

AGENDA

This meeting will start at 6:10 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/39895?splitscreen=true>

CHANGES TO MEETING PROCEDURES DUE TO COVID-19

In accordance with PA 21-2 §149 and social distancing guidelines recommended by the CDC to slow community spread of COVID-19, this meeting will be held virtually. The meeting may be viewed live at <https://mansfieldct.gov/video>. A video recording of the meeting will be available on YouTube at "MANSFIELD CONNECTICUT STREAMING CHANNEL" (<https://mansfieldct.gov/video>) within seven (7) days after the meeting. Public Comment will be accepted by email at planzonedept@mansfieldct.org or by USPS mail at 4 South Eagleville Road, Mansfield, CT 06268 and must be received prior to the meeting (public comment received after the meeting will be shared at the next meeting). Please email planzonedept@mansfieldct.org or call 860.429.3330 by 3:00 PM on the day of the meeting to receive instructions for how to view, listen, or comment live.

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

- A. December 6, 2021 Regular Meeting 9 - 12
[12-06-2021 PZC Minutes - Draft](#)

3. ZONING AGENT REPORT

- A. November and December 2021 Permitting & Enforcement Activity 13 - 18
[November 2021 Zoning Permits Issued](#)
[November 2021 Zoning Violations Closed](#)
[November 2021 Zoning Pending Violations](#)
[December 2021 Zoning Permits Issued](#)
[December 2021 Zoning Violations Closed](#)
[December 2021 Zoning Pending Violations](#)

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 pm on January 18, 2022. 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://mansfieldct.zoom.us/j/86911233008>. The meeting passcode is 538671.

Public comment may also be provided via telephone. If you would like to join by telephone, please use the following steps:

1. Dial **1 929 205 6099**
2. Enter **869 1123 3008** followed by #.
3. If the meeting has not already started, press # to wait.
4. If you have already joined the meeting on a computer or mobile device, you will be prompted to enter your unique participant ID. If you are only joining by telephone, press # to skip.
5. Enter the meeting passcode **538671** followed by #.
6. Additional Options
 - If you join by computer or mobile device later, you can enter the Participant ID to bind your phone and device session together and show your video when you speak on the phone. To enter your participant ID once you are in the meeting, enter #Participant ID# on your phone.
 - Phone controls for participants
The following commands can be entered via DTMF tones using your phone's dial pad while in a Zoom meeting:
*6 - Toggle mute/unmute
*9 - Raise hand

If you need assistance accessing the Zoom meeting, please refer to the [Zoom Frequently Asked Questions](#) or call 860.429.3330. 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 P.M. Special Permit Application of The Standard at Four Corners, LLC and Haven Communities, LLC (Applicants)/KRCL LLC and E& I Associates, LLC (Owners) for a mixed-use project including 398 residential units and approximately 15,000 square feet of commercial space on three parcels located at 1717, 1733, and 1753 Storrs Road (Assessor's Parcel IDs 8.15.10, 8.15.9, and 8.15.8, respectively) and an adjacent vacant parcel (Assessor's Parcel ID 8.15.9-1. (PZC File 1372-2)**
**Attachments identified with (1) were received on 10/4/21; attachments identified with a (2) were received on 10/18/21; (3) were received on 11/1/2021; (4) were received on 12/6/21; and (5) are being received at this meeting (1/18/2022). Attachments marked with * were added to the packet after its initial publication.*

- [\(5\) Development Impact Statement_rev 12-23-2021](#)
- [\(4\) Sara Sharp Esq. - 12 01 2021 Grant of Extension to 01 18 2021](#)
- [\(1\)The Standard at Four Corners Special Permit Application 10 01 2021](#)
- [\(1\)The Standard at Four Corners Applicant Certification 10 01 2021](#)
- [\(1\)The Standard at Four Corners Property Owner Authorization 10 02 2021](#)
- [\(1\)Development Impact Statement 10 01 2021](#)
- [\(1\)Site Plan Checklist 04 30 2021](#)
- [\(1\)Low Impact Development \(LID\) Checklist 04 29 2021](#)
- [\(1\)Applicant Letter of Authorization 04 28 2021](#)
- [\(1\)Owner Letters of Authorization 04 26 2021](#)
- [\(1\)Application Fee Waiver Request 10 01 2021](#)

P1372-2 Applicant Submittals-Site, Architecture and Landscape Plans

177 - 341

- [\(5\) Dwell_Arch Plan Set_rev 12-23-2021](#)
- [\(5\) Bohler_Site Plan Set_rev 12-23-2021](#)
- [\(5\) Bohler_Cut Fill Analysis_rev 12-23-2021](#)
- [\(1\)Bohler_Site Plan Documents 10 02 2021](#)
- [\(1\)Bohler_Cut-Fill Analysis Plan 10 01 2021](#)
- [\(2\) Architectural Plan Set 10 04 2021](#)
- [\(1\)Dwell_Architectural Materials Board 04 27 2021](#)
- [\(1\)Dwell_Bike Storage \(Quad-Rack\) Exhibit 07 06 2016](#)

P1372-2 Applicant Submittals-Technical Reports

342 - 1679

- [\(5\) Bohler_Drainage Report_rev 12-23-2021](#)
- [\(1\)Bohler_Drainage Report 10 01 2021](#)
- [\(1\)McMahon_Traffic Impact Study 09 30 2021](#)
- [\(1\)McMahon_Traffic Impact Study_Appendix 09 2021](#)

P1372-2 Peer Review Comments and Responses

1680 - 1764

- [\(5\) Weston and Sampson Comments 01 13 2022](#)
- [\(5\) Bohler Response to Weston & Sampson 10-14-21 Comments](#)
- [\(5\) Bohler Response to LandTech Req for Summary of Changes](#)
- [\(3\) Weston & Sampson Comments 10.14.2021](#)
- [\(1\)Applicant Responses_Combined Peer Review Comments 10 01 2021](#)
- [\(1\)LandTech Comments-Initial Submission- 05 27 2021](#)
- [\(1\)LandTech_Rob Pryor-CV](#)
- [\(1\)Weston_Sampson Comments-Initial Submission- 05 27 2021](#)
- [\(1\)Weston_Sampson Resumes](#)

P1372-2 Staff Comments and Responses

1765 - 1894

- [\(5\) Applicant Response to Staff 11-2 Comments](#)
- [\(5\) Applicant Response to Excavation Criteria Art 10, Sec H3](#)
- [\(5\) Bohler Response Town Engineer 10-14 & 11-1 Comments](#)
- [\(3\) P1372-2 Staff Comments 10 04 2021 Submission](#)
- [\(3\)D. Dilaj, Asst. Town Engineer 10 14 2021](#)
- [\(3\)D. Dilaj, Asst. Town Engineer 11 01 2021](#)
- [\(1\)Applicant Responses to Staff Comments and Zoning Chart 10 01 2021](#)
- [\(1\)Zoning Compliance Chart and Comments 06 15 2021](#)

P1372-2 Other Agency Communications

1895 - 1901

- [\(5\) WRD Acknowledgment](#)
- [\(5\) Bohler Response CT Water Comments](#)
- [\(1\)CWC Will Serve Letter 05 13 2021](#)
- [\(1\)Sanitation Letter 04 30 2021](#)

[\(1\)SHPO Letter 05 06 2021](#)

P1372-2 Advisory Committee Communications

1902 - 1916

[\(5\) Economic Development Commission Ltr to PZC Haven Campus Communities 1-11-22](#)

[\(1\)Conservation Commission Meeting Minutes 05 18 2021](#)

[\(1\)Design Review Panel Meeting Minutes 06 21 2021](#)

[\(1\)Economic Development Commission Meeting Minutes 05 20 2021](#)

[\(1\)Parks and Natural Resources Committee Meeting Minutes 05 18 2021](#)

***P1372-2 Citizen Communications**

1917 - 1922

The 11-15-2021 communication from Paul Stern was received after the publication of the PZC agenda and packet for the 11/15/2021 meeting.

[\(4\) Paul Stearns letter 12-9-2021](#)

[*\(3\) Paul Stern 11 15 2021 Email](#)

P1372-2 Public Hearing Notices

1923 - 1976

[\(3\) 11-3-2021 Tear sheet-Public Hearing Ad](#)

[\(3\) 11-10-2021 Tear sheet - Public Hearing Ad](#)

[\(3\) 10-06-2021 Certified Mail To Abutters Re Notice of Excavation](#)

[\(3\) 11-3-2021 Certified Mail to Abutters RE. Public Hearing](#)

[\(3\) P1372-2-Courtesy Referral to Adjoining Municipalities](#)

5. OLD BUSINESS

- A. **Special Permit Application of The Standard at Four Corners, LLC and Haven Communities, LLC (Applicants)/KRCL LLC and E& I Associates, LLC (Owners) for a mixed-use project including 398 residential units and approximately 15,000 square feet of commercial space on three parcels located at 1717, 1733, and 1753 Storrs Road (Assessor's Parcel IDs 8.15.10, 8.15.9, and 8.15.8, respectively) and an adjacent vacant parcel (Assessor's Parcel ID 8.15.9-1. (PZC File 1372-2)**

- B. **Clarification of Previous Interpretation: Setback Exception for Driveways (Article 8, Section B.1.c)** 1977 - 1984

MOVE to adopt the following interpretation of Article 8, Section B.1.c of the Zoning Regulations as it relates to driveways accessing townhouses with integrated garages:

Consistent with the interpretation issued by the Commission in September 2020, the exception to minimum setback requirements does not apply to driveways serving townhouses with integrated garages where such driveways are not providing direct access from the public right-of-way to the individual garage. This interpretation is based on the determination that these driveways are integral to providing access to the garages, similar to driveway that is accessing single-loaded parking on one side, which was identified as being subject to the setback requirements in the Commission's September 2020 interpretation. Furthermore, the Commission determined that the exception to the Regulations was not intended to apply to driveways with high volumes of traffic.

[Agenda Item Report-Interpretation of Setback Exception for Driveways-Follow-Up Clarification-PZC Motion](#)

[Agenda Item Report-Interpretation of Setback Exception for Driveways 12 06 2021](#)

6. NEW BUSINESS

- A. **Application of James P. Galey, Applicant/Willard J. Stearns and Sons, Inc., Owner, to modify the Mountain View Acres Subdivision to combine Lots 4, 5, 6, and 7 into one lot and eliminate the requirements for site improvements associated with the four lots (PZC File 1343-2)** 1985 - 2014
[Agenda Item Report-Merger of Mountain View Acres Lots 4, 5, 6 and 7 01 14 2022](#)
[Modification to Mountain View Acres Subdivision](#)
[Mountain View Acres Revised Plans 12-10-2021-Lot Merger](#)
[2021 12 16 M Peterson Summary of Changes](#)
[Mountain View Acres Property Owner Authorization](#)
[Mountain View Acres-2017 Approval Letter](#)
[Mountain View Acres Subdivision Maps](#)
- B. **Special Permit Application of CPH Mansfield, LLC, Applicant/Champagne Toystore, LLC, Owner for commercial redevelopment including new retail and restaurant uses with drive-through facilities at 106 Storrs Road (Assessor's Parcel ID# 38.109.38). The application also includes modifications to the current site plan for the existing auto dealership. (PZC File 882-2)**
- MOVE to receive the special permit application of CPH Mansfield, LLC, Applicant/Champagne Toystore, LLC, Owner (PZC File 882-2) for commercial redevelopment at 106 Storrs Road, refer said application for review and comment, and direct staff to schedule a public hearing in accordance with statutory requirements.*
- P882-2 Applicant Submittals-Application Forms and Extensions** 2015 - 2039
[\(1\) Special Permit Application 01 05 2022](#)
[\(1\) Statement of Use 01 05 2022](#)
[\(1\) Owner Consent-Undated](#)
[\(1\) Site Plan Checklist 01 03 2022](#)
- P882-2 Applicant Submittals-Site, Architectural and Landscape Plans** 2040 - 2094
[\(1\) Survey-BL Companies 01 04 2022](#)
[\(1\) Site Plan Set 01 05 2022 \(Reduced Size Version\)](#)
[\(1\) Architectural Renderings 09 29 2021](#)
- P882-2 Applicant Submittals-Technical Reports** 2095 - 2464
[\(1\) LID Checklist](#)
[\(1\) NDDB Review Request 01 03 2022](#)
[\(1\) Sanitary Sewer Narrative-BL Companies 01 04 2022](#)
[\(1\) Stormwater Management Plan 01 05 2022](#)
[\(1\) Town of Mansfield Sewer Capacity Letter 01 05 2022](#)
[\(1\) Traffic Study-BL Companies-Undated](#)
- P882-2 Public Hearing Notices** 2465 - 2467
[\(1\) Abutters List 12 02 2021](#)
- C. **Selection of Peer Review Consultant for PZC File 882-2-Special Permit Application of CPH Mansfield, LLC for redevelopment of 106 Storrs Road** 2468 - 2505
This application was initially assigned file number 1377, which is referenced in the RFP. The file number was changed after issuance of the RFP as the application involves a site plan modification request to PZC

File 882.

MOVE to authorize staff to engage the services of _____ to assist the Planning and Zoning Commission in its review of PZC File P882-2, Special Permit application of CPH Mansfield, LLC for redevelopment of 106 Storrs Road pursuant to their proposal dated January 13, 2022. Pursuant to Section 122-13 of the Mansfield Code of Ordinances, the applicant shall be responsible for all expenses associated with these reviews.

[2022 01 13 Agenda Item Report-106 Storrs Road Consultant Proposals](#)

[Barton & Loguidice Proposal](#)

[Weston & Sampson Proposal](#)

[2022 01 06 Mansfield PZC Peer Review RFP-106 Storrs Road Redevelopment](#)

- D. Proposed Amendments to Article 3, Section A of the Zoning Regulations to extend the temporary and limited moratorium on Cannabis Establishments (PZC File 907-51) 2506 - 2507**

MOVE to initiate an amendment to Article 3, Section A of the Zoning Regulations to extend the moratorium on Cannabis Establishments to December 30, 2022 and to amend the moratorium to reflect Public Act 21-1 approved on June 22, 2021. The proposed amendment shall be referred to the Town Attorney, Town Council, CRCOG, NECCOG, SECCOG and surrounding communities for review and comment and a public hearing shall be scheduled for March 7, 2021.

[Proposed Amendment-Cannabis Establishment Moratorium Extension](#)

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

2508 - 2509

[12 09 2021 RRC Minutes-Draft](#)

D. Planning and Development Director's Report

E. Other Committees

F. Other

10. COMMUNICATIONS AND BILLS

A. Citizen Communications

B. Advisory Committee/Commission Communications

C. Referrals

2510 - 2514

[Tolland PZC Legal Notice 12.27.2021](#)

11. ADJOURNMENT