

SPECIAL MEETING AGENDA-REVISED

The Packet for this meeting is available at

<https://mansfield.civicweb.net/document/31400?splitscreen=true>

CHANGES TO MEETING PROCEDURES DUE TO COVID-19

In accordance with Governor Lamont's Executive Order 7B and social distancing guidelines recommended by the CDC to slow community spread of COVID-19, this meeting is physically closed to the public. The public may listen to the meeting live by calling [1 \(571\) 317-3122](tel:15713173122) and using access code 713-185-157. If you would like to view the meeting via the internet, please email planzonedept@mansfieldct.org by 3:00 p.m. on the day of the meeting to request a link. Additionally, an archive recording of the meeting will be made available at <https://mansfieldct.gov/video> for 12 months.

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 and must be received by 3:00 p.m. on the day of the meeting to be included in an updated meeting packet. Public comment received after this time will be shared at the next meeting.

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

- A. March 17, 2021 (No April Meeting)
[03-17-2021 Cons Com Minutes-draft](#)

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3. OPPORTUNITY FOR PUBLIC COMMENT

4. NEW BUSINESS

- A. **W1620 Application of M. Pamula for site work associated with the replacement of an existing single family dwelling on 380 Wormwood Hill Rd. (Assessor's Parcel ID 18.70.6)**
[W1620 380 Wormwood Hill Rd Application](#)
[W1620 380 Wormwood Hill Rd Site Plan](#)
[W1620 rebuild Property Owner Authorization](#)
[W1620 SIWWF](#)
[W1620 NeighborhoodNotification](#)
[W1620 Pamula.Certified Mail Receipts](#)
[W1620 WaterWorksNotification](#)

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- B. Zoning Map Amendment Application of KRCL LLC and E& I Associates, LLC (Applicants/Owners) and Haven Communities (Applicant) to revise the boundary between the Flood Hazard Zone and PB-3 zone 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). (PZC File 1371).**

This is a technical amendment that the applicants will briefly explain at your meeting. For the complete application, please refer to the [5/17/2021 PZC packet](https://mansfield.civicweb.net/filepro/documents/25695?preview=31370&splitScreen=true). (<https://mansfield.civicweb.net/filepro/documents/25695?preview=31370&splitScreen=true>)

- C. Special Permit Application of Haven Communities, LLC (Applicant)/KRCL LLC and E& I Associates, LLC (Owners) for a mixed-use project including 399 residential units and approximately 21,000 square feet of commercial space 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)**

Relevant documents are included below. For the complete application, please refer to the [5/17/2021 PZC packet](https://mansfield.civicweb.net/filepro/documents/25695?preview=31370&splitScreen=true). (<https://mansfield.civicweb.net/filepro/documents/25695?preview=31370&splitScreen=true>)

- D. P1372 Applicant Submittals-Site, Architectural and Landscape Plans** 28 - 98
[\(1\) Site Plan 04 30 2021](#)
[\(1\) Cut Fill Analysis Plan_EX-01 04 30 2021](#)
[\(1\) Snow Storage Plan_EX-02 04 30 2021](#)
[\(1\) Architectural Plan Set 10 15 2020](#)
[\(1\) Architectural Materials Board 04 27 2021](#)
- E. P1372 Applicant Submittals-Technical Reports** 99 - 795
[\(1\) Low Impact Development \(LID\) Checklist 04 29 2021](#)
[\(1\) Development Impact Statement 04 30 2021](#)
[\(1\) Stormwater Management Plan 04 30 2021](#)
[\(1\) Traffic Impact Study April 2020](#)
[\(1\) Traffic Impact Study Appendix April 2021](#)

5. OLD BUSINESS

- A. Conservation Easement Monitoring**
- B. W1619- Application of J. Prete for site development associated with the installation six Smart Farm greenhouses, parking, on site septic system and other associated building amenities on property located at 438 Browns Road, Assessor's Parcel ID 27.55.13** 796 - 851
[W1619 Application](#)
[W1619 Smart Farm Site Plans](#)
[W1619 Smart Farm SIWWARE](#)
[W1619-Smart Farm-Presentation](#)
[W1619 Wetlands Report -Wes Wentworth 3-16-2020](#)
[W1619 2021-03-17 Agbotic Greenhouse Earthwork](#)

6. REPORTS FROM MEMBERS

7. COMMUNICATIONS

- A. Inland Wetlands Agent Monthly Report** 852
[2021-05-03-21](#)

- B. Algonquin Gas Transmission, LLC--Mansfield City Road Remote Ground Bed - Updates-Courtesy Notification** 853 - 860
[Algonquin Remote Groundbed Updates Mansfield IWC Notification 4-23-2021](#)

8. FUTURE MEETINGS

- A. June 16, 2021**

9. ADJOURNMENT