

AGENDA

The Packet for this meeting is available
at <https://mansfield.civicweb.net/document/234493/?splitscreen=true>

HYBRID MEETING

In accordance with PA 22-3, this meeting will be held Hybrid. This 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>) no more than seven (7) days after the 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 participate remotely.

The Planning and Zoning Commission receives public comment outside of a public hearing in writing only. Submit comments via email at planzonedept@mansfieldct.org, or by USPS mail at 4 South Eagleville Road, Mansfield, CT 06268. To be included in the current meeting packet comments must be received before 3:00 pm on the day of the meeting. Written public comment received after 3:00 pm on the day of the meeting will be shared at the next meeting.

Items marked with an () were uploaded to the packet after the initial publication.*

1. CALL TO ORDER AND ROLL CALL

2. CONSENT AGENDA

- A. **Approval of Minutes** 4 - 6
[03-02-2026 PZC Minutes](#)
- B. **Zoning Agent Report** 7 - 10
[2026 February Zoning Permits Issued](#)
[2026 February Certificates of Zoning Compliance](#)
[2026 February Open and Under Investigation Zoning Cases](#)
- C. **1925 Storrs Road** 11 - 26
[Notice of Assessment](#)

3. PUBLIC HEARINGS

Public comment can be provided during the public comment portion of the hearing in person. Additionally, public comment can be phoned in live. Please email planzonedept@mansfieldct.org or call 860.429.3330 by 3:00 PM on the day of the meeting to receive instructions.

Written public comment will be also accepted by email at planzonedept@mansfieldct.org or by USPS mail care of the Mansfield Department of Planning and Development, 4 South Eagleville Road, Mansfield, CT 06268 before the meeting and preferably by 3 pm on March 16, 2026. Any comments received after the close of the public hearing cannot be distributed to Commission members or

included in the record of the public hearing.

- A. Application of Shelby Colonese (Candace Colonese, owner) for a special permit for a seasonal wedding venue located at Tanglewood Farm, 720 Warrenville Road (Assessor's Parcel ID 19.73.74)(PZC File No. P1387)** 27 - 56
- [P1387 Tanglewood Farm Wedding Venue Staff Memo 03.16.26](#)
[P1387 - Application for Special Use Permit](#)
[P1387 - Statement of Use](#)
[P1387 - Photos](#)
[P1387 - Parking Area and Driveway Photos](#)
[P1387 - Parking Area and Tent Area Photos](#)
[P1387 - Tanglewood Estate Sound Test Report](#)
[P1387 - EHHD comments 02.11.2026](#)
[P1387 Agriculture Committee response to referral of application](#)
- Abutter Notification** 57 - 73
- [P1387 - Abutter Notification Packet](#)
[P1387 - Abutters list at 500 feet](#)
- Legal Notices** 74 - 75
- [03-16-2026 PZC Public Hearing Legal Notices - Tanglewood](#)
[P1387 - Public Hearing Legal Notice - The Chronicle](#)
- Communications** 76 - 80
- [Letter from R. LoStocco 2.21.2026](#)
[*A. Shea Email 3.15.2026](#)
[*M. Shea Email 3.15.2026](#)
[*A. & T. Strate Email 3.15.2026](#)
- B. Application of the Standard at Four Corners LLC to modify the affordable housing requirements of the approved special permit for a mixed-use development with 392 residential units, located at 1725 Storrs Rd (Assessor's Parcel ID 8.15.9). File #P1372-3** 81 - 188
- [Agenda Item Report-The Standard Affordable Housing-3-12-2026](#)
[P1372-3 - The Standard at Four Corners LLC Special Permit Modification Application](#)
[P1372-3 - Revised Affordable Housing Modification Narrative 3.3.26](#)
[P1372-3 - Affordable Housing Modification Narrative](#)
[P1372-3 - Affordable Marketing Efforts 2025](#)
[P1372-3 - Originally Approved Affordable Housing Plan](#)
[P1372-3 - Recorded Declaration of Restricted Covenants-Affordable Housing](#)
[P1372-3 - Recorded Special Permit](#)
[Staff Memo from Linda Painter 01 18 2022-Related the Use of LIHTC](#)
[*03.05.2026 AHC Minutes](#)
- Abutter Notification** 189 - 203
- [P1372-3 - Abutter Notification Packet](#)
- Legal Notices** 204 - 205
- [03-16-2026 PZC Public Hearing Legal Notices - Standard](#)
[P1372-3 - Public Hearing Legal Notice - The Chronicle](#)
- Communications** 206 - 211
- [Email from D. Palmer - Affordable Housing 2.6.2026](#)
[P. Stern Letter to the PZC on The Standard 3.9.2026](#)

4. OLD BUSINESS

- A. Application of Shelby Colonese (Candace Colonese, owner) for a special permit for a seasonal wedding venue located at Tanglewood Farm, 720 Warrenville Road (Assessor's Parcel ID 19.73.74)(PZC File No. P1387)**
- B. Application of the Standard at Four Corners LLC to modify the affordable housing requirements of the approved special permit for a mixed-use development with 392 residential units, located at 1725 Storrs Rd (Assessor's Parcel ID 8.15.9). File #P1372-3**

5. NEW BUSINESS

- A. Application for Modification to Approved Site Plan and Special Permit for Hellenic Society Paideia, Owner/Applicant for property located at 28 Dog Lane, (Assessor Parcel ID# 16.41.13-1) File #1049-8** 212 - 223
[P1049-8 - Application Modification to Approved Special Permit](#)
[*28 Dog Lane Greek Theater Landscape Modification Request Narrative UPDATED](#)
[28 Dog Lane Greek Theater Landscape Modification Request Narrative 03-2026](#)

6. ZONING REGULATIONS AND DESIGN GUIDELINES

7. 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**

8. COMMUNICATIONS AND BILLS

- A. Citizen Communications** 224
[*M. Fraenkel Email Public Participation at Meetings](#)
- B. Advisory Committee/Commission Communications**
- C. Referrals**

9. ADJOURNMENT