

AGENDA

The packet for this meeting is available at
<https://mansfield.civicweb.net/document/56322/?splitscreen=true>.

In accordance with PA 22-3, this meeting will be held virtually. 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 mdp@mansfieldct.org or by USPS mail care of the Mansfield Downtown Partnership, P.O. Box 513, Storrs-Mansfield, CT 06268 and must be received by 3:00 PM 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. Please email mdp@mansfieldct.org or call 860.429.2740 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. OPPORTUNITY FOR PUBLIC COMMENT

3. APPROVAL OF MINUTES

- A. 3-16-2023 DRAFT Minutes 4 - 7
[3-16-2023 DRAFT Minutes](#)

4. REPORTS

- A. Subcommittee Reports
B. Staff Updates
C. Business Updates (Openings/Closings)
D. Housing Updates
E. EDC Calendar 8 - 9
[EDC Agenda Item Calendar June 2023 - May 2024](#)

5. DISCUSSION ITEMS AT MEETING

The following will be the focus of discussion for this meeting

- A. Planning and Zoning Commission Application Referral: Special Permit 10 - 263
Application of J. Schmitz, BL Companies (Applicant)/Yamei Development LLC (Owner) for 116 multi-family residential units and 12,000 square feet of restaurant/retail space at 1659 Storrs Road and 625 Middle Turnpike, Assessor's Parcel IDs 8.15.2 and 8.15.11
[P1379 - Staff Committee and Agency Referral](#)
[P1379 - Application for Special Permit](#)
[Village at Four Corners Impact Statement revised May 1, 2023](#)
[P1379 - Civil Site Plans](#)
[P1379 - Architecture Plans](#)
[P1379 - Traffic Study Final](#)

- B. Planning and Zoning Commission Application Referral: Special Permit Application of CMC Storrs SPV, LLC and BPOZ 17 Cedar Swamp, LLC (Applicants/Owners), for a Multi-Family Residential Community at 497 Middle Turnpike (Assessor's Parcel ID 8.14.19) and 17 Cedar Swamp Road (Assessor's Parcel ID 8.14.18) and three parcels fronting on Cedar Swamp Road, Assessor's Parcel IDs 8.14.14-2, 8.14.14-3, and 8.14.14-4.**

264 - 635

[P1380 - Staff Committee and Agency Referral](#)

[P1380 - Application for Special Permit](#)

[Statement of Use and Development Impact Statement - 497 Middle Turnpike](#)

[497 Middle Turnpike Traffic Impact Study - 4-17-2023](#)

[497 Middle Turnpike Architectural Zoning Package - 4-17-2023](#)

[P1380 - 497 Middle Turnpike PZC Special Permit Design Set - 4-17-2023](#)

- C. Water System Advisory Committee Appointment**
- D. Business Networking Event**
- E. Town/UConn Collaboration Update**
- F. UConn Student Collaboration**
- G. State of Connecticut Cultural District Discussion**

6. COMMUNICATIONS

- A. Communications 5-18-2023**

636 - 654

[List of Communications for 5-18-2023](#)

[3-22-2023 - Chronicle - Public Art Proposals](#)

[3-29-2023 - Daily Campus - Public Art Proposals](#)

[4-10-2023 - Chronicle - Dog Lane Cafe](#)

[4-16-2023 - CT Insider - Cute Villages and Hamlets](#)

[4-18-2023 - Chronicle - Duckpin Bowling Book](#)

[4-18-2023 - Chronicle - Lisa's Chocolates](#)

[May 2023 - Mansfield Connections - Hops 44](#)

[May 2023 - Mansfield Connections - Scott Rhoades](#)

7. FUTURE MEETINGS

- A. Upcoming Meeting Schedule**

Next Regular Meeting is scheduled for June 15, 2023

- B. Future Meeting Topics**

8. ADJOURNMENT