

MINUTES

Members Present:	P. Aho, C. Cotton, J. DeVivo, K. Fratoni, D. Plante, V. Ward
Members Absent:	S. Accorsi, B. Chandy, L. Cooley,
Alternates Present:	C. Wutsch
Alternates Absent:	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 6:12 p.m. Members present are Aho, Cotton, DeVivo, Fratoni, Plante and Ward and alternate Wutsch. Alternate Wutsch was seated for absent members Accorsi, Chandy and Cooley.

APPROVAL OF MINUTES

Ward MOVED, Plante seconded approval of the April 18, 2022 meeting minutes as presented.

Motion PASSED unanimously.

PUBLIC HEARINGS

6:05 P.M. 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 6:15 p.m. Members present were Aho, Cotton, DeVivo, Fratoni, Plante, Ward and alternate Wutsch who was seated for absent members Accorsi and Chandy.

Ward MOVED, DeVivo seconded, to continue the public hearing on the special permit application of Alex J. Salustri for property located at 365 Storrs Road to May 16, 2022 at 6:15 p.m. via virtual meeting.

Motion PASSED unanimously.

Public Hearing was closed for the evening at 6:17 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 20 - 40 (Owners), (PZC File #1372-2)

Tabled at the request of the applicant.

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 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 16, 2022.

Application for Modification to Approved Special Permit for a Tasting Room on property located at 114 Mansfield Hollow Road, SMNJ, LLC (Applicant), (PZC File #1118)

Tabled to May 16, 2022 public hearing.

REPORTS FROM OFFICERS AND COMMITTEES

Regulatory Review Committee

Painter noted that the May 5, 2022 Regulatory Review Committee meeting was being cancelled and recommended that members watch the video of the last meeting for updates on an evolving proposal for a transitional zone at Four Corners. adjournment

ADJOURNMENT

Aho adjourned the meeting at 6:31 p.m.

Respectfully Submitted:



Sandra L. Forand
Administrative Assistant