

REVISED AGENDA

The Packet for this meeting is available at <https://mansfield.civicweb.net/document/18344>.

Please note that the start time for this meeting has been changed to 3:00 P.M.

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.

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

A. June 23, 2020 Special Meeting

[06 -23-2020 Draft Minutes](#)

3. OPPORTUNITY FOR PUBLIC COMMENT

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 prior to the meeting (public comment received after the meeting will be shared at the next meeting). Additionally, public comment can be provided in real time at <https://global.gotomeeting.com/join/716060261> or by calling 1 (872) 240-3311 and using Access Code 716-060-261.

4. REVISIONS TO ZONING AND SUBDIVISION REGULATIONS

A. Proposed Multi-Family Residential Regulations

[07 14 2020 Multi-Family Revised Draft](#)

[UConn PPT Slides for Public Comment-06 23 2020](#)

[06 23 2020 Multi-Family, Group Dwelling and Affordable Housing Revised Draft](#)

[06 23 2020 Proposed Changes to Existing District Provisions-RAR-90, DMR,ARH,](#)

[PVRA, SER-HO, PB-1, PB-3, PB-4, I](#)

[06 02 2020 Multi-Family Revised Draft](#)

[04 30 2020 Communication from Steve Ferrigno](#)

[4 29 2020 Communication from Chase Powell, Haven Campus Communities](#)

[2010 04-17 Proposed changes to Article 4 - Dwell comments-no sidebar](#)

[Links to Various Apartment Communities Nationwide](#)

[5 Trends in Apartment Building Design __ VIP Structures Design-Build Firm](#)

[Apartment Amenities Will Change Post-Coronavirus. But How __ GlobeSt](#)

[CBRE_streetsense_MFIInnovationWatch_Amenities](#)

[The Rise of Hybrid Student Apartment Projects __ GlobeSt](#)

[4-17-2020 Email Steven Ferrigno](#)

[4-16-2020 Email Stephen Moriak-Dwell Design Studio](#)

[4-15-2020 Communication from Jane and Robert Moskowitz](#)

[4-9-2020 Email from Charles Bryant-Emeryville CA](#)
[Emeryville Planning Regulations - Multi-Unit Residential Development Regulations and Guidelines](#)
[Short-Term Amendments-Multi-Family Residential Standards-02 26 2020](#)
[Short-Term Amendments-Affordable Housing-02 26 2020](#)

B. Changes to DMR and New Residential District Concepts



Concept summaries are in development and will be posted prior to the meeting. Resource documents informing the concepts are included as examples of how others have approached various housing types.

[07 14 2020 Compact Residential District Concepts*](#)

[Cottage Housing Developments — M-Group](#)

[Cottage Court Examples](#)

[Ashland OR cottage standards](#)

[Tacoma Small-Lot-Development-Standards Summary](#)

[Tacoma Small Lot Single-Family Development Standards](#)

[Tacoma Small Lot Single-Family Design Standards](#)

[Tacoma 1-3 Family Design Standards](#)

[Tacoma Townhouse and Cottage Design Standards](#)

[SmartCode-Affordable-Housing_Policy](#)

[SmartCode-Affordable_Housing_Incentives](#)

C Examples of Form-Based Regulations

CT examples include: Zone Hartford

(http://www.hartford.gov/images/DDS_Files/Plan_Zoning/Zoning_Regs/zr03052020.pdf);

Canton Village Districts

(<http://www.townofcantonct.org/filestorage/19342/19345/19617/45153/45254/45236/47133/TOC>

[Form-Based Code - Effective 04-10-18.pdf](#)); and Hamden

(<http://www.hamden.com/DocumentCenter/View/359/08-07-2017-Zoning-Regulations-Effective-08-17-2017-PDF>)

[Draft Mixed Use District Form-Based Code](#)

5. DESEGREGATE CONNECTICUT INITIATIVE

Additional information is available at <https://www.desegregatect.org/>.

A. Initial Recommendations

The coalition has identified 3 goals and 10 reforms that they would like to see included in the Special Session to advance those goals. Visit <https://www.desegregatect.org/special20> for more information.

B. "Missing Middle Housing"

Resources and Information on Missing Middle Housing. Additional resources available at <https://missingmiddlehousing.com/>.

[5 Ways To Make the Missing Middle Less Missing — Strong Towns](#)

[How to Ensure That Missing Middle Housing Is Not Missing From Your City's Policy, Planning, and Zoning - Western City Magazine](#)

['Missing middle' neighborhood opens_CNU](#)

[2-5-Acre-Missing-Middle-Site-Planning_020118](#)

6. COMMUNICATIONS

7. FUTURE MEETINGS

A. The next meeting is scheduled for Tuesday, July 28, 2020 at 2:00 P.M. Due to social distancing requirements, we expect it will be a web-based virtual

meeting.

8. ADJOURNMENT