

## AGENDA

The Packet for this meeting is available at  
<https://mansfield.civicweb.net/document/27904?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 view the meeting live at <https://mansfieldct.gov/video> or on Charter Spectrum Cable Channel 191 (the website is recommended as it is a higher image clarity). A recording of the meeting will be available at that website as well for 12 months. Public Comment will be accepted by email at [planzonedept@mansfieldct.org](mailto: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 1, 2021 5 - 6  
[02-01-2021 PZC Minutes](#)

#### 3. ZONING AGENT REPORT

- A. January 2021 Zoning Agent Reports 7 - 9  
[2021 January Zoning Permits Issued](#)  
[2021 January Pending Zoning Violations](#)  
[2021 January Zoning Violations Closed](#)
- B. [Staff Memo regarding Mobile Homes and Trailers Article 10.F.2.5.d](#) 10 - 21

#### 4. PUBLIC HEARINGS

- A. 6:30 p.m. Special Permit application of Mill Court Ceramics to authorize the addition of classes to the existing non-conforming retail use at 2 Old Mill Court (fka Champion's General Store) pursuant to Article 9, Section D. Janet Osorio, Applicant / 2 Old Mill Court LLC, Owner. (P1368) 22 - 36

*Due to an error in the public hearing notice sent to nearby property owners, the public hearing cannot be held this evening. See Old*

***Business Item 5a for suggested new hearing date.***

[Legal Notice](#)

[P1368 Special Permit Application](#)

[P1368 Statement of Use](#)

[P1368 Existing Conditions Map-Undated](#)

[P1368 Topographic Map-Undated](#)

[P1368 Proposed Sign](#)

## **5. OLD BUSINESS**

- A. P1368 Special Permit application of Mill Court Ceramics to authorize the addition of classes to the existing non-conforming retail use at 2 Old Mill Court (fka Champion's General Store) pursuant to Article 9, Section D. Janet Osorio, Applicant / 2 Old Mill Court LLC, Owner.** 37 - 50

*MOVE to reschedule the public hearing on the special permit application of Mill Court Ceramics (Janet Osorio, Applicant/2 Old Mill Court LLC, Owner) to Monday, March 1, 2021 at 6:45 PM via virtual meeting.*

[P1368 Special Permit Application](#)

[P1368 Statement of Use](#)

[P1368 Existing Conditions Map-Undated](#)

[P1368 Topographic Map-Undated](#)

[P1368 Proposed Sign](#)

- B. P108-3 Special Permit application of Earth Dynamics LLC to temporarily stockpile earth materials for reuse at 164 Stafford Road (fka Highland Ridge Golf) pursuant to the requirements of Article 10, Section H. James Galey, Applicant/Highland Ridge Golf Range LLC, Owner.** 51 - 66

*Tabled pending public hearing scheduled for March 1, 2021*

[P1083-3 Special Permit Application](#)

[P1083-3 Statement of Use](#)

[P1083-3 Proposed Wetlands Buffer Berm and Storage Stockpiles Plan](#)

[P1083-3 Berm Details](#)

[P1083-3 Dust Control Program](#)

## **6. NEW BUSINESS**

- A. 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)** 67 - 809

***MOVE to receive the 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 # P1369) , to refer said application to staff and advisory committees for review and comment, and to schedule a virtual public hearing for April 19, 2021.***

[P1369 Application Form 02 09 2021](#)

[P1369 Application Addendum Email 02 09 2021](#)

[P1369 Statement of Use-Undated-Rec 02 09 2021](#)

[P1369 Site Plan Set rev to 02 09 2021](#)

[P1369 Landscape Plans 02 09 2021](#)

[P1369 Architectural Plans 01 26 2021](#)

[P1369 Affordable Housing Plan 02 09 2021](#)

[P1369 Management Plan 02 04 2021](#)

[P1369 Stormwater Management Report rev to 02 09 2021](#)

[P1369 Stormwater Mgmt Plan Appendix F-O&M 01 26 2021](#)

[P1369 Water Feasibility Letter 08 05 2020](#)

[P1369 Sewer Capacity Letter 07 20 2021](#)

[P1369 Traffic Impact Study Appendix January 2021](#)

[P1369 Traffic Impact Study-January 2021](#)

[P1369 Applicant Certification 02 10 2021](#)

[P1369 Property Owner Consent-Brown 01 25 2021](#)

[P1369 Property Owner Consent-DDS Associates 01 25 2021](#)

**B. Selection of Peer Review Consultant(s) to assist in review of the Special Permit Application of Capstone Collegiate Communities/J.E. Shepard Company (File P1369)**

810 - 873

[Agenda Item Report-P1369 Consultant Proposals 02 12 2021](#)

[Capstone Collegiate Peer Review RFP 01 05 2021](#)

[Barton and Loguidice \(fka Anchor Engineering\) Proposal](#)

[BETA Proposal](#)

[BETA-Resumes from Original RFQ Response](#)

[CHA Proposal](#)

[CHA-Resumes from Original RFQ Response](#)

[Weston Sampson Proposal](#)

[Weston & Sampson-Resumes from Original RFQ Response](#)

**C. Authorization of temporary food vending (food trucks) for a HuskyTHON fundraising event at 8-12 Royce Circle, Maeve Daily, Applicant**

874 - 876

***MOVE to authorize the temporary parking and use of food trucks at in the paved parking court adjacent to The Oaks leasing office between 8 and 12 Royce Circle on Monday, February 22, 2021 from 11:30 am to 4:30 pm in association with the HuskeyTHON fundraiser. The use is considered accessory to the Downtown Storrs event and shall be subject to any***

*conditions placed on it by the property owner, Mansfield Traffic Authority or Mansfield Downtown Partnership.*

[Agenda Item Report-HuskeyTHON Food Truck 02 11 2021](#)

[HuskeyTHON Food Truck Request](#)

- 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. Sustainable CT Equity Newsletter**  
[Sustainable CT Equity Newsletter](#)
- 11. ADJOURNMENT**

877 - 879