AGENDA

The Packet for this meeting is available at
https://mansfield.civicweb.net/document/47143/?splitscreen=true

In accordance with PA 22-3, this meeting will be a hybrid meeting. 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. Residents who attend in person can speak during
the Opportunity For Public Comment. Public Comment from those viewing the
meeting remotely will be accepted by email at planzonedepth@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 planzonedepth@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. 07-20-2022 Cons Com Minutes

3. OPPORTUNITY FOR PUBLIC COMMENT

4. OLD BUSINESS
   A. Conservation Easement Monitoring

5. NEW BUSINESS
   A. Recognition of Quentin Kessel's 50 Years of Service
   B. W1626 - Application of J. Dewey, B.L. Companies /Ruihe Development
      LLC for an Inland Wetland License for a Mixed-Use Development on Two
      Parcels owned by Yamei Development, LLC, Located at 1659 Storrs Rd
      and 625 Middle Turnpike (Assessor's Parcel IDs 8.15.2 and 8.15.11).
      W1626 Applicant Submittals-Application Forms and Extensions
      W1626 Application
      W1626 Applicant Submittals-Site Plans
      W1626 Site Plans
      W1626 Site Plans Revised Thru 08-26.2022
      W1626 Applicant Submittals-Technical Reports
      W1626 Letter of Transmittal for Plans revised through 08-26-2022
      W1626 Applicant Response to LandTech Review 08-19-2022
      W1626 REMA Ecological Services Response-8-26-22

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6. REPORTS FROM MEMBERS

7. COMMUNICATIONS

A. Inland Wetlands Agent Monthly Report
   2022-08-01
   Concerned Residents Re Watershed

B. Walktober and other upcoming events
   Parks and Preserves Fall 2022

C. Town Development Activity

   Development Activity: Staff continues to update the Development Activity portion of the Planning and Development website with information on pending applications. Of particular note:
   
   • October 3, 2022-Inland Wetlands Agency will continue the Public Hearing to hear comments on an application for regulated activities associated with a mixed-use development in the Four Corners area, between Toast/Hops 44/Gas Station and the Standard at Four Corners (File# W1626). The proposal includes 12,200 square feet of retail/restaurant space, 51 one-bedroom, 51 two-bedroom, and 14 two-bedroom townhouse-style apartments.
   
   • PZC Pre-Application Meetings- In September, the PZC will conduct pre-application meetings for three proposed multi-family developments as well as a proposed zone change. Project details are posted on the Development Activity portion of the Planning and Development website.

D. Agbotic Update

   On August 16, 2022, the superior court upheld the Mansfield PZC’s special permit, approved on July 6, 2021, for the Agbotics Project on Brown’s Road.
   Decision Judge Parkinson
   P1370 Agbotic Special Permit 07-08-2021

8. FUTURE MEETINGS

9. ADJOURNMENT