

MINUTES

Members Present: S. Ferrigno, L. Watson

Staff Present: L. Painter, C. van Zelm

1. CALL TO ORDER AND ROLL CALL

Ferrigno called the meeting to order at 5:11 p.m.

2. OPPORTUNITY FOR PUBLIC COMMENT

No comments received.

3. APPROVAL OF MINUTES

Ferrigno MOVED, Watson SECONDED approval of the August 20, 2020 meeting minutes (under previous name of the Subcommittee, which was Planning and Zoning Regulation Review). PASSED unanimously.

4. DISCUSSION ITEMS AT 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.*

Painter said this application is for the redevelopment of the Champagne Motors site. The proposal would be to tear down a portion of the building on site and then split the property into two lots. The new commercial building would have two drive throughs (one would be full drive through and the other would be pick-up).

A public hearing had been tentatively scheduled for March 21 but the applicant needs to verify if there is a vernal pool nearby.

New drive through are currently not allowed in Mansfield so a regulation change will be needed. Painter said that if the regulations are changed to allow drive throughs, they could be placed in the Staples plaza, and at the East Brook Mall as the zoning would be the same.

Painter said four commercial tenant spaces are being planned.

Painter said the property does back up to a residential area. The Planning and Zoning Commission (PZC) has asked for peer review on stormwater management and landscaping plans.

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). *Public Hearing scheduled for March 7, 2021.*

Painter said the PZC is planning to extend the temporary and limited moratorium on cannabis establishments until December 31, 2022. A public hearing is scheduled for March 7. Painter said the PZC hopes it will not need to actually use the full extension.

She said it is likely that the PZC would limit retail and hybrid retail locations to the Planned Business-1 zone, Four Corners, King Hill Road, and Perkins Corner.

The manufacture of cannabis is likely to be prohibited.

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) *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.*

Painter said the proposed multi-family development is located between the former Nature's Medicines and Timber Drive. Approximately 20 acres are proposed for development with some office space in the front of the development and townhomes toward the back.

CMC Storrs is the developer who is also looking to develop the former par 3 golf course on Route 44. The developer is seeking to rezone the area Planned Business-3 which is the same zoning designation as The Standard mixed-use project.

The PZC Regularly Review Committee has discussed a transitional zone in this area, which could address "missing middle" type of housing.

Proposed Mixed-Use Redevelopment at 625 Middle Turnpike/1659 Storrs Road.

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.

Painter said the project at 625 Middle Turnpike/1659 Storrs Road is proposed to be a mixed-use project with 102 townhouse/garden flat units and a stand-alone 12,000 square feet of commercial. The current Hops 44/Toast building would remain. There would be a screened parking lot.

Painter noted that the proposal at the par 3 golf course property on Route 44 is being redesigned after the applicant pulled its request for a wetland license. The site has many wetlands and slope issues.

FUTURE MEETINGS

The next regular meeting of the subcommittee is scheduled for May 19, 2022. Van Zelm noted that special meetings may need to be held in accordance with status of projects.

ADJOURNMENT

The meeting adjourned at 5:45 p.m.
Respectfully Submitted:

Cynthia van Zelm
Mansfield Downtown Partnership Executive Director