

## AGENDA

This meeting will start at 6:45 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/20207>.

### 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](mailto: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. **August 3, 2020 Regular Meeting** 6 - 9  
[08-03-2020 PZC Minutes-Draft](#)
- B. **August 12, 2020 Special Meeting** 10 - 11  
[08-12-2020 PZC Spec Minutes-draft](#)

#### 3. ZONING AGENT REPORT

- A. [August 2020 Zoning Permits Issued](#) 12 - 14  
[August 2020 Pending Zoning Violations](#)  
[August 2020 Zoning Violations Closed](#)

#### 4. PUBLIC HEARINGS

Written public comment will be accepted by email at [planzonedept@mansfieldct.org](mailto:planzonedept@mansfieldct.org) or by USPS mail care of the Mansfield Department of Planning and Development, 4 South Eagleville Road, Mansfield, CT 06268 prior to the meeting and preferably by **3:00 p.m. on September 8, 2020**. Any comments received after the close of the public hearing will not be distributed to Commission Members.

Public comment can also be provided during the public comment portion of the

hearing either through a computer, tablet or smartphone at <https://global.gotomeeting.com/join/832878541> or by calling +1 (408) 650-3123 and using the following access code:832-878-541. If you have not previously used the GoToMeeting platform, we recommend downloading the app at <https://global.gotomeeting.com/install/832878541> before the meeting.

If you need assistance accessing the GoToMeeting, see quick guide posted under the Communications section of the agenda or call 860.429.3330 before 3 pm on the day of the meeting or during the meeting. If you are participating in the virtual meeting, we respectfully request that you abide by the following meeting protocols established to facilitate an orderly meeting:

- Please make sure you are in a quiet space to reduce background noise interference.
- Upon joining the meeting, you will be asked to identify yourself by name and identify whether you will be speaking in support, opposition, or requesting additional information regarding the application. After you have provided that information, those joining via a computer, tablet or smart phone should turn their camera off and mute their microphone until called upon by the Chair to provide comment. People who call into the meeting will be muted by the organizer until called upon by the Chair.
- Once the Chair calls on you, please un-mute your microphone and turn on your camera and begin your comments by stating your name.
- When you have completed your comments to the Commission and they have asked any questions they have of you, you will be dismissed from the virtual meeting room and you will be able to continue to view the meeting using the live stream instructions above or on Channel 191.
- If anyone is disruptive to the meeting, the Commission reserves the right to dismiss that individual from the virtual meeting and/or continue the hearing to another date and time.

**A. 6:45 P.M. PZC-Initiated Amendments to Articles 4, 7, 8, and 10 of the Mansfield Zoning Regulations related to multi-family residential uses, group dwelling uses, density bonuses for affordable housing, and changes to the ARH, DMR, PVRA, and SER-HO districts. The proposed amendments would also change the way in which Articles are referenced throughout the entirety of the Zoning Regulations. (P907-49)**

15 - 74

[P907-49 Agenda Item Report-Public Hearing](#)

[907-49 PZC-Initiated Amendments-Multi-Family, Group Dwelling, Affordable Housing, and MF Districts](#)

[Legal Notice for Public Hearing](#)

[Town Attorney Opinion Letter -9-4-2020](#)

[CRCOG Communication-9-3-2020](#)

[Conservation Commission- 08 18 2020 Minutes](#)

[Economic Development Commission 08 20 2020 Minutes](#)

[Parks and Natural Resources Committee-08 17 2020 Minutes](#)

[P907-49 Agenda Item Report 08 03 2020](#)

## 5. OLD BUSINESS

- A. **PZC-Initiated Amendments to Articles 4, 7, 8, and 10 of the Mansfield Zoning Regulations related to multi-family residential uses, group dwelling uses, density bonuses for affordable housing, and changes to the ARH, DMR, PVRA, and SER-HO districts. The proposed amendments would also change the way in which Articles are referenced throughout the entirety of the Zoning Regulations. (P907-49)**

B. **Regional Economic Development Strategy**

A draft of the regional economic development strategy for the towns of Mansfield, Coventry, Bolton and Tolland is now available for review at [http://www.mansfieldct.gov/DocumentCenter/View/8890/BCMTRReport\\_Final\\_web?bidId=.](http://www.mansfieldct.gov/DocumentCenter/View/8890/BCMTRReport_Final_web?bidId=)

Comments are requested by August 21, 2020; a public information session has been scheduled for Wednesday, September 16, 2020.

[Regional Economic Development Strategy-Executive Summary](#)

[Regional Economic Development Strategy-Implementation Action Items and Timeframes](#)

75 -

78

## 6. NEW BUSINESS

- A. **Special Permit Application to authorize development of a new consolidated elementary school at 134 Warrenville Road, Town of Mansfield, Owner/Applicant. (P1367)**

79 - 1000

***Move to receive the special permit application of the Town of Mansfield for development of a new elementary school at 134 Warrenville Road (PZC File 1367), to refer said application to staff and committees for review and comment, and to schedule a public hearing for Wednesday, September 30, 2020 at 6:30 p.m.***

[1a. Special Permit Application-Typos corrected by staff](#)

[1b. Property Owner Authorization](#)

[2. Statement of Use](#)

[3. Mansfield Elementary School Reduced Size Plans 08 26 2020](#)

[3c. Site Plan Checklist - Signed 20200826](#)

[4. Stormwater Management Report-08 26 2020](#)

[5. Traffic Study](#)

[5a. Route 89/195 Intersection Improvement Plans](#)

[5b. Route 89/195 Intersection Improvements-Project Manual](#)

[6. Well Approval-CT DPH](#)

[7. LID Checklist with Attachments](#)

[8a. Phase II Environmental Site Investigation-Summary](#)

[8b. Phase II Environmental Site Investigation-Full Report](#)

[9a. Phase Ia Archeological Assessment Report 7.1.2020](#)

[9b. Phase IB Archeological Assessment Report 8.4.2020](#)

- B. **2019-2020 Planning and Zoning Commission Annual Report** 1001 -  
1004

***MOVE to authorize the Chair to submit the FY20 Planning and Zoning Commission Annual Report to the Interim Town Manager.***

[FY20 PZC ANNUAL REPORT](#)

- C. **8-24 Referral: Proposed Land Swap with Joshua's Trust (Sawmill Brook and Wolf Rock Preserves)** 1005 -  
1027

***MOVE to notify the Town Council that the proposed land swap with Joshua's Trust described in the letter dated May 6, 2020 is consistent with Mansfield's Plan of Conservation and Development and would help improvement management of and access to both Sawmill Brook Preserve and Wolf Rock Preserve.***

[Agenda Item Report: 8-24 Referral-Joshua's Trust Land Swap](#)

[Conservation Commission Minutes-August 18, 2020](#)

[Parks and Natural Resources Committee Minutes-August 17, 2020](#)

[Town Council Agenda Item Summary - Proposed Land Swap with Joshua's Trust \(Sawmill Brook and Wolf Rock Preserves\)](#)

[May 6, 2020 letter from Joshua's Trust](#)

[Wolf Rock Access Survey](#)

[Wolf Rock Easement](#)

- D. **Interpretation of Zoning Regulations: Article 10, Section W.3.b.2, Calculation of Maximum Incomes and Rents for households at 120% Median Income** 1028 -  
1035

[Agenda Item Report- Calculation of Median Income, Maximum Housing Payments and Maximum Rent for 120% MI](#)

[2020 830g Rent Calculations](#)

[Regulations of CT State Agencies-8-30g-8](#)

## 7. **DESEGREGATE CONNECTICUT INITIATIVE**

## 8. **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**

## 9. **COMMUNICATIONS AND BILLS**

- A. **Go-To-Meeting Quick Guide for Attendees** 1036 -

[The Quick Guide for GoToMeeting Attendees](#) [GoToMeeting](#)

1039

- B. 30 Years of Land Cover Change in Connecticut, USA: A Case Study of Long-Term Research, Dissemination of Results, and Their Use in Land Use Planning and Natural Resource Conservation**

1040 -  
1065

[CLEAR Land Cover Change in CT Report](#)

- C. A communication regarding Wag Dog Walking and Pet Sitting was forwarded to the Commission separately from the packet.**

## **10. ADJOURNMENT**