

AGENDA

This meeting will start at 6:35 p.m. or immediately upon the conclusion of the preceding Inland Wetlands Agency Meeting.

The Packet for this meeting is available at
<https://mansfield.civicweb.net/document/26942?splitscreen=true>.

CHANGES TO MEETING PROCEDURES DUE TO COVID-19

In accordance with Governor Lamont's Executive Order 7B and social distancing guidelines recommended by the CDC to slow community spread of COVID-19, this meeting is physically closed to the public. The public may view the meeting live at <https://mansfieldct.gov/video> or on Charter Spectrum Cable Channel 191 (the website is recommended as it is a higher image clarity). A recording of the meeting will be available at that website as well for 12 months. Public Comment will be accepted by email at planzonedept@mansfieldct.org or by USPS mail care of the Mansfield Department of Planning and Development, 4 South Eagleville Road, Mansfield, CT 06268 and must be received by 3:00 p.m. on the day of the meeting to be included in an updated meeting packet. Public comment received after this time will be shared at the next meeting.

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

A. January 19, 2021

[01-19-2021 PZC Minutes](#)

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3. ZONING AGENT REPORT

4. NEW BUSINESS

- ##### A. P1368 Special Permit application of Mill Court Ceramics to authorize the addition of classes to the existing non-conforming retail use at 2 Old Mill Court (fka Champion's General Store) pursuant to Article 9, Section D. Janet Osorio, Applicant / 2 Old Mill Court LLC, Owner.

7 - 20

MOVE to receive the special permit application of Janet Osorio/Mill Court Ceramics to expand the nonconforming use at 2 Old Mill Court, to schedule a public hearing for 6:30 p.m. on Tuesday, February 16, 2021 and to refer said application to staff for review and comment.

[P1368 Special Permit Application](#)

[P1368 Statement of Use](#)

[P1368 Existing Conditions Map-Undated](#)
[P1368 Topographic Map-Undated](#)
[P1368 Proposed Sign](#)

- B. Historic Village Review Pursuant to Article 10, Section J: Proposed Sign for Mill Court Ceramics at 2 Old Mill Court (fka Champion's General Store). Janet Osorio (Mill Court Ceramics), Applicant/2 Old Mill Court LLC, Owner.** 21 - 23

[Agenda Item Report-Mill Court Ceramic Sign-HV Review](#)

- C. P108-3 Special Permit application of Earth Dynamics LLC to temporarily stockpile earth materials for reuse at 164 Stafford Road (fka Highland Ridge Golf) pursuant to the requirements of Article 10, Section H. James Galey, Applicant/Highland Ridge Golf Range LLC, Owner.** 24 - 39

MOVE to receive the special permit application of James Galey/Earth Dynamics LLC to temporarily stockpile earth materials for reuse at 164 Stafford Road, to schedule a public hearing for Monday, March 1, 2021 and to refer said application to staff for review and comment.

[P1083-3 Special Permit Application](#)

[P1083-3 Statement of Use](#)

[P1083-3 Proposed Wetlands Buffer Berm and Storage Stockpiles Plan](#)

[P1083-3 Berm Details](#)

[P1083-3 Dust Control Program](#)

5. DESEGREGATE CONNECTICUT INITIATIVE

- A. Update on Activities** 40 - 84
Zoning Atlas (<https://www.desegregatect.org/atlas>)
[Proposal Summary](#)
[Legislative Proposal Overview](#)
[Visualizing Density](#)

6. 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

7. COMMUNICATIONS AND BILLS

8. ADJOURNMENT