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/45911/?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. 7-18-2022 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 August 1, 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/87930811071. The meeting passcode is 117445.

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 879 3081 1071 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 117445 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

*Attachments marked with * were added to the packet after initial publication of the agenda.*

**P-622 Application Materials**

- [Domino's Special Permit Application 6.03.2022 Original Submission](#)
- [650 Storrs Rd Site Plan 07-18-2022](#)
- [Signage Plan 07-27-2022](#)
- [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**

- [P622 650 Storrs Rd Staff Memo 7-18-2022](#)
- [P622 650 Storrs Rd Staff Memo 07-28-2022](#)

**P-622 Referrals**

- [CT Water System Advisory Committee Comments](#)
- [EHHD 06-28-2022](#)

**P-622 Communications**

- [Windham Water Works Notification](#)
B. P1225-2 Application of D. Dorwart for a two-lot resubdivision 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)

Application, Site Plans, and Neighborhood Notifications

P1225-2 Mulwood East Phase II Staff Report
Mulwood East Phase II Subdivision Application
Mulwood East Phase II Resubdivision Plans Revised Through 7-27-2022
Mulwood East Phase-Site Plan 2-23-2022
Neighborhood Notification Form
Windham Water Works Notification

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) PZC File # 622

B. P1225-2 Application of D. Dorwart for a two-lot resubdivision 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)

C. 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)

6. NEW BUSINESS

A. Proclamation in Honor of Vera Stearns Ward

Vera Stearns Ward Proclamation

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
   Replacement Endorsement - Vera Ward
   Coventry Planning and Zoning Notice
   Tolland Planning & Zoning Public Hearing
   P1367 Approval of Modification-Addition of a Tricycle Path 07-14-2022

10. COMMUNICATIONS AND BILLS
A. Citizen Communications
B. Advisory Committee/Commission Communications
C. Referrals

11. ADJOURNMENT