

MINUTES

Members Present:	S. Accorsi, P. Aho, B. Chandy, L. Cooley, C. Cotton, K. Fratoni,
Members Absent:	J. DeVivo, D. Plante, V. Ward
Alternates Present:	L. Manville, C. Wutsch
Alternates Absent:	
Staff Present:	J. Kaufman, Interim Director of Planning and Development, 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 6:05 p.m. Members present are Accorsi, Aho, Chandy, Cooley, Cotton, Fratoni and alternates Manville and Wutsch. Alternates Manville and Wutsch were seated for absent member(s) DeVivo, Plante and Ward.

APPROVAL OF MINUTES

Chandy MOVED, Fratoni seconded approval of the May 16, 2022 meeting minutes as presented.

Motion PASSED unanimously.

ZONING AGENT REPORT

No zoning agent report.

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)

The Commission discussed the draft motions prepared by V. Ward with the assistance of staff.

Cotton MOVED, Chandy seconded, to approve the application of SMNJ, LLC to modify the Special Permit for Kirby Mill, 114 Mansfield Hollow Road (PZC File 1118) to authorize a tasting room and on-site sale of wine pursuant to the application narrative dated April 12, 2022 and associated application submissions subject to the following conditions:

1. The use shall not commence until all required state and local permits have been obtained.

2. The following activities were not requested by the applicant and are not included in this approval:
 - a. Special events and gatherings promoted by the tasting room.
 - b. No purchase of food, including but not limited to food service sold by the operator of the tasting room, caterers and food trucks.
 - c. Live and/or amplified music.

Pursuant to Article 5, Section B.9 of the Zoning Regulations, the Commission may approve the addition of one or more of the above activities as a modification to the special permit or require submission and processing of a new special permit application depending on the extent of activities proposed. It is also noted that the current Zoning Regulations do not allow for live and/or amplified music in association with this use and would need to be amended before the Commission could consider such an application.

3. Days and Hours of operation for the tasting room shall be limited as follows:
 - a. Monday and Tuesday: closed
 - b. Wednesday thru Saturday: 11 am to 8 pm
 - c. Sunday: 11 am to 5 pm

In approving this modification, the Commission hereby waives the submission of a site plan pursuant to Article 5, Section B.4 as no changes to the site or exterior of the building are proposed.

Cotton and Chandy accepted the edits to the Motion as modified.

Motion PASSED unanimously.

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)

Applicant gave a brief overview of modification and motion.

Chandy MOVED, Cooley seconded, to approve the following modification to the Special Permit approval for 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):

Revise the last sentence of condition 3(b) to read as follows: "Such plan shall be implemented prior to issuance of a Certificate of Compliance with the exception of the connections of the sidewalk to the eastern and western property lines, which may be deferred pursuant to condition 3(e)."

Revise the first sentence of Condition 3(e) to read as follows: "The applicant shall submit a financial guarantee equal to three (3) times the estimated cost of construction for the sidewalk connections to the properties to the east and west subject to the provisions of Article 6, Section C prior to issuance of a Certificate of Compliance if such connections have not been completed during construction. Upon final Commission approval of the revised landscaping plan required

by Condition 3.b. (which approval shall include the running of any time for any appeal and the termination of any appeal(s) filed regarding the issuance of any permit related to this project), the Applicant shall, in good faith, (a) submit a reasonable plan for the design and construction of the above sidewalks to the Inland Wetlands Agency within thirty (30) days; and (b), to the extent the proposed sidewalk(s) are within the State right of way, submit a request for an easement to construct and maintain said sidewalks to the State of Connecticut Department of Transportation within ninety (90) days. In the event that an inland wetlands permit application is denied, or that the State of Connecticut refuses to grant said easement(s), then the financial guarantee shall be released. If said permit is issued and the State of Connecticut grants said easement(s), the Applicant shall cause said sidewalks to be constructed on or before one (1) year following the issuance of a Certificate of Occupancy for the project.

Motion PASSED unanimously

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

Cooley MOVED, Cotton seconded, 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.

Motion PASSED unanimously.

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.

Application to Amend the Zoning Regulations to establish a new MixedUse Center-Transition Zoning District, BPOZ 1750 Storrs, LLC and CMC Storrs SPV, LLC, Applicants (PZC File #P1377)

Tabled until public hearing is closed.

NEW BUSINESS

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)

Accorsi MOVED, Fratoni seconded, 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.

Motion PASSED unanimously.

Field trip scheduled for Wednesday, June 15th at 3:00 p.m.

ADJOURNMENT

Aho adjourned the meeting at 7:05 p.m.

Respectfully Submitted:



Sandra L. Forand
Administrative Assistant