

MINUTES

Members Present:	S. Accorsi, P. Aho, B. Chandy, L. Cooley, C. Cotton, J. DeVivo, K. Fratoni, D. Plante, V. Ward
Alternates Present:	C. Wutsch, L. Manville
Staff Present:	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 6:03 p.m. Members present were Accorsi, Aho, Chandy, Cooley, Cotton, DeVivo, Fratoni, Plante, Ward and alternates Wutsch and Manville, neither of whom were seated for the meeting.

APPROVAL OF MINUTES

Ward MOVED, Plante seconded approval of the January 18, 2022 meeting minutes as presented with the corrections to mirror past tense throughout the document.

Motion PASSED unanimously.

MOTION TO CHANGE AGENDA ORDER

Chandy MOVED, Cotton seconded to move forward New Business Items 6A and 6B to be heard immediately after Item 3, Zoning Agent Report.

ZONING AGENT REPORT

There were no questions or comments for the Zoning Agent.

NEW BUSINESS-ITEMS 6A AND 6B

Application of Andrew Oliver-Rudis (applicant)/MAD Holding LLC (owner) to modify the Special Permit for 12 Merrow Road, to modify the current commercial recreation use to include a mixture of healing arts, including personal services and community workshop/meeting space. (PZC File 714-2)

Cooley MOVED, Fratoni seconded 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)

Motion PASSED unanimously.

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

Painter gave an overview of the proposed solar project on the capped municipal landfill, noting that the referral is with regard to the proposed lease. Per statute, the Siting Council has jurisdiction over the installation and no zoning approvals will be required from the Commission. Aho noted that Town Manager Aylesworth was present to answer any questions regarding the proposed lease.

Cooley recused herself from consideration of this item due to her membership on the Connecticut Siting Council; Wutsch was seated for member Cooley.

Chandy MOVED Ward seconded to notify the Town Council that the proposed lease of the capped municipal landfill to VCP Realty LLC for installation of a 2.38 MW solar array system is consistent with Mansfield's Plan of Conservation and Development. While the project falls solely under the jurisdiction of the Connecticut Siting Council, the Commission recommends that the lease include provisions requiring the development, operation and maintenance of the site comply with the commitments made by the Town of Mansfield for its activities in the Resolution Declaring the Town of Mansfield a Pollinator Friendly community adopted by the Town Council on February 10 2020.

Motion PASSED unanimously.

Cooley resumed her seat after the vote and Wutsch was no longer seated.

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 6:19 p.m. Members present were Accorsi, Aho, Chandy, Cooley, Cotton, DeVivo, Fratoni, Plante, Ward and alternates Wutsch and Manville.

This hearing was continued from January 18, 2022. Painter noted communications received as listed on the agenda including the following items that were added after publication of the agenda packet.

- Bohler Drainage Report revised to 02-07-2022
- D. Dilaj and C. Evans email exchange Re: Drainage Plan Revisions 2/7/2022

The following individuals presented an overview of revisions made in response to staff and peer review comments on behalf of the Applicants and responded to questions from Commission members:

- J. Knuff, Hurwitz Sagarin Slossberg & Knuff LLC
- C. Powell, Landmark Properties

- J. Bord, Bohler Engineering

Members asked questions related to the following issues: Traffic impacts, including sufficiency of the western access driveway

- Anticipated mix of commercial uses
- Electrical vehicle charging stations
- Provisions related to designation of affordable and workforce housing units and changes to unit designation should a resident in one of the designated units lose their qualifying status
- Amenity mix and appeal to families with children
- Consideration of rooftop solar energy and potential Connecticut incentives

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

- Mike Cifaldi, 263 Chaffeeville Road, spoke in opposition to the development citing density and pedestrian/bicycle safety concerns.
- Paul Stern spoke in opposition to the development noting that it appears to focus on the student market in contrast to the vision identified in the Plan of Conservation and Development. Mr. Stern also expressed concern that the traffic study did not address potential traffic from other developments contemplated in the area and concern with the provisions for changes to units designated as affordable.
- Leif Rawson-Ahern, 657 Chaffeeville Road, spoke in opposition to the development, citing concerns with change to character of Four Corners and noting that the housing type would not appeal to her as a young professional. Ms. Rawson-Ahern also noted that the development does not meet the need for affordable housing in Mansfield.

Jeffrey Santacruce of Weston & Sampson (Commission peer review consultant), joined the meeting to address questions regarding the different design of the two entrances to the development, including design and safety in regard to traffic flow.

Ward MOVED, DeVivo seconded to close the public hearing.

Motion PASSED unanimously.

The hearing on PZC application number 1372-2 closed at 7:06 p.m.

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)

Members discussed the proposed development, including potential impacts and benefits as well as a desire for the Commission to consider regulations related to provision of renewable energy as part of significant developments. Cotton volunteered to work with Painter on developing a draft approval motion for the Commission's consideration at the next meeting.

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.

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)

Painter noted that there was an error on the agenda; this item is tabled to March 7, 2022 Public Hearing, not March 11, 2022 as listed on the agenda.

NEW BUSINESS

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

Painter gave an overview of the process for the pre-application presentation.

The following individuals presented the proposed project on behalf of the Applicants, including a request for input on a proposed rezoning of a portion of the parcel to PB-3:

- J. Williams of Shipman & Goodwin.
- C. Lei of CMC, Storrs
- Members and staff asked questions related to the following issues: Size, number and density of townhouse units and whether the units would be rented or offered for purchase
- The requested , rezoning to PB-3 and whether a new transitional district is needed/would be more appropriate
- Proposed buffers and potential impacts on adjacent single-family homes; potential for use of renewable energy including solar and geo-thermal; and
- Flood hazard zone and potential impact to natural resources

Regulatory Review Committee

Aho noted that the Regulatory Review Committee had met the prior week and discussed the zoning of areas that have sewer and water infrastructure.

Planning and Development Director's Report

Painter reminded members of the February 9, 2022 meeting sponsored by the Sustainability Committee with regard to Sustainable CT recertification. Painter also noted that members should contact Sandra Forand if they would like to attend the Connecticut Federation of Planning & Zoning 2022 Annual Conference on March 24, 2022; registration costs will be paid by the Town.

COMMUNICATIONS AND BILLS

The Commission received communications related to Sustainable CT recertification and the CT Federation of Planning and Zoning Agencies quarterly newsletter.

ADJOURNMENT

Aho adjourned the meeting at 8:10 p.m.

Respectfully Submitted:

A handwritten signature in blue ink that reads "Sandra L. Forand". The signature is written in a cursive style with a large initial 'S'.

Sandra L. Forand