

AGENDA

The Packet for this meeting is available at
<https://mansfield.civicweb.net/document/52812/?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. [2-06-2023 PZC Minutes](#)

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3. ZONING AGENT REPORT

A. [2023 January Zoning Permits Issued](#)
[2023 January Zoning Violations Closed](#)
[2023 January Zoning Violations Under Investigation](#)

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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 Tuesday, February 21, 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/89059064666>. The meeting passcode is 437761.

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 890 5906 4666 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 437761 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.	6:00 PM-PZC Initiated Amendments to Article 10, Section W Related to Affordable Housing (PZC File 907-54) Tyche Inclusionary Zoning Review Memo_011323 P907-54 Affordable Housing Public Hearing Staff Memo 2-13-2023	12 - 16
	Public Hearing Notices 02-21-2023 PZC PH Legal Notice Public Hearing Legal Notices - The Chronicle	17 - 18
	Referrals P907-54 Town Clerk Referral 1.18.2023 P907-54 Internal Referral 1.18.2023 P907-54 Adjoining Municipality Referral 1.18.2023 P907-54 Public Registry Email - PZC Initiated Amendments Referrals P907-54 CRCOG Referral 1.18.2023 P907-54 CRCOG Response P907-54 NECCOG PZC Initiated Amendment Referrals P907-54 NECCOG Response PZC Initiated Amendment Referrals P907-54 SECCOG Email PZC Initiated Amendments Referrals 1.18.2023 P907-54 SECCOG Response Mansfield - Regulation Amendment - 01.30.23 P907-54 Attorney Kevin Deneen Response 02-21-2023	19 - 64

	Communications	65 - 72
	<i>*Uploaded to packet after initial publication</i>	
	EDC Comments 02 09 2023	
	Affordable Housing Committee Draft Minutes 02-7-2023	
	*A. Willenborg 2-17-2023	
	*V. Helgans 2.19.2023	
B.	6:10 PM-PZC File 907-55 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	73 - 80
	DMR & PVRA Temporary Moratorium Memo 011323	
	P907-55 DMR-PVRA Public Hearing Staff Memo 2-13-2023	
	Public Hearing Notices	81 - 82
	02-21-2023 PZC PH Legal Notices	
	Public Hearing Legal Notices - The Chronicle	
	Referrals	83 - 128
	<i>*Uploaded to packet after initial publication.</i>	
	P907-55 Town Clerk Referral 1.18.2023	
	P907-55 Internal Referral 1.18.2023	
	P907-55 Adjoining Municipality Referral 1.18.2023	
	P907-55 Public Registry Email - PZC Initiated Amendments Referrals	
	P907-55 CRCOG Referral 1.18.2023	
	*P907-55 CRCOG Response 2.17.23	
	P907-55 NECCOG PZC Initiated Amendment Referrals	
	P907-55 NECCOG Response PZC Initiated Amendment Referrals	
	P907-55 SECCOG Email PZC Initiated Amendments Referrals 1.18.2023	
	P907-55 SECCOG Response Mansfield - Regulation Amendment - 013023	
	*P907-55 Attorney Kevin Deneen Response 02-21-2023	
	Communications	129 - 145
	<i>*Uploaded to packet after initial publication</i>	
	EDC Comments 02-9-2023	
	Affordable Housing Committee Draft Minutes 02-7-2023	
	Sims. Okeson 02-13-2023	
	S. Meisler 02-13-2023	
	A Hilding 2-15-2023	
	S. Zito 02-15-2023	
	C. Hirschorn 02-15-2023	
	N. Silander 02-16- 2023	
	*A. Willenborg 2-17-2023	
	*V. Helgans 2.19.2023	
	*M. Reich 2.20.2023	
	*P907-55 Attorney Kevin Deneen Response 02-21-2023	
	*K and J. Knecht 02-21-23	

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)

P1377 Public Hearing Notices 146
[P1377 The Chronicle Public Hearing Legal Ads](#)

P1377 Staff/Consultant Memos 147 - 152
[1750 Storrs Road Map Amendment Public Hearing Memo_Tyche_0123](#)

P1377 Applicant Submittals - Application Forms 153 - 263
[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 Joseph P. Williams, Esq. Contact Information](#)

P1377 Communications 264 - 268
[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](#)

B. PZC Initiated Amendments to Article Article 10, Section W Related to Affordable Housing (PZC File 907-54)

C. PZC File 907-55 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

6. NEW BUSINESS

A. Application of Andrew Oliver-Rudis (Applicant) for Special Permit for an additional uses to include an indoor/outdoor farmers' market and arts and antiques market on property located at 12 Merrow Road (Parcel ID 7.11.11), owned by MAD Holdings, LLC (File # P714-2). 269 - 291

MOVES to receive the application of Andrew Oliver-Rudis for a special permit for additional uses to include an indoor/outdoor farmers' market and arts and antiques market on property located at 12 Merrow Road (Parcel ID 7.11.11) and owned by MAD Holdings, LLC (File # P714-2) and refer said application to staff for review and comment and to schedule a public hearing for March 20, 2023 at 6:00pm.

[Application for Special Permit](#)
[12 Merrow Property Owner Authorization 02.01.2023](#)
[12 Merrow Email re parking space availability](#)

[12 Merrow Email re proposed hours of operation](#)
[STATEMENT OF USE MARKETS](#)
[MARKET SIGN PROPOSAL](#)
[P714-2 12 Merrow Rd 2022 Decision Letter](#)
[P714-2 2012 Modification](#)
[P714-2 1995 Special Permit](#)
[P714-2 1995 Site Plan](#)

- 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**

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**Uploaded to packet after initial publication*

[N. Silander Letter to Town Council \(cc PZC\) 2-12-2023](#)

[G. Gerald 02-14-2023](#)

[*N. Moriarty 2.12.2023](#)
 - B. Advisory Committee/Commission Communications**
 - C. Referrals**
- 11. ADJOURNMENT**