

## **LEGAL NOTICE**

The Mansfield PZC will hold Public Hearings on Monday, February 7, 2011 in the Council Chambers, A.P. Beck Bldg., 4 S. Eagleville Rd, to hear comments on:

7:30p.m.-A Special Permit application for the sale of alcoholic beverages at Randy's Wooster Street Pizza at 1232 Storrs Rd. (University Plaza).

7:45p.m.-A resubdivision application for one new lot, off of Candide Ln. about 500 feet north of Stearns Rd. Listro property.

8:00p.m.-PZC-proposed 12/1/10 draft revisions to numerous sections of the Mansfield Subdivision Regulations.

Proposed Subdivision Regulation revisions include:

1. Revisions to Sec. 3 (Definitions) including new definitions for conceptual layout plan, significant trees, view and vista;
2. Revisions to Sec.4 (General Provisions) including new referral requirements;
3. Replacement of existing Sec. 5 (Preliminary Plan) with new provisions (Subdivision Design Objectives/Design Process). The proposed design objectives revise and supplement provisions currently in Sec. 7. The proposed design process includes three (3) specific pre-application steps that are recommended for all subdivisions but specifically required for subdivisions with new streets or four (4) or more lots. The draft details submission requirements and review processes;
4. Revisions to Sec. 6 (Final Plans) including revised provisions regarding map submissions, depiction of significant trees, submittal of digital data for approved subdivisions and requirements for sidewalks, bikeways, trails and/or other improvements designed to encourage and enhance bicycle and pedestrian use;
5. Revisions to Sec. 7 (Additional Subdivision Criteria) including new provisions to enhance the preservation of stonewalls and historic features and revised common driveway provisions that add new construction and signage requirements and authorize approval of common drives serving up to five (5) residential lots;
6. Revisions to Sec. 8.7 that provide more flexibility for requiring potential improvements along existing streets;
7. Revisions to Sec. 9 (Sidewalks/Bikeways/Trails) including new provisions that require in certain locations specific pedestrian improvements unless waived by a three quarters (3/4) vote of the Commission;
8. Revisions to Sec. 13.8 to clarify the Commission's right to require specific park and trail improvements in association with subdivision open space dedication requirements;
9. Revisions to Sec. 14 (Completion of Improvements/Bonding/As-Built Plans) including new and revised completion requirements for subdivision improvements and provisions that link Zoning Permits and Certificates of Compliance with the completion of subdivision improvements.

At these Hearings, interested persons may be heard and written communications received. No information from the public shall be received after the close of the Public Hearings. Additional information, including the exact wording of the proposed Subdivision Regulations is available in the Mansfield Planning and Town Clerks Offices and at [www.mansfieldct.org](http://www.mansfieldct.org).

R. Favretti, Chair  
K. Holt. Secretary

TO BE PUBLISHED Tuesday, January 25 and Wednesday, February 2, 2011

**\*\*PLEASE CHARGE TO THE MANSFIELD PZC/IWA ACCOUNT**