Section A.4 as follows:

4. With the exception of all uses in the Pleasant Valley Commercial/Agriculture Zone or Research and Development/Limited Industrial Zone (see provisions below), changes in the use of an existing structure or lot may be authorized by the Zoning Agent through the issuance of a Certificate of Compliance provided the new use is included in the same permitted use category as the previous use and provided all other applicable provisions of these regulations are met. In the Pleasant Valley Commercial/Agriculture Zone and Research and Development/Limited Industrial Zones, all changes in use from that described and approved in previous permit submissions, or from that established prior to zoning approval provisions, require the submission of a revised statement of use for review and approval by the Director of Planning and Development. ~~and Planning and Zoning Commission review and approval.~~ The ~~Commission~~ Director of Planning and Development shall have the right to refer the request to the Commission for their review and approval ~~approve the proposed change in use without the submission of a new application. However,~~ where the proposed change in use is considered to be a significant alteration of the previous use with potential impacts that have not been reviewed~~, the Commission~~. The Commission shall have the authority to ~~shall~~ require the submission and processing of a new application as per the requirements for establishing a new use on a site.

   Where questions arise regarding changes in use and permit requirements, the Planning and Zoning Commission shall determine whether a proposal constitutes a change in use and the appropriate permit requirements.

Explanatory Note: The proposed revisions are designed to streamline the review process for changes of use in the Pleasant Valley Commercial/Agriculture Zone and Research and Development/Limited Industrial Zones by allowing the Director of Planning and Development to make an initial determination as to whether the change is significant enough to require review by the Planning and Zoning Commission.

* * * * *

Amend Article VII, Section U.2 , U.3 and U.4 as follows:

Section U: Uses Permitted in the PVCA (Pleasant Valley Commercial/Agriculture) Zone (Land South of Pleasant Valley Road and east of Mansfield Avenue)

* * * * *

2. **General**

The uses listed below in Sections U3 and U4 and associated site improvements are permitted in the PVCA zone, provided:

a. Any special requirements associated with a particular use are met;

b. Except as noted below, all uses permitted in the PVCA zone shall be served by adequate public sewer and water supply systems. On a case-by-case basis the Planning and Zoning Commission shall have the right to authorize the use of onsite sanitary waste disposal and/or water supply systems for permitted uses provided it is documented to the Commission's satisfaction that there is a low risk of aquifer contamination or other health, safety or environmental problems.

c. Applicable provisions of Article X, Section A (Design Development Districts) and Article VI, Sections A and B (Performance Standards) are met: and

d. With the exception of those uses included in U.4 below, special permit approval is obtained in accordance with the provisions of Article V, Section B for any of the activities delineated in Article VII, Section A.2.

Article VII, Sections A.3., A.4 and A.5 also include or reference provisions authorizing the Zoning Agent to approve certain changes in the use of existing structures or lots and authorizing the PZC Chairman and Zoning Agent to approve minor modifications of existing or approved site improvements. All changes in use in the ~~PVCD~~ PVCA zone require Planning and Zoning Commission approval in accordance with the provisions of Article VII, Section A.4.

3. **Categories of Permitted Uses in the Pleasant Valley Commercial/Agriculture Zone Requiring Special Permit Approval as per the Provisions of Article V, Section B. and Applicable Provisions of Article X. Section A.**

a. Research and development laboratories and related facilities and the production, processing, assembly and distribution of prototype or specialized products which require a high degree of scientific input and on site technical supervision. Specialized products that may be authorized include but shall not be limited to the following: precision mechanical and electronic equipment; business machines; computer components; optical products; medical, dental and scientific supplies and apparatus; and precision instruments;

   All genetic or bio-engineering research or development activities and the creation of biogenetic products are limited to those permitted in bio-safety level 1 and 2 (BL-1 and BL-2) laboratories as per the current "Guidelines" of the National Institutes of Health regarding research involving recombinant DNA molecules. The keeping and utilization of small animals for scientific purposes is authorized, provided the animals are kept in an enclosed portion of a building located on the subject lot or in areas specifically approved by the Planning and Zoning Commission;

b. Commercial printing and reproduction services and the industrial production, processing, assembly and/or distribution of products not specified in Section 3a above, provided the nature, size and intensity of the proposed use complies with environmental, traffic safety, neighborhood impact and all other special permit approval criteria;

c. Business and Professional Offices;

d. Repair services for electronic and mechanical equipment, office equipment, home appliances, bicycles and recreational equipment and similar uses;

e. Commercial recreation facilities, such as tennis clubs and physical fitness centers;

f. Radio, television and other communication facilities but excluding communication towers or other structures that exceed the maximum height provisions for the PVCA zone;

g. Veterinary hospitals and commercial kennels boarding or breeding two or more animals provided potential noise impacts are addressed in association with the required Special Permit application;

h. Repair services for agricultural and commercial vehicles, machinery and equipment and automobile and truck repair services; however, ~~but~~ auto salvage operations are not permitted;

i. State licensed group daycare homes or state licensed childcare centers as defined by State Statutes;

j. Permanent retail sales outlets for agricultural and horticultural products, provided all the standards and requirements of Article X, Section T are met;

k. Other commercial agricultural operations (any agricultural or horticultural use that is not authorized by other provisions of these Regulations).

l. Accessory retail sales and accessory storage and warehousing for any permitted use authorized within Section 3.

4. **Uses Which May be Authorized in the Pleasant Valley Commercial/Agriculture Zone by the Zoning Agent:**

a. Agricultural and horticultural uses such as the keeping of farm animals, field crops, orchards, greenhouses, accessory buildings, etc., provided the provisions of Article X, Sections T are met;

b. Dwelling units for property owners, managers, caretakers, or security personnel associated with a permitted agricultural use provided all residential structures are located on the same lot as the agricultural use.

c. Accessory cafeterias or retail shops conducted primarily for the convenience of employees, provided the use ~~in~~ is located within a building and there are no advertising or exterior displays.

Explanatory Note: The proposed revisions correct typos in the existing regulations and clarify the types of repair services allowed in the Pleasant Valley Commercial/Agriculture Zone.

* * * * *

Article Eight: Schedule of Dimensional Requirements

Amend Article VIII, Schedule of Dimensional Requirements as follows:
Note: Only changes to the PVRA and PVCA dimensional requirements are shown; no changes are proposed to requirements for other zones.)

ZONE	MINIMUM LOT AREA/ACRES See Notes (3) (4) (18)	MINIMUM LOT FRONTAGE/FT See Notes (4)(6)(7)(13)(16)	MIN. FRONT SETBACK LINE (IN FEET) See Notes (4)(8)(9)(15)(16)(17)(21)	MIN. SIDE SETBACK LINE (IN FEET) See Notes (4)(10)(11)(15)(16)(17)(21)	MIN. REAR SETBACK LINE (IN FEET) See Note (4)(15)(16)(17)(21)	MAXIMUM HEIGHT See Note (14)	MAXIMUM BUILDING GROUND COVERAGE
PVRA, PVCA: SEE NOTE (1)	~~25 ACRES~~ See Note 5	200	~~See footnote 17~~ 200	~~See footnote 17~~ 50	~~See footnote 17~~ 50	40	25%

Explanatory Note: The proposed revisions are designed to provide more flexibility in site design for the PVRA and PVCA zones. The elimination of the minimum lot area and reduction in side yard setbacks are consistent with requirements for other zones including Neighborhood Business, Planned Business zones. The reduction in the front setback will provide a more consistent setback along Pleasant Valley Road while still ensuring protection of viewsheds, as the smaller single-family lots within the zone are approximately 200 feet deep.

Notes Schedule of Dimensional Requirements

Notes that pertain to the PVRA and PVCA zones are shown here for reference purposes. No changes to the notes are proposed as part of this amendment.

1. See Article X, Section A for Special Design Development District requirements, including minimum acreage required to establish a new zone.

* * * * *

3. Larger lots may be required in areas with inland wetland soils and watercourses, visible ledge or steep slopes. See Article VIII, Section B.5.
4. Special provisions apply to non-conforming lots of record. See Article VIII, Section B.
5. No minimum lot area has been designated for this zone. The required lot area shall be governed by the required setbacks, parking and loading areas and other provisions of these Regulations.
6. The minimum lot frontage shall be continuous and uninterrupted along a street line. In residential zones, corner lots situated at the junction of two or more streets shall be required to have the minimum frontage along all abutting streets.
7. Where the front lot line is an arc or the sidelines converge toward the front lot line, the required frontage shall be measured along the front setback line, which shall be parallel to the street line.
8. All setbacks from the front lot line shall be measured in accordance with the provisions of Article VIII, Section 7 (Highway Clearance Setback).
9. On lots abutting more than one street, the minimum setback from the front lot line shall be required along all streets.
10. Lot lines on corner lots which abut side lot lines of adjacent lots shall be considered side lot lines and applicable side lot line setback shall be met.
11. All development on lots that adjoin a residential zone having greater side lot line setbacks shall comply with the side lot line setbacks of the adjacent residential zone.

* * * * *

13. Lot frontage requirements for business and residential uses within specified zones may be waived by the Planning and Zoning Commission for private roads, provided special permit approval is obtained (see Article VIII, Section B.3.d).
14. A maximum height of 45 (forty-five) feet may be applied per Article X, Section G.3, Height of Buildings.
15. Whenever a right-of-way exists for a future street, all new buildings, structures and site improvements shall, with respect to the right-of-way, meet the minimum setbacks from front lot lines as if the right-of-way included an existing street.
16. Special frontage and setback provisions may apply to subdivision lots and associated building area envelopes approved after February 20, 2002. See Article VIII, Section B.5 and applicable provisions of Mansfield's Subdivision Regulations.
17. Special setback provisions apply for all buildings, structures and site improvements approved after June 1, 2004 that are located within a designated Design Development District (see Article X, Section A.4.d).
18. For all subdivision lots in the R-90 and RAR-90 zones approved after June 1, 2006, the Planning and Zoning Commission shall have the right to authorize or require the minimum acreage for each new subdivision lot to be reduced to less than 90,000 square feet in size. (See Article VIII, Section B.6.b and applicable provisions of Mansfield's Subdivision Regulations.)

* * * * *

21. The Planning and Zoning Commission shall have the authority to reduce or increase front, side and/or rear setback line requirements for properties within one of the ten (10) historic village areas identified in Article X, Section J. Setback reductions or increases shall only be approved or required where the reduction or increase in setback is considered necessary to address the special historic village area review criteria contained in Article X, Section J.2.

Article Ten: Special Regulations

* * * * *

Amend Article X, Sections A. 9 and A.10 as follows:

9. Special Provisions for the Pleasant Valley Residence/Agriculture (PVRA) zone

a. Water and Sewer Facilities

Except as noted below, all proposed developments in the PVRA zone must be served by public water and sewer facilities or must be readily connected to such services. "Readily connected" is defined as that point in time when contracts have been let for construction of public sewer and water facilities requested for connection. A Certificate of Compliance shall not be issued until the site is connected to public water and sewer facilities. Article VII Section K.2.b. authorizes the commission to waive this requirement.

For the purposes of this requirement, community well water supply systems authorized, constructed and operated pursuant to the Connecticut Department of Public Health regulations are considered public water facilities.

b. Agricultural Land Preservation Requirements

Pursuant to the Plan of Conservation and Development recommendations, the Commission shall have the authority to require up to ~~fifty~~ forty (~~50~~40) percent of the prime agricultural acreage on a subject property to be permanently preserved for agricultural use. This agricultural dedication provision may be addressed prior to any development, in association with an initial development phase or incrementally, over a series of phases or developments. However, in applying this provision, cumulatively no more than ~~fifty~~ forty (~~50~~40) percent of the prime agriculture acreage of a property in existence at the time this regulation is adopted shall be required to be permanently preserved for agricultural use.

As utilized in this provision, prime agricultural acreage shall be those areas that have been cultivated or otherwise used for agricultural purposes and/or those areas with soils that are classified as "prime agricultural" by the Natural Resources Conservation Service. The Commission shall have final approval of the ~~The~~ location of the agricultural acreage to be preserved ~~shall be determined by the Commission.~~ ~~and may be on other land under the control of the applicant.~~ All property owners and prospective developers are encouraged to work with the Commission to identify an appropriate location(s) for preserved agricultural land, including other land in the Pleasant Valley area under the control of the applicant.

In identifying agricultural land for preservation, the Applicant and Commission shall consider whether:

- ~~that will retain~~ the land will retain agricultural value;~~,~~
- the agricultural use of the land would complement existing and proposed land uses ~~and~~ ;
- the agricultural use of the land would enhance adjacent and nearby agricultural land; and
- the agricultural use of the land would conflict with existing and planned uses on adjacent properties .

Based on information reviewed prior to the adoption of this regulation, the following area should be considered a priority for agricultural land preservation:

- Land immediately south of Pleasant Valley Road between Mansfield City Road and the Flood Hazard Zone containing Conantville Brook.

To ensure the permanent preservation of designated agricultural land, conservation easements, approved by the Commission, shall be filed on the Land Records. ~~In addition,~~While not required, the Commission shall have the authority to recommend and facilitate the transfer~~ral~~ of agricultural land to ~~be transferred in title to~~ the Town of Mansfield or an acceptable organization dedicated to agricultural preservation. Agricultural easement areas shall be monumented with iron pins and Town Conservations easement markers shall be placed every 50 to 100 feet around

the perimeter boundary of the easement area. The Town Markers shall be placed on trees, fences, four (4) inch cedar posts or other structures acceptable to the Commission.

c. Compliance with provisions for the Design Multiple Residence Zone (See Article X. Section A.6)

All proposed developments in the PVRA zone shall comply with the density, building height, floor area, distance between structures, parking, courtyards, and housing unit~~s~~ mix ~~and affordable housing~~ provisions for the Design Multiple Residence Zone (see Article X. Section A.6.). Additional density will be considered based on the proposed development plan and provision of affordable housing.

d. Student Housing Restrictions

Housing designed primarily for student occupancy shall not be authorized in this district due to potential neighborhood compatibility issues.

e. Age Restricted Housing

Due to the proximity of commercial and health care services in southern Mansfield and the adjacent Town of Windham and due to the physical characteristics of the Pleasant Valley Residence Agriculture Zone, ~~the Commission encourages~~ Age Restricted Housing developments are specifically allowed within this district. For age restricted developments the special ~~density and~~ floor area provisions for the Age Restricted Housing Zone shall apply (see Article X. Section A.5.~~b. and i.~~) in addition to the requirements for the DMR zone noted in subsection (c), above.

c. Open Space/Recreation Facilities

~~The Commission shall have the authority to require appropriate open space and recreation facilities for all residential developments. The size and location of any required open space and the degree of any required improvement shall take into account the size and location of the agricultural land to be preserved pursuant to subsection 9.b. (above) and the size and nature of the residential development. In situations where the agricultural land preservation requirements of Section 9.b (above) have been addressed suitably, any additional acreage that may be required to meet this provision shall be limited to acreage needed to provide specific recreational improvements. As a general guide, for developments with fifty (50) or more dwelling units, the Commission may require multi-use ball fields, tennis courts, and/or playgrounds. For smaller projects, trails, garden areas, and multi-use lawn areas may be considered adequate to meet this requirement. Detailed plans and specifications for proposed or required open space and recreational improvements shall be shown on project plans. Whenever possible and appropriate, active recreational facilities shall be screened from residences, driveways, streets, and parking areas.~~ At least 600 square feet of open space and/or recreational area shall be required for each dwelling unit in the proposed development. This requirement may be satisfied through the preservation of agricultural land pursuant to subsection 9(b). If the area preserved for agricultural use meets or exceeds the minimum open space requirement per dwelling unit, no additional open space or recreational facilities shall be required other than the open space provided through building separation and site landscaping regulations.

d. PVRA Design Criteria

To promote the retention and enhancement of the agricultural and scenic character of the Pleasant Valley Residence Agriculture Zone, all new developments shall be designed to preserve and, as appropriate, enhance existing views and vistas from adjacent and nearby roadways and neighboring properties. Developments consisting of more than one structure shall exhibit a high degree of coordination in site planning, architectural design, site design and site detailing. All physical components shall be designed to complement an overall plan. In addition to addressing all applicable provisions of the Architectural and Design Standards contained in Article X, Section R of these regulations, all development shall address the following design criteria:

1. In the event the area zoned Pleasant Valley Residence Agriculture situated south of Pleasant Valley Road is developed in more than one phase or by more than one developer, all design components (including site layout, building layout and building design, and landscaping, lighting and other site improvements) shall be compatible and designed to complement an overall plan. To help ensure compliance with this requirement, the Commission shall have the authority to require the submission of a conceptual master plan when a proposed

development would result in the division or resubdivision of a tract or parcel of land existing at the time these regulations were adopted into three (3) or more parts or lots for the purpose, whether immediate or future, of sale or building development, excluding development for municipal, conservation or agricultural purposes. When required, the conceptual master plan shall be submitted in association with a pending special permit or subdivision application and shall include:

a. Areas under common ownership at the time these regulations were adopted. If the application includes a resubdivision as described above, the plan shall address how the proposed development will be compatible with development on the lot previously divided;

b. ~~(depicting~~ Depiction of future parcels, buildings, roadways/driveways, walkways, service areas, public sewer and water lines, storm water facilities, agricultural preservation areas and other site development components~~) and~~; and

c. ~~a~~Associated design guidelines for the entire area.

~~When required, this information shall be submitted in association with a pending special permit application.~~ The Commission shall have the right to approve conditions regulating the development of future phases and ensuring that this provision has been addressed.

2. All new buildings and structures and all associated parking, loading and waste disposal or storage areas shall be located a minimum of ~~five~~ two hundred (~~500~~200) feet from Pleasant Valley Road and appropriately screened. The Commission shall have the right to reduce this locational requirement based on individual site characteristics, the specific proposed use and the specific development design. This locational requirement is designed to help preserve existing agricultural land immediately south of Pleasant Valley Road (see Section 9.b) and to minimize incompatible visual impacts, particularly from Pleasant Valley Road, Mansfield City Road north of Pleasant Valley Road and from Stearns Road.

3. New buildings shall be designed to minimize mass by utilizing smaller visual components through the use of projections, recesses, varied façade treatments, varied roof lines and pitches, and where appropriate, variations in building materials and colors;

4. Site specific landscape and lighting plans shall be designed by qualified professionals and implemented to reduce visual impact, minimize light spill (undesirable light that falls outside the area of intended illumination) and promote compatibility with neighboring agricultural and residential uses.

10. Special Provisions for the Pleasant Valley Commercial/Agriculture (PVCA) Zone

a. Water and Sewer Facilities

Except as noted below, all proposed developments in the PVCA zone must be served by public water and sewer facilities or must be readily connected to such services. "Readily connected" is defined as that point in time when contracts have been let for construction of public sewer and water facilities requested for connection. A Certificate of Compliance shall not be issued until the site is connected to public water and sewer facilities. Article VII Section K.2.b. authorizes the commission to waive this requirement.

b. Building Height Requirements

No building shall exceed three stories or a height of 40 feet.

c. Distance Between Structures

Except as noted below, the distance between any two structures shall be no less than fifty (50) feet. The Commission may vary this spacing requirement when it determines that such variations will enhance the design of the project without significantly affecting either emergency or solar access.

d. Courtyards

Except as noted below, courts enclosed on all sides shall not be permitted and no open court shall have a length or

width less than fifty (50) feet. The Commission may vary these requirements when it determines that such variations will enhance the design of the project without significantly affecting either emergency or solar access.

e. Parking

Required parking spaces shall not be allowed on any street or internal roadway and shall be set back a minimum of 10 feet from principal buildings. All spaces shall comply with the parking provisions of Article X, Section D and other dimensional requirements of these Regulations.

f. Agricultural Land Preservation Requirements

Pursuant to the Plan of Conservation and Development recommendations, the Commission shall have the authority to require up to ~~fifty~~ forty (~~50~~40) percent of the prime agricultural acreage on a subject property to be permanently preserved for agricultural use. This agricultural dedication provision may be addressed prior to any development, in association with an initial development phase or incrementally, over a series of phases or developments. However, in applying this provision, cumulatively no more than ~~fifty~~ forty (~~50~~40) percent of the prime agriculture acreage of a property in existence at the time this regulation is adopted shall be required to be permanently preserved for agricultural use.

As utilized in this provision, prime agricultural acreage shall be those areas that have been cultivated or otherwise used for agricultural purposes and/or those areas with soils that are classified as "prime agricultural" by the Natural Resources Conservation Service. The Commission shall have final approval of the location of the agricultural acreage to be preserved ~~shall be determined by the Commission and may be on other land under the control of the applicant~~. All property owners and prospective developers are encouraged to work with the Commission to identify an appropriate location(s) for preserved agricultural land, including other land under the control of the applicant.

In identifying agricultural land for preservation, the Applicant and Commission shall consider whether:

- the land will retain agricultural value;
- the agricultural use of the land would complement existing and proposed land uses;
- the agricultural use of the land would enhance adjacent and nearby agricultural land; and
- whether the agricultural use of the land would conflict with existing and planned uses on adjacent properties .

~~that will retain agricultural value, complement existing and proposed land uses and enhance adjacent and nearby agricultural land.~~ Based on information reviewed prior to the adoption of this regulation, the following area should be considered a priority for agricultural land preservation:

- Land immediately south of Pleasant Valley Road.

To ensure the permanent preservation of designated agricultural land, conservation easements, approved by the Commission, shall be filed on the Land Records. ~~In addition~~While not required, the Commission shall have the authority to recommend and facilitate the transfer of agricultural land in title to the Town of Mansfield or an acceptable organization dedicated to agricultural preservation. Agricultural easement areas shall be monumented with iron pins and Town Conservations easement markers shall be placed every 50 to 100 feet around the perimeter boundary of the easement area. The Town Markers shall be placed on trees, fences, four (4) inch cedar posts or other structures acceptable to the Commission.

g. PVCA Design Criteria

To promote the retention and enhancement of the agricultural and scenic character of the Pleasant Valley Commercial Agriculture Zone, all new developments shall be designed to preserve and, as appropriate, enhance existing views and vistas from adjacent and nearby roadways and neighboring properties. Developments consisting of more than one structure shall exhibit a high degree of coordination in site planning, architectural design, site design and site detailing. All physical components shall be designed to complement an overall plan. In addition to

addressing all applicable provisions of the Architectural and Design Standards contained in Article X, Section R of these regulations, all development shall address the following design criteria:

1. In the event the area zoned Pleasant Valley ~~Residence~~ Commercial Agriculture situated south of Pleasant Valley Road is developed in more than one phase or by more than one developer, all design components (including site layout, building layout and building design, and landscaping, lighting and other site improvements) shall be compatible and designed to complement an overall plan. To help ensure compliance with this requirement, the Commission shall have the authority to require the submission of a conceptual master plan when a proposed development would result in the division or resubdivision of a tract or parcel of land existing at the time these regulations were adopted into three (3) or more parts or lots for the purpose, whether immediate or future, of sale or building development, excluding development for municipal, conservation or agricultural purposes. When required, the conceptual master plan shall be submitted in association with a pending special permit or subdivision application and shall include:

    a. Areas under common ownership at the time these regulations were adopted. If the application includes a resubdivision as described above, the plan shall address how the proposed development will be compatible with development on the lot previously divided;

    b. ~~(depicting~~ Depiction of future parcels, buildings, roadways/driveways, walkways, service areas, public sewer and water lines, storm water facilities, agricultural preservation areas and other site development components~~) and~~; and

    c. ~~a~~Associated design guidelines for the entire area.

    ~~When required, this information shall be submitted in association with a pending special permit application.~~ The Commission shall have the right to approve conditions regulating the development of future phases and ensuring that this provision has been addressed.

2. All new buildings and structures and all associated parking, loading and waste disposal or storage areas shall be located a minimum of ~~five~~ two hundred (~~500~~200) feet from Pleasant Valley Road and appropriately screened. The Commission shall have the right to reduce this locational requirement based on individual site characteristics, the specific proposed use and the specific development design. This locational requirement is designed to help preserve existing agricultural land immediately south of Pleasant Valley Road (see Section 10.f) and to minimize incompatible visual impacts, particularly from Pleasant Valley Road, Mansfield City Road north of Pleasant Valley Road and from Stearns Road.

3. New buildings shall be designed to minimize mass by utilizing smaller visual components through the use of projections, recesses, varied façade treatments, varied roof lines and pitches, and where appropriate, variations in building materials and colors;

4. Site specific landscape and lighting plans shall be designed by qualified professionals and implemented to reduce visual impact, minimize light spill (undesirable light that falls outside the area of intended illumination) and promote compatibility with neighboring agricultural and residential uses.

Explanatory Notes: The proposed revisions to Article X, Sections A.9 and A.10 are designed to provide additional flexibility for development in these zones.

- *The reduction in the amount of prime agricultural areas to be preserved is designed to promote consistency with the town's open space requirements for cluster subdivisions, which require up to 40% of the land to be subdivided to be used exclusively for recreational, conservation and/or agricultural purpose (Section 13.1.1, Mansfield Subdivision Regulations). The purpose of the PVRA/PVCA special provisions is to encourage the clustering of development in order to preserve the prime agricultural land for agricultural use; therefore, consistency between the provisions for cluster subdivisions and preservation of prime agricultural land in these zones is appropriate.*

- *The changes to provisions regarding location of the agricultural land to be preserved are designed to clarify the Commission's role in approving the final location as well as factors that will be considered as part of the approval process. The revisions also clarify that transfer of preserved agricultural land to the ownership of the town or other land preservation organization is not required; however, the Commission has the ability to facilitate or recommend a transfer.*
- *The changes to the applicable provisions of the DMR zones to residential development in the PVRA zone change affordable housing from a requirement to an incentive, with the provision for consideration of additional density in exchange for provision of affordable housing.*
- *Clarification is provided that Age-Restricted Housing developments are specifically allowed within the PVRA zone.*
- *The changes to the open space/recreational facility requirements are designed to clarify that the preservation of agricultural land may fully satisfy open space requirements for residential developments in the PVRA zone if the area preserved exceeds the minimum open space requirements for the residential development.*
- *The changes to the PVRA design criteria are designed to provide a more definitive threshold as to when a master plan may be required by the Commission. The changes use the same threshold established by state statute for subdivisions, thereby allowing some incremental development prior to requiring a conceptual master plan for an entire parcel.*
- *The reduction in the setback from Pleasant Valley Road from 500 feet to 200 feet is intended to provide greater flexibility in development while maintaining the viewshed along the road. The revised setback is generally consistent with the depth of the smaller single-family home parcels along the road.*