

## **SPECIAL MEETING AGENDA**

The packet for this meeting is available at  
<https://mansfield.civicweb.net/document/57248/?splitscreen=true>.

### **VIRTUAL MEETING**

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](mailto: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 p.m. on the day before 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](mailto:MDP@MansfieldCT.org) or call 860-429-2740 by 3:00 pm the day before the meeting to receive instructions on how to view, listen, or comment live.

**1. CALL TO ORDER AND ROLL CALL**

**2. OPPORTUNITY FOR PUBLIC COMMENT**

**3. APPROVAL OF MINUTES**

- A. **1-25-2023 Draft Minutes** 3 - 5  
[1-25-2023 Draft Minutes](#)

**4. DISCUSSION ITEMS AT MEETING**

*The following will be the focus of discussion for this meeting*

- A. **Special Permit Application of J. Schmitz, BL Companies** 6 - 259  
(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. **Special Permit Application of CMC Storrs SPV, LLC and BPOZ** 260 - 631  
**Cedar Swamp, LLC for 262 dwelling residential units, 164 traditional apartments, 46 townhouses, 51 mansion-style, and 1 single-family home at 497 Middle Turnpike, 17 Cedar Swamp Road, and three parcels fronting on Cedar Swamp Road, Assessor's Parcel IDs 8.14.19, 8.14.18, 8.14.14-2, 8.14.14-3, 8.14.14-4**  
[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](#)

**5. COMMUNICATIONS**

**6. FUTURE MEETINGS**

**A. Upcoming Meeting Schedule**

**Next Regular Meeting is scheduled for August 17, 2023**

**B. Future Meeting Topics**

**7. ADJOURNMENT**