

SPECIAL MEETING AGENDA

The Packet for this meeting is available at
<https://mansfield.civicweb.net/document/28830?splitscreen=true>.

CHANGES TO MEETING PROCEDURES DUE TO COVID-19

In accordance with Governor Lamont's Executive Order 7B and social distancing guidelines recommended by the CDC to slow community spread of COVID-19, this meeting is physically closed to the public. The public may listen to the meeting live by calling 1 (669) 224-3412 and using access code 984-130-125 . If you would like to view the meeting via the internet, please email planzonedept@mansfieldct.org by 12:00 p.m. on the day of the meeting to request a link.

Additionally, an archive recording of the meeting will be made available at
<https://mansfieldct.gov/video> for 12 months.

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

- a. **January 8, 2020 Special Meeting Minutes** 3 - 4
[01-08-2020 Special Meeting Minutes](#)

3. NEW BUSINESS

- a. **Special Permit Application of Capstone Collegiate Communities, LLC and J.E. Shepard Company (Applicants)/DDS Associates, LLC and Benjamin Brown (Owners) for a 358-unit multi-family residential development (The Villas at Four Corners) at 1621 Storrs Road & Middle Turnpike, Assessor's Parcel IDs 9.23.1, 9.23.7 and 9.23.8. (PZC File 1369)** 5 - 807
- [\(1\) Application Form 02 09 2021](#)
 - [\(1\) Application Addendum Email 02 09 2021](#)
 - [\(1\) Statement of Use and Development Impact Statement 02 16 2021*](#)
 - [\(1\) Site Plan Set rev to 02 09 2021](#)
 - [\(1\) Landscape Plans 02 09 2021](#)
 - [\(1\) Architectural Plans 01 26 2021](#)
 - [\(1\) Affordable Housing Plan 02 09 2021](#)
 - [\(1\) Management Plan 02 04 2021](#)
 - [\(1\) Stormwater Management Report rev to 02 09 2021](#)
 - [\(1\) Stormwater Mgmt Plan Appendix F-O&M 01 26 2021](#)
 - [\(1\) Water Feasibility Letter 08 05 2020](#)
 - [\(1\) Sewer Capacity Letter 07 20 2021](#)

- [\(1\) Traffic Impact Study Appendix January 2021](#)
- [\(1\) Traffic Impact Study-January 2021](#)
- [\(1\) Applicant Certification 02 10 2021](#)
- [\(1\) Property Owner Consent-Brown 01 25 2021](#)
- [\(1\) Property Owner Consent-DDS Associates 01 25 2021](#)
- [\(1\) Site Plan Checklist 02 12 2021*](#)
- [\(2\) Low Impact Development Checklist 02 10 2021](#)
- [\(3\) CT181007ss8-C-303-Conservation](#)
- [\(3\) Four Corners NDDB Area Map](#)
- [\(3\) Mansfield Four Corners NDDB Area Map](#)

4. FUTURE MEETINGS

5. ADJOURNMENT