

AGENDA

This meeting will start immediately upon the conclusion of the preceding Inland Wetlands Agency Meeting scheduled to start at 6:30 p.m.

The Packet for this meeting is available at
<https://mansfield.civicweb.net/document/28331?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 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. **ELECTION OF SECRETARY**

3. **APPROVAL OF MINUTES**

A. **February 16, 2021**

[02-16-2021 PZC Minutes](#)

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4. **ZONING AGENT REPORT**

5. **PUBLIC HEARINGS**

Written 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 prior to the meeting and preferably by **3 pm on March 1, 2021**. Any comments received after the close of the public hearing will not be distributed to Commission Members.

Public comment can also be provided during the public comment portion of the hearing either through a computer, tablet or smartphone at <https://global.gotomeeting.com/join/901996381> or by calling **1 (872) 240-3212** and using the following access code:901-996-381. If you have not previously used the

GoToMeeting platform, we recommend downloading the app at <https://global.gotomeeting.com/install/901996381> before the meeting.

If you need assistance accessing the GoToMeeting, see quick guide posted under the Communications section of the agenda or call 860.429.3330 before 3 pm on the day of the meeting or during the meeting. If you are participating in the virtual meeting, we respectfully request that you abide by the following meeting protocols established to facilitate an orderly meeting:

- Please make sure you are in a quiet space to reduce background noise interference.
- Upon joining the meeting, you will be asked to identify yourself by name and identify whether you will be speaking in support, opposition, or requesting additional information regarding the application. After you have provided that information, those joining via a computer, tablet or smart phone should turn their camera off and mute their microphone until called upon by the Chair to provide comment. People who call into the meeting will be muted by the organizer until called upon by the Chair.
- Once the Chair calls on you, please un-mute your microphone and turn on your camera and begin your comments by stating your name.
- When you have completed your comments to the Commission and they have asked any questions they have of you, you will be dismissed from the virtual meeting room and you will be able to continue to view the meeting using the live stream instructions above or on Channel 191.
- If anyone is disruptive to the meeting, the Commission reserves the right to dismiss that individual from the virtual meeting and/or continue the hearing to another date and time.

- A. **6:40 PM: 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. (PZC File 1083-3)**

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[P1083-3 Agenda Item Report](#)

[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](#)

[P1083-3 Owner Authorization](#)

[Neighborhood Notification Sign Posted 02 04 2021](#)

[P1083-3 Public Hearing Notice](#)

- B. **6:45 PM: 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. (PZC File 1368)**

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[P1368 Agenda Item Report 02 25 2021](#)
[P1368 Special Permit Application](#)
[P1368 Statement of Use](#)
[P1368 Existing Conditions Map-Undated](#)
[P1368 Topographic Map-Undated](#)
[P1368 Proposed Sign](#)
[P1368 Owner Authorization](#)
[P1368 Neighborhood Notification Form](#)
[P1368 Public Hearing Notice](#)

6. OLD BUSINESS

- A. **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. (PZC File 1083-3)**
- B. **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. (PZC File 1368)**
- C. **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)**

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Tabled pending 4/19/2021 public hearing. The following document was inadvertently left out of the 2/16/2021 meeting packet when the application was received and is provided for Commission and public information.

[\(2\) Low Impact Development Checklist 02 10 2021](#)

7. NEW BUSINESS

8. DESEGREGATE CONNECTICUT INITIATIVE

- A. **Letter of Support for Desegregate Connecticut Legislative Platform**

9. ZONING REGULATIONS AND DESIGN GUIDELINES

10. REPORTS FROM OFFICERS AND COMMITTEES

- A. **Chairman's Report**
- B. **Regional Planning Commission**

- C. **Regulatory Review Committee**
- D. **Planning and Development Director's Report**
 - *Field Trip availability week of March 8*
 - *Materials for March 6 training*
- E. **Other Committees**
 - PZC Representative to Ad Hoc Committee on Affordable and Workforce Housing (to replace Ward)
- F. **Other**

11. COMMUNICATIONS AND BILLS

- A. **Go-To-Meeting Quick Guide for Attendees** 64 - 67
[The Quick Guide for GoToMeeting Attendees](#) [GoToMeeting](#)
- B. **Proposed Changes to Willington Zoning Regulations-Keeping of Farm Animals** 68 - 73
[Proposed Changes to Willington Agricultural Regulations](#)
[CRCOG Comment Letter 02 25 2021](#)

12. ADJOURNMENT