

AGENDA

This meeting will start at 6:05 p.m. or immediately upon the conclusion of the preceding Inland Wetlands Agency Meeting.

The Packet for this meeting is available at
<https://mansfield.civicweb.net/document/44992/?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. [6-21-2022 Minutes](#)

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3. ZONING AGENT REPORT

4. PUBLIC HEARINGS

Written public comment will be accepted by email at planzonedept@mansfieldct.org or by USPS mail care of the Mansfield Department of Planning and Development, 4 South Eagleville Road, Mansfield, CT 06268 prior to the meeting and preferably by 3 pm on July 5, 2022. Any comments received after the close of the public hearing will not be distributed to Commission Members.

Public comment can also be provided during the public comment portion of the hearing either through a computer, tablet or smartphone at <https://mansfieldct.zoom.us/j/89837022411>. The meeting passcode is 611118.

Public comment may also be provided via telephone. If you would like to join by telephone, please use the following steps:

1. Dial 1 929 205 6099
2. Enter 898 3702 2411 followed by #.
3. If the meeting has not already started, press # to wait.
4. If you have already joined the meeting on a computer or mobile device, you will be prompted to enter your unique participant ID. If you are only joining by telephone, press # to skip.
5. Enter the meeting passcode 611118 followed by #.
6. Additional Options
 - If you join by computer or mobile device later, you can enter the Participant ID to bind your phone and device session together and show

your video when you speak on the phone. To enter your participant ID once you are in the meeting, enter #Participant ID# on your phone.

- **Phone controls for participants**
The following commands can be entered via DTMF tones using your phone's dial pad while in a Zoom meeting:
*6 - Toggle mute/unmute
*9 - Raise hand

If you need assistance accessing the Zoom meeting, please refer to the [Zoom Frequently Asked Questions](#) or call 860.429.3330. If you are participating in the virtual meeting, we respectfully request that you abide by the following meeting protocols established to facilitate an orderly meeting:

- Please make sure you are in a quiet space to reduce background noise interference.
- Upon joining the meeting, you will be asked to identify yourself by name and identify whether you will be speaking in support, opposition, or requesting additional information regarding the application. After you have provided that information, those joining via a computer, tablet or smart phone should turn their camera off and mute their microphone until called upon by the Chair to provide comment. People who call into the meeting will be muted by the organizer until called upon by the Chair.
- Once the Chair calls on you, please un-mute your microphone and turn on your camera and begin your comments by stating your name.
- When you have completed your comments to the Commission and they have asked any questions they have of you, you will be dismissed from the virtual meeting room and you will be able to continue to view the meeting using the live stream instructions above or on Channel 191.
- If anyone is disruptive to the meeting, the Commission reserves the right to dismiss that individual from the virtual meeting and/or continue the hearing to another date and time.

- A. **6:05 PM 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 continue the public hearing for the 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) to Monday, July 18, 2022 at 6:05 pm via virtual meeting.

[Domino's Pizza Special Permit Application](#)
[650 Middle Tpke owner information](#)
[Property Owner Certification Statement](#)
[Proposed Changes-650 Middle Tpke Statement of Use](#)
[June 1978 Site Plans 650 Middle Tpke](#)
[Sign Design THP DOMINOS STORRS, CT R3](#)
[Public Hearing Legal Ads](#)

- B. **6:10 PM Application of BPOZ 1750 Storrs, LLC and CMC Storrs SPV, LLC (Applicants) to Amend the Zoning Regulations to establish a new Mixed-Use Center-Transition Zoning District, (PZC File 1377)**
Attachments marked with * were added to the packet after initial

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publication of the agenda.

Move to continue the public hearing on the application of BPOZ 1750 Storrs, LLC and CMC Storrs SPV, LLC (Applicants) to Amend the Zoning Regulations to establish a new Mixed-Use Center-Transition Zoning District, (PZC File 1377) to Monday, July 18, 2022, at 6:10 via virtual meeting.

[Letter to Paul Aho, Chair re Supplement to Text Amendment Application, 5-16-22](#)

[Application to Amend the Zoning Regulations](#)

[Mixed-Use Center - Transition Zoning District Applicant Certification](#)

[Statement of Justification](#)

[Chok Lei Signature](#)

[Joseph Williams Signature](#)

[Mansfield-Transition District Proposed Code 13 May 2022](#)

[Statement of Justification Revised Through 06-22-2022](#)

[Mixed-Use Transitional District Revised Through 6-22-2022](#)

[Public Hearing Legal Ads](#)

- C. **6:15 P.M. 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).** 131 - 159

[Staff Report P778-2 365 Storrs Road](#)

[Special Permit Application-365 Storrs Road Expansion of Nonconforming Use](#)

[June 2022 Site Plan](#)

[365 Storrs Road Property Card](#)

[Statement of Use 365 Storrs Road Mansfield Center CT 06250](#)

[Windham Water Notification](#)

[Abutters notification](#)

[EHHD Approval 06-09-2022](#)

[Legal Notice - Public Hearing](#)

[365 Storrs Rd Written Extension to July 19, 2022](#)

5. OLD 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)**
- B. **Application of BPOZ 1750 Storrs, LLC and CMC Storrs SPV, LLC (Applicants) to Amend the Zoning Regulations to establish a new Mixed-Use Center-Transition Zoning District, (PZC File 1377)**
- C. **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).**

6. NEW BUSINESS

- A. **P1225-2 Application of D. Dorwart for a two-lot subdivision on the east side of Wormwood Hill Road (Mulwood East-Phase II) on property owned by the Reinhold A. and Juanita Dorwart Family Trust (Assessor Parcel ID 27.71.7)** 160 - 169

MOVE to receive the application of D. Dorwart for a two-lot subdivision on the east side of Wormwood Hill Road (Mulwood East-Phase II) on property owned by the Reinhold A. and Juanita Dorwart Family Trust (Assessor Parcel ID 27.71.7) and refer the application to staff and relevant commissions/committees for review and comment.

[Mulwood East Phase II Subdivision Application](#)
[Mulwood East Phase II Site Plan](#)

- B. P-1372-2- Revised landscape plan submitted by The Standard at Four Corners LLC (Applicant) pursuant to condition 3(b) of the special permit approval for a mixed-use development on property located at 1717, 1733, and 1753 Storrs Road (Assessor Parcel IDs 8.15.10, 8.18.9, 8.15.8) and an adjacent vacant parcel (Assessor Parcel ID 8.15.9-1)**

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Move to receive the revised landscape plan submitted by The Standard at Four Corners LLC (Applicant) pursuant to condition 3(b) of the special permit approval for a mixed-use development on property located at 1717, 1733, and 1753 Storrs Road (Assessor Parcel IDs 8.15.10, 8.18.9, 8.15.8) and an adjacent vacant parcel (Assessor Parcel ID 8.15.9-1) and refer to staff for review and comment.

[Cover Letter](#)
[Revised Landscape Plan Sheets 1&2](#)

- 7. DESEGREGATE CONNECTICUT INITIATIVE**
- 8. ZONING REGULATIONS AND DESIGN GUIDELINES**
- 9. REPORTS FROM OFFICERS AND COMMITTEES**
 - A. Chairman's Report**
 - B. Regional Planning Commission**
 - C. Regulatory Review Committee**
 - D. Planning and Development Director's Report**
 - E. Other Committees**
 - F. Other**
- 10. COMMUNICATIONS AND BILLS**
 - A. Citizen Communications**
[Zoning Ordinance Change](#)
 - B. Advisory Committee/Commission Communications**
 - C. Referrals**
- 11. ADJOURNMENT**

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