

AGENDA

The Packet for this meeting is available
at <https://mansfield.civicweb.net/document/44228/?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 16, 2022 Regular Meeting
[05-16-2022 Minutes Draft](#)

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3. ZONING AGENT REPORT

4. 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)

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[Agenda Item Report Kirby Mill Tasting Room 05 13 2022](#)
[Assistant Town Engineer Memo 5 16 2022](#)
[Windham Water Works Memo 05 11 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](#)
[Kirby Mill Winery-Request for PZC member recusal 5-16-22](#)
[Kirby Mill Winery-Letter to PZC 5-16-22](#)
[Kirby Mill Winery-Petition in favor of tasting room 5-16-22](#)
[Kirby Mill Winery-Facebook comments](#)
[Letter to Neighbors 4-4-22](#)
[Allison Email](#)
[Barber Email](#)
[Birdsall Email](#)
[Bladen Email 05 12 2022 and response](#)
[Bladen Email](#)
[Brine Email](#)
[Chilton Email 05 13 2022](#)

[Chilton Attachment](#)
[Chilton Photos](#)
[Chilton Email 05 16 2022](#)
[Cooper Email](#)
[Cutler Email](#)
[Eldredge Email](#)
[Frank Email](#)
[Friedland Email](#)
[Goldman Email](#)
[Hanka Email](#)
[Heumann Email](#)
[Hirsch Email](#)
[Kask Email](#)
[Kirchmann Email](#)
[Knyff Email](#)
[Kocor Email](#)
[Konopka Email 05 16 2022](#)
[Larned Email](#)
[Larsen Email](#)
[Lebel Email](#)
[Leek Email](#)
[Licowski Email](#)
[Lisy Email](#)
[McLaughlin Email](#)
[Menuz Email](#)
[Murray Email](#)
[Myers Email](#)
[Pappalardo Email](#)
[Perry Email](#)
[Prewitt Email 05 16 2022](#)
[Roberts Email](#)
[Sgro Email](#)
[South Email](#)
[Stern Email](#)
[Welenc Email](#)
[York Email](#)
[Young Email](#)
[Zimmer Email](#)
[Public Hearing PZC Legal Ads](#)
[Neighborhood Notification Form](#)
[Certified Mail Receipts](#)

- 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)**
[Agenda Item Report-The Standard at Four Corners Modification 1372-2](#)
[Modification to The Standard at Four Corners](#)
[SEP Mod Narrative](#)

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[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. **Planning and Zoning Commission On-Call List for Professional and Technical Assistance**

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MOVE to to establish an On-Call list effective June 6, 2022 consisting of the following firms to provide professional and technical assistance to the Planning and Zoning Commission (PZC) in its review of applications:

- Barton and Loguidice***
- Clough Harbor Associates***
- SLR International***
- Westcott and Mapes (limited to applications involving need for civil engineering assistance only unless otherwise authorized by the Commission)***
- Weston and Sampson Engineers, Inc.***
- WMC Consulting Engineers (limited to applications involving need for civil engineering assistance only unless otherwise authorized by the Commission)***

The selection of these firms is made pursuant to the authority granted to the PZC by Section 122-12 of the Mansfield Code of Ordinances. These firms shall remain on the On-Call list for three years, until June 6, 2025. Nothing in this action shall prohibit the PZC from issuing additional RFQs/RFPs for professional and technical assistance in reviewing applications when the PZC determines that such an RFQ/RFP would be advantageous to the Town.

Furthermore, the Director of Planning and Development is authorized to seek proposals from firms on the On-Call list when an application is submitted for which the Director finds additional technical assistance would be beneficial. Final authorization to retain professional and technical assistance with regard to a specific application must be granted by the PZC prior to execution of a contract for a specific project.

[Final RFQ-PZC Prof & Tech Services](#)
[PZC Professional Services RFQ-Addendum Number 1](#)
[Barton and Loguidice Proposal](#)
[Barton & Loguidice Reference-Lebanon](#)
[Clough Harbour & Associates Proposal-PZC](#)
[CHA Reference-Griswold](#)
[CHA Reference-Plainfield](#)
[Tyche \(CHA Sub\) Reference-Plainfield](#)
[SLR International Proposal](#)
[SLR Reference-Enfield](#)
[SLR Reference-Waterbury](#)
[Westcott and Mapes Proposal](#)
[Westcott and Mapes-Certificate of Non-Collusion](#)
[Westcott and Mapes Acknowledgement of Addenda](#)
[Westcott & Mapes Reference-Milford Transit District](#)
[Wescott & Mapes Reference-Woodmont](#)

[Weston and Sampson Proposal](#)
[WMC Consulting Engineers Proposal-PZC](#)
[WMC Reference-Berlin](#)
[WMC Reference-Harwinton](#)
[IWA-PZC Consultant Selection Subcommittee Minutes 05 02 2022](#)
[IWA-PZC Consultant Selection Subcommittee Minutes 05 11 2022](#)
[IWA-PZC Consultant Selection Subcommittee Minutes 05 17 2022-Draft](#)

- 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.
- E. **Application to Amend the Zoning Regulations to establish a new Mixed-Use Center-Transition Zoning District, BPOZ 1750 Storrs, LLC and CMC Storrs SPV, LLC, Applicants (PZC File #P1377)**
Tabled until public hearing is closed.

5. NEW BUSINESS

- A. **Special Permit Application of Blue Waters, LLC, Applicant/Owner to authorize a retail food service use with an associated drive-through facility on property located at 650 Middle Turnpike (Assessor's Parcel ID# 9.24.21)**

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Move to receive the special permit application of Blue Waters LLC, applicant/owner to authorize a retail food service use with an associated drive-through facility and schedule a public hearing pursuant to statutory requirements.

[Domino's Pizza Special Permit Application](#)
[650 Middle Tpke owner information](#)
[Property Owner Certification Statement](#)
[650 Middle Tpke Plans](#)
[Statement of Use](#)
[Site Plan 650 Middle Tpke](#)

6. ZONING REGULATIONS AND DESIGN GUIDELINES

7. REPORTS FROM OFFICERS AND COMMITTEES

- A. **Chairman's Report**
- B. **Regional Planning Commission**
- C. **Regulatory Review Committee**
[06 02 2022 Draft Minutes](#)
- D. **Planning and Development Director's Report**
- E. **Other Committees**
- F. **Other**

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8. COMMUNICATIONS AND BILLS

- A. **Citizen Communications**

B. Advisory Committee/Commission Communications

C. Referrals

9. ADJOURNMENT