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PUBLIC HEARING NOTICE

The Mansfield Planning and Zoning Commission will hold the following public hearing on 4/19/2021 via a web-based virtual meeting to hear comments regarding the following application:

6:30 PM: Special Permit application of Capstone Collegiate Communities, LLC and J.E. Shepard Company (Applicants)/DDS Associates, LLC and Benjamin Brown (Owners) for a 358-unit multi-family residential development (The Villas at Four Corners) on property located at 1621 Storrs Road & Middle Turnpike, Assessor's Parcel IDs 9.23.1, 9.23.7 and 9.23.8. (PZC File Number P1369). The application includes requests for the following:

- Density bonus of 8 units per acre/15 bedrooms per acre for the provision of structured parking and community amenities that are available to the public pursuant to Article 10, Section B.5.d.
- Density bonus of 5 dwelling units per acre for the provision of a donation to support the development of affordable housing in the amount of 5% of construction cost pursuant to Article 10, Section W.7.
- Reduction to minimum parking requirements pursuant to Article 10, Section D.7.c.

Information on how to participate in the public hearing will be on the meeting agenda, which will be posted at <http://www.mansfieldct.gov/AgendaCenter> no less than 24 hours before the meeting.

No information from the public shall be received after the close of the Public Hearings.

Additional information regarding these applications is available by emailing planzonedept@mansfieldct.org.

Paul Aho, Chair

Pursuant to Governor Lamont's Executive Order 71, enacted March 21, 2020, all public notices, including but not limited to public hearing notices, notices of decision, and notices of proposed changes to adopted regulations and maps for the following entities will now be posted on the Town Website in the Legal Notices section (<http://www.mansfieldct.gov/1713/Legal-Notices>). Until the public health emergency is over, the on-line posting of these notices shall replace publication of such notices in The Chronicle newspaper and posting of such notices in the Town Clerk's office.