

AGENDA

This meeting will start at 6:05 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/51623/?splitscreen=true>

VIRTUAL MEETING

In accordance with PA 22-3, this meeting will be held virtually. The meeting may be viewed live at <https://mansfieldct.gov/video>. A video recording of the meeting will be available on YouTube at "MANSFIELD CONNECTICUT STREAMING CHANNEL" (<https://mansfieldct.gov/video>) within seven (7) days after the meeting. Public Comment will be accepted by email at planzonedept@mansfieldct.org or by USPS mail at 4 South Eagleville Road, Mansfield, CT 06268 and must be received prior to the meeting (public comment received after the meeting will be shared at the next meeting). Please email planzonedept@mansfieldct.org or call 860.429.3330 by 3:00 PM on the day of the meeting to receive instructions for how to view, listen, or comment live.

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

A. [12-19-2022 PZC Minutes](#)

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3. ZONING AGENT REPORT

A. [2022 December Zoning Permit Issued](#)
[2022 December Zoning Violations Closed](#)

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4. PUBLIC HEARINGS

Written 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 prior to the meeting and preferably by **3 pm on January 17, 2023**. Any comments received after the close of the public hearing will not be distributed to Commission Members.

Public comment can also be provided during the public comment portion of the hearing either through a computer, tablet or smartphone at <https://mansfieldct.zoom.us/j/85767809072>. The meeting passcode is 137486.

Public comment may also be provided via telephone. If you would like to join by telephone, please use the following steps:

1. Dial **1 929 205 6099**
2. Enter **857 6780 9072** followed by #.
3. If the meeting has not already started, press # to wait.
4. If you have already joined the meeting on a computer or mobile device, you will be prompted to enter your unique participant ID. If you are only joining by telephone, press # to skip.
5. Enter the meeting passcode **137486** followed by #.

6. Additional Options

- If you join by computer or mobile device later, you can enter the Participant ID to bind your phone and device session together and show your video when you speak on the phone. To enter your participant ID once you are in the meeting, enter #Participant ID# on your phone.
- Phone controls for participants
The following commands can be entered via DTMF tones using your phone's dial pad while in a Zoom meeting:
 - *6 - Toggle mute/unmute
 - *9 - Raise hand

If you need assistance accessing the Zoom meeting, please refer to the [Zoom Frequently Asked Questions](#) or call 860.429.3330. If you are participating in the virtual meeting, we respectfully request that you abide by the following meeting protocols established to facilitate an orderly meeting:

- Please make sure you are in a quiet space to reduce background noise interference.
- Upon joining the meeting, you will be asked to identify yourself by name and identify whether you will be speaking in support, opposition, or requesting additional information regarding the application. After you have provided that information, those joining via a computer, tablet or smart phone should turn their camera off and mute their microphone until called upon by the Chair to provide comment. People who call into the meeting will be muted by the organizer until called upon by the Chair.
- Once the Chair calls on you, please un-mute your microphone and turn on your camera and begin your comments by stating your name.
- When you have completed your comments to the Commission and they have asked any questions they have of you, you will be dismissed from the virtual meeting room and you will be able to continue to view the meeting using the live stream instructions above or on Channel 191.
- If anyone is disruptive to the meeting, the Commission reserves the right to dismiss that individual from the virtual meeting and/or continue the hearing to another date and time.

- A. Application of BPOZ 1750 Storrs, LLC (Applicants/Owner) to rezone the entire 22.9± acre property located at Storrs Road, Parcel ID #2.5.22 to the Mixed-Use Center-Transition Zoning District (“MC-T”) pursuant to Article 10, Section Y of the Mansfield Zoning Regulations. (File #1377)

P1377 Public Hearing Notices

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[P1377 The Chronicle Public Hearing Legal Ads](#)

P1377 Staff/Consultant Memos

14 - 19

[1750 Storrs Road Map Amendment Public Hearing Memo Tyche_0123](#)

P1377 Applicant Submittals - Application Forms

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[P1377 Application Form](#)

[P1377 Agent-for-Applicant](#)

[P1377 1750 Storrs Rd Map Amendments](#)

[P1377 Boundary Survey 9.23.2022](#)

[P1377 Property Boundary Description](#)

[P1377 Concept Plan](#)

[P1377 Statement of Justification 11.7.22](#)

[P1377 Zone Change Map 10.27.2022](#)

[P1377 Neighborhood Notification Form](#)

[P1377 Neighborhood Notification Letter to J. Kaufman with proof of mailing](#)

P1377 Communications

[CRCOG Referral Cover Sheet 12.05.2022](#)

[CRCOG Response 12.16.2022](#)

[P1377 Internal Referral 12.5.2022](#)

[P1377 Town Clerk Referral 12.05.2022](#)

[Public Registry Referral - P1377 BPOZ 1750 Storrs LLC 12.5.2022](#)

5. OLD BUSINESS

- A. Application of BPOZ 1750 Storrs, LLC (Applicants/Owner) to rezone the entire 22.9± acre property located at Storrs Road, Parcel ID #2.5.22 to the Mixed-Use Center-Transition Zoning District (“MC-T”) pursuant to Article 10, Section Y of the Mansfield Zoning Regulations. (File #1377)

6. NEW BUSINESS

- A. PZC Initiated Amendments to Article Article 10, Section W Related to Affordable Housing (PZC File 907-53)
- B. PZC File 907-54 Article 3, Section A: Establishment of a Temporary and Limited Moratorium on Design Multiple Residence (DMR) Zone and the Pleasant Valley Residential Agriculture (PVRA) Zone

7. DESEGREGATE CONNECTICUT INITIATIVE

8. ZONING REGULATIONS AND DESIGN GUIDELINES

9. 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

10. COMMUNICATIONS AND BILLS

- A. **Citizen Communications** 136
[CT's Countryside 2023 Summit Invitation](#)
- B. **Advisory Committee/Commission Communications** 137 - 144
[CBA Education & Training Brochure](#)
- C. **Referrals**
- D. **Record of Decision UConn Mansfield Apartments Redevelopment** 145 - 241
[01-03-2023 CT Record of Decision Mansfield Apartments](#)
- E. **Communications from Residents - Agbotics Greenhouses, Browns Road** 242 - 264
[Communications and Report Re Agbotics](#)

11. ADJOURNMENT