

## AGENDA

The Packet for this meeting is available at

<https://mansfield.civicweb.net/document/40354?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](mailto: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](mailto: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. January 18, 2022 Regular Meeting  
[1-18-2022 Minutes Draft](#)

8 - 12

#### 3. ZONING AGENT REPORT

#### 4. 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 pm on February 7, 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/85640184134>. The meeting passcode is 445256.

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 856 4018 4134 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 445256 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. 6:10 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; (5) were received on 1/18/2022; and (6) are being received at this meeting (2/7/2022). Attachments marked with \* were added to the packet after its initial publication.*

#### **P1372-2 Applicant Submittals-Application Forms and Extensions**

[\(6\) Development Impact Statement Revised to 01 28 2022](#)

[\(6\) Site Plan Checklist revised to 02.03.22](#)

[\\*\(5\) John Knuff, Esq. - 01 18 2022 Grant of Extension](#)

[\(4\) 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](#)

<a href="#"><u>(1)Site Plan Checklist 04 30 2021</u></a>	
<a href="#"><u>(1)Low Impact Development (LID) Checklist 04 29 2021</u></a>	
<a href="#"><u>(1)Applicant Letter of Authorization 04 28 2021</u></a>	
<a href="#"><u>(1)Owner Letters of Authorization 04 26 2021</u></a>	
<a href="#"><u>(1)Application Fee Waiver Request 10 01 2021</u></a>	
<b>P1372-2 Applicant Submittals-Site, Architecture and Landscape Plans</b>	182 - 268
<a href="#"><u>(6) Dwell Arch Plan Set-Rev Sheet DS-01 02 01 2022</u></a>	
<a href="#"><u>(6) Bohler Site Plan Set rev 1-28-22</u></a>	
<a href="#"><u>(6) Bohler Cut Fill Analysis rev 1-28-22</u></a>	
<a href="#"><u>(6) Bohler Gutter Analysis CB-1 01 28 2022</u></a>	
<a href="#"><u>(6) Bohler Gutter Analysis CB-3 01 28 2022</u></a>	
<a href="#"><u>(5) Dwell Arch Plan Set rev 12-23-2021</u></a>	
<a href="#"><u>(1)Dwell Architectural Materials Board 04 27 2021</u></a>	
<a href="#"><u>(1)Dwell Bike Storage (Quad-Rack) Exhibit 07 06 2016</u></a>	
<b>P1372-2 Applicant Submittals-Technical Reports</b>	269 - 1252
<a href="#"><u>(6) Bohler Drainage Report rev 1-28-22</u></a>	
<a href="#"><u>(1)McMahon Traffic Impact Study 09 30 2021</u></a>	
<a href="#"><u>(1)McMahon Traffic Impact Study Appendix 09 2021</u></a>	
<b>P1372-2 Peer Review Comments and Responses</b>	1253 - 1359
<a href="#"><u>(6) Weston and Sampson Comments 02 03 2022</u></a>	
<a href="#"><u>(6) LandTech-No Further Comments 02 02 2022</u></a>	
<a href="#"><u>(6) Response to LandTech 01 15 2022 comments</u></a>	
<a href="#"><u>(6) Response to Weston &amp; Sampson 01 13 2022 comments</u></a>	
<a href="#"><u>*(5) LandTech Comments 01 15 2022</u></a>	
<a href="#"><u>(5) Weston and Sampson Comments 01 13 2022</u></a>	
<a href="#"><u>(5) Bohler Response to Weston &amp; Sampson 10-14-21 Comments</u></a>	
<a href="#"><u>(5) Bohler Response to LandTech Req for Summary of Changes</u></a>	
<a href="#"><u>(3) Weston &amp; Sampson Comments 10.14.2021</u></a>	
<a href="#"><u>(1)Applicant Responses Combined Peer Review Comments 10 01 2021</u></a>	
<a href="#"><u>(1)LandTech Comments-Initial Submission- 05 27 2021</u></a>	
<a href="#"><u>(1)LandTech Rob Pryor-CV</u></a>	
<a href="#"><u>(1)Weston Sampson Comments-Initial Submission- 05 27 2021</u></a>	
<a href="#"><u>(1)Weston Sampson Resumes</u></a>	
<b>P1372-2 Staff Comments and Responses</b>	1360 - 1578
<a href="#"><u>(6) Agenda Item Report 02 03 2022</u></a>	
<a href="#"><u>(6) EPA Energy Star Certification Process Brochure May 2021</u></a>	
<a href="#"><u>(6) D. Dilaj, Asst. Town Engineer 02 01 2022</u></a>	
<a href="#"><u>(6) F. Mitchell, Fire Chief-No Further Comments 02 01 2022</u></a>	
<a href="#"><u>(6) A. Libros, Fire Marshal-No Further Comments 02 01 2022</u></a>	
<a href="#"><u>(6) Response to 01 18 2022 Agenda Item Report 01 28 2022</u></a>	
<a href="#"><u>(6) Response to 01 17 2022 D. Dilaj Comments 01 28 2022</u></a>	
<a href="#"><u>*(5) Summary of Items for Commission Determination, Plan Revisions and Potential Conditions of Approval</u></a>	
<a href="#"><u>*(5) Chas Evans, Bohler 01 18 2022 email re hydrologic modeling</u></a>	
<a href="#"><u>*(5) Adam Libros, Fire Marshal 01 17 2022</u></a>	
<a href="#"><u>*( 5) D. Dilaj, Asst. Town Engineer 01 17 2022</u></a>	
<a href="#"><u>*(5) Agenda Item Report-The Standard at Four Corners 01 18 2022</u></a>	
<a href="#"><u>*(5) V Walton, Recycling Coordinator 01 12 2022</u></a>	
<a href="#"><u>(5) Applicant Response to Staff 11-2 Comments</u></a>	

- [\(5\) 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**

1579 - 1597

- [\\*\(5\) Town Council/WPCA 12 13 2021 Minutes](#)
- [\\*\(5\) Wetlands License 02-01-2021](#)
- [\\*\(5\) CWC Water System Advisory Committee Comments 10 27 2021](#)
- [\\*\(5\) WSAC draft minutes - October 27 2021 meeting](#)
- [\(5\) WRTD 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**

1598 - 1614

- [\\*\(5\) Traffic Authority Minutes-10 27 2021](#)
- [\(5\) 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**

1615 - 1623

*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.*

- [\\*\(5\) Marianne Buck 07 06 2021](#)
- [\\*\(5\) Erin Rychling 07 06 2021](#)
- [\(4\) Paul Stearns letter 12-9-2021](#)
- [\\*\(3\) Paul Stern 11 15 2021 Email](#)

**P1372-2 Public Hearing Notices**

1624 - 1677

- [\(3\) 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. 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)

*Tabled until public hearing is completed.*

- C. 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)

*Tabled to March 11, 2022 Public Hearing.*

## 6. NEW BUSINESS

- A. Application to modify the Special Permit for 12 Merrow Road, currently used as a commercial recreation use, to include a mixture of healing arts, including personal services and community workshop/meeting space. (PZC File 714-2)

*MOVE to receive the application of Andrew Oliver-Rudis (applicant)/ MAD Holding LLC (owner) to modify the special permit for 12 Merrow Road as described in application materials and to refer the requested modification to staff for review and comment. (PZC File 714-2)*

- B. C.G.S. 8-24 Referral to PZC - Proposed Solar Project on Municipal Landfill 1678 - 1712

[8-24 REFERRAL- Agenda Item Report-Lease of Landfill for Solar Installation Resolution Declaring the Town of Mansfield a Pollinator Friendly community](#)  
[8-24 REFERRAL-Proposed Lease of Municipal Landfill for Solar Installation Verogy - Town of Mansfield - Lease Agreement \(Landfill\)](#)

- C. Pre-Application Review Pursuant to Sec. 7-159b, C.G.S.: Proposed Multi-Family Development on Storrs Road between 1768 Storrs Road and 9 Timber Drive (Assessor Parcel ID 2.5.22) 1713 - 1722

*Note: The application form refers to 1750 Storrs Road; however, no address has been assigned to this parcel by the Department of Building and Housing Inspection as it is currently vacant.*

*Pursuant to the policies adopted by the PZC on May 19, 2014, the pre-application review shall be limited to a total of 30 minutes including applicant presentation and Commission questions. The pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes by any person or entity, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.*

[Pre-Application Form](#)

[Location Map](#)

[Concept Plan](#)

[Project Description](#)

[Rendering](#)

## 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. **Citizen Communications**
- B. **Advisory Committee/Commission Communications** 1723 - 1725  
[Sustainable CT Brochure 2022](#)
- C. **Referrals**
- D. **Other Communications** 1726 - 1729  
[CT Federation of Planning & Zoning Agencies Quarterly Newsletter](#)

**11. ADJOURNMENT**