

AGENDA

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

The Packet for this meeting is available
at <https://mansfield.civicweb.net/document/53938/?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. [3-06-2023 PZC Minutes](#) 5 - 6

3. ZONING AGENT REPORT

- A. [February 2023 Zoning Permits Issued](#) 7 - 8
[February 2023 Pending and Under Investigation Zoning Violations](#)

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 20, 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 [Enter zoom link and hyperlink].
The meeting passcode is **626575**.

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 **853 5446 0785** 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 **626575** 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 Andrew Oliver-Rudis (Applicant) for 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), owned by MAD Holdings, LLC (File # P714-2).

Application Material

- [P714-2 - Application for Special Permit](#)
- [P714-2 - 12 Merrow Property Owner Authorization 02.01.2023](#)
- [P714-2 - Statement Of Use Markets](#)
- [P714-2 - Market Sign Proposal](#)
- [P714-2 - Parking Plan](#)
- [P714-2 - Abutter Notification Form with Attachments](#)
- [P714-2 - 12 Merrow Email re parking space availability](#)
- [P714-2 - 12 Merrow Email re proposed hours of operation](#)
- [P714-2 - Adjoining Municipality Referral 03.14.2023](#)
- [P714-2 - 12 Merrow Rd Mansfield Approval Farmers Market - EHHD](#)
- [P714-2 - 3-1-2023 PZC.IWA Minutes - Field Trip](#)

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Public Hearing Notices

51 - 52

Move to continue to the Public Hearing regarding the Application of Andrew Oliver-Rudis (Applicant) for 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), owned by MAD Holdings, LLC (File # P714-2) to April 3, 2023 at 6:05 p.m. via web base virtual meeting.

[P714-2 PZC Public Hearing Legal Notice](#)

[P714-2 Public Hearing Legal Notices - Chronicle](#)

5. OLD BUSINESS

- A. Application of Andrew Oliver-Rudis (Applicant) for 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), owned by MAD Holdings, LLC (File # P714-2).
*Tabled until April 3, 2023***

6. NEW BUSINESS

- A. Zoning Regulation Rewrite Update**

7. DESEGREGATE CONNECTICUT INITIATIVE

- A. Debrief of 3/6/2023 Presentation** 53 - 81
[Mansfield 3_6 Work Live Ride Brief](#)

8. ZONING REGULATIONS AND DESIGN GUIDELINES

- A. Regulation Reorganization** 82 - 148
[Articles 1-5-For Town Review_030923](#)
[Tyche Memo_Residential Articles Reorganization and Update_030923](#)

- B. DMR/PVRA Next Steps**

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**
- B. Advisory Committee/Commission Communications**
- C. Referrals**

11. ADJOURNMENT