

April 27, 2023

Ms. Jennifer Kaufman
Director of Planning and Development
Town of Mansfield
4 South Eagleville Rd
Storrs Mansfield, CT 06268

RE: Proposed Zoning Regulation Revisions and Grammatical Updates

Ms. Kaufman,

As you are aware, earlier in April, Tyche submitted to the Commission a reorganized version of the current Zoning Regulations. This reorganization did not include content-based changes to the Regulations, rather it focused on compiling the document into the new organizational structure that was previously established by the Town. The purpose of this reorganization was to improve the useability of the document and establish a framework that would better align with the future online codification of the Regulations. The Regulations provided previously also included required legal modifications pertaining to various case law and statutory updates which were identified during the previous review.

After providing that document to the Town, Tyche has been working to incorporate comments made by staff and the Commission pertaining to existing typographical and other non-content-based revisions. Beyond these minor revisions, at the direction of staff, Tyche has also included draft suggested language which proposes to amend Section 190-9 and Section 190-78, which are also the result of recent legislative changes. While these suggested changes have been included in the updated Regulation document, a copy of the language and a brief overview has also been attached.

We look forward to reviewing this further with Town staff and the Commission.

Sincerely,

Michael D'Amato, AICP, CZEO

Principal

Tyche Planning & Policy Group



Outdoor Dining:

In accordance with CGS §8-1cc, which takes effect May 1, 2023, language to allow temporary and seasonal outdoor dining without the need for a public hearing or Commission was included, subject to the following criteria:

§190-9: Uses Permitted in All Zone Except the Flood Hazard Zone

(New) 22. Temporary or Seasonal Outdoor Dining: Shall be allowed as an accessory use to any lawfully existing restaurant or food service establishment, subject to the issuance of an administrative zoning permit and upon demonstration of compliance with the following criteria:

- a. A site plan has been provided which includes:
 - Site Location
 - 2. Floor Plan/layout of outdoor area
 - 3. Number of Tables and/or seats
 - 4. Location(s) of ingress and egress for pedestrians and vehicles.
- b. A narrative has been provided which included the following information:
 - Planned use of the outdoor area
 - 2. Proposed litter control
 - 3. Hours of Operation, not later than 9pm.
- c. Proof that the following Departments have been made aware of the intent to provide temporary or seasonal outdoor dining (when applicable):
 - 1. Eastern Highlands Health District
 - Mansfield Fire Marshal
 - 3. Mansfield Building Official
 - CT Dept of Transportation

Entertainment and/or the consumption of alcohol only shall not be considered an allowable accessory use as of right and shall require the issuance of a separate approval as required by these Regulations.

Electric Vehicle Charging Stations

In accordance with Public Act 22-25, which requires that Electric Vehicle Charging Station capable spaces be provided for by all applicable developments as of January 1, 2023, the following language has been included:

§190-78 Required Off Street Parking and Loading

(new) 8. Electric Vehicle Charging Stations- (EVCS)

a. In all Zoning Districts, Level 2 EVCS-capable spaces as defined by Connecticut General Statute, meeting or exceeding 10% of all new parking spaces are required as part of any new construction, expansion to an existing parking area, or significant change of use which will result in the addition of 30 (thirty) or more parking spaces.