

## MINUTES

<b>Members Present:</b>	S. Accorsi, P. Aho, B. Chandy, L. Cooley, C. Cotton, J. DeVivo, K. Fratoni, D. Plante, V. Ward
<b>Alternates Present:</b>	C. Wutsch, L. Manville
<b>Staff Present:</b>	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 6:41 p.m. Members present are Accorsi, Aho, Chandy, Cooley, Cotton, DeVivo, Fratoni, Plante and Ward and alternates Manville and Wutsch. Members Chandy, Cooley, Cotton, Fratoni, and alternate Wutsch attended virtually. Neither alternate was seated.

### APPROVAL OF MINUTES

Chandy MOVED, Fratoni seconded, approval of the March 21, 2022 meeting minutes as presented.

Motion PASSED unanimously.

### ZONING AGENT REPORT

No report.

### OLD BUSINESS

**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)**

K. Bohnenberger of Bohler Engineering presented a detailed overview of the proposed Modifications for the Applicant.

Commission members discussed the decrease in parking spaces and expressed concern regarding pedestrian safety while crossing drive-thru lanes, congestion during peak hours of operation and cars encroaching on Route 195.

Accorsi MOVED, Ward seconded, to approve the application of McDonalds USA LLC c/o Bohler (Applicant) and GGMITT LLC c/o McDream Enterprises (Owner) to modify the Special Permit for the McDonald's drive-through at 118 Storrs Road (PZC File 817) to allow the addition of a

second drive-through lane and reduction of parking spaces from 81 to 74 subject to the following conditions:

1. The applicant shall install an additional menu board at the beginning of the drive through lane prior to the location of the two ordering stations.
2. The second drive-through lane/ordering station shall be in operation during peak drive-through hours, which shall be defined as any time that congestion leads to long queuing lengths and vehicles encroaching onto Storrs Road.

Accorsi and Ward accepted the edits to the Motion as modified.

Motion PASSED unanimously.

**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.

## **NEW BUSINESS**

**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).**

Cotton MOVED Plante seconded, 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.

Motion PASSED unanimously.

**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)**

Plante MOVED DeVivo seconded, to receive the application of The Standard at Four Corners LLC, Applicant, to modify a condition of the Special Permit 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) and to refer to staff for review and comment. (PZC File 1372-2)

Motion PASSED unanimously.

**Application for Modification to Approved Site Plan and/or Special Permit to authorize Earth Dynamics LLC to include sales of earth materials as an accessory use at 164 Stafford Road, James Galey/Earth Dynamics LLC, Applicant (PZC File 1083-3).**

Ward MOVED, DeVivo seconded, to add the item as New Business Item C.

Motion PASSED unanimously.

**Application for Modification to Approved Site Plan and/or Special Permit to authorize Earth Dynamics LLC to include sales of earth materials as an accessory use at 164 Stafford Road, James Galey/Earth Dynamics LLC, Applicant (PZC File 1083-3).**

Accorsi MOVED, Ward seconded, to receive the application of James Galey/Earth Dynamics LLC, Applicant, to modify the Special Permit to include sales of earth materials as an accessory use on property located at 164 Stafford Road and to refer to staff for review and comment. (PZC File 1372-2)

Motion PASSED unanimously.

## **REPORTS FROM OFFICERS AND COMMITTEES**

### **Other**

- Kaufman advised of the upcoming Farmer's Forum on Tuesday, April 19, 2022 as the Agriculture Committee will be having a meeting to discuss their activities and to hear the local farmer's concerns.
- Kaufman noted that the Sustainability CT pre-application has been submitted for review and we have obtained 490 points for Silver recertification.
- Fratoni noted that the Connecticut Federation of Planning and Zoning Conference was very interesting and encouraged people to attend next year.
- Cooley, noted that the Connecticut Institute for Resilience and Climate Adaptation will be holding an upcoming Earth Day Virtual Conference and encouraged people to attend and will forward more information in regard to the conference and registration.

## **ADJOURNMENT**

Aho adjourned the meeting at 7:18 p.m.

Respectfully Submitted:



Sandra L. Forand  
Administrative Assistant