

AGENDA

This meeting will start at 6:10 p.m. or immediately upon the conclusion of the preceding Inland Wetlands Agency Meeting.

The Packet for this meeting is available at
<https://mansfield.civicweb.net/document/42334?splitscreen=true>.

Virtual Meeting Option

In accordance with PA 21-2 §149, meeting participants may also attend virtually. 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. 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 by 3:00 p.m. on the day of the meeting to be shared at the meeting (public comment received after the meeting will be shared at the next meeting).

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

- A. **March 21, 2022 Regular Meeting** 4 - 5
[3-21-2022 PZC Minutes Draft](#)

3. ZONING AGENT REPORT

4. OLD BUSINESS

- A. **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)** 6 - 33
[P817-Agenda Item Report-Modification to Drive-Through Configuration](#)
[Draft Special Traffic Authority Minutes-3-15-2022](#)
[Application - Modification to McDonalds](#)
[Proposed Site Plan Set 02.08.22](#)
[GGMitt-McDonalds Owner Authorization](#)
[McDonalds Applicant Certification](#)
[CT222000-EX-Refuse](#)
[CT222000-EX-WB50](#)
[Certified Mail Receipts Page 1](#)
[Certified Mail Receipts Page 2](#)
[Certified Mail Receipts Page 3](#)
[Neighborhood Notification Form](#)
[Site Plan Narrative 03-22-22](#)
[Site Map](#)

- B. **Special Permit Application of CPH Mansfield, LLC, 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)** 34
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](#)

5. NEW BUSINESS

- A. **Special Permit Application of Alex J. Salustri, Applicant/Owner, to authorize expansion of an existing non-conforming office use to the second floor of the building at 365 Storrs Road (P778-2).** 35 - 43

MOVE to receive the application of Alex J. Salustri for expansion of a non-conforming use at 365 Storrs Road, to refer said application to staff and to schedule a public hearing for Monday, April 18, 2022.

[365 Storrs Road Property Card](#)

[Special Permit Application-365 Storrs Road Expansion of Nonconforming Use](#)

- B. **Application for Modification to Approved Site Plan and/or Special Permit to modify a condition of approval related to sidewalk construction 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 Standard at Four Corners, LLC (Applicant)/KRCL LLC and E& I Associates, LLC (Owners), (PZC File #1372-2)** 44 - 61

[Modification to The Standard at Four Corners](#)

[SEP Mod Narrative](#)

[View to West of Property](#)

[CT191021-CVL-4-C-402-Grad](#)

[CT191021-CVL-4-C-402-Grad-Color](#)

[The Standard at Four Corners Applicant Certification](#)

[Applicant LOA](#)

[Owner LOAs](#)

6. 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**

7. COMMUNICATIONS AND BILLS

- A. **Citizen Communications**
- B. **Mansfield Apartments Redevelopment** 62 - 118

[PZC Scoping Comments dated March 22, 2022](#)
[Town Council Mansfield Apartments Scoping Comments](#)

C. Advisory Committee/Commission Communications

D. Referrals

E. Other Communications

119 - 122

[American Planning Association-5 Practical Zoning Hacks for Missing Middle Housing](#)

8. ADJOURNMENT