

AGENDA

Meeting will start upon completion of the preceding Inland Wetlands Agency (IWA) Meeting.

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

- A. **January 6, 2020 Draft Minutes** 4 - 7
[01-06-2020 PZC MINUTES - Draft](#)

3. ZONING AGENT REPORT

4. PUBLIC HEARINGS

- A. **6:35 P.M.** 8 - 9

Application of the Mansfield Non-Profit Housing Development Corporation (owner/applicant) to amend the Zoning Map to change the zoning of property located at 113-121 South Eagleville Road (Parcel ID 16.57.5) from Rural Agriculture Residence 90 (RAR-90) to South Eagleville Road Housing Opportunity Zone (SER-HO) pursuant to Sec. 8-30g, C.G.S. (PZC File 1364-1)

As the corresponding site plan application is still under review, the public hearing on this item will be opened and continued to March 2, 2020.

[Public Hearing Legal Notice](#)

- B. **6:40 P.M.**

Site plan application of the Mansfield Nonprofit Housing Development Corporation (owner/applicant) for a 42 unit multi-family residential development at 113-121 So. Eagleville Road (Parcel ID 16.57.5) pursuant to Sec. 8-30g, C.G.S. (PZC File 1364-2)

As the site plan application is still under review, the public hearing on this item will be opened and continued to March 2, 2020.

5. OLD BUSINESS

- A. **Modification to Special Permit: Application of Wendy and Dudley Hamlin (owner/applicant) of Holiday Hill Day Camp & Recreation** 10 - 16

Center, 41 Chaffeeville Road, Mansfield Center to convert existing vacant home on property to Airbnb lodging for wedding and party venue customers. (PZC File 0056)

[P-0056 Agenda Item Report-Modification for Short Term Rental](#)

[P-0056 2009 Holiday Hill Site Plan](#)

[P0056 41 Chaffeeville Rd Site Mod Application](#)

B. Interpretation of Zoning Regulations: Article 10, Section T, Agricultural Uses

The Agriculture Committee discussed this item at their January 15, 2020 meeting. Meeting minutes were not available at the time this agenda and packet was published. The minutes as well as a staff memo will be added to the packet prior to the meeting for Commission discussion on January 21, 2020.

C. PZC-Initiated Amendments to Articles 7, 8 and 10 of the Mansfield Zoning Regulations related to owner-occupancy requirements for two-family and efficiency dwelling units and setback requirements for parking associated with parks, preserves and playgrounds. (P907-47)

Due to the short time frame between the adoption of the amendments and the effective date as well as other project deadlines, staff was unable to complete the codification of the regulation updates by January 15th. Accordingly, it is recommended that the PZC revise the effective date to February 1, 2020.

MOVE to change the effective date from January 15, 2020 to February 1, 2020 for the amendments to Articles 7, 8 and 10 of the Mansfield Zoning Regulations related to owner-occupancy requirements for two-family and efficiency dwelling units and setback requirements for parking associated with parks, preserves and playgrounds that were adopted on January 6, 2020.

D. Application of the Mansfield Non-Profit Housing Development Corporation (owner/applicant) to amend the Zoning Map to change the zoning of property located at 113-121 South Eagleville Road (Parcel ID 16.57.5) from Rural Agriculture Residence 90 (RAR-90) to South Eagleville Road Housing Opportunity Zone (SER-HO) pursuant to Sec. 8-30g, C.G.S. (PZC File 1364-1)

Tabled to March 2, 2020 Public Hearing.

- E. Site plan application of the Mansfield Nonprofit Housing Development Corporation (owner/applicant) for a 42 unit multi-family residential development at 113-121 So. Eagleville Road (Parcel ID 16.57.5) pursuant to Sec. 8-30g, C.G.S. (PZC File 1364-2)**

Tabled to March 2, 2020 Public Hearing.

- F. Application for Site and Building Modifications to the Spring Hill Inn on property located at 957 Storrs Road (Parcel ID 23.59.12), Lee Lambert, owner/applicant.**

Tabled at the request of the applicant.

- G. Application of the Taylor Family Trust (owner/applicant) to amend the Zoning Map to change the zoning of a portion of property located on the north side of Storrs Road, between 9 Timber Drive and 1768 Storrs Road (Parcel ID 2.5.22) from Rural Agriculture Residence 90 (R-90) and Professional Office 1 (PO-1) to Planned Business 3 (PB-3). (PZC File 1365)**

Tabled to February 18, 2020 Public Hearing.

6. NEW BUSINESS

7. 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**

8. COMMUNICATIONS AND BILLS

9. ADJOURNMENT