

AGENDA

This meeting will start upon the conclusion of the preceding Inland Wetlands Agency Meeting.

The Packet for this meeting is available

at <https://mansfield.civicweb.net/document/41422?splitscreen=true>.

CHANGES TO MEETING PROCEDURES DUE TO COVID-19

In accordance with PA 21-2 §149 and social distancing guidelines recommended by the CDC to slow community spread of COVID-19, 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. February 22, 2022 Regular Meeting
[2-22-2022 Minutes Draft](#)

5 - 10

3. ZONING AGENT REPORT

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 March 7, 2022**. 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/87878803211>. The meeting passcode is 672588.

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 878 7880 3211 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 672588 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. 6:15 P.M. Proposed Amendments to Article 3, Section A of the Zoning Regulations to extend the temporary and limited moratorium on Cannabis Establishments (PZC File 907-51)

11 - 26

[P907-51 Moratorium Extension-Public Hearing Memo 03 02 2022](#)
[Proposed Amendment-Cannabis Establishment Moratorium Extension Jake Baxter 01 18 2022](#)
[CRCOG Comments 02 17 2022](#)
[SECCOG Comments 02 18 2022](#)
[Chronicle Legal Ad](#)
[P907-51-Referral to Adjoining Municipalities - 1-25-2022](#)
[Town Clerk Referral - Temporary Moratorium P907-51](#)
[Email to Public Registry - Cannabis Moratorium](#)

5. OLD BUSINESS

A. Request for retroactive approval of a gravel road and associated culverted wetlands crossing constructed within the Gifford Estates Sec. III Conservation Easement, Ronald Beebe Applicant/Owner (PZC File 810)

27 - 52

[Agenda Item Report PZC request for reconsideration of permanent barrier 09-20-2021 PZC Minutes- Draft](#)
[Proposed Motion Gifford Estates Sec. III Conservation Easement R. Beebe \(PZC File 810\)](#)
[Town Attorney Opinion-Re Retroactive Approval of Alterations within Easement](#)

[Agenda Item Report-Retroactive Approval of Work in Conservation Easement 04 29 2021](#)

[Request for Retroactive Approval- R. Beebe](#)

[Gifford Estates Sec III Aerial Photo](#)

[Gifford Estates Sec III Survey Vol 14 P 84-90](#)

[Gifford Estates Sec III Conservation Easement Vol 213 P118-Beebe](#)

[Conservation Commission - 16 June 2021 - Regular Meeting Minutes](#)

B. Proposed Amendments to Article 3, Section A of the Zoning Regulations to extend the temporary and limited moratorium on Cannabis Establishments (PZC File 907-51)

C. Application for Modification to Approved Site Plan and/or Special Permit to provide a more efficient drive-thru on property located at 118 Storrs Road, McDonalds USA LLC c/o Bohler, (Applicant) GGMITT LLC c/o McDream Enterprises (Owner) , (PZC File #817)

Tabled.

6. NEW BUSINESS

A. On-Call Professional and Technical Services: RFQ and Selection Committee 53 - 59

[Agenda Item Report 02 28 2022](#)

[Draft RFQ-PZC Prof & Tech Services](#)

B. Mansfield Apartments Redevelopment: CEPA Scoping (Comments Due 3/24/2022 by COB) 60 - 68

[PZC Agenda Item Report 03 02 2022](#)

[Environmental Monitor - Scoping Notice 02 22 2022](#)

[Mansfield Apartments Redevelopment _ University Planning, Design and Construction Project Area](#)

C. American Rescue Plan Act (ARPA) Funding Proposals 69 - 83
The Town Council has scheduled a public hearing for March 14, 2021 on the proposed use of ARPA funds as described in the attached documents.

[Presentation to Town Council 2-15-22](#)

D. Return to In-Person Meetings
The Town Council voted on February 28, 2022 to return to in person meetings starting March 14, 2022.

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 84 - 85
[03 03 RRC Minutes-DRAFT](#)

D. Planning and Development Director's Report

E. Other Committees

F. Other

10. COMMUNICATIONS AND BILLS

A. Citizen Communications

B. Advisory Committee/Commission Communications

C. Referrals

11. ADJOURNMENT