



**TOWN OF MANSFIELD
ECONOMIC DEVELOPMENT COMMISSION**

Thursday, May 26, 2016 ■ 5:30 PM

CONFERENCE ROOM C

**Audrey Beck Municipal Building
4 South Eagleville Road**

Regular Meeting Agenda

Call to Order/Roll Call

Opportunity for Public to Comment

Approval of Minutes

- March 24, 2016 – Regular Meeting

Old Business

1. Update on Project Green Space
2. Economic Development Website Update / Criteria for choosing Featured Businesses

New Business

1. Agricultural Committee Collaboration – Update
2. Mansfield/UCONN Sewer Agreement
3. Four Corners Water & Sewer Project; Four Corners Development
4. PZC Referral: Proposed Zoning Regulations

Reports

- Staff Update
- Business activity
- Events
- Chamber of Commerce/Mansfield Business and Professional Association (MBPA)
- Other

Communications

Adjournment

DRAFT Minutes
MANSFIELD ECONOMIC DEVELOPMENT COMMISSION
Regular Meeting – Thursday, March 24, 2016
Council Chambers, Audrey P. Beck Municipal Building

Members Present: S. Ferrigno, J. McGuire, G. Thompson (5:40 p.m.), D. Fecho, M. Hirschorn, A. Marcellino (ex officio)

Staff Present: Matthew Hart, Town Manager; Linda Painter, Director of Planning; Jennifer Kaufman Environmental Planner and Inland Wetlands Agent; Kevin Filchak, Graduate Intern

S. Ferrigno called the meeting to order at 5:35 p.m.

Public Comment: No public comment was received.

Approval of Minutes: Tabled until after the presentation of new business.

New Business: In light of the number of presenters at the meeting, the Commission agreed to alter the meeting agenda to allow the presenters for the New Business items to be heard first. Jennifer Kaufman, Environmental Planner and staff to the Agriculture Committee, introduced the Agriculture Committee members and provided a general overview of their duties. She also discussed the Agriculture Committee's accomplishments over the past year.

1. Presentation on the Dairy Industry – Stacey Stearns, Mansfield Agriculture Committee: Stearns provided a general overview of the dairy industry in Connecticut and the nation, including how the media influences the perception of the industry, challenges with current labor laws and policies, and difficulties with fluctuating milk prices due to the convoluted pricing system that has been established nationally. Other challenges include a lack of overall infrastructure and the impacts of various regulations. Members asked several questions regarding regulatory impacts, potential EDC assistance, and the extent to which agriculture is an economic engine in town. Kaufman noted that agriculture is the largest commercial land base in town; additional research on how many agricultural jobs are in Mansfield is needed. It was also noted that while Mountain Dairy is in discussions with Mansfield Schools regarding a pilot program, the schools currently do not purchase Mountain Dairy milk.
2. Presentation on Mountain Dairy – Paul Brody, Mountain Dairy: Brody explained the Mountain Dairy and W.J. Stearns and Sons, Inc. operation, history, and current production levels. Mountain Dairy is considered a producer-handler that produces 12-13 million pounds of Class I milk annually, and is one of only forty vertically integrated farms in the country that handles every facet of milk production from managing the herd to bottling and distribution. He emphasized that this is not a hobby farm, and they are in the market against other big milk industry producers. The Board of Directors has established several near term goals including completion of the sale of development rights on nine-hundred acres of farmland to the State of Connecticut, doubling the size of the herd, and increasing milk production by 50%. The business is also emphasizing marketing and sales, recently rebranding the company and expanding distribution of products statewide. Members asked Brody several questions regarding current operations and future plans.
3. Discussion with Agriculture Committee members on potential joint initiatives: Vicky Wetherill, Stacey Stearns and Nancy Rawn, Agriculture Committee members along with Jennifer Kaufman, staff to the Committee identified two potential joint projects for the EDC and Agriculture Committee: business visitation and a 'farm to chef' event. The Agriculture Committee is very interested in the work being done by the EDC with regard to business outreach and would like to participate in business visits involving agricultural businesses. McGuire updated the Agriculture Committee on the current status of the surveys and key themes such as signage, parking, and seasonal challenges. Members of the EDC also expressed support for the joint visits.

Kaufman and Wetherill described the proposed autumn 'farm to chef' event as a way to bring local farmers and restaurants together. The Agriculture Committee would like to jointly sponsor the event with the EDC and hope that some members of the EDC will volunteer to serve on the project committee. They also discussed the need to brand the event and Mansfield Agriculture in general. Members indicated that they would further discuss the project and seek volunteers at the April meeting.

Approval of Previous Minutes: McGuire MOVED and Fecho seconded to approve the December, January, and February minutes and notes as presented. MOTION APPROVED UNANIMOUSLY.

Old Business: Tabled until April meeting.

Reports: Tabled until April meeting.

Adjournment: Ferrigno adjourned the meeting at 7:30 p.m.

<Please post the text below on the following webpage:
<http://www.mansfieldct.gov/content/5168/41657/default.aspx>>

THE ADVENTURE PARK AT STORRS:

Every month the Mansfield Economic Development Commission (EDC) recognizes a local business for their outstanding contribution to our community. For May, the EDC recognizes The Adventure Park at Storrs.

Since 2012, The Adventure Park at Storrs has allowed residents and visitors of Mansfield to explore the New England forests and soar between the trees thanks to their elaborate, accessible, and fun ropes course.

Located on Route 195 (2007 Storrs Road), the Adventure Park provides fun climbing adventures for ages seven (7) and up. The ropes course is made up of seven unique climbing trails, each one containing at least two zip lines and numerous other elements between every tree platform. This comes to over eighty (80) unique elements for participants to explore and enjoy! Prior to your climb, every participant is provided with all the necessary climbing safety gear and training on how to safely move throughout the course. This training is taught by thirty-seven (37) dedicated full time and seasonal employees. After that, the participant can spend the next several hours enjoying the park and all of its many adventures.

Beyond the fun that it provides its patrons, the Adventure Park at Storrs is an active member of the Mansfield business community. The Adventure Park is proud to announce that every one of the 2015 staff members decided to return for the 2016 season. As a strong supporter of local jobs, this one-hundred (100) percent employee retention is a point of pride for the Adventure Park. Furthermore the park has used and continues to use local vendors to develop, build, and maintain their ropes course. Some vendors include, but are not limited to, DeSiato Sand and Gravel, Lindon Tree Service, and Village Springs.

In addition to supporting local businesses, the park also protects the environment of Mansfield by leaving the smallest environmental footprint possible. To that end, full consideration has been given to protecting the health and continued growth of the forest and trees where the park is located. Furthermore many of the benches, shelves, tables, etc. that are used on site are made from recycled materials from the forest.

All of these different aspects of the Adventure Park at Storrs have led the park to consistently draw larger and larger crowds from as far away as New York. Between 2014 and 2015 there was a thirty (30) percent increase in visitors to the park; this comes to a grand total of over twenty-thousand (20,000) visitors per year!

Whether you are a longtime resident of Mansfield or just visiting, The Adventure Park at Storrs is a great place to explore. To learn more about The Adventure Park at Storrs as well as their hours of operation, please check out their website at <http://storrsadventurepark.com/> or call the Park at (860)-946-0606.







DRAFT ALCOHOL AND LIVE MUSIC REGULATIONS

MANSFIELD DEPARTMENT OF PLANNING AND DEVELOPMENT ■ APRIL 28, 2016

OVERVIEW

ALCOHOLIC LIQUOR REGULATIONS

The proposed changes:

- Change liquor permits from a principal to an accessory use for all liquor permits other than temporary permits.
- Eliminate requirement for site plan approval for temporary liquor permits provided certain conditions are met. (A list of temporary permits is attached at the end of the document for reference purposes.)
- Eliminate separation distance requirements between sales/manufacture of alcohol and certain uses.
- Eliminate references to specific state liquor permit types, thereby deferring to permits allowed by Code of Ordinances
- Allow brew pubs and brewpub/restaurants (alcohol manufacturing) by special permit in the PB-1, PB-2, PB-3, PB-4 zones, and by-right in the SC-SDD zone provided sewer and water infrastructure is available.*
- Allow breweries (alcohol manufacturing) by special permit in the PB-1 and PB-3 zones provided sewer and water infrastructure is available.*
- Allow farm wineries (manufacture of alcohol) in the RAR-90, PVRA and PVCA zones.*

*These uses would not be authorized unless/until the Code of Ordinances was changed to allow for these types of alcohol permits.

LIVE MUSIC REGULATIONS

The proposed changes:

- Change live music permits from a principal to an accessory use for live and/or amplified music associated with a business that meet the standards identified in the regulations.
- Zoning permit required; permit may be revoked if there are two or more noise/nuisance violations within a 12-month period.
- Allow outdoor music subject to day/time restrictions.
- Require special permit approval for proposed music venues that deviate from the defined standards.

AMENDMENTS TO ARTICLE FOUR: RULES AND DEFINITIONS

AMEND SECTION B – DEFINITIONS

Add the following definitions (alphabetic order) and renumber subsequent definitions accordingly.

6. Brewpub/restaurant – A restaurant where beer is manufactured, stored, bottled and sold to be consumed on premises. A limited amount of beer may be sold at retail in sealed containers for consumption off premises as accessory to the restaurant use.
7. Brewpub – A facility where beer can be manufactured, stored, bottled, sold at wholesale or at retail in sealed bottles or other sealed containers for consumption off premises, or sold to be consumed on premises in a room that is ancillary to the production of beer, with or without the sale of food.
8. Brewery – A facility where beer can be manufactured, stored, bottled and sold at wholesale or at retail in sealed containers for consumption off premises or offered for on-site tasting.

AMENDMENTS TO ARTICLE SEVEN: PERMITTED USES

AMEND SECTION D – USES PERMITTED IN ALL ZONES EXCEPT IN THE FLOOD HAZARD ZONE

Amend Section D.7, Accessory Buildings and Uses to add new subsections (g) and (h) as follows:

7. **Accessory buildings and uses** (see definition in Article IV), provided the following conditions are met:

* * * * *

g. The sale of alcoholic liquor shall be permitted as accessory to the following uses provided the liquor permit type is authorized pursuant to Chapter 101 of the Mansfield Code of Ordinances:

- Retail
- Restaurant
- Hotel
- Place of Assembly-Banquet Hall
- Commercial recreation facility
- Brewpub/Restaurant, Brewpub, and Brewery
- Farm Winery

h. Live and/or amplified music shall be permitted provided the standards of Article Ten, Section I are met.

* * * * *

Amend Section D.15, Temporary Special Events involving the sale and consumption of alcoholic liquor as follows:

15. **Temporary special events involving the sale and consumption of alcoholic liquor pursuant to Sec. 30-25, 30-35, 30-37b and 30-37h, C.G.S.**, provided ~~site plan approval is obtained in accordance with Article V, Section A and the following requirements of Article X, Section I.5~~ are met:

- a. A Zoning Permit shall be obtained for proposed events unless the property meets one of the following criteria:
 - 1. The property is owned or leased by a public agency; or
 - 2. The property has received prior zoning approval for a public assembly use.
- b. Proposed plans for parking, traffic control, crowd control, hours of operation and protection of minors shall be submitted with the Zoning Permit Application and approved by the Mansfield Police Department;
- c. Proposed plans for providing sanitary facilities for the subject event shall be submitted with the Zoning Permit application and found to be sufficient by the Zoning Agent in consultation with the local health district.

AMEND SECTION G – USES PERMITTED IN THE RAR-90 ZONE

Amend Section G to add new section G.15 as follows:

- 15. Farm Wineries provided special permit approval is obtained in accordance with Article V, Section B.

AMEND SECTION K – USES PERMITTED IN THE PVRA (PLEASANT VALLEY RESIDENCE/AGRICULTURE) ZONE (LAND SOUTH OF PLEASANT VALLEY ROAD AND WEST OF MANSFIELD CITY ROAD)

Amend Section 3 to add new Section 3.g as follows:

- 3. **Categories of Permitted Uses in the Pleasant Valley Residence/Agriculture Zone Requiring Special Permit Approval as per the Provisions of Article V, Section B and Applicable Provisions of Article X, Section A:**

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- g. Farm Wineries

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AMEND SECTION L – USES PERMITTED IN THE PLANNED BUSINESS 1 ZONE (ROUTE 195/ROUTE 6 AREA)

Amend Section L as follows:

- 2. **Categories of permitted uses in the Planned Business 1 zone requiring special permit approval as per the provisions of Article V, Section B:**

- a. **Category A**

- 1. **Retail uses that comply with the following criteria:**

- the use results in a maximum of four separate stores, shops or businesses on the subject lot; and
- the use involves a maximum of two distinct or independent retail operations per store, shop or outdoor area
- ~~any retail store selling alcoholic liquors shall comply with the provisions of Article VII, Section L.2.i. and Article X, Section I~~

* * * * *

e. **Category E**

1. **Retail uses that comply with the following criteria:**

- The use results in five or more separate stores or shops or businesses on the subject lot; or
- The use involves more than two distinct or independent retail operations per store, shop or outdoor area. (For example: a marketing operation where more than two independent merchants utilize a particular area)
- ~~any retail store selling alcoholic liquors shall comply with the provisions of Article VII, Section L.2.i. and Article X, Section I.~~

* * * * *

f. **Category F**

Commercial recreation facilities such as theaters, racquetball, tennis and physical fitness centers; and bowling alleys. All changes in use within this subsection require special permit approval. ~~Any commercial recreation facility selling alcoholic liquor shall comply with the provisions of Article VII, Section L.2.i. and Article X, Section I.~~

g. **Category G**

Game arcades as a primary (more than 3 games) and not accessory use, provided the following conditions are met:

1. ~~there is no sale or consumption of alcoholic beverages on the arcade premises;~~

Renumber subsequent provisions accordingly

* * * * *

h. **Category H**

Reserved.

~~The use of live music associated with any hotel, motel, commercial recreation facility or restaurant, provided no outside speakers shall be used in conjunction with the use of such music and provided no music associated with the use is objectionable at the site's property lines. Any special permit issued pursuant to this subsection shall expire on November 1 of each year and, upon application and Public Hearing, may be renewed. As an exception to this requirement for Special Permit approval, limited live music uses may be authorized with Zoning Permit approval provided the following standards are met:~~

1. ~~The subject live music shall be limited to singing or the playing of musical instruments that, in the opinion of the Zoning Agent, are accessory to an authorized use (such as background music to enhance a dining experience) and not a primary use, (such as a separate concert event).~~
2. ~~The subject live music shall be unamplified or amplified at volume levels that, in the opinion of the Zoning Agent, would have low potential for causing noise issues for neighboring property owners. If neighborhood noise problems occur, the subject live music authorization may be altered or revoked.~~

~~3. No live music use authorized under this Zoning Permit provision shall take place after 10 pm on weekdays and 11pm on weekends.~~

~~4. Zoning Permits issued for live music under this provision shall be valid for an initial period ending on November 1 of an even numbered year and may, upon application of the holder of such permit, be renewed for additional periods of two (2) years each provided the requirement of this section are continually met. Such permit shall not be transferable.~~

~~Any questions regarding the appropriate permit process for authorizing live music uses, shall be resolved by the Planning and Zoning Commission.~~

i. Category I

~~The sale of alcoholic liquor subject to the provisions of Article X, Section I Brewpub/restaurant, Brewpub and Brewery uses provided the site is served by public water and sanitary sewer systems.~~

* * * * *

k. Category K

1. Restaurants, provided the following conditions are met:

- a. all structures and parking areas are a minimum of 100 feet from residential zone boundaries or 100 feet from the property lines of an existing residence on an adjacent lot. This setback requirement may be reduced if the applicant can demonstrate to the satisfaction of the PZC that the subject uses will be effectively buffered from adjacent properties by existing or proposed vegetation, topographic features, walls, fences or other measures.
- b. There shall be no drive-through food service.
- ~~c. Any restaurant selling alcoholic liquor shall comply with the provisions of Article VII, Section L.2.i. and Article X, Section I.~~

* * * * *

m. Category M

~~Hotels, motels, tourist homes. Any associated restaurant selling alcoholic liquors shall comply with the provisions of Article VII, Section L.2.i and Article X, Section I.~~

* * * * *

AMEND SECTION M-USSES PERMITTED IN THE PLANNED BUSINESS 2 ZONE (ROUTE 195/DOG LANE AREA)

Amend Section M.2 as follows:

2. Categories of permitted uses in the Planned Business 2 zone requiring special permit approval as per the provisions of Article V, Section B:

* * * * *

f. **Category F**

Commercial recreation facilities such as theaters, racquetball, tennis and physical fitness centers, and bowling alleys. All changes in use within this subsection require special permit approval. ~~Any commercial recreation facility selling alcoholic liquor shall comply with the provisions of Article VII, Section L.2.i. and Article X, Section I.~~

* * * * *

j. **Category J**

Hotels, motels, tourist homes. ~~Any associated restaurant selling alcoholic liquors shall comply with the provisions of Article VII, Section L.2.1 and Article X, Section I.~~

* * * * *

k. **Category K**

Reserved.

~~The use of live music associated with any restaurant or commercial recreation facility subject to the standards and requirements cited in Article VII, Section L.2.h~~

l. **Category L**

~~The sale of alcoholic liquor subject to the provisions of Article X, Section I~~
Brewpub/restaurant and Brewpub uses provided the site is served by public water and sanitary sewer systems.

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AMEND SECTION N – USES PERMITTED IN THE PLANNED BUSINESS 3 ZONE (ROUTE 195/ROUTE 44 FOUR CORNERS AREA)

Amend Section N as follows:

3. Categories of permitted uses in the Planned Business 3 zone requiring special permit approval as per the provisions of Article V, Section B:

* * * * *

f. **Category F**

Commercial recreation facilities such as theaters, racquetball, tennis and physical fitness centers; and bowling alleys. All changes in use within this subsection require special permit approval. ~~Any commercial recreation facility selling alcoholic liquor shall comply with the provisions of Article VII, Section L.2.i. and Article X, Section I.~~

* * * * *

i. **Category I**

Reserved.

~~The use of live music associated with any hotel, motel, restaurant or commercial recreation facility subject to the standards and requirements cited in Article VII, Section L.2.h~~

j. Category J

~~The sale of alcoholic liquor subject to the provisions of Article X, Section I
Brewpub/restaurant, Brewpub and Brewery uses provided the site is served by public water and sanitary sewer systems.~~

k. Category K

1. Restaurants, provided the following conditions are met:

- a. the site is served by adequate public water and sewer systems;
- b. all structures and parking areas are a minimum of 100 feet from residential zone boundaries or 100 feet from the property lines of an existing residence on an adjacent lot. This setback requirement may be reduced if the applicant can demonstrate to the satisfaction of the PZC that the subject uses will be effectively buffered from adjacent properties by existing or proposed vegetation, topographic features, walls, fences or other measures.
- c. There shall be no drive-through food service.
- d. ~~Any restaurant selling alcoholic liquor shall comply with the provisions of Article VII, Section L.2.i. and Article X, Section I.~~

l. Category L

~~Hotels, motels, tourist homes. Any associated restaurant selling alcoholic liquors shall comply with the provisions of Article VII, Section L.2.1 and Article X, Section I.~~

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AMEND SECTION O – USES PERMITTED IN THE PLANNED BUSINESS 4 ZONE (NORTH EAGLEVILLE RD./KING HILL RD. AREA)

Amend Section O.2 as follows:

2. Categories of Permitted Uses in the Planned Business 4 Zone Requiring Special Permit Approval as per the Provisions of Article V, Section B:

* * * * *

l. Category L

Reserved.

~~The use of live music associated with any restaurant or commercial recreation facility subject to the standards and requirements cited in Article VII, Section L.2.h;~~

m. Category M

~~The sale of alcoholic liquor subject to the provisions of Article X, Section I; Brewpub/restaurant and Brewpub uses provided the site is served by public water and sanitary sewer systems.~~

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AMEND SECTION P – USES PERMITTED IN THE PLANNED BUSINESS 5 ZONE (ROUTE 32/ROUTE 31 AREA)

Amend Section P.2 as follows:

2. Categories of Permitted Uses in the Planned Business 5 Zone Requiring Special Permit approval as per the Provisions of Article V, Section B:

* * * * *

f. Category F

Commercial recreation facilities such as theaters, racquetball, tennis and physical fitness centers; and bowling alleys. All changes in use within this subsection require special permit approval. ~~Any commercial recreation facility selling alcoholic liquor shall comply with the provisions of Article VII, Section L.2.i. and Article X, Section I.~~

* * * * *

h. Category H

Reserved.

~~The use of live music associated with any commercial recreation facility or restaurant, provided no outside speakers shall be used in conjunction with the use of such music and provided no noise associated with the use is objectionable at the site's property lines. Any special permit issued pursuant to this subsection shall expire on November 1 of each year and, upon application and Public Hearing, may be renewed.~~

i. Category I

~~The sale of alcoholic liquor subject to the provisions of Article X, Section~~

* * * * *

m. Category M

Reserved.

~~The use of live music associated with any restaurant or commercial recreation facility subject to the standards and requirements cited in Article VII, Section L.2.h;~~

n. **Category N**

Reserved.

~~The sale of alcoholic liquor subject to the provisions of Article X, Section I;~~

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AMEND SECTION Q – USES PERMITTED IN THE BUSINESS ZONE

Amend Section Q.3.c as follows:

c. **Category C**

Game arcades as a primary (more than 3 games) and not accessory use, provided the following conditions are met:

~~1. There is no sale or consumption of alcoholic beverages on the arcade premises;~~

Renumber subsequent provisions accordingly

* * * * *

h. **Category H**

Reserved.

~~The use of live music within the building confines of any hotel, motel, and restaurant, provided no outside speakers shall be used in conjunction with the use of such music and provided no music associated with the use is objectionable at the site's property lines. Any special permit issued pursuant to this subsection, shall expire on November 1, of each year and, upon application and Public Hearing, may be renewed.~~

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AMEND SECTION R – USES PERMITTED IN THE NEIGHBORHOOD BUSINESS 1 ZONES (ROUTE 44/MANSFIELD DEPOT AREA; ROUTE 195/32 AREA; ROUTE 195/SPRING HILL RD AREA; ROUTE 32/EAGLEVILLE AREA)

Amend Section R.2 as follows:

2. Categories of Permitted Uses in the Neighborhood Business 1 Zones requiring special permit approval as per the provisions of Article V, Section B:

* * * * *

a. **Category A**

1. Retail stores that comply with the following criteria:

- a. There is a maximum of four separate stores, shops or businesses on the subject lot;
- b. There is a maximum of two distinct or independent retail operations per store, shop or outdoor area;
- ~~c. Any retail use selling alcoholic liquors shall comply with the provisions of Article VII, Section Q.2.g and Article X, Section I;~~

* * * * *

g. Category G

Reserved.

~~The sale of alcoholic liquor, subject to the provisions of Article X, Section I~~

h. Category H

Restaurants, provided the following conditions are met:

1. All structures and parking areas are a minimum of 100 feet from residential zone boundaries or 100 feet from the property lines of an existing residence on an adjacent lot. This setback requirement may be reduced if the applicant can demonstrate to the satisfaction of the PZC that the subject uses will be effectively buffered from adjacent properties by existing or proposed vegetation, topographic features, walls, fences or other measures.
2. There shall be no drive-through food service.
- ~~3. Any restaurant selling alcoholic liquor shall comply with the provisions of Article VII, Section Q.2.g and Article X, Section I.~~

~~i. Category I~~

~~The use of live music within the building confines of any restaurant, provided no outside speakers shall be used in conjunction with the use of such music and provided no noise associated with the use is objectionable at the site's property lines. Any special permit issued pursuant to this subsection shall expire on November 1 of each year and may be renewed upon application and Public Hearing.~~

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AMEND SECTION S – USES PERMITTED IN THE NEIGHBORHOOD BUSINESS 2 ZONE (ROUTE 195/MANSFIELD CENTER AREA)

Amend Section S.2 as follows:

2. Categories of Permitted Uses in the Neighborhood Business 2 zones requiring special permit approval as per the provisions of Article V, Section B:

* * * * *

g. Category G

Reserved.

~~The sale of alcoholic liquor subject to the provisions of Article X, Section I~~

AMEND SECTION U – USES PERMITTED IN THE PVCA (PLEASANT VALLEY COMMERCIAL/AGRICULTURE) ZONE (LAND SOUTH OF PLEASANT VALLEY ROAD AND EAST OF MANSFIELD AVENUE)

Amend Section 3 to add new Section 3.m as follows:

3. Categories of Permitted Uses in the Pleasant Valley Commercial/Agriculture Zone Requiring Special Permit Approval as per the Provisions of Article V, Section B and Applicable Provisions of Article X, Section A:

* * * * *

m. Farm Wineries

* * * * *

AMEND SECTION V – USES PERMITTED IN THE RD/LI (RESEARCH AND DEVELOPMENT/LIMITED INDUSTRIAL) ZONE (ROUTE 44/NORTH EAGLEVILLE RD AREA)

Amend Section V.3 as follows:

3. Permitted Uses in the RD/LI Zone requiring Special Permit Approval as per the Provisions of Article V, Section B

* * * * *

~~i. The use of live music within the building confines of any hotel or restaurant provided no outside speakers shall be used in conjunction with the use of such music and provided no music associated with the use is objectionable at the site's property lines. Any special permit issued pursuant to this subsection shall expire on November 1, of each year and, upon application and Public Hearing, may be renewed.~~

~~j. The sale of alcoholic liquor associated with a permitted restaurant, hotel, or commercial recreation facility subject to the provisions of Article X, Section I;~~

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AMENDMENTS TO ARTICLE TEN

DELETE SECTION I – SALE OF ALCOHOLIC LIQUOR AND REPLACE WITH LIVE AND/OR AMPLIFIED MUSIC

Delete Section I in its entirety and replace with the following:

I. Live and/or Amplified Music

1. Purpose. The purpose of these regulations is to allow for amplified and live music as accessory to certain assembly related uses while establishing minimum standards to protect adjacent neighborhoods from noise impacts.

2. Applicability.

a. Live and/or amplified music shall be permitted with Zoning Permit approval as an accessory use to the following uses pursuant to the requirements of this Section:

- Restaurant
- Hotel
- Place of Assembly-Banquet Hall
- Commercial recreation facility
- Brewpub/Restaurant, Brewpub, and Brewery

b. The Zoning Permit requirements and restrictions on outdoor music contained in this section shall not apply to public property and properties in the SC-SDD.

3. Outdoor Music. Outdoor music will be allowed during the following days and times.

	<u>Outdoor Music Permitted</u>
<u>Thursday-Saturday</u>	<u>12:00 pm – 10 pm</u>
<u>Sunday</u>	<u>12 pm – 6 pm</u>

Outdoor music on days or times other than those identified in the above table may be authorized by Special Permit approval.

4. Noise and Nuisance Regulations. All events involving live and/or amplified music shall comply with the noise and nuisance regulations contained in Chapters 134 and 135 of the Code of Ordinances.

5. Violations. In addition to penalties for violation identified in Article Eleven, Section F of these regulations and Chapters 134 and 189 of the Mansfield Code of Ordinances, the Zoning Permit for any live/amplified music use may be revoked by the Zoning Agent if there are two or more noise and/or nuisance violations within a 12 month period. Special Permit approval shall be required for reinstatement of any Live/Amplified Music Permit that has been revoked.

AMEND SECTION S.4 – USES PERMITTED IN THE STORRS CENTER SPECIAL DESIGN DISTRICT

Amend Section S.4.a to add the following use:

(xxvii) Brewpub and Brewpub/restaurant as defined in Article IV

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AMENDMENTS TO ARTICLE ELEVEN

AMEND SECTION C-ZONING PERMITS

Amend Section C.1.a as follows:

- a. The following provisions for Zoning Permits are in addition to any application requirements associated with uses and/or construction activities that also require the review and approval of the Planning and Zoning Commission. All proposed uses and/or construction activities shall comply with permitted use provisions and all other applicable regulatory provisions. Except as noted below in subsection b, Zoning Permits shall be required for the following ~~construction~~ activities:

* * * * *

- 6. ~~Limited Live Music Uses pursuant to Article VII, Section L.2.h.~~ Temporary Special Outing Liquor Permits pursuant to Article VII, Section D.15.

* * * * *

TEMPORARY LIQUOR PERMIT TYPES

This page is provided for reference only and is not part of the proposed changes to the Zoning Regulations.

PURSUANT TO DEPARTMENT OF LIQUOR CONTROL TEMPORARY LIQUOR PERMIT APPLICATION ▪ EXCERPTS FROM STATE STATUTES

Sec. 30-25. Special club permit for picnics. (a) A special club permit shall allow the sale of alcoholic liquor by the drink at retail to be consumed at the grounds of an outdoor picnic conducted by a club or golf country club. Such permits shall be issued only to holders of club or golf country club permits and shall be issued on a daily basis subject to the hours of sale in section 30-91, and shall be the same as provided therein for clubs and golf country clubs. The exception that applies to railroad and boat permits in section 30-48 shall apply to such a special club permit. No such club or golf country club shall be granted more than four such special club permits during any one calendar year.

(b) The Department of Consumer Protection shall have full discretion in the issuance of such special club permits as to suitability of place and may make any regulations with respect thereto.

(c) The fee for such a special club permit shall be fifty dollars per day.

Sec. 30-35. Temporary permit for outings, picnics or social gatherings. A temporary beer permit shall allow the sale of beer and a temporary liquor permit shall allow the sale of alcoholic liquor at any outing, picnic or social gathering conducted by a bona fide noncommercial organization, which organization shall be the backer of the permittee under such permit. The profits from the sale of such beer or alcoholic liquor shall be retained by the organization conducting such outing, picnic or social gathering and no portion of such profits shall be paid, directly or indirectly, to any individual or other corporation. Such permit shall be issued subject to the approval of the Department of Consumer Protection and shall be effective only for specified dates and times limited by the department. The combined total of outings, picnics or social gatherings, for which a temporary beer permit or temporary liquor permit is issued pursuant to this section, shall not exceed twelve in any calendar year and the approved dates and times for each such outing, picnic or social gathering shall be displayed on such permit. The fee for a temporary beer permit shall be thirty dollars per day and for a temporary liquor permit shall be fifty dollars per day.

Sec. 30-37b. Charitable organization permit. A charitable organization permit shall allow the retail sale of alcoholic liquor by the drink to be consumed on the premises owned or leased by the organization. Such permit shall be issued subject to the hours of sale in section 30-91 and the combined total of days for which such permit shall be issued shall not exceed twelve days in any calendar year. The dates for which such permit is issued shall be displayed on such permit. The fee for a charitable organization permit shall be fifty dollars.

Sec. 30-37h. Nonprofit corporation permit. A nonprofit corporation permit shall allow the retail sale of wine at auction, provided the auction is held as part of a fund-raising event to benefit the tax-exempt activities of the nonprofit corporation. Each permit shall allow the sale of wine at a maximum of twelve such auctions in any calendar year, except as provided in section 30-37d. The fee for a nonprofit corporation permit shall be twenty-five dollars.



Town of Mansfield

Department of Planning and Development

Date: May 26, 2016
To: Economic Development Commission
From: Linda M. Painter, AICP, Director of Planning and Community Development
Subject: Monthly Update

STAFF UPDATE:

- *UConn Co-op* – After nearly forty years of operation, the UConn Co-op will close this June 1st. The UConn Co-op was a cooperative nonprofit that was run with a majority of its Board of Directors being University students. On April 27th the University Board of Trustees chose Barnes and Noble to operate its campus bookstores at the Storrs and regional campuses. Barnes and Noble has also agreed to hire the current Co-op staff.
- *Amazon Pickup Location in Storrs Center* – Beginning in the summer of 2016, Amazon will open its first Connecticut pickup location in Storrs Center. The pickup location can be found at 40 Wilbur Cross Way and it will use the 4,000 square foot space to provide UConn students with a convenient location to pick up or drop off Amazon orders. This adds Storrs to Amazon's growing number of pickup locations near Colleges and Universities around the country.
- *Windham Chamber Awards* – The Mansfield Drive-in Theatre and Marketplace won the Windham Chamber of Commerce's Mansfield Business of the Year award. The Drive-in was selected at the suggestion of EDC members. Additionally, the Dog Lane Café was awarded the overall business of the year award from the Chamber.
- *Roundtable Discussion on Economic Development and Innovation for Northeastern Connecticut, hosted by State Senator Mae Flexer* – Business leaders, educators, and municipal leaders gathered at Quinebaug Valley Community College on Friday, April 8th. The discussion focused on ways to bring manufacturing jobs back to the state. Panelists emphasized the need to focus on educating the next generation and their families on the importance of manufacturing and its value to the economy.
- *Website Revisions* – The updates to the Mansfield Business and the Economic Development Commission pages that were discussed at the February EDC meeting have been implemented. The website is now fully operational.

UPCOMING EVENTS:

On Monday, June 6, 2016 Connecticut Main Street Center will host the "2016 CT Main Street Awards Gala." The Gala begins at 4:30 pm with a reception at E.O. Smith High School. The awards presentation will begin at 5:30 pm in the Ballard Institute & Museum of Puppetry. At 6:30 pm you can choose a variety of activities to explore Storrs Center that include performances by the CT Repertory Theater, E.O. Smith High School Music, the Blue Cow Ice Cream Truck, and more. The evening will conclude with a concert in the Town Square featuring the Funky Dawgs Brass Band.

Registration is required by May 27th. Use the link below to register for the event:

<https://www.eventbrite.com/e/2016-ct-main-street-awards-gala-tickets-25010259359>

BUSINESS ACTIVITY:

Please let us know if you are aware of any business openings/closings that we have missed.

The following businesses have opened:

- Tea More Café (Storrs Center)
- Quester’s Way (East Brook Mall)

The following businesses have filed trade name registrations with the Town Clerk:

- One Stop Storrs
- QC Development
- Tardif Poultry Farm

CHAMBER OF COMMERCE/MANSFIELD BUSINESS & PROFESSIONAL ASSOCIATION (MBPA)

The MBPA will be holding its next meeting on June 13, 2016 at 8:00 a.m. in the Mansfield Community Center.