

AGENDA

The Packet for this meeting is available at
<https://mansfield.civicweb.net/filepro/documents/26021?preview=28827&splitscreen=true>

CHANGES TO MEETING PROCEDURES DUE TO COVID-19

In accordance with Governor Lamont's Executive Order 7B and social distancing guidelines recommended by the CDC to slow community spread of COVID-19, this meeting is physically closed to the public. The public may listen to the meeting live by calling [1 \(872\) 240-3311](tel:18722403311) and using access code 917-638-997. If you would like to view the meeting via the internet, please email planzonedept@mansfieldct.org by 3:00 p.m. on the day of the meeting to request a link. Additionally, an archive recording of the meeting will be made available at <https://mansfieldct.gov/video> for 12 months.

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 and must be received by 3:00 p.m. on the day of the meeting to be included in an updated meeting packet. Public comment received after this time will be shared at the next meeting.

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

A. February 17, 2021

[02-17-2021 Cons Com Minutes-draft](#)

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3. OPPORTUNITY FOR PUBLIC COMMENT

4. OLD BUSINESS

5. NEW BUSINESS

A. W1619- Application of J. Prete for site development associated with the installation six Smart Farm greenhouses, parking, on site septic system and other associated building amenities on property located at 438 Browns Road, Assessor's Parcel ID 27.55.13

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[W1619 Application](#)
[W1619 Smart Farm Site Plans](#)
[W1619 Smart Farm SIWWARF](#)
[W1619-Smart Farm-Presentation](#)

- B. 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) at 1621 Storrs Road & Middle Turnpike, Assessor's Parcel IDs 9.23.1, 9.23.7 and 9.23.8. (PZC File 1369)** 58 - 859

*Items marked with an * were received after the initial publication of the agenda packet but prior to the Commission's receipt of the application.*

Note: The attachment labeled P1369 Statement of Use and Development Impact Statement 02 16 2021 replaced the document labeled P1369 Statement of Use-Undated-Rec 02 09 2021 that was published in the original packet.

[\(1\) Application Form 02 09 2021](#)
[\(1\) Application Addendum Email 02 09 2021](#)
[\(1\) Statement of Use and Development Impact Statement 02 16 2021*](#)
[\(1\) Site Plan Set rev to 02 09 2021](#)
[\(1\) Landscape Plans 02 09 2021](#)
[\(1\) Architectural Plans 01 26 2021](#)
[\(1\) Affordable Housing Plan 02 09 2021](#)
[\(1\) Management Plan 02 04 2021](#)
[\(1\) Stormwater Management Report rev to 02 09 2021](#)
[\(1\) Stormwater Mgmt Plan Appendix F-O&M 01 26 2021](#)
[\(1\) Water Feasibility Letter 08 05 2020](#)
[\(1\) Sewer Capacity Letter 07 20 2021](#)
[\(1\) Traffic Impact Study Appendix January 2021](#)
[\(1\) Traffic Impact Study-January 2021](#)
[\(1\) Applicant Certification 02 10 2021](#)
[\(1\) Property Owner Consent-Brown 01 25 2021](#)
[\(1\) Property Owner Consent-DDS Associates 01 25 2021](#)
[\(1\) Site Plan Checklist 02 12 2021*](#)
[Peer Review Comments Villas at Four Corners 3.15.2021](#)

6. REPORTS FROM MEMBERS

7. COMMUNICATIONS

- A. Permit Application for the Use of Pesticides in State Waters** 860 - 874
[840 Wormwood Hill Road](#)
- B. UConn Landfill Long Term Monitoring Report** 875 - 907
[Long Term Monitoring Plan Fall 202 Semi-Annual Sampling Round Letter of Transmittal](#)

8. FUTURE MEETINGS

9. ADJOURNMENT