



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

**REGULAR MEETING**

**TUESDAY, JANUARY 22, 2019 ■ 6:30PM**

**1. CALL TO ORDER AND ROLL CALL**

**2. APPROVAL OF MINUTES**

A. JANUARY 7, 2019

**3. PUBLIC HEARING**

A. CONTINUED FROM 1/7/2019 – 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. *(Tabled to February 4, 2019)*

**4. OLD BUSINESS**

A. 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 *(Tabled to February 4, 2019)*

B. 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

- C. EASTERN GATEWAYS FINAL DRAFT <http://fhiplansurvey.com/easterngateways/fullplan.html> (*Tabled to February 4, 2019*)
- D. UConn NORTHWEST SCIENCE QUAD ENVIRONMENTAL IMPACT EVALUATION (*Memo from Director of Planning and Development*)

## **5. NEW BUSINESS**

## **6. ZONING REGULATIONS AND DESIGN GUIDELINES**

## **7. REPORTS FROM OFFICERS AND COMMITTEES**

- A. CHAIRMAN'S REPORT
- B. REGIONAL PLANNING COMMISSION
- C. REGULATORY REVIEW COMMITTEE
  - 1. RRC MINUTES 01-04-2019
- D. PLANNING AND DEVELOPMENT DIRECTOR'S REPORT
- E. OTHER COMMITTEES
- F. OTHER

## **8. COMMUNICATIONS AND BILLS**

## **9. ADJOURNMENT**