

MINUTES

Members Present:	S. Accorsi, P. Aho, B. Chandy, C. Cotton, J. DeVivo (6:06 p.m.), K. Fratoni, D. Plante, V. Ward.
Members Absent:	L. Cooley
Alternates Present:	C. Wutsch
Alternates Absent:	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 6:01 p.m. Members present were Accorsi, Aho, Chandy, Cotton, Fratoni, Plante and Ward and alternate Wutsch. Alternate Wutsch was seated for absent member Cooley.

APPROVAL OF MINUTES

Ward MOVED, Chandy seconded, approval of the February 7, 2022, meeting minutes with a correction to note that Wutsch and Manville were not seated for the public hearing.

Motion PASSED unanimously.

DeVivo joined the meeting at 6:06 p.m.

ZONING AGENT REPORT

Members received written updates on permitting and enforcement activity in January 2022. Woodmansee noted she spoke with P. Aho about 175 Stafford Road to confirm that a chiropractor and physical therapy business were considered the same use and that a modification to the special permit was not needed.

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 392 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)

The Commission discussed the draft motions prepared by C. Cotton with the assistance of staff.

Chandy MOVED, Cotton seconded, to grant waivers to Site Plan checklist items 5.G.7, 7.C.4, and 7.C.5 related to mapping of trees and vegetation types pursuant to Article 5, Section B.4 for the special permit application of The Standard at Four Corners LLC, and Haven Communities, LLC (PZC File 1372-2). This waiver is granted as the information is not needed to determine compliance with the Regulations.

Motion PASSED unanimously.

Cotton MOVED, Ward seconded, to approve the special permit application of The Standard at Four Corners LLC, and Haven Communities, LLC (PZC File 1372-2) to authorize a mixed-use development including 392 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, as described in application materials and plans revised through February 7, 2022. This approval includes the awarding of density bonuses pursuant to Article 10, Section B.5 and Article 10, Section W.7 and a reduction to the minimum number of parking spaces required for the residential portion of the project pursuant to Article 10, Section D.7.c. This application was heard at a Public Hearing that opened on November 15, 2021 and closed on February 7, 2022.

In approving this application, the Planning and Zoning Commission considered all Public Hearing testimony and communications and agreed to receive the revised information submitted by the applicant subsequent to the publication of the public hearing notice.

This approval is granted because the application is considered to be in compliance with Article V, Section B and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. **Extent of Approval.** This approval is specifically tied to the applicant's submissions and the conditions cited in this motion. Unless modifications are specifically authorized, the proposed uses and site improvements shall be limited to those authorized by this approval. Any questions regarding authorized uses, required site improvements and conditions cited in this approval shall be reviewed with the Zoning Agent and Director of Planning and Development, and, as deemed necessary, the Commission.
2. **Conditions to be met prior to issuance of Zoning Permit:**
 - a. The applicant shall submit the information required by Article 10, Section H.3 and H.5 of the Zoning Regulations and an Affirmative Fair Housing Marketing Plan for review and approval by the Commission.
 - b. The applicant shall submit a zoning permit application to merge all of the parcels into one lot prior to issuance of a Zoning Permit for the development.
 - c. The applicant shall submit documentation demonstrating that parking for residential uses is not included in the base rent and is subject to a separate fee pursuant to the requirements of Article 10, Section D.7.c.
 - d. The applicant shall make the following revisions to the Site Plan and Architectural Plan Sets and submit final copies for approval by the Commission Chair:

- i. Revise Sheet C-302 to depict the final, approved location of the Flood Hazard Zoning District.
 - ii. Revise Sheet C-304 of the site plan set to correct the note and layout of the solid waste/recycling collection area located on the eastern side of the property related to the number and location of the 8 CY recycling containers.
 - iii. Revise Sheet C-605 to include the name and contact information for the individual responsible for implementing the Erosion and Sedimentation Control plan.
 - iv. Revise Sheet DS-35 of the architectural plan set to include the proposed storage for Unit Type A2.
 - v. Include standpipes within construction plans for the parking structure pursuant to the Connecticut Fire Safety Code.
 - vi. Revise site plan set to indicate transformer service openings and required clearance/safety zone.
 - vii. Revise site plan set to note that the proposed chain link fence for the dog park shall be coated in black vinyl to match the existing chain link fence surrounding the adjacent sewer pump station.
 - viii. Revise architectural plan set to add additional windows or other architectural details to break up the large expanses of blank wall area on building facades visible from Storrs Road.
 - ix. Revise the plan set to show 6 spaces with electric car charging capabilities pursuant to the presentation made during the public hearing and a note requiring all charging stations to be maintained in operable condition. The applicant is also encouraged to provide electric outlets (at least 220 volt) for parking spaces in the parking garage and plan for an expansion of the car charging system to accommodate future demand.
- e. The applicant shall provide documentation of CTDOT approval of the proposed bus stop on Storrs Road. If CTDOT does not permit the stop, or if WRTD does not alter its route as planned to eliminate the existing bus turn-around at this property, additional Commission review shall be required pursuant to the revision provisions of Article 5, Section B.9 and the requirements for parking reductions pursuant to Article 10, Section D.7.c. Failure to meet minimum parking requirements may result in revocation of the special permit.
 - f. The applicant shall submit information on estimated wastewater usage associated with recreational amenities in conjunction with the Zoning Permit application and sewer connection agreement.
 - g. Prior to the issuance of any zoning permits for signs, the applicant shall submit a plan identifying design standards for project and business identity signs for review and approval by the Commission. All signs shall conform to the approved sign plan.

3. Conditions to be met prior to issuance of Certificate of Zoning Compliance:

- a. The applicant shall submit a parking management and signage plan for Commission approval, including spaces that would be restricted for commercial parking, bicycle parking for commercial businesses, time limits, and proposed enforcement. Any physical improvements required by the approved plan shall be installed prior to issuance of a Certificate of Compliance.
- b. The applicant shall submit a revised landscaping plan for Commission review and approval that enhances the proposed Storrs Road streetscape to comply with the requirements of Article 10, Section A.11.a.1, which requires a “prominent pedestrian oriented and extensively landscaped streetscape.” Such plan shall include at minimum: enhanced plantings, specifications for street furniture including but not limited to a bus shelter that provides accessible seating and protection from the weather, extension of the sidewalk along the entire property frontage to connect to the abutting properties to the east and west, and widening of the proposed sidewalk within the right-of-way from 5 feet to 8 feet to be consistent with the walkways previously installed within the PB-3 district. Such plan shall be implemented prior to issuance of a Certificate of Compliance with the exception of the eastern sidewalk extension, which may be deferred pursuant to condition 3(e).
- c. The applicant shall prepare and record a Conservation Easement on the land records pursuant to the condition of approval for the related Inland Wetlands License. This easement shall include provisions to allow for a sidewalk connection to the eastern property line.
- d. The applicant shall prepare and submit a snow storage and removal plan for approval by the Assistant Town Engineer, Director of Planning and Development and Inland Wetlands Agent.
- e. The applicant shall submit a financial guarantee for the sidewalk connection to the property to the east subject to the provisions of Article 6, Section C if such connection has not been completed during construction. The Town Attorney, Chair of the Planning and Zoning Commission and Town Finance Director shall be authorized to set the terms of the agreement and accept the financial guarantee provided that a surety bond shall not be accepted without Commission approval. As part of such submission, the applicant shall provide a cost estimate for review and approval by the Assistant Town Engineer.
- f. The applicant shall submit the final Declaration of Land Use/Restrictive Covenants for approval by the Town Attorney for conformance with state regulations and the affordable housing plan approved through this application. The Declaration shall be recorded on the land records prior to issuance of a Certificate of Compliance.
- g. Changes to plant species identified in the approved landscaping plan may be authorized by the Zoning Agent provided such substitution is comparable to the original specifications. Should the Zoning Agent need the assistance of a Registered Landscape Architect in determining the suitability of the proposed substitution(s), the Zoning Agent shall consult with the firm that provided peer review of the Landscaping Plan and the applicant shall be responsible for any costs associated with that

consultation. Payment to the Town for the costs of the consultation shall be made prior to issuance of a Certificate of Compliance.

4. **Energy Star Certification.** The applicant shall submit documentation that the application for Energy Star certification has been completed and submitted to the U.S. Environmental Protection Agency (EPA) within 18 months of issuance of a Certificate of Occupancy. The applicant shall submit documentation (which may consist of a link to the appropriate page on the EPA's website) documenting Energy Star certification within 24 months of issuance of a Certificate of Occupancy and annually thereafter documenting certification renewal. Failure to achieve and annually renew Energy Star certification shall be considered a violation of the Zoning Regulations and shall be subject to enforcement and fines pursuant to the Zoning Regulations, Mansfield Code of Ordinances, and Connecticut General Statutes.
5. **Maximum Square Feet of Restaurant/Eating & Drinking Uses.** Restaurant/eating and drinking uses shall be limited to 7,805 square feet unless a detailed parking analysis demonstrating sufficiency of the available parking to support additional restaurant space is submitted and approved by the Commission.
6. **Contractor Parking.** All construction contractor parking shall be provided on-site unless alternative locations are authorized by the Commission.
7. **Validity.** This permit shall not become valid until the applicant obtains the special permit form from the Planning Office and files it on the Land Records.

Motion PASSED with Aho, Accorsi, Chandy, Cotton, Devivo, Plante, Ward and Wutsch voting in favor and Fratoni voting against. (8-1-0)

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)

Painter provided a brief overview of the property history and requested modification.

Ward MOVED, Chandy seconded, to approve the application of Andrew Oliver-Rudis (applicant) and MAD Holdings, LLC (owner) to modify the Special Permit for 12 Merrow Road (PZC File 714-2) to authorize the uses proposed in the application dated 2/3/2022:

1. Occupancy of the building and deck shall not exceed 123 people
2. Use of the deck for activities shall be prohibited between the hours of 9:00 p.m. and 10 a.m.
3. The conditions of approval of the 2012 change in use to the Mansfield Academy of Dance remain in place.
4. No change in occupancy shall occur until:
 - a. Requisite approvals have been obtained (if needed) from Eastern Highlands Health District, Mansfield Building Official and Mansfield Fire Marshal.
 - b. A modification to the Special Permit is recorded on the Land Records.

Motion PASSED unanimously.

NEW BUSINESS

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)

Chandy MOVED, Ward seconded, 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.

Motion PASSED unanimously

REPORTS FROM OFFICERS AND COMMITTEES

Regulatory Review Committee

Painter noted that minutes of the last two Committee meetings were provided in the Commission's packet and the Committee discussed issues raised at the February 7, 2022 Commission and added items to their priority list for 2022.

ADJOURNMENT

Aho adjourned the meeting at 7:31 p.m.

Respectfully Submitted:



Sandra L. Forand
Administrative Assistant