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

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)
      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
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)
C. Planning and Zoning Commission On-Call List for Professional and Technical Assistance

MOVE 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.
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)

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

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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