

OR

Council Chamber | 4 South Eagleville Road
Mansfield, CT

MINUTES

Members Present: S. Accorsi, P. Aho, B. Chandy, L. Cooley, C. Cotton, J. DeVivo, K. Fratoni, D. Plante, V. Ward

Alternates Present: C. Wutsch, 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, Cooley, Cotton, DeVivo, Fratoni, Plante and Ward and alternates Manville and Wutsch. Members Chandy, Cooley, Cotton, Fratoni, Plante, Ward and alternates Manville and Wutsch attended virtually. Neither alternate was seated.

APPROVAL OF MINUTES

Ward MOVED, Plante seconded approval of the April 4, 2022 meeting minutes as presented. Motion PASSED unanimously.

ZONING AGENT REPORT

Noted

PUBLIC HEARINGS

Painter provided an overview of the public hearing process and guidelines and information on how to participate in the hearings at the request of Aho.

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).

Aho opened the public hearing at 6:42 p.m. Members present were Accorsi, Aho, Chandy, Cooley, Cotton, DeVivo, Fratoni, Plante, Ward and alternates Wutsch and Manville. Members Chandy, Cooley, Cotton, Fratoni, Plante, Ward and alternates Manville and Wutsch attended virtually. Neither of whom were seated for the hearing.

Painter read the legal notice of the public hearing that was published in The Hartford Courant on April 6, 2022 and April 12, 2022 into the record.

DeVivo MOVED, Chandy seconded, to continue the public hearing on the Special Permit Application of Alex J. Salustri for expansion of a nonconforming use at 365 Storrs Road to May 2, 2022 at 6:05 p.m. via virtual meeting.

Motion PASSED unanimously.

Public Hearing was closed at 6:43 p.m.

OLD BUSINESS

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)

The following individuals presented an overview of the Modification to Approved Site Plan and/or Special Permit on behalf of the Applicants

- S. Sharpe, of HSSK
- C. Powell, of Landmark Properties
- J. Bord, of Bohler Engineering

The Commission asked questions and discussed the Modification and decided to table the Motion to discuss the Modification with the Town Attorney on motion conditions and discuss the outcome at the next PZC Meeting on May 2, 2022.

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).

Painter presented an overview of the Modification to Approved Site Plan and/or Special Permit for the Applicant.

DeVivo MOVED, Ward seconded, to approve the application of Earth Dynamics LLC/James Galey to modify the Site Plan and Special Permit for the use of 164 Stafford Road (PZC File 1083-3) to authorize retail sales on Saturdays from 7 a.m. to 4 p.m. as described in the application materials subject to the following conditions:

1. Proposed soil stockpiles shall be no greater than 20 feet in height and shall be located at least 50 feet from any property line.
2. The applicant shall identify measures to stabilize and prevent erosion of the stockpiles prior to installation. Such measures shall be approved by the Inland Wetlands Agent and Assistant Town Engineer.
3. All applicable permits (Zoning, Building, Inland Wetlands) shall be obtained for proposed improvements and Certificates of Compliance/Occupancy issued prior to commencement of the retail use.

Motion PASSED unanimously.

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.

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 been granted an extension to postpone opening of the public hearing until May 2, 2022.

NEW BUSINESS

Temporary Food Vending Authorization for Betsy Paterson Square in Downtown Storrs

Cooley MOVED, Chandy seconded, 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.

Motion PASSED unanimously.

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)

Painter presented a detailed overview of the Modification for the Applicant.

Accorsi MOVED, DeVivo seconded, 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.

A public hearing shall be scheduled pursuant to statutory requirements.

Motion PASSED unanimously.

Town Manager's Proposed FY23 Budget and Proposed Capital Improvement Program

Painter presented a detailed overview of the proposed programs for the Planning and Development Department for the FY23 Budget to the Commission.

Ward MOVED, DeVivo seconded, that the PZC make a finding that the proposed FY23 Capital Improvement Program Budget and the proposed projects contained therein are consistent with the Mansfield Tomorrow Plan of Conservation and Development. Nothing herein shall imply

PZC approval for any proposed projects. Departments involved with land use projects and site improvements must coordinate plans with the Director of Planning and Development and/or the Inlands Wetland Agent, and make such applications to the PZC or IWA as is required by the Mansfield Zoning and Inland Wetlands Watercourse Regulations.

Motion PASSED unanimously.

Cotton MOVED, DeVivo seconded, to authorize the Chair to submit comments in support of the Town Manager's proposed budget particularly as it relates to Planning and Development activities as described in the memo dated April 14, 2022 from the Director of Planning and Development.

Motion PASSED unanimously.

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.

REPORTS FROM OFFICERS AND COMMITTEES

Chairman's Report

Regulatory Review Committee

Painter encouraged the Commission to watch the YouTube video from the previous meeting.

Other

Fratoni reminded everyone of the upcoming Earth Day Extravaganza on April 23, 2022 from 1-3 p.m.

COMMUNICATIONS AND BILLS

ADJOURNMENT

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

Respectfully Submitted:



Sandra L. Forand
Administrative Assistant