

## MINUTES

<b>Members Present:</b>	S. Accorsi, P. Aho, B. Chandy, L. Cooley, C. Cotton, D. Plante, K. Rawn
<b>Members Absent:</b>	R. Hall
<b>Alternates Present:</b>	J. DeVivo, K. Fratoni
<b>Staff Present:</b>	L. Painter, Director of Planning and Development; J. Kaufman, Senior Planner/Inland Wetlands Agent; J. Woodmansee, Planner 1; E. Galbraith, Administrative Assistant

### CALL TO ORDER AND ROLL CALL

Chair Aho called the February 16, 2021 regular meeting of the Planning and Zoning Commission to order at 6:30 p.m. Members present are Accorsi, Aho, Chandy, Cooley Cotton, Plante, Rawn and alternates DeVivo and Fratoni. Alternates DeVivo and Fratoni are seated for absent member Hall and recently resigned member Ward. Aho announced that Ward submitted her written resignation from the commission on February 16, 2021, effective immediately. Aho appointed Accorsi to act as temporary secretary for the duration of the meeting.

### APPROVAL OF MINUTES

Plante MOVED, Cooley seconded, to approve the February 1, 2021 meeting minutes as presented. Cooley noted for the record that she had reviewed the video of the meeting.

Motion PASSED unanimously.

### ZONING AGENT REPORT

Woodmansee provided an overview of the interpretation related to mobile homes at the request of Fratoni.

### PUBLIC HEARINGS

**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 Champlion's General Store) pursuant to Article 9, Section D. Janet Osorio, Applicant / 2 Old Mill Court LLC, Owner. (P1368)**

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

## **OLD BUSINESS**

### **A. 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 Champlion's General Store) pursuant to Article 9, Section D. Janet Osorio, Applicant / 2 Old Mill Court LLC, Owner. (P1368)**

Cooley MOVED, Chandy seconded, 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.

Motion PASSED unanimously.

### **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.**

Tabled pending public hearing scheduled for March 1, 2021.

## **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)**

Plante MOVED, Chandy seconded, 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 multifamily 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.

Motion PASSED unanimously.

### **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)**

Painter presented an overview of the proposals received as well as the recommendation that the Commission also retain LandTech to review the updated stormwater management plan for material changes from the plan submitted with the Inland Wetlands License and for compliance with the Zoning Regulations. This recommendation is based on their familiarity with the stormwater system due to the review they conducted as part of the Inland Wetlands application.

Chandy questioned the hours presented with each proposal as well as the rates for additional work beyond the initial scope. After reviewing all the proposals, it was determined that Weston and Sampson came in as the lowest, responsible bidder.

Cotton MOVED, Rawn seconded, to authorize staff to engage the services of Weston & Sampson to assist the Planning and Zoning Commission in its review of PZC File P1369, Special Permit application of Capstone Collegiate Communities and J.E. Shepard Company, pursuant to their proposal dated February 11, 2021, and to engage the services of LandTech to assist the PZC in review of the stormwater management components of said project pursuant to their proposal dated February 16, 2021. Pursuant to Section 122-13 of the Mansfield Code of Ordinances, the applicant shall be responsible for all expenses associated with these reviews.

Motion PASSED unanimously.

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

Painter provided an overview of the request and Maeve Daily of HuskyTHON indicated that the date of the event had been moved to March 3, 2021.

Plante MOVED, Fratoni seconded, 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 Wednesday, March 3, 2021 from 11:30 am to 4:30 pm in association with the HuskyTHON 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.

Motion PASSED unanimously.

### **DESEGREGATE CONNECTICUT INITIATIVE**

Painter reported that she expects to see a House bill presented shortly.

### **REPORTS FROM OFFICERS AND COMMITTEES**

#### **Planning and Development Director's Report**

Painter stated that with Ward's resignation, the Commission will need to elect a new secretary and appoint a new representative to the Town Council Ad Hoc Committee on Affordable and Workforce Housing. Additionally, members are also encouraged to consider joining the PZC's Regulatory Review subcommittee.

### **COMMUNICATIONS AND BILLS**

Painter and Kaufman highlighted the upcoming equity trainings sponsored by Sustainable CT and encouraged members to consider registering for one of the three-part series.

Additionally Painter informed members that the childcare assistance program funded by a state Covid-19 assistance grant has been rolled out, and to spread the word to community members who may benefit. The assistance program is a collaborative effort between the Planning and Human Services departments, and additional assistance will be rolled out in phases.

**ADJOURNMENT**

The meeting was adjourned at 6:56 p.m.

Respectfully Submitted:

*Emmy A. Galbraith*

Emmy A. Galbraith  
Administrative Assistant