

**NOTICE OF CERTAIN PLANNING AND ZONING MATTERS IN
NEIGHBORING MUNICIPALITIES**

October 29, 2025

To: Ashford Town Clerk Tolland Town Clerk
 Chaplin Town Clerk Willington Town Clerk
 Coventry Town Clerk Windham Town Clerk

From: Planning and Zoning Commission Inland Wetlands Agency
 Zoning Board of Appeals

Pursuant to P.A. 87-307, zoning, planning and inland wetland commissions and zoning boards of appeals are required to notify the clerk of any adjoining municipality of the pendency of any application, petition, request or plan concerning any project on any site in which:

1. Any portion of the property affected by a decision of such board is within five hundred feet of the boundary of the adjoining municipality;
2. A significant portion of the traffic to the completed projects on the site will use streets within the adjoining municipality to enter or exit the site;
3. A significant portion of the sewer or water drainage from the project on the site will flow through and significantly impact the drainage or sewerage system within the adjoining municipality; or
4. Water run-off from the improved site will impact streets or other municipal or private property within the adjoining municipality.

Notice is to be made by registered mail and mailed within seven days of the date of receipt of the application, petition, request or plan.

No hearing may be conducted unless the adjoining municipality has received notice required by P.A. 87-307. A representative may appear and be heard at any such hearing.

This letter is to inform you of the pendency of such a project described as follows:

Description of Application and Location

Public Hearing Information

PZC-Initiated Amendments to the Zoning Regulations Related to the Residential Use Table (Article 4, §190-73) and Associated Sections Including Article 2, §190-9(23) (Similar Use(s) Not Otherwise Listed); Article 3, §190-13 (Definitions); and Article 3, §§190-57 and 190-58 (Headings to Be Amended). (PZC File #907-71)

Date: December 1, 2025 **Time:** 6:10 pm
Place: Hybrid Meeting or Mansfield Town Hall, 4 S. Eagleville Rd, Mansfield

For more information, please contact the Department of Planning and Development at 860.429.3330 or planzonedept@mansfieldct.org.

MEMORANDUM

TO: Mansfield Planning and Zoning Commission
Cc: Jennifer Kaufman, AICP, Director of Planning and Development

FROM: Michael D'Amato, AICP, CZEO
Robin Newton, AICP, CZEO

DATE: October 9, 2025

SUBJECT: **Proposed Revisions to §190-13: Definitions, §190-23: Uses Not Listed, §190-73: Residential Use Table**

Background Summary

As the Commission is aware, one of the primary goals in updating the Zoning Regulations is to improve their overall useability and clarity. To that end, Tyche has been working with staff over the last several months to update and reorganize the permitted use tables and develop associated definitions.

§190-17: Residential Use Table:

In reviewing the proposed use table, you will notice that the number of uses specifically listed is substantially smaller than what is in the current table. The focus of this review was NOT to eliminate allowable uses or substantially change the characteristics of each zoning district. Rather, several of these uses have been proposed to be combined into a single use category. In addition, these changes do not propose an entirely new use in a zone in which it was not previously allowed.

While not exhaustive, most notably these changes include:

- "Fire station", "school", "parks, playgrounds", "buildings and facilities owned/operated by (government)", "public utility installations", "preservation", and reservoirs/sewage treatment plans" are now reflected in the proposed use table as "Governmental, educational or philanthropic use by duly incorporated non-profit or governmental unit."
- "Filling, grading, excavation, removal, processing of soil, stone, sand and gravel, peat moss, and other similar materials" is proposed to be called "Earthwork"
- "Recreational Uses" has been converted "Commercial Recreation"
- "Hospitals, sanitariums, nursing homes, convalescent hospitals" is proposed to be called "Healthcare Facilities"

Additionally, several terms were updated to reflect terminology used elsewhere in the Regulations or to align with Statute or case law:

- "Churches, chapels, other places of worship" is proposed to be called "Places of Assembly"
- A primary use providing care to children is proposed to be called "Child Day Care Center"
- An accessory use providing care to children is proposed to be called "Group Child Care Home" as defined by CT General Statutes.
- "Home Business" and "Home Office" have been added to reflect recent changes to Home Occupations.
- The term "residence" has been added under "residential uses" for consistency.

Lastly, as you will see from the attached draft redline, several notes have been eliminated from below the table. These notes have been removed because they are no longer needed or included elsewhere in the regulations.

§190-13: Definitions:

In making the updates to the Residential Use Table as outlined above, to ensure all of the previously listed uses were incorporated and to keep consistent with terms used in statute, there were several uses that also needed to be defined. These uses are reflected on page 4 of the proposed redline as ‘Definitions to be Added’. These terms include:

- Commercial Recreation
- Duplex
- Earthwork
- Healthcare Facility
- Philanthropic
- Places of Assembly

Updating these terms will also require that the subsections within the regulations that contain additional use-related provisions will need to be updated. §190-57, §190-58 and §190-61 are all proposed to be amended to reflect the terms used above.

§190-23: Uses Not Listed:

As the Commission is aware, there are instances where uses proposed may not be specifically listed within the use table but may be substantially similar to uses that are already listed as allowable. Rather than having to undertake the text amendment process to incorporate each of these specific uses, we are suggesting the Commission establish a process by which a potential applicant could seek a more formal determination from the Commission.

§190-17. Residential Use Table.

Key

P	Permitted by Right	SP	Site Plan Approval
ZP	Zoning Permit Approval	SUP	Special Use Permit Approval
*	Subject to Additional Standards	MP	Master Plan Approval

Note: Uses not shown as permitted in a zone are prohibited per §190-7

Permitted Uses	Residential Districts						Section Reference
	R-20	R-90	RAR-90	ARH	PVRA	SER-HO	
Nonresidential Uses							
Governmental, educational or philanthropic use by duly incorporated non-profit or governmental unit.	SUP	SUP	SUP	SUP	SUP	SUP	
Earthwork	SUP	SUP	SUP	SUP	SUP	SUP	§190-58
Temporary special events involving the sale and consumption of liquor	ZP	ZP	ZP	ZP	ZP	ZP	§190-9(15)
Wireless Telecommunication sites, facilities and services	SUP	SUP	SUP	SUP	SUP	SUP	§190-62
Healthcare Facility		SUP	SUP				§190-57
Places of Assembly			SUP				§190-61
Child Day Care Center			SUP				
Commercial Recreation			SUP				
Cemetery	SUP	SUP	SUP	SUP	SUP	SUP	
Residential Uses							
Single-family Residence	ZP	ZP	ZP	SUP	SUP	ZP	§190-18
Duplex			ZP (1)	SUP	SUP	ZP	
Multifamily Residence (3+ units)	MP	MP	MP	MP	MP	MP	§190-32
Community Residence (§CGS 8-3e)	ZP	ZP	ZP	SUP	SUP	ZP	
Residential Accessory Uses							
Accessory building (200SF or less)	P	P	P	P	P	P	§190-81A(2)(b)
Accessory buildings and uses (all other)	ZP	ZP	ZP	ZP	ZP	ZP	§190-9A (7)
Accessory Dwelling Unit	ZP	ZP	ZP	ZP	ZP	ZP	§190-21
Group Child Care Home	ZP	ZP	ZP	ZP	ZP	ZP	
Home Office	P	P	P	P	P	P	§190-20
Home Business	ZP/SUP	ZP/SUP	ZP/SUP	ZP/SUP	ZP/SUP	ZP/SUP	§190-20
Agriculture-Related Uses							
Agricultural Crops	P	P	P	P	P	P	§190-65C
Keeping of Livestock and Poultry	P	P	P	P	P	P	§190-65C
Farm winery, brewery or distillery			SUP		SUP		
Farmers Market			P/SUP (3)		SUP		
Farm Stand	P	P	P	P	P	P	§190-65C
Farm Store			SUP				
Other commercial agricultural uses			SUP		SUP		§190-65D
Additional dwelling unit(s) for property owners, managers, caretakers associated with a permitted agricultural use					ZP		§190-9(2)

Notes:

1. One two-family dwelling per 120,000 square foot lot, provided the two-family structure is located a minimum of 75 feet from the front property line or, where applicable, the highway clearance setback (§ 190-19), provided the two-family structure and all parking areas are located 50 feet from side property lines, provided the subject lot has frontage on a street as defined in these regulations, and provided:
 - a. A record owner of the subject dwelling shall reside in one of the subject dwelling units at least six months per calendar year. "Owner" is defined as that individual owning at least a 50% fee simple interest in said property in his or her personal individual capacity only.
 - b. This owner-occupancy requirement shall be recorded on the land records if the subject two-family dwelling receives a zoning permit and the record owner shall submit adequate proof of occupancy to the zoning agent every two years on the 1st of January of each even-numbered year.
 2. (Reserved)
 3. ~~Churches, other places of worship and identified accessory uses, provided the requirements of § 190-61 are met, and provided special permit approval is obtained in accordance with § 190-74. Buildings and uses that may be authorized under this section are limited to the following:~~
 - ~~Churches, synagogues, temples and buildings used for religious services;~~
 - ~~Accessory rectory, parish house or residence for religious leader(s) or caretakers;~~
 - ~~Garages and accessory buildings used for the storage of maintenance equipment;~~
 - ~~Accessory community center utilized for meetings and religious instruction; day care and nursery school programs; and social and recreational activities clearly accessory to the religious use of the property;~~
 - ~~Children's playground and outdoor recreation facilities clearly accessory to the religious use of the property;~~
 - ~~Schools associated with the religious use of the property and conducted for the instruction of adults or children primarily five to 18 years of age and giving instruction at least three days a week for eight or more months of the year.~~
 4. ~~Multifamily dwellings, in accordance with § 190-32, Planned Housing Design District.~~
 5. Seasonal Farmers' markets shall be permitted by right, provided they are located on the site of a government facility or use; otherwise, special permit approval must be obtained in accordance with § 190-74.
 6. ~~Uses permitted in the SER-HO zone are allowed, provided the site is developed and retained under single or common interest ownership.~~
 - a. ~~One family, two family, provided site plan approval is obtained in accordance with the provisions of § 190-73 and provided the provisions of § 190-30 are met; and provided on-site management shall be required for any multifamily residential development of 50 or more dwelling units.~~
 6. b. ~~Multifamily residence in accordance with § 190-32~~
- A. General.
- (1) Uses of land, buildings or structures that are not permitted in Mansfield's various zoning districts are prohibited (see § 190-7 for examples of prohibited uses). All uses permitted in this article are subject to dimensional requirements (see § 190-18), performance standards (see § 190-75) and all other applicable requirements contained in these regulations. *All land

~~uses, including grading and land disturbing activities are subject to provisions of § 190-75 (Site Development Principles) & (Erosion and Sediment Control Plans) may also apply.~~

- (2) Dependent on each particular use and the specific zone in which the subject site is located, subsections of this Article may require site plan or special permit approval of the Planning and Zoning Commission for any of the following activities:
 - (a) The establishment of new or additional permitted uses on a subject lot;
 - (b) The construction or expansion of primary (as compared with accessory) structures associated with a permitted use;
 - (c) A change in the use of an existing structure or lot from one category of use to another, a change in use within any particular subsection or any change in use in the Pleasant Valley Commercial/Agriculture Zone or Research and Development/ Limited Industrial Zones;
 - (d) Modifications in the overall layout, design or nature of existing or proposed building or site improvements associated with a permitted use including 1) changes in entrance drive design or location, traffic patterns, storm drainage or waste disposal systems or 2) substantive changes in exterior building design, signs or building materials, or 3) interior alterations or renovations that alter or intensify a land use (see § 190-86).

~~(3) Where a building, structure or use is listed as permitted and site plan or special permit approval is not required the use may be authorized by the Zoning Agent through the issuance of a Zoning Permit and/or Certificate of Compliance (see Article 12).~~

~~(4) With the exception of all uses in the Pleasant Valley Commercial/Agriculture Zone or Research and Development/Limited Industrial Zone (see provisions below), changes in the use of an existing structure or lot may be authorized by the Zoning Agent through the issuance of a Certificate of Compliance provided the new use is included in the same permitted use category as the previous use and provided all other applicable provisions of these regulations are met. In the Pleasant Valley Commercial/Agriculture Zone and Research and Development/Limited Industrial Zones, all changes in use from that described and approved in previous permit submissions, or from that established prior to zoning approval provisions, require the submission of a revised statement of use for review and approval by the Director of Planning and Development. The Director of Planning and Development shall have the right to refer the request to the Commission for their review and approval where the proposed change in use is considered to be a significant alteration of the previous use with potential impacts that have not been reviewed. The Commission shall have the authority to require the submission and processing of a new application as per the requirements for establishing a new use on a site.~~

Where questions arise regarding changes in use and permit requirements, the Planning and Zoning Commission shall determine whether a proposal constitutes a change in use and the appropriate permit requirements.

~~(5)~~(3) Minor modifications of existing or previously approved site improvements may be authorized by the Chairman of the Planning and Zoning Commission and the Zoning Agent as per the provisions of § 190-86, provided all Planning and Zoning Commission conditions of approval are met. Within an SC-SDD zone district, requirements relating to site and building modifications are set forth in § 190-48.

(new) §190-9(23) Similar Use(s) Not Otherwise Listed.

The Commission recognizes that in some cases, while a use may not be specifically defined within the Regulations, such use may be similar to those uses which are permitted, making the establishment of a new category of uses through the Text Amendment process unnecessary. Therefore, for any use which is not defined within these regulations as being permissible or prohibited, the Commission may issue a Special Permit in accordance with §190-74 for such use in accordance with the following:

- (1) As provided for by CGS §7-159b, prior to the submission of a Special Use Permit application pursuant to this Section the Commission shall issue an interpretation regarding the appropriateness of the proposed use. In issuing this interpretation, The Commission shall find that the conduct of such proposed use would be in harmony with the POCD and the intent/purpose of the zone which it is proposed to be located in.
- (2) The applicant requesting an interpretation pursuant to this section shall provide the Commission with sufficient information to describe the use as proposed and how such use is reasonably similar to the allowable uses in the zone for which it is to be located.
- (3) Such request shall be accompanied by a report from the Zoning Agent or Director of Planning and Development regarding the suitability of such request.

Definitions to be added to §190-13

(new)Commercial Recreation: Any enterprise which provides or allows for some form of recreational activity to members or the public, including but not limited to; golf courses, driving ranges, tennis or racquetball clubs, paintball or mountain-biking.

(new)Duplex: A building designed and/or capable of providing separate accommodation for two families living independently of each other.

(new)Earthwork: Filling, grading, excavation, removal or processing of soil, stone, sand, gravel, peat moss or other similar materials.

(new)Healthcare Facility: A public or private facility principally engaged in providing medical services, treatment or care to individuals.

(new)Philanthropic: A use of land or buildings devoted to the use of or supported by charitable or community organizations including youth development groups or historical societies.

(new)Places of Assembly: A public or private facility that hosts planned services, meetings, or programs to benefit, educate, or foster discussion amongst residents of the community

Section Headings to be Amended

~~§190-57: Hospitals, sanitariums, rest homes, convalescent or nursing homes.~~ Healthcare Facilities

~~§190-58: Filling/grading/excavation/removal/processing of soil, stone, sand and gravel, peat moss and other similar materials.~~ Earthwork.

~~§190-61: Churches and other places of worship.~~ Places of Assembly