

AGENDA

The Packet for this meeting is available at
<https://mansfield.civicweb.net/document/22383?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 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

***Note-The regularly scheduled meeting for October 5, 2020 was not held due to technical issues with the virtual meeting.**

A. **September 21, 2020 Regular Meeting** 6 - 8
[09-21-2020 PZC Minutes-draft](#)

B. **September 30, 2020 Special Meeting** 9 - 12
[09-30-2020 PZC Minutes-draft](#)

3. ZONING AGENT REPORT

A. **September 2020 Permitting and Enforcement Reports** 13 - 15
[September 2020 Zoning Permit Issued](#)
[September 2020 Pending Violation](#)
[September 2020 Zoning Violations Closed](#)

4. PUBLIC HEARINGS

Written 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 prior to the meeting and preferably by **3:00 p.m. on October 19, 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/335705869> or by calling 1 (571) 317-3122 and using the following access code:335-705-869. If you have not previously used the GoToMeeting platform, we recommend downloading the app at <https://global.gotomeeting.com/install/335705869> 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. 6:30 PM: Special Permit Application to authorize development of a new consolidated elementary school at 134 Warrenville Road, Town of Mansfield, Owner/Applicant. (P1367)

16 - 1392

[Revised Materials - Summary-10-16-2020](#)

[Revised Materials-Landscape Management Plan 10-16-2020](#)

[Revised Materials-Plan Set Revised to 10-16-2020](#)

[Revised Materials-Sanitation Report 10-16-2020](#)

[Revised Materials-Rt. 195-Alternative Design-10-16-2020](#)

[Revised Materials-Rt. 195 Sections](#)

[Project Team Public Hearing Presentation- 09 30 2020](#)

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

[1b. Property Owner Authorization](#)

[2. Statement of Use](#)

[3a. Site Plan Updated to 09 23 2020](#)

	<u>3b. Site Light Fixture Details 09 23 2020</u>	
	<u>3c. Mansfield Elementary School Reduced Size Plans 08 26 2020</u>	
	<u>3d. Site Plan Checklist - Signed 20200826</u>	
	<u>4a. Stormwater Management Report-Updated to 9.23.2020</u>	
	<u>4b. Stormwater Management Report-08 26 2020</u>	
	<u>5. Traffic Study</u>	
	<u>5a. Route 89/195 Intersection Improvement Plans</u>	
	<u>5b. Route 89/195 Intersection Improvements-Project Manual</u>	
	<u>6. Well Approval-CT DPH</u>	
	<u>7. LID Checklist with Attachments</u>	
	<u>8a. Phase II Environmental Site Investigation-Summary</u>	
	<u>8b. Phase II Environmental Site Investigation-Full Report</u>	
	<u>9a. Phase Ia Archeological Assessment Report 7.1.2020</u>	
	<u>9b. Phase IB Archeological Assessment Report 8.4.2020</u>	
	<u>10. Wetland Report 8.14.2020</u>	
	<u>11a. Neighborhood Notification Form*</u>	
	<u>11b. Mansfield Certified Mailings 20200929</u>	
	<u>09-30-2020 PZC Spec Perm PH Legal Notice</u>	
B.	<u>Applicant Responses to Comments</u>	1393 -
	<u>Transmittal of Revised Materials-10-14-2020</u>	1451
	<u>Transmittal of Revised Materials-10-16-2020</u>	
	<u>TSKP Communication to Windham Water Works-10 10 2020</u>	
	<u>Design Team Response to Planning Staff Preliminary Comments-9-23-2020</u>	
	<u>Design Team Response to Town Engineer Comments-9-23-2020</u>	
	<u>Design Team Response to Recycling Coordinator Comments-9-23-2020</u>	
	<u>TKSP Response to Ted Wrubel Comments #1</u>	
	<u>TKSP Response to Ted Wrubel Comments #2</u>	
	<u>Project Team Public Hearing Presentation</u>	
C.	<u>Staff Comments</u>	1452 -
	<u>P1367 Agenda Item Report 10 16 2020</u>	1482
	<u>P1367 Agenda Item Report 09 29 2020</u>	
	<u>Preliminary Planning Staff Comments-9-16-2020</u>	
	<u>Town Engineer Comments-9-19-2020</u>	
	<u>Recycling Coordinator Comments-9-16-2020</u>	
	<u>Fire Marshal Libros Comments-9-28-2020</u>	
D.	<u>State/Regional Agency Communications</u>	1483 -
	<u>10-7-2020 Email from Michale Turgeon, WWW</u>	1505
	<u>Windham Water Works Meeting Minutes 09-25-2020</u>	
	<u>Draft MOU Source Water Protection</u>	
	<u>CTDPH Approval Elementary School 9-25-2020</u>	
	<u>Windham Water Works Comments-9-25-2020</u>	
	<u>SHPO Approval-submitted 10-1-2020</u>	
E.	<u>Advisory Committee/Commission Communications</u>	1506 -

[John Lenard-Design Review Panel-9-29-2020 #3](#) 1529
[Peter Miniutti-Design Review Panel-9-29-2020](#)
[HDC Communication-9-29-2020](#)
[Sustainability Committee Comments-9-20-2020](#)
[Traffic Authority Minutes-9-15-2020](#)
[John Lenard-Design Review Panel-9-22-2020 #1](#)
[John Lenard-Design Review Panel-9-27-2020 #2](#)
[Ted Wrubel-Design Review Panel-9-22-2020 #1](#)
[Ted Wrubel-Design Review Panel-9-22-2020 #2](#)

- F. Citizen Communications** 1530 -
[Paul Stern-614 Storrs Road-9-29-2020](#) 1542
[Susan Audette-41 Pinewoods Ln-9-29-2020 #1](#)
[Susan Audette-41 Pinewoods Ln-9-29-2020 #2](#)
[William and Christina Gordon-550-552 Storrs Road-9-23-2020](#)

5. OLD BUSINESS

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

6. NEW BUSINESS

- A. Application for Site Plan Approval to authorize a dwelling unit on the site of a professional office use at 1022 Storrs Road in a Professional Office Zone, Matthew Raynor, DMD, Applicant/Owner. (P405-1)** 1543 -
 1548

MOVE to receive the Site Plan application of Matthew Raynor, DMD to authorize a dwelling unit on the site of a professional office use at 1022 Storrs Road, to refer said application to staff for review and comment, and to schedule a special meeting for _____ at __ p.m. to review the application.

[P405-1 Site Plan Application for Change of Use - Complete Application](#)

- B. Interpretation of Zoning Regulations: Prohibition on Use of Shipping Containers for On-Site Storage** 1549
[Agenda Item Report-Prohibition of Shipping Containers for Storage](#)

7. DESEGREGATE CONNECTICUT INITIATIVE

8. ZONING REGULATIONS AND DESIGN GUIDELINES

9. 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**

10. COMMUNICATIONS AND BILLS

- A. **Declaration of Environmental Land Use Restriction and Grant of Easement to the Commissioner of Energy & Environmental Protection** 1550 - 1581
[10-3-2020 Mailing](#)
- B. **Go-To-Meeting Quick Guide for Attendees** 1582 - 1585
[The Quick Guide for GoToMeeting Attendees _GoToMeeting](#)

11. ADJOURNMENT