

AGENDA

The Packet for this meeting is available at
<https://mansfield.civicweb.net/document/43824/?splitscreen=true>

VIRTUAL MEETING

In accordance with PA 22-3, this meeting will be held virtually. The meeting may be viewed live at <https://mansfieldct.gov/video>. 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 prior to the meeting (public comment received after the meeting will be shared at the next meeting). 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.

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

- A. May 2, 2022 Regular Meeting 7 - 8
[05-02-2022 Minutes](#)

3. ZONING AGENT REPORT

- A. April 2022 Permitting and Enforcement Activity 9 - 12
[2022 April Zoning Permits Issued](#)
[2022 April Zoning Violations Closed](#)
[2022 April pending zoning violations](#)

4. PUBLIC HEARINGS

Written public comment will be accepted by email at planzonedept@mansfieldct.org or by USPS mail care of the Mansfield Department of Planning and Development, 4 South Eagleville Road, Mansfield, CT 06268 prior to the meeting and preferably by **3 pm on May 16, 2022**. Any comments received after the close of the public hearing will not be distributed to Commission Members.

Public comment can also be provided during the public comment portion of the hearing either through a computer, tablet or smartphone at <https://mansfieldct.zoom.us/j/82508155129> The meeting passcode is 735336.

Public comment may also be provided via telephone. If you would like to join by telephone, please use the following steps:

1. Dial 1 929 205 6099
2. Enter 825 0815 5129 followed by #.
3. If the meeting has not already started, press # to wait.
4. If you have already joined the meeting on a computer or mobile device, you will be prompted to enter your unique participant ID. If you are only joining by

telephone, press # to skip.

5. Enter the meeting passcode **735336** followed by #.
6. **Additional Options**
 - If you join by computer or mobile device later, you can enter the Participant ID to bind your phone and device session together and show your video when you speak on the phone. To enter your participant ID once you are in the meeting, enter #Participant ID# on your phone.
 - **Phone controls for participants**

The following commands can be entered via DTMF tones using your phone's dial pad while in a Zoom meeting:

 - *6 - Toggle mute/unmute
 - *9 - Raise hand

If you need assistance accessing the Zoom meeting, please refer to the [Zoom Frequently Asked Questions](#) or call 860.429.3330. If you are participating in the virtual meeting, we respectfully request that you abide by the following meeting protocols established to facilitate an orderly meeting:

- Please make sure you are in a quiet space to reduce background noise interference.
- Upon joining the meeting, you will be asked to identify yourself by name and identify whether you will be speaking in support, opposition, or requesting additional information regarding the application. After you have provided that information, those joining via a computer, tablet or smart phone should turn their camera off and mute their microphone until called upon by the Chair to provide comment. People who call into the meeting will be muted by the organizer until called upon by the Chair.
- Once the Chair calls on you, please un-mute your microphone and turn on your camera and begin your comments by stating your name.
- When you have completed your comments to the Commission and they have asked any questions they have of you, you will be dismissed from the virtual meeting room and you will be able to continue to view the meeting using the live stream instructions above or on Channel 191.
- If anyone is disruptive to the meeting, the Commission reserves the right to dismiss that individual from the virtual meeting and/or continue the hearing to another date and time.

A. 6:05 P.M.: 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)

[Agenda Item Report Kirby Mill Tasting Room 05 13 2022](#)

[Application Modification to Kirby Mill Winery](#)

[Impact Analysis - Kirby Mill Winery, LLC Final 3-28-22](#)

[Weston & Sampson Report revised to 05 13 2022](#)

[Weston & Sampson Report 3-24-22](#)

[Letter to Neighbors 4-4-22](#)

[Birdsall Email](#)

[Bladen Email 05 12 2022 and response](#)

[Brine Email](#)

[Chilton 05 11 2022 Email](#)

[Cutler Email](#)

[Frank Email](#)

[Friedland 05 12 2022](#)

[Goldman Email](#)

[Hanka Email](#)

[Kask Email](#)
[Knyff Email](#)
[Kocor Email](#)
[Larsen Email](#)
[Lebel Email](#)
[Licowski Email](#)
[Menuz Email](#)
[Pappalardo Email](#)
[Perry Email](#)
[Roberts Email](#)
[Sgro Email 05 12 2022](#)
[Young Email](#)
[Zimmer Email](#)
[Public Hearing PZC Legal Ads](#)
[Neighborhood Notification Form](#)
[Certified Mail Receipts](#)

- B. 6:10 P.M. 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)** 90
This application has been withdrawn. Accordingly, the public hearing is cancelled.
[Withdrawal Letter](#)

- C. 6:15 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).** 91

MOVE to continue the public hearing to June 21, 2022 at 6:00 p.m. via virtual meeting.
[P778-2 Continuation of Public Hearing and Extension](#)

5. OLD BUSINESS

- A. 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)**
- 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)** 92 - 112
[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](#)

- C. **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 closed.
- D. **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.

6. NEW BUSINESS

- A. **Request of Z. Anglin to Remove Invasive Species within the Conservation Easement Associated with the Winwood Acres Subdivision, (PZC File 1229-2)** 113 - 126
[Agenda Item Report-Removal of Invasive Conservation Easement](#)
[05-01-2022 Z. Anglin Request to Remove Invasives Winwood Acres CE](#)
[Winwood Acres Boundary Map](#)
[Conservation Easement](#)
[UConn Extension Japanese Barberry, Berberis thunbergii](#)
- B. **Application to Amend the Zoning Regulations to establish a new Mixed-Use Center-Transition Zoning District, BPOZ 1750 Storrs, LLC, Applicant (PZC File #P1377)** 127 - 178

MOVE to receive the application of BPOZ 1750 Storrs LLC to amend the Zoning Regulations to establish a Mixed-Use Center-Transition Zoning District (PZC File 1377), to refer to staff for review and comment and to schedule a public hearing in accordance with statutory requirements.

[Application to Amend the Zoning Regulations](#)
[Mixed-Use Center - Transition Zoning District Applicant Certification](#)
[Statement of Justification](#)
[Chok Lei Signature](#)
[Joseph Williams Signature](#)
[Mansfield-Transition District Proposed Code 13 May 2022](#)

- C. **Selection of Peer Review Consultant for Proposed Amendment to Zoning Regulations**
As the proposed creation of a Mixed-Use Center-Transition Zoning District (PZC File Number 1377) represents a new approach to zoning regulation for the Town, staff recommends that the Commission retain professional and technical assistance pursuant to Chapter 122 of the Mansfield Code of Ordinances in its review of the proposed amendments. Furthermore, as the Town has previously selected a consultant to assist with rewriting the Zoning Regulations (Tyche Planning & Policy Group), staff believes that they are best suited to assist in the review.

Accordingly, subject to Department of Finance approval, staff recommends that the Commission retain Tyche Planning and Policy Group to assist in review of PZC File Number 1377. Staff has requested a cost proposal and will provide such proposal to the Commission and applicant upon receipt.

7. 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**

8. COMMUNICATIONS AND BILLS

- A. Citizen Communications**
- B. Advisory Committee/Commission Communications**
- C. Referrals**

9. ADJOURNMENT