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/filepro/documents/39893/?preview=45485&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. July 5, 2022
      7-5-2022 PZC Minutes

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 18, 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/89449098418. The meeting passcode is 630136.

   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 894 4909 8418 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 630136 followed by #.
   6. Additional Options
      o 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) PZC File # 622,**

  **P-622 Application Materials**
  
  Domino's Special Permit Application 6.03.2022 Original Submission
  650 Middle Tpke Plans Revised Through 07.07.2022
  650 Middle Turnpike Signage 07.01.2022
  650 Middle Turnpike Water & Sewer Connections Revised Through 07.07.2022

  **P-622 Staff Report**

  **P-622 Referrals**
  
  CT Water System Advisory Committee Comments
  EHHD 06-28-2022

  **P-622 Communications**

  **P-622 Legal Ads**
  
  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 publication of the agenda.

P-1377- Application
P1377 Application Statement of Justification and Mixed-Use Transition District 05-13-2022
Statement of Justification Mixed Use Center Transitional Zone Revised through 6-22-2022
Mixed-Use Center-Transitional-Revised through 6-30-22
Mixed-Use Center-Transitional Revised Through 7-7-2022

P-1377-Referrals
Adjoining Municipality Referral -Emailed Packet
Application of Town Clerk Referral Email
CRCog Referral Comments 6-10-22
CRCOG Zoning Referral Form
Internal Referral Email P1377.
P1377 Internal Referral
P1377 Town Clerk Referral
Public Registry Notification P1377
SECCOG Referral Comments 07 06 22

P-1377 Communications
K. Feathers Email 7.1.2022
06-29-2022 Parks and Natural Resources Committee Draft Minutes

P-1377 Legal Notices
07-05-2022 PZC PH Legal Notice

P1377 Peer Review Comments and Staff Notes
P1377 Staff Notes 07.14.2022
P1377 BPOZ 1750 Public Hearing Memo_TycheLH071322

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. 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)

Tabled until close of public hearing
Mulwood East Phase II Subdivision Application
Mulwood East Phase II Site Plan

D. 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)

Tabled to August 1, 2022 Meeting

6. NEW BUSINESS

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
    B. Advisory Committee/Commission Communications
    C. Referrals

11. ADJOURNMENT