



# MEETING NOTICE AND AGENDA

## MANSFIELD PLANNING AND ZONING COMMISSION

MANSFIELD TOWN HALL ■ 4 SOUTH EAGLEVILLE ROAD ■ COUNCIL CHAMBERS

### REGULAR MEETING

MONDAY, FEBRUARY 4, 2019 ■ 6:30PM

**OR UPON COMPLETION OF THE INLAND WETLANDS AGENCY MEETING**

#### 1. CALL TO ORDER AND ROLL CALL

#### 2. APPROVAL OF MINUTES

A. JANUARY 22, 2019

#### 3. ZONING REPORT

#### 4. 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.

#### 5. OLD BUSINESS

A. 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

- B. 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.
- C. EASTERN GATEWAYS FINAL DRAFT <http://fhiplansurvey.com/easterngateways/fullplan.html>

## **6. NEW BUSINESS**

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

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

- A. CHAIRMAN’S REPORT
- B. REGIONAL PLANNING COMMISSION
- C. REGULATORY REVIEW COMMITTEE
  - 1. RRC MINUTES 01-18-2019
- D. PLANNING AND DEVELOPMENT DIRECTOR’S REPORT
- E. OTHER COMMITTEES
- F. OTHER

## **9. COMMUNICATIONS AND BILLS**

- A. CFPZA ANNUAL CONFERENCE, 3/28/2019
- B. CORRESPONDENCE FROM EDC REGARDING EASTERN GATEWAYS 1/29/2019

## **10. ADJOURNMENT**