

# **MEETING NOTICE AND AGENDA**

## **MANSFIELD PLANNING AND ZONING COMMISSION REGULATORY REVIEW COMMITTEE SPECIAL MEETING**

**Wednesday, November 19, 2014 ■ 1:00 PM**

Audrey P. Beck Municipal Building ■ 4 South Eagleville Road ■ Conference Room C

**1. Call to Order**

**2. Election of Chair**

**3. Adoption of Minutes**

- a. 02-20-14 RRC Special Meeting Minutes

**4. Proposed Regulations Revisions**

- a. Discussion and preparation of draft regulation changes regarding kennels and other uses related to domestic animals such as veterinary hospitals, animal day care, etc.
- b. Review of other pending draft regulation changes

**5. Mansfield Tomorrow Project-Zoning and Subdivision Regulation Update**

- a. Overview of process and timeline
- b. Discussion of project goals
- c. Identification of potential regulation changes

**6. Future Meetings**

- a. Next Meeting Date/Time: December 1<sup>st</sup> at 2:00 p.m. and December 8<sup>th</sup> at 2:00 p.m.
- b. Agenda items for future meetings

**7. Adjourn**

*DRAFT*  
MINUTES

**PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE**

Thursday, February 20, 2014 ▪ Special Meeting  
Conference Room C, Audrey P. Beck Municipal Building

Members present: V. Ward, K. Rawn, P. Aho, K. Holt (1:35 pm)  
Staff: L. Painter, Director of Planning and Development

**Call to Order**

Ward called the meeting to order at 1:31 p.m.

**Approval of Minutes**

12-12-13: Holt MOVED, Ward seconded approval of the minutes with the deletion of the first paragraph under next meeting/future agenda items as this was carried over from a previous set of minutes. The motion was approved unanimously.

**Proposed Regulation Revisions: Discussion and preparation of draft regulations regarding kennels and other uses related to domestic animals such as veterinary hospitals, animal day care, etc.**

Painter distributed a summary of recommendations from the December 2013 Committee discussion and draft definitions of kennel and commercial kennel for discussion. Members discussed dimensional criteria and approval processes for kennels, commercial kennels, veterinary hospitals, animal grooming and animal daycare based on requirements existing in other communities such as Tolland and Killingly. Members discussed the concept of using the approval process as a way to direct uses to appropriate locations. For example, making the approval process simpler (zoning permit only) in areas where uses would have minimal impacts such as commercial zones. Areas where uses could have more significant impacts such as residential zones would need special permit approval.

**Next Meeting/Future Agenda Items**

Painter will work on drafting regulations for Committee review based on the committee's discussion. After the Committee has reviewed the regulations and made changes, they will be added to a PZC meeting agenda for discussion by the whole Commission.

The next meeting agenda should also include election of a Chair and Secretary for the committee.

**Adjournment**

The meeting was adjourned at approximately 2:45 p.m.

Respectfully submitted,  
Linda M. Painter, AICP

# Draft Kennel Regulations

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*Mansfield PZC Regulatory Review Committee ■ February 20, 2014*

## Recommendations from December 2013 Committee Discussion

- Define kennel as more than five dogs over 6 months of age and/or more than two litters of puppies over the course of a year
- Consider whether regulations should distinguish between those dogs that have been neutered/spayed and those that haven't
- Require special permit approval for kennels in the RAR-90 zone; identify other non-residential zones where kennels could also be considered
- Establish minimum criteria based on Tolland's regulations, including minimum acreage (5 acres), setbacks (look at existing setbacks for agricultural uses), and building requirements (noise attenuation, etc.)
- Address multiple units on one property
- Amend other regulations as needed (breeding, home occupation)
- Add regulations specific to commercial kennels, veterinary hospitals and doggie daycare

## Draft Regulations for Discussion

### Article Four: Definitions

Amend Section B to add the following new definitions and renumber definitions as needed:

- **Kennel.** For the purposes of determining compliance with these regulations, the following shall constitute a Kennel:
  - One (1) pack or collection of dogs consisting of more than five (5) dogs over six (6) months old kept on a single premise.
  - One (1) pack or collection of two (2) or more dogs where more than two (2) litters of puppies are bred over the course of a 12-month period kept on a single premise.
- **Kennel, Commercial.** An establishment where dogs are boarded, treated or groomed.
- **Veterinary Hospital.**

### Article Six: Prohibited Uses, Performance Standards and Bonding

Amend Section A, Prohibited Uses, to delete the following and renumber subsequent items:

- ~~16. The breeding of two or more dogs, cats or other animals except as specifically authorized under the provisions of Article VII of these regulations.~~

## Article Seven: Permitted Uses

Amend the following sections of Article Seven to identify

## Article Ten: Special Regulations

Amend Article Ten to add a new Section V, Domestic Animal Uses, as follows:

### V. Domestic Animal Uses

1. **Statement of Purpose.** The purpose of these regulations is to facilitate the preservation of historic and culturally significant properties and to promote principles of preservation and conservation of the Town's natural, cultural and historic resources in accordance with Policy Goal 2 of the Mansfield Plan of Conservation and Development.
2. **Kennels and Commercial Kennels.** To qualify for:
  - a. Kennels

		<b>Animal Enclosure Setbacks (including enclosed structures and exterior runs/fenced exercise areas)</b>			
	<b>Minimum Lot Size</b>	<b>Minimum Front Setback</b>	<b>Minimum Side Setback</b>	<b>Minimum Rear Setback</b>	<b>Setback from Well</b>
RAR-90	5 acres	60 feet	100 feet	100 feet	75 feet
PVR/A					
PVC/A					
PB-5					

- b. All animal enclosures shall be constructed to attenuate animal noise.
  - c. Animals may be allowed to exercise in outdoor fenced areas.
3. **Neighborhood Impacts.** To minimize the potential for neighborhood impacts, the following criteria shall be considered by the Commission in its review of a special permit application in addition to the criteria established in Article V, Section B.5:
  - a. **Intensity of the proposed use.** Factors used to determine overall intensity of the proposed use include but are not limited to: number of employees using the property on a daily basis, the number of meetings and average attendance, including weekly meetings, evening meetings, community open houses/tours and special educational events.
  - b. **Size of the property.** Due to the wide range of historic properties, no minimum size for a preservation use has been established. Generally, the property must be sufficiently sized to accommodate the proposed intensity of use as described above. Organizations that are proposing a higher intensity of use may require more land to ensure that adequate buffers can be provided,

particularly to shield adjacent residential homes from regular parking areas. Other factors that may be taken into consideration when determining whether the property is large enough to accommodate the proposed use include proximity of nearby homes and size of adjacent properties.

**On-Site Parking. Ability of the site to accommodate sufficient parking for daily use of the property as well as occasional special events, if such events are contemplated as part of the overall use of the property.**

# Draft Kennel Regulations

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*Mansfield PZC Regulatory Review Committee ■ November 19, 2014*

## Recommendations from December 2013 and February 2014 Committee Discussions

- Define kennel as more than five dogs over 6 months of age and/or more than two litters of puppies over the course of a year
- Consider whether regulations should distinguish between those dogs that have been neutered/spayed and those that haven't
- Require special permit approval for kennels in the RAR-90 zone; identify other non-residential zones where kennels could also be considered
- Establish minimum criteria based on Tolland's regulations, including minimum acreage (5 acres), setbacks (look at existing setbacks for agricultural uses), and building requirements (noise attenuation, etc.)
- Address multiple units on one property
- Amend other regulations as needed (breeding, home occupation)
- Add regulations specific to commercial kennels, veterinary hospitals and doggie daycare

## Draft Standards for Discussion

### Article Four: Definitions

Amend Section B to add the following new definitions and renumber definitions as needed:

- **Kennel.** For the purposes of determining compliance with these regulations, the following shall constitute a Kennel:
  - One (1) pack or collection of dogs consisting of more than five (5) dogs over six (6) months old kept on a single premise.
  - One (1) pack or collection of two (2) or more dogs where more than two (2) litters of puppies are bred over the course of a 12-month period kept on a single premise.
- **Kennel, Commercial.** An establishment where dogs are boarded, treated or groomed.

Discussion: should we create definitions for domestic animal daycare, domestic animal grooming and veterinary hospitals?

### Article Six: Prohibited Uses, Performance Standards and Bonding

Amend Section A, Prohibited Uses, to delete the following and renumber subsequent items:

- ~~16. The breeding of two or more dogs, cats or other animals except as specifically authorized under the provisions of Article VII of these regulations.~~

## Permitted Use Chart/Approval Process

SP=Special Permit Required

ZP=Zoning Permit Required

– =Prohibited

Zone	Kennel	Commercial Kennel	Veterinary Hospital	Domestic Animal Grooming	Domestic Animal Daycare	Notes
R-20	–	–	–	–	–	
R-90	–	–	–	–	–	
RAR-90	SP	SP	–	SP	SP	The following notes apply to Domestic Animal Grooming and Domestic Animal Daycare: <ul style="list-style-type: none"> <li>▪ Only allowed as accessory use to single-family home</li> <li>▪ Establish specific standards (see Tolland regs)</li> <li>▪ Kennel/commercial kennel setbacks should be applied to animal grooming and animal daycare uses</li> <li>▪ Apply home occupation standards to domestic animal grooming/animal day care</li> </ul>
DMR, ARH, PRD	–	–	–	–	–	
PVRA	SP	SP	–	SP	SP	Same notes as RAR-90
PVCA	SP	SP	SP	SP	SP	Same notes as RAR-90
PB-1	ZP	ZP	ZP	ZP	ZP	Standard setbacks and lot sizes apply
PB-2	–	–	–	–	–	
PB-3	ZP	ZP	ZP	ZP	ZP	Standard setbacks and lot sizes apply
PB-4	–	–	–	–	–	
PB-5	ZP	ZP	ZP	ZP	ZP	Standard setbacks and lot sizes apply
NB-1	–	–	SP	SP	SP	
NB-2	–	–	SP	SP	SP	
B	–	–	SP	SP	SP	
PO-1	SP	SP	SP	SP	SP	
SC-SDD	–	–	–	–	–	Ask MDP/SCA for input/comment
RDLI	–	–	–	–	–	

## Dimensional Requirements

The following dimensional requirements would apply to kennel, commercial kennel, domestic animal daycare, domestic animal grooming and veterinary hospital uses.

		<b>Animal Enclosure Setbacks (including enclosed structures and exterior runs/fenced exercise areas)</b>			
	<b>Minimum Lot Size</b>	<b>Minimum Front Setback</b>	<b>Minimum Side Setback</b>	<b>Minimum Rear Setback</b>	<b>Setback from Well</b>
RAR-90	5 acres*	60 feet	100 feet	100 feet	75 feet
PVRA	5 acres*	60 feet	100 feet	100 feet	75 feet
PVCA	5 acres*	60 feet	100 feet	100 feet	75 feet
PO-1	5 acres*	60 feet	100 feet	100 feet	75 feet
PB-1, PB-3, PB-5, NB-1, NB-2, B	Standard minimum dimensional requirements apply per Article 8				

\*Minimum lot size for Domestic Animal Grooming and Domestic Animal Daycare uses accessory to a single-family home shall be 2 acres. The minimum lot size for Veterinary Hospitals with no outside enclosures for housing animals shall be 2 acres.

## Draft Performance Standards

- a. All animal enclosures shall be constructed to attenuate animal noise sufficient to comply with Town Noise Ordinance.  
(Alternative standard from Killingly: Buildings in which animals are housed shall be of solid construction of masonry or framed with insulation and shall have finished interior walls)
- b. Animals may be allowed to exercise in outdoor fenced areas.
- c. Minimum requirements for Domestic Animal Grooming and Domestic Animal Daycare in RAR-90, PVRA, and PVCA zones. The Commission can apply more restrictive standards as part of the special permit approval process if needed to minimize impact on surrounding properties.
  - Animals, other than those owned by a resident of the premises, shall not be kept overnight.
  - All animals, other than those owned by a resident of the premises, shall be kept inside a building constructed to attenuate animal noise to comply with levels allowed by the Town noise ordinance
  - No more than five animals, not including those owned by a resident of the premises, shall be allowed on the premises at the same time.