

MINUTES

Members Present:	S. Accorsi, P. Aho, B. Chandy, L. Cooley, C. Cotton, J. DeVivo, K. Fratoni, D. Plante, V. Ward
Alternates Present:	L. Manville, C. Wutsch
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 were Accorsi, Aho, Chandy, Cooley, Cotton, DeVivo, Fratoni, Plante and Ward and alternates Manville and Wutsch. Alternates Manville and Wutsch were not seated.

APPROVAL OF MINUTES

Ward MOVED, Plante seconded, approval of the May 2, 2022 meeting minutes as presented.

Motion PASSED unanimously, with the exception of Accorsi and Chandy, who were disqualified (7-0-2). Cooley noted for the record that she reviewed the recording of the meeting.

ZONING AGENT REPORT

Noted for the record.

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.

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).

Aho opened the public hearing at 6:08 p.m. Members present were Accorsi, Aho, Chandy, Cooley, Cotton, DeVivo, Fratoni, Plante, Ward and alternates Wutsch and Manville, neither of whom was seated for the hearing.

Painter read the legal notice of the public hearing that was published in The Hartford Courant on May 4, 2022 and May 11, 2022 into the record and noted the following communications received after publication of agenda:

- D. Dilaj, Assistant Town Engineer dated May 16, 2022;

- Windham Water Works dated May 11, 2022
- Four (4) communications from the Applicant, Kirby Mill LLC, dated May 16, 2022; and
- Emails from the following individuals: Allison, Barber, Bladen, Chilton, Cooper, Eldredge, Heumann, Hirsch, Konopka, Larned, and York.

Sam Shrifin, Applicant, presented a detailed overview of the Kirby Mill and the proposed modification to the special permit to authorize a tasting room interior to the mill associated with prior approval for manufacturing of wine.

Jeff Santacruce, of Weston & Sampson, gave an overview of the traffic analysis prepared on behalf of the applicant.

Members asked questions related to the following issues: support for the project, potential events, traffic, hours of operation, and live/amplified music.

Brian Coleman, 26 Centre Street, testified in support of the application and noted that, while he is a member of the Town Council, he was speaking as an individual.

Painter read an email of support that had been received during the applicant's presentation from Bev York.

The following individuals spoke in opposition to the proposed modification:

- Matthew Lisy
- Diane Dorfer
- Laurie Cooper
- Dov Kugelmass
- Zach Konopka
- Gina Prewitt
- Catherine Leek
- Galadriel Chilton
- Kelley Barber
- Andra Grable
- Anne Bladen

Concerns identified by those in opposition included:

- Proposed hours of operation and a desire to see the tasting room close earlier given the residential nature of the neighborhood
- Potential future expansions of activities associated with the winery including food service and live and/or amplified music.
- Impact of increased traffic on pedestrian safety and the quiet character of the residential neighborhood given narrowness of existing roads, current issues with speeding and introduction of a use involving alcohol sales
- Noise associated with traffic and concerns regarding noise if live and/or amplified music were introduced in the future
- Existing issues with nuisance behavior, littering and excessive alcohol consumption related to park visitors and concerns with proximity of river
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Michelle Shifrin replied to individual concerns in regard to the project.

Members discussed whether there was a need for additional information and/or peer review of information presented by the applicant before closing the public hearing.

Ward MOVED, Chandy seconded, to close the public hearing.

Motion PASSED unanimously.

The hearing on PZC Application #1118 closed at 8:05 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)

This application was withdrawn and the public hearing was cancelled.

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 8:18 p.m. Members present were Accorsi, Aho, Chandy, Cooley, Cotton, DeVivo, Fratoni, Plante, Ward and alternates Wutsch and Manville, neither of whom was seated for the hearing.

Painter noted that the applicant requested that the hearing be continued to the second meeting in June.

Ward MOVED, Plante seconded, to continue the public hearing on the special permit application for 365 Storrs Road to June 21, 2022 at 6:00 p.m. via virtual meeting.

Motion PASSED unanimously.

OLD BUSINESS

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)

Commission discussed the application and potential conditions of approval to address concerns regarding hours of operation and limits on types of activities associated with the tasting room. Ward volunteered to prepare a motion for the June 6, 2022 meeting.

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)

Tabled at the request of the applicant.

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)

Withdrawn.

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.

NEW BUSINESS

Request of Z. Anglin to Remove Invasive Species within the Conservation Easement Associated with the Winwood Acres Subdivision, (PZC File 1229-2)

Kaufman gave an overview of the project for the Applicant.

Z. Anglin gave an overview of the project and removal of the Invasive Species on his property.

Plante MOVED, Ward seconded, to grant permission to the property owners of the Winwood Acres Subdivision (PZC File 1229-2) to remove Japanese Barberry within the boundaries of the Conservation Easement filed in volume 674, page 235 of Mansfield's land records and shown on the boundary plan dated 3-31-2008, revised through 12/12/2008, filed in book 37 Page 70 in the Mansfield land records. All removal shall be in accordance with best practices outlined by the CT Invasive Plant Working Group. If herbicides are used, necessary permits shall be obtained. The entity undertaking the removal shall confer with the Mansfield Inland Wetlands Agent to ensure compliance with the Mansfield Inland Wetlands and Watercourses Regulations. This action is based on the finding that the removal of invasive species upholds the purpose of the conservation easement, which is to protect in perpetuity significant natural features and to minimize the environmental impact of activities associated with land development in the Town Of Mansfield.

Motion PASSED unanimously.

Application to Amend the Zoning Regulations to establish a new Mixed-Use Center-Transition Zoning District, BPOZ 1750 Storrs, LLC, Applicant (PZC File #P1377)

Cooley MOVED, Ward seconded, to receive the application of BPOZ 1750 Storrs LLC and CMC Storrs SPV, 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.

Motion PASSED unanimously.

Selection of Peer Review Consultant for Proposed Amendment to Zoning Regulations

Accorsi MOVED, Ward seconded, to authorize staff to engage the services of Tyche Policy and Planning Group to assist the Planning and Zoning Commission in its review of PZC File P1377, Application of BPOZ 1750 Storrs LLC and CMC Storrs SPV, LLC to amend the Zoning Regulations to establish a Mixed-Use Center-Transition Zoning District pursuant to their proposal dated May 16, 2022. Pursuant to Section 122-13 of the Mansfield Code of Ordinances, the applicant shall be responsible for all expenses associated with this review.

The Commission acknowledges that Tyche is not on the on-call list for PZC services; however, the firm has been selected to assist the Commission in the rewrite of the Zoning Regulations. Accordingly, the Commission believes that Tyche Policy and Planning Group is best suited to assist in review of the proposed amendments to the Zoning Regulations and therefore requests approval from the Director of Finance to use this firm in lieu of firms on the On-Call list.

Motion PASSED unanimously.

REPORTS FROM OFFICERS AND COMMITTEES

Chairman's Report

Aho noted that this was Painter's last meeting and thanked her for her service to the town. Painter expressed her gratitude to the Commission and noted that it was an honor and privilege to serve the residents of Mansfield for the past 11 years.

ADJOURNMENT

Aho adjourned the meeting at 8:55 p.m.

Respectfully Submitted:



Sandra L. Forand
Administrative Assistant