

MINUTES

Members Present: S. Accorsi, P. Aho, B. Chandy, L. Cooley (6:25p.m.), C. Cotton, J. DeVivo, K. Fratoni, D. Plante, V. Ward

Alternates Present: C. Wutsch and 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 6:02 p.m. Members present are Accorsi, Aho, Chandy, Cotton, DeVivo, Fratoni, Plante and Ward and alternates Wutsch and Manville. Alternate Wutsch was seated for absent member Cooley.

APPROVAL OF MINUTES

Ward MOVED, Plante seconded approval of the March 7, 2022 meeting minutes as presented. Motion PASSED unanimously.

ZONING AGENT REPORT

Members received written updates on permitting and enforcement activity in February 2022. Ward asked questions about properties located on Browns Road and Meadowood Road and Woodmansee updated the Commission on the properties.

OLD BUSINESS

Special Permit Application of CPH Mansfield, LLC, Applicant/Champagne Toystore, LLC, Owner for commercial redevelopment including new retail and restaurant uses with drivethrough 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.

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)

Painter presented a detailed overview of the proposed modifications. The Commission discussed the modifications and their concerns and determined that the modifications will improve traffic congestion on Route 195.

Ward MOVED, Cotton seconded, not to 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).

Motion PASSED unanimously.

Mansfield Apartments Redevelopment: CEPA Scoping (Comments Due 3/24/2022 by COB)

Painter presented a detailed overview of the proposed redevelopment and the concerns identified by staff, the Conservation Commission, Parks and Natural Resources Advisory Committee, and Mansfield Traffic Authority.

L. Cooley joined meeting at 6:25pm and C. Wutsch was no longer seated.

Ward MOVED, Chandy seconded, 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.

Motion PASSED unanimously.

Cannabis Establishments

Painter gave a brief overview and need to take into consideration all the aspects and to update the regulations. Chandy questioned how much value should be placed on comments from respondents that do not live in or own property in Mansfield; Painter noted that would be a decision for the Commission and Council to make. By consensus members concurred with the survey and requested that staff work on distributing to the public.

REPORTS FROM OFFICERS AND COMMITTEES

Sustainability Committee

Fratoni gave an update on the Sustainable CT recertification process and requested that the Regulatory Review Committee consider including regulations related to electric vehicle charging stations and wiring in upcoming revisions. Fratoni also noted that the Town will be hosting an Earth Extravaganza at the Community Center on April 23, 2022 from 1pm-3pm and that compost bins and rain barrels will be available for purchase from the Department of Public Works between March 14th and April 16th.

ADJOURNMENT

Aho adjourned the meeting at 6:46 p.m.

Respectfully Submitted:



Sandra L. Forand
Administrative Assistant