SPECIAL MEETING AGENDA

The Packet for this meeting is available at https://mansfield.civicweb.net/document/17235.

CHANGES TO MEETING PROCEDURES DUE TO COVID-19

In accordance with Governor Lamont’s Executive Order 7B and social distancing guidelines recommended by the CDC to slow community spread of COVID-19, this meeting is physically closed to the public. The public may view the meeting live at https://mansfieldct.gov/video or on Charter Spectrum Cable Channel 191 (the website is recommended as it is a higher image clarity). A recording of the meeting will be available at that website as well for 12 months.

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES
   A. May 18, 2020 Regular Meeting Minutes 5 - 6
      05-18-2020 PZC Minutes-Draft

3. ZONING AGENT REPORT
   A. May 2020 Outdoor Dining Permits Issued 7 - 10
      May 2020 Pendg Zoning Violations
      May 2020 Zoning Permits Issued

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 10 am on Tuesday, June 2, 2020. 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://global.gotomeeting.com/join/342956373 or by calling +1 (669) 224-3412 and using the following access code: 342-956-373. If you have not previously used the GoToMeeting platform, we recommend downloading the app at https://global.gotomeeting.com/install/342956373 before the meeting. If you need assistance accessing the GoToMeeting, see quick guide posted under the Communications section of the agenda or call 860.429.3341 before 3 pm on Wednesday, June 3, or during the meeting.

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 your 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 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. 7:00 PM: Special Permit Application to authorize additional non-conforming use (office) at 483 Storrs Road (Stone Hill, fka Echo Grange), Anthony Raggi, Applicant/Benjamin Lacy, Owner. (P1366)

P1366 Agenda Item Report-483 Storrs Road
Previous Uses of Echo Grange
06-03-2020 Public Hearing PZC-Published on-line 5-22-2020
483 Storrs Road-Special Permit Application
483 Storrs Road-Statement of Use
483 Storrs Road Site Plan-August 2019 Approved
483 Storrs Road-Revised Paving Plan 03 15 2020 (Red Shaded Area to be gravel)
WatershedorAquiferAreaProjectNotificationFormpdf
Windham Water Works Notification
Neighborhood Notification Form
Neighborhood Notification Labels
Supplemental Notice to Neighbors

B. 7:10 PM: PZC-Initiated Amendments to Articles 4, 6, 7, 8, 10 and 11 of the Mansfield Zoning Regulations related to efficiency dwelling units, home occupations, accessory structures, parking, historic villages and stormwater management. (P907-48)

P907-48 Agenda Item Report
P907-48 Short-Term Amendments-Draft-04-17-2020
P907-48 EDC Comments- 05 25 2020
P907-48 Email from Michael Meyer and Gina Barreca-05 20 2020
P907-48 CRCOG Response- 05 08 2020
P907-48 SECCOG Response-04 24 2020
06-03-2020 Public Hearing PZC-Published on-line 5-22-2020
P907-48 Memo Initiating Short Term Amendments
907-48 CRCOG Referral E-mail
5. **OLD BUSINESS**

A. PZC-Initiated Amendments to Articles 4, 6, 7, 8, 10 and 11 of the Mansfield Zoning Regulations related to efficiency dwelling units, home occupations, accessory structures, parking, historic villages and stormwater management. (P907-48)

B. Special Permit Application to authorize additional non-conforming use (office) at 483 Storrs Road (Stone Hill, fka Echo Grange), Anthony Raggi, Applicant/Benjamin Lacy, Owner. (P1366)

C. Application of the Taylor Family Trust (owner/applicant) to amend the Zoning Map to change the zoning of a portion of property located on the north side of Storrs Road, between 9 Timber Drive and 1768 Storrs Road (Parcel ID 2.5.22) from Rural Agriculture Residence 90 (R-90) and Professional Office 1 (PO-1) to Planned Business 3 (PB-3). (PZC File 1365)

*Tabled to June 15, 2020 Public Hearing.*

6. **NEW BUSINESS**

A. Modification to Special Permit, Huskies Tavern, K.H.R., Inc./Huskies Tavern (applicant); Freda Sanderson (owner), to add a deck with seating for 29 people. (P930)

*The staff report on this item will be added to the packet on Tuesday, June 2.*

P930 Huskies Tavern Modification Application-Consolidated Materials

7. **REPORTS FROM OFFICERS AND COMMITTEES**

A. Chairman’s Report

B. Regional Planning Commission

*The next meeting of the Regional Planning Commission is scheduled for June 11, 2020. Due to current social distancing restrictions, the meeting will be held virtually.*

C. Regulatory Review Committee
D. Planning and Development Director's Report
E. Other Committees
F. Other

8. COMMUNICATIONS AND BILLS
   A. Go-To-Meeting Instructions  
      The Quick Guide for GoToMeeting Attendees _ GoToMeeting

9. ADJOURNMENT