

## **SPECIAL MEETING AGENDA**

This meeting will start at 6:30 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/21316?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](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. 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 pm on September 30, 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/919983277> or by calling **+1 (224) 501-3412** and using the following access code: 919-983-277. If you have not previously used the GoToMeeting platform, we recommend downloading the app at <https://global.gotomeeting.com/install/919983277> 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. Special Permit Application to authorize development of a new consolidated elementary school at 134 Warrenville Road, Town of Mansfield, Owner/Applicant. (P1367)**

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- [1a. Special Permit Application-Typos corrected by staff](#)
- [1b. Property Owner Authorization](#)
- [2. Statement of Use](#)
- [3a. Site Plan Updated to 09 23 2020](#)
- [3b. Site Light Fixture Details 09 23 2020](#)
- [3c. Mansfield Elementary School Reduced Size Plans 08 26 2020](#)
- [3d. Site Plan Checklist - Signed 20200826](#)
- [4a. Stormwater Management Report-Updated to 9.23.2020](#)
- [4b. 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](#)
- [10. Wetland Report 8.14.2020](#)

**Communications Received**

*Communications with a \* were added after the original publication of the agenda.*

**Applicant Responses to Comments**

- [Design Team Response to Planning Staff Preliminary Comments-9-23-2020](#)
- [Design Team Response to Town Engineer Comments-9-23-2020](#)

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<a href="#"><u>Design Team Response to Recycling Coordinator Comments-9-23-2020</u></a>	
<a href="#"><u>TKSP Response to Ted Wrubel Comments #1</u></a>	
<a href="#"><u>TKSP Response to Ted Wrubel Comments #2</u></a>	
<b><u>Staff Comments</u></b>	1288 -
<a href="#"><u>Preliminary Planning Staff Comments-9-16-2020</u></a>	1308
<a href="#"><u>Town Engineer Comments-9-19-2020</u></a>	
<a href="#"><u>Recycling Coordinator Comments-9-16-2020</u></a>	
<a href="#"><u>Fire Marshal Libros Comments-9-28-2020</u></a>	
<b><u>State/Regional Agency Communications</u></b>	1309 -
<a href="#"><u>CTDPH Approval Elementary School 9-25-2020</u></a>	1314
<a href="#"><u>Windham Water Works Comments-9-25-2020</u></a>	
<b><u>Advisory Committee/Commission Communications</u></b>	1315 -
<a href="#"><u>Sustainability Committee Comments-9-20-2020</u></a>	1328
<a href="#"><u>Traffic Authority Minutes-9-15-2020</u></a>	
<a href="#"><u>John Lenard-Design Review Panel-9-22-2020 #1</u></a>	
<a href="#"><u>John Lenard-Design Review Panel-9-27-2020 #2</u></a>	
<a href="#"><u>Ted Wrubel-Design Review Panel-9-22-2020 #1</u></a>	
<a href="#"><u>Ted Wrubel-Design Review Panel-9-22-2020 #2</u></a>	
<b><u>Citizen Communications</u></b>	1329 -
<a href="#"><u>William and Christina Gordon-550-552 Storrs Road</u></a>	1338

### 3. ADJOURNMENT