



MEETING NOTICE AND AGENDA
MANSFIELD PLANNING AND ZONING COMMISSION
MANSFIELD TOWN HALL ■ 4 SOUTH EAGLEVILLE ROAD ■ COUNCIL CHAMBERS

REGULAR MEETING

MONDAY, JANUARY 7, 2019 ■ 6:30PM

(OR UPON COMPLETION OF THE INLAND WETLANDS MEETING)

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

A. DECEMBER 17, 2018

3. ZONING AGENT REPORT

4. PUBLIC HEARING

- A. CONTINUED FROM 12/17/2018 – P1357 - PETITION OF THE J.E. SHEPARD COMPANY TO AMEND ARTICLES 4, 7, 8, AND 10 OF THE MANSFIELD ZONING REGULATIONS TO ESTABLISH A NEW GROUP DWELLING USE, AUTHORIZE SAID USE BY SPECIAL PERMIT IN THE PB-3 ZONE AND ESTABLISH SPECIFIC PROVISIONS FOR GROUP DWELLINGS IN THE PB-3 ZONE, INCLUDING ALTERNATIVE DIMENSIONAL STANDARDS.
- B. CONTINUED FROM 12/17/2018 – P907-46 –PZC INITIATED AMENDMENTS TO ARTICLES 2, 3, 4, 7, 8, AND 10 OF THE MANSFIELD ZONING REGULATIONS RELATED TO:
- ELIMINATION OF THE PLANNED RESIDENCE DISTRICT;
 - DELETION OF LANGUAGE RELATED TO AN EXPIRED MORATORIUM
 - REPLACEMENT OF BOARDING HOUSE, ROOMING HOUSE, FRATERNAL ORGANIZATION AND FRATERNAL ORGANIZATION HOUSE USES WITH NEW GROUP DWELLING USE;
 - CHANGES TO LIST OF USES PERMITTED WITH SPECIAL PERMIT APPROVAL IN THE PLANNED BUSINESS 1, 3, AND 4 ZONES,
 - CHANGES TO PERMITTED USES IN THE INSTITUTIONAL ZONE;
 - CHANGES TO PERMITTED USES IN THE BUSINESS ZONE;
 - ADDITION OF REQUIREMENTS RELATED TO MULTI-FAMILY RESIDENTIAL USES IN THE RURAL AGRICULTURAL RESIDENCE-90 (RAR-90), AGE RESTRICTED HOUSING (ARH), DESIGN MULTIPLE RESIDENCE (DMR), PLEASANT VALLEY RESIDENCE AGRICULTURE (PVRA) AND STORRS CENTER SPECIAL DESIGN DISTRICT (SC-SDD) ZONES,
 - CHANGES TO DIMENSIONAL REQUIREMENTS FOR THE PLANNED BUSINESS AND INSTITUTIONAL ZONES;
 - CHANGES TO EXISTING AFFORDABLE HOUSING REQUIREMENTS FOR THE DESIGN MULTIPLE RESIDENCE AND PLEASANT VALLEY RESIDENCE AGRICULTURE ZONES;
 - CHANGES TO SPECIAL PROVISIONS FOR THE PLANNED BUSINESS 3 ZONE;
 - CHANGES TO PARKING REQUIREMENTS FOR MULTI-FAMILY AND GROUP DWELLINGS; AND
 - ESTABLISHMENT OF AFFORDABLE HOUSING REQUIREMENTS FOR ALL RESIDENTIAL DEVELOPMENT

5. OLD BUSINESS

- A. P1355 – AUTHORIZATION TO ISSUE ZONING PERMIT FOR LIMITED SITE WORK (*Memo from Assistant Planner/ZEO*)
- B. P1356 – PETITION OF THE J.E. SHEPARD COMPANY (APPLICANT) TO AMEND THE ZONING MAP TO CHANGE THE ZONING OF A PORTION OF PROPERTY OWNED BY BENJAMIN BROWN (PARCEL ID NO. 9.23.7) FROM RURAL AGRICULTURAL RESIDENCE 90 (RAR-90) TO PLANNED BUSINESS 3 (PB-3). SUBJECT PROPERTY IS ADJACENT TO PROPERTY ADDRESSED AT 1621 STORRS ROAD.
- C. P907-46 –PZC INITIATED AMENDMENTS TO ARTICLES 2, 3, 4, 7, 8, AND 10 OF THE MANSFIELD ZONING REGULATIONS RELATED TO:
 - ELIMINATION OF THE PLANNED RESIDENCE DISTRICT;
 - DELETION OF LANGUAGE RELATED TO AN EXPIRED MORATORIUM
 - REPLACEMENT OF BOARDING HOUSE, ROOMING HOUSE, FRATERNAL ORGANIZATION AND FRATERNAL ORGANIZATION HOUSE USES WITH NEW GROUP DWELLING USE;
 - CHANGES TO LIST OF USES PERMITTED WITH SPECIAL PERMIT APPROVAL IN THE PLANNED BUSINESS 1, 3, AND 4 ZONES,
 - CHANGES TO PERMITTED USES IN THE INSTITUTIONAL ZONE;
 - CHANGES TO PERMITTED USES IN THE BUSINESS ZONE;
 - ADDITION OF REQUIREMENTS RELATED TO MULTI-FAMILY RESIDENTIAL USES IN THE RURAL AGRICULTURAL RESIDENCE-90 (RAR-90), AGE RESTRICTED HOUSING (ARH), DESIGN MULTIPLE RESIDENCE (DMR), PLEASANT VALLEY RESIDENCE AGRICULTURE (PVRA) AND STORRS CENTER SPECIAL DESIGN DISTRICT (SC-SDD) ZONES,
 - CHANGES TO DIMENSIONAL REQUIREMENTS FOR THE PLANNED BUSINESS AND INSTITUTIONAL ZONES;
 - CHANGES TO EXISTING AFFORDABLE HOUSING REQUIREMENTS FOR THE DESIGN MULTIPLE RESIDENCE AND PLEASANT VALLEY RESIDENCE AGRICULTURE ZONES;
 - CHANGES TO SPECIAL PROVISIONS FOR THE PLANNED BUSINESS 3 ZONE;
 - CHANGES TO PARKING REQUIREMENTS FOR MULTI-FAMILY AND GROUP DWELLINGS; AND
 - ESTABLISHMENT OF AFFORDABLE HOUSING REQUIREMENTS FOR ALL RESIDENTIAL DEVELOPMENT
- D. P1357 – PETITION OF THE J.E. SHEPARD COMPANY TO AMEND ARTICLES 4, 7, 8, AND 10 OF THE MANSFIELD ZONING REGULATIONS TO ESTABLISH A NEW GROUP DWELLING USE, AUTHORIZE SAID USE BY SPECIAL PERMIT IN THE PB-3 ZONE AND ESTABLISH SPECIFIC PROVISIONS FOR GROUP DWELLINGS IN THE PB-3 ZONE, INCLUDING ALTERNATIVE DIMENSIONAL STANDARDS.

6. NEW BUSINESS

- A. 8-24 REFERRAL – SEPTEMBER ROAD (Parcel 28-91-39) CONSERVATION EASEMENTS
- B. EASTERN GATEWAYS FINAL DRAFT <http://fhiplansurvey.com/easterngateways/fullplan.html>
- C. UConn NORTHWEST SCIENCE QUAD ENVIRONMENTAL IMPACT EVALUATION

7. ZONING REGULATIONS AND DESIGN GUIDELINES

8. 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

9. COMMUNICATIONS AND BILLS

10. ADJOURNMENT