

REVISED AGENDA

The Packet for this meeting is available at
<https://mansfield.civicweb.net/document/41966?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. **March 7, 2021 Regular Meeting** 4 - 8
[3-7-2022 Minutes Draft](#)
3. **ZONING AGENT REPORT**
 - A. **February 2022 Permitting and Enforcement Activity** 9 - 10
[2022 February Zoning Permits Issued](#)
[2022 February Pending Zoning Violations](#)
4. **OLD BUSINESS**
 - A. **Special Permit Application of CPH Mansfield, LLC,** 11
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. The applicant has granted an extension to postpone opening of the public hearing until May 2, 2022.
[P1377-Grant of Extension to May 2, 2022](#)
 - B. **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)** 12 - 29
As a change to a non-conforming use, the applicant is required to notify all property owners within 500 feet pursuant to Article 9, Section D. The applicant would like to know whether the Commission will be requiring a public hearing before sending the notice so as to provide the most accurate

information to nearby property owners.

MOVE to require/not require a public hearing on the application to modify the site plan/special permit for the McDonald's drive-thru at 118 Storrs Road, McDonalds USA LLC c/o Bohler (Applicant), GGMITT LLC c/o McDream Enterprises, Owner (PZC File 817).

[Application - Modification to McDonalds](#)

[Proposed Site Plan Set 02.08.22](#)

[Turning Template-Refuse Vehicle](#)

[Turning Template-Delivery Vehicle](#)

[McDonalds Applicant Certification](#)

[GGMitt-McDonalds Owner Authorization](#)

- C. **Mansfield Apartments Redevelopment: CEPA Scoping (Comments Due 3/24/2022 by COB)** 30 - 115

MOVE to authorize the Chair to prepare and submit comments to the University of Connecticut on behalf of the Planning and Zoning Commission regarding the proposed redevelopment of Mansfield Apartments. Said comments shall be based on the report dated March 16, 2022 from Linda Painter [with the following changes:]

[PZC Agenda Item Report 03 16 2022](#)

[Mansfield-Apts-Redevelopment-Scoping-Meeting-Presentation](#)

[Mansfield Apartments Comments PNRC](#)

[PNRC Draft Minutes 03 15 2022](#)

[Draft Conservation Commission Minutes 03 16 2022](#)

[Draft Special Traffic Authority Minutes-3-15-2022](#)

[V683P376 Moss Sanctuary Conservation Easement in favor of CFPA](#)

[Baseline Report Property Map showing location of Environmental Education facility](#)

[V683P371 Moss 16.57.6-OP](#)

[V683P402 Moss 16.57.6-OP](#)

[PZC Agenda Item Report 03 02 2022](#)

[Environmental Monitor - Scoping Notice 02 22 2022](#)

[Mansfield Apartments Redevelopment _ University Planning, Design and Construction Project Area](#)

- D. **Cannabis Establishments** 116 - 132
[Draft Survey-Revised 03 17 2022](#)
[Cannabis Framework-Revised 03 14 2022](#)

5. NEW BUSINESS

6. REPORTS FROM OFFICERS AND COMMITTEES

A. **Chairman's Report**

B. **Regional Planning Commission**

C. **Regulatory Review Committee** 133
[03 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