

AGENDA

The packet for this meeting is available at
<https://mansfield.civicweb.net/document/40674?splitscreen=true>.

CHANGES TO MEETING PROCEDURES DUE TO COVID-19

In accordance with SB 1202 §163 and social distancing guidelines recommended by the CDC to slow community spread of COVID-19, this meeting will be held virtually. The public may listen to the meeting live by calling 1 929 205 6099, entering meeting ID 862 5546 6601. If you would like to view the meeting via the internet, please email MDP@mansfieldct.org by 12:00 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.

1. CALL TO ORDER AND ROLL CALL

2. OPPORTUNITY FOR PUBLIC COMMENT

Public Comment will be accepted by email at MDP@mansfieldct.org or by USPS mail care of the Mansfield Downtown Partnership, P.O. Box 513, Storrs-Mansfield, CT 06268 and must be received by 12:00 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.

3. APPROVAL OF MINUTES

A. August 20, 2020 Subcommittee on Planning & Zoning Regulation Review Minutes

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The EDC changed the name and focus of this subcommittee from the Subcommittee on Zoning Regulation and Review to the Subcommittee on Project Development Support at their December 16, 2021 meeting. The minutes listed for approval are for the last meeting of the Subcommittee on Zoning Regulation Review.

[2020 08 20 Draft Minutes](#)

4. DISCUSSION ITEMS AT MEETING

The following items will be the focus of discussion for this meeting:

A. Special Permit Application of CPH Mansfield, LLC, Applicant/Champagne Toystore, LLC, Owner for commercial redevelopment including new retail and restaurant uses with drive-through facilities at 106 Storrs Road (Assessor's Parcel ID# 38.109.38). The application also includes modifications to the current site plan for the existing auto dealership. (PZC File 882-2)

A public hearing date was tentatively scheduled for March 21, 2022; however, that date will need to be changed as review of the application by the Commission's peer review consultants is currently on-hold.

P882-2 Applicant Submittals-Application Forms and Extensions
[\(1\) Statement of Use 01 05 2022](#)

5 - 7

P882-2 Applicant Submittals-Site, Architectural and Landscape Plans	8 - 62
(1) Survey-BL Companies 01 04 2022	
(1) Site Plan Set 01 05 2022 (Reduced Size Version)	
(1) Architectural Renderings 09 29 2021	

B. Amendments to Zoning Regulations Related to Cannabis Establishments

Proposed Amendments to Article 3, Section A of the Zoning Regulations to extend the temporary and limited moratorium on Cannabis Establishments (PZC File 907-51)	63 - 65
<i>Public Hearing scheduled for March 7, 2021.</i>	
Proposed Amendment-Cannabis Establishment Moratorium Extension	
*Jake Baxter 01 18 2022	

Updates to Cannabis Establishment Regulation Framework	66 - 91
02 03 2022 RRC Minutes-Draft	
Cannabis Timeline and Framework-PZC Revisions	
*Agriculture Committee Minutes 10 12 2021	
*Downtown Partnership Board Minutes 11 04 2021	
*EDC Minutes 10 21 2021	
*Town University Relations Comm Minutes 10 12 2021	

C. Potential Projects: Formal Pre-Application Meetings Held by Planning and Zoning Commission

Proposed Multi-Family Development on Storrs Road between 1768 Storrs Road and 9 Timber Drive (Assessor Parcel ID 2.5.22)	92 - 101
<i>Note: The application form refers to 1750 Storrs Road; however, no address has been assigned to this parcel by the Department of Building and Housing Inspection as it is currently vacant. The PZC Pre-Application meeting held on 2/7/2022 may be viewed at https://www.youtube.com/watch?v= nz85daTxNY&t=9s; the pre-application presentation starts at approximately 1:20 minutes into meeting.</i>	
Pre-Application Form	
Location Map	
Concept Plan	
Project Description	
Rendering	

Proposed Mixed-Use Redevelopment at 625 Middle Turnpike/1659 Storrs Road.	102 - 115
<i>Video of this pre-application meeting is no longer available as it was held in September 2020; videos are retained for 12 months after a meeting.</i>	
Pre-Application Request	
Project Narrative	
Site Plan	
Rendered Site Plan	
Sample Elevation	
09-21-2020 PZC Minutes-draft	

D. Other Project Updates

5. COMMUNICATIONS

6. FUTURE MEETINGS

A. Upcoming Meeting Schedule

The next scheduled meeting of the committee is May 19, 2022.

B. Future Meeting Topics

7. ADJOURNMENT