

## DRAFT MINUTES

<b>Members Present:</b>	S. Accorsi, P. Aho, B. Chandy, L. Cooley, C. Cotton, K. J. DeVivo, Fratoni, D. Plante, V. Ward
<b>Alternates Present:</b>	C. Wutsch, L. Manville
<b>Staff Present:</b>	L. Painter, Director of Planning and Development; J. Kaufman, Senior Planner/Inland Wetlands Agent; J. Woodmansee, Planner I; Sandra Forand, Administrative Assistant

### CALL TO ORDER AND ROLL CALL

Aho called the meeting to order at 6:15 p.m. Members present are Accorsi, Aho, Chandy, Cooley, Cotton, DeVivo, Fratoni, Plante, and Ward and alternates Wutsch and Manville, neither of whom were seated for the meeting.

### APPROVAL OF MINUTES

Fratoni MOVED, Ward seconded approval of the December 6, 2021 meeting minutes as presented.

Motion PASSED unanimously, with the exception of Accorsi, who was disqualified (8-0-1).

### ZONING AGENT REPORT

The Zoning Agent reports for November and December were notes for the record.

### PUBLIC HEARINGS

Painter provided an overview of the public hearing process and guidelines and information on how to participate in the hearings at the request of Aho.

**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)**

Aho opened the public hearing at 6:34 p.m. Members present are Accorsi, Aho, Chandy, Cooley, Cotton, DeVivo, Fratoni, Plante, and Ward and alternates Wutsch and Manville, neither of whom were seated for the hearing.

This hearing was continued from November 15, 2021. Painter noted communications received as listed on the agenda including the following items that were added after publication of the agenda packet.

- LandTech Comments 01 15 2022
- Adam Libros, Fire Marshal 01 17 2022
- D. Dilaj, Asst. Town Engineer 01 17 2022
- Agenda Item Report-The Standard at Four Corners 01 16 2022
- V Walton, Recycling Coordinator 01 12 2022
- Town Council/WPCA 12 13 2021 Minutes
- Wetlands License 02 01 2021
- CWC Water System Advisory Committee Comments 10 27 2021
- WSAC draft minutes - October 27 2021 meeting
- Traffic Authority Minutes -10 27 2021
- J. Knuff, Esq – HSSK – Grant of Extension 1 18 2022
- Chase Evans, Bohler – Email Re: Hydrologic Modeling 01 18 2022
- Summary of Items for Commission Determination, Plan Revisions and Potential Conditions of Approval 01 18 2022
- Marianne Buck Email 07 06 2021
- Erin Rychling Email 07 06 2021

The following individuals presented on behalf of the Applicants on the proposed mixed use development.

- S. Sharp of HSSK, made a detailed presentation on the revisions on behalf of the applicants on the proposed development of the mixed used commercial/residential property.
- A. Souchuns of HSSK, presented a detailed overview of the Affordable Housing Marketing plan.
- J. Bord of Bohler Engineering presented a detailed overview of the revised site plan.
- S. Sadai of Dwell Design Studio presented a detailed overview of the revised Architectural Elevations/Rendering of the commercial buildings and areas on the property.
- D. Davis of Dwell Design Studio presented a detailed overview of the revised Architectural Elevations/Rendering of all buildings and areas on the property.
- E. Fredette of McMahon Engineering presented a detailed revised overview of the Traffic Impact Study of Storrs Road

Members asked questions related to the following issues:

- Traffic impacts, including signalization and entrances
- Bus service
- Accommodation of non-traditional bicycles
- Provision of vehicle charging stations
- Accessibility of parking and amenities for differently abled individuals
- How the project was being designed and marketed to families and other non-college student demographics
- Accessibility of loading areas to businesses

- Affordable housing
- Provision of solar panels

The following individuals representing the Commission's peer review consultants provided an overview of their comments and answered questions from Commission members.

- Robert Pryor, LandTech, stormwater management
- Jeffrey Santacruce, Weston & Sampson, traffic, parking and loading
- Caroline Wells, Weston & Sampson, Affordable Housing Plan

Painter noted that requests for documentation from WRTD, the Town's Recycling Coordinator and the Fire Department had been provided subsequent to the comments issued by Weston & Sampson.

The following members of the public addressed the Commission regarding the application:

- Paul Stern spoke on his concerns with the development and is it the kind of change Mansfield wants and needs.

Cotton MOVED, DeVivo seconded to adjourn the public hearing on the Special Permit Application of The Standard at Four Corners, LLC and Haven Communities, LLC for a mixed-use project located on three parcels located at 1717, 1733, and 1753 Storrs Road and an adjacent vacant parcel (PZC File 1372-2) to February 7, 2022 at 6:10 p.m. The meeting will be held in the Town Council Chamber unless the Town has not returned to in person meetings, in which case the meeting will be held virtually and instructions on how to participate will be on the meeting agenda.

Motion PASSED unanimously.

The hearing on PZC Application Number 1372-2 closed for the evening at 8:20 PM.

## **OLD BUSINESS**

**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)**

Tabled until Public Hearing is closed.

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

Ward MOVED, DeVivo seconded 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.

Motion PASSED unanimously. Accorsi was disqualified.

## **NEW BUSINESS**

### **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)**

Cooley MOVED DeVivo seconded to move Item 6A forward on the Agenda prior to the public hearing.

Painter gave a detailed overview of the Applicant's site plan modification to Mountain View Acres Subdivision.

Accorsi MOVED, Cotton seconded to approve the application of James P. Galey, Applicant/Willard J. Stearns & Sons, Inc., Owner, to modify the Mountain View Acres Subdivision to merge Lots 4, 5, 6 and 7 as shown on plans prepared by Gardner & Peterson Associates LLC dated March 7, 2017 and revised to December 10, 2021. Prior to recording the maps, the applicant shall verify with the Town Assessor whether the merged parcel should be referred to as Parcel A or Lot 4 and revise the maps as necessary based on the decision.

Motion PASSED unanimously, with the exception of Ward, who abstained (8-0-1).

### **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)**

Cooley MOVED Ward seconded to move Item 6B forward on the Agenda prior to the public hearing.

Ward MOVED, Plante seconded 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.

Motion PASSED unanimously.

### **Selection of Peer Review Consultant for PZC File 882-2-Special Permit Application of CPH Mansfield, LLC for redevelopment of 106 Storrs Road**

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.

Painter presented a brief overview of the scope of the project and the RFPs received from Weston and Sampson and Barton & Loguidice.

Ward MOVED, Plante seconded to authorize staff to engage the services of Weston and Sampson 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.

Motion PASSED unanimously.

**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)**

Ward MOVED, Chandy seconded to move Item 6D forward on the Agenda (prior to the public hearing) and 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.

Motion PASSED unanimously.

**REPORTS FROM OFFICERS AND COMMITTEES**

**Planning and Development Director's Report**

Painter updated the Commission on the Connecticut Communities Challenge Grant Application submitted for the South Eagleville Road Corridor, including gap funding for Eagleville Green and pedestrian safety improvements.

**COMMUNICATIONS AND BILLS**

The Commission received referrals from Tolland on various amendments to their Zoning Regulations.

**ADJOURNMENT**

Aho adjourned the meeting at 8:44 p.m.

Respectfully Submitted:



Sandra L. Forand  
Administrative Assistant