

AGENDA

The Packet for this meeting is available
at <https://mansfield.civicweb.net/document/41005?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. February 7, 2022 Regular Meeting 4 - 8
[2-7-2022 Minutes Draft](#)

3. ZONING AGENT REPORT

- A. January 2022 Permitting and Enforcement Activity 9 - 11
[2022 January Zoning Permits Issued](#)
[2022 January Zoning Violations Closed](#)
[2022 January Pending Zoning Violations](#)

4. 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)
Application materials and reports are available in the [February 7, 2022 Meeting Packet](#).
- B. 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) 12 - 32
[P714-2 Agenda Item Report-Modification to Special Permit](#)
[P714-2 1995 Site Plan](#)
[P714-2 2012 Modification](#)

[P714-2 1995 Special Permit](#)
[Modification to Additional Services at 12 Merrow](#)
[Property Owner Certification Statement](#)
[Rec'd Mailing of Neighborhood Notificatoin Form](#)
[Neighborhood-Notification-Form](#)

5. NEW BUSINESS

- A. **Application for Modification to Approved Site Plan and/or Special Permit to provide a more efficient drive-thru on property located at 118 Storrs Road, McDonalds USA LLC c/o Bohler, (Applicant) GGMITT LLC c/o McDream Enterprises (Owner) , (PZC File #817)** 33 - 48

MOVE to receive the application of McDonalds USA LLC and McDream Enterprises for a modification to the special permit for property located at 118 Storrs Road (PZC File 817), to refer said application to staff for review and comment and to schedule a field trip for March 3, 2022.

[Application - Modification to McDonalds](#)
[Proposed Site Plan Set 02.08.22](#)
[McDonalds Applicant Certification](#)
[GGMitt-McDonalds Owner Authorization](#)

6. REPORTS FROM OFFICERS AND COMMITTEES

- A. **Chairman's Report**
- B. **Regional Planning Commission**
- C. **Regulatory Review Committee** 49 - 52
[02 03 2022 RRC Minutes-Approved](#)
[02 17 2022 RRC Minutes-Draft](#)
- D. **Planning and Development Director's Report**
- E. **Other Committees**
- F. **Other**

7. COMMUNICATIONS AND BILLS

- A. **Citizen Communications**
- B. **Advisory Committee/Commission Communications**
- C. **Referrals**

8. ADJOURNMENT