

AGENDA

The Packet for this meeting is available at
<https://mansfield.civicweb.net/document/42633?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. April 4, 2022 Regular Meeting Minutes 5 - 7
[04-04-2022 Minutes](#)

3. ZONING AGENT REPORT

- A. March 2022 Permitting and Enforcement Activity 8 - 9
[2022 March Zoning Permit Issued](#)
[2022 March Pending Violations](#)

4. PUBLIC HEARINGS

- 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). 10 - 20

This hearing will be opened and immediately continued to May 2, 2022 at 6:05 p.m. in the Town Council Chamber.

[365 Storrs Road Property Card](#)
[Special Permit Application-365 Storrs Road Expansion of Nonconforming Use](#)
[Legal Notice - Public Hearing](#)

5. OLD BUSINESS

- A. 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 21 - 41

Corners, LLC (Applicant)/KRCL LLC and E& I Associates, LLC (Owners), (PZC File #1372-2)

[Agenda Item Report-The Standard at Four Corners Modification 1372-2](#)

[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](#)

- B. 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). 42 - 52**

[Agenda Item Report-Earth Dynamics Modification 1083-3](#)

[Modification Application](#)

[RETAIL Proposed Statement of Use 164 Stafford Road 03.28.22](#)

[164 Stafford Road Modifications 4-11-22](#)

[SINGLE VIEW OF BARNYARD RETAIL SHED PLAN 164 STAFFORD ROAD 03-31-22](#)

[2021-GV Cape Barnyard Office Shed Plan](#)

- C. 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).**

Tabled until public hearing is closed.

- D. 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)**

Tabled until public hearing is completed. The applicant has granted an extension to postpone opening of the public hearing until May 2, 2022.

6. NEW BUSINESS

- A. Temporary Food Vending Authorization for Betsy Paterson Square in Downtown Storrs 53 - 54**

MOVE to authorize the temporary parking and use of food vending trucks, including but not limited to the UConn Dairy Bar truck, at special events held in Betsy Paterson Square in Storrs Center. The use is accessory to Downtown Storrs events and shall be subject to any conditions that may be placed upon the use by the Mansfield Traffic Authority and the Mansfield Downtown Partnership.

[Betsy Paterson Square Temporary Vending Authorization](#)

[UConn Dairy Bar 2022 Letter of Intent Moonlight Movies](#)

- B. Application for Modification to Approved Special Permit for a Tasting Room on property located at 114 Mansfield Hollow Road, SMNJ, LLC 55 - 87**

(Applicant), (PZC File #1118)

MOVE to receive the application of SMNJ, LLC, applicant/owner to modify the Special Permit for the Kirby Mill at 114 Mansfield Hollow Road (PZC File 1118) to authorize a tasting room associated with the Kirby Mill Winery and refer said application for review and comment.

The Commission has the discretion to determine whether a public hearing is needed prior to acting on the application if the proposed change may be considered a significant alteration of approved plans and/or uses pursuant to Article 9, Section D.7 of the Zoning Regulations. If the Commission determines that a public hearing is required, the following sentence should be added to the above motion:

A public hearing shall be scheduled for _____, 2022 regarding the requested modification.

[Application Modification to Kirby Mill Winery](#)
[Application Narrative - Proposed Changes and Reason](#)
[Impact Analysis - Kirby Mill Winery, LLC Final 3-28-22](#)
[Weston & Sampson Report 3-24-22](#)
[Signature page](#)

- C. **Town Manager's Proposed FY23 Budget and Proposed Capital Improvement Program** 88 - 115

[Agenda Item Report: Proposed FY23 Budget and CIP](#)
[Proposed FY23 CIP](#)

- D. **Mirror Lake Environmental Impact Evaluation (EIE)**
Comments on the [Environmental Impact Evaluation](#) are due to UConn by May 20, 2022. Staff has referred this EIE to the Conservation Commission for review and comment and will prepare recommendations for PZC discussion at the May 2, 2022 PZC meeting. As this EIE involves a water body, it may be appropriate for the Inland Wetlands Agency to take the lead on comments.

7. ZONING REGULATIONS AND DESIGN GUIDELINES

8. REPORTS FROM OFFICERS AND COMMITTEES

- A. **Chairman's Report**
- B. **Regional Planning Commission**
- C. **Regulatory Review Committee**
- D. **Planning and Development Director's Report** 116 - 117
[Communities Challenge Grant Award](#)
- E. **Other Committees**
- F. **Other**

9. COMMUNICATIONS AND BILLS

- A. **Citizen Communications** 118 - 123
[Ron Cotteril Emails and Photos 04 06 2022 and 04 07 2022](#)
[Ron Cotterill-Video CT Pharma HVAC and Vent Chimneys](#)

B. Town Council/Advisory Committee/Commission Communications

C. Referrals

D. Other Communications

10. ADJOURNMENT