

SPECIAL MEETING AGENDA

The Packet for this meeting is available at
<https://mansfield.civicweb.net/document/29027?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 listen to the meeting live by calling [1 \(646\) 749-3122](tel:6467493122) and using access code 671-790-653. If you would like to view the meeting via the internet, please email planzonedept@mansfieldct.org by 3:00 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.

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. APPROVAL OF MINUTES

2.A. 01-26-2021

[01-26-2021 PNRC Minutes](#)

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2.B. 03-04-2021-Field Trip

[03-04-2021-PNRC Field Trip](#)

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3. OPPORTUNITY FOR PUBLIC COMMENT

4. NEW BUSINESS

- 4.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)** 7 - 288

[The Villas at Four Corners - Aerial](#)

[The Villas at Four Corners - Site Amenities Plan](#)

[Conservation Easement](#)

[Zoning Regs-Density Bonuses-Multi-Family Community Site Amenities \(Art. Sec.10 B 2\)](#)

[\(1\) Application Form 02 09 2021](#)

[\(1\) Statement of Use and Development Impact Statement 02 16 2021*](#)

[\(1\) Site Plan Set rev to 02 09 2021](#)

[\(1\) Landscape Plans 02 09 2021](#)

[\(1\) Architectural Plans 01 26 2021](#)

[\(1\) Affordable Housing Plan 02 09 2021](#)

[\(1\) Management Plan 02 04 2021](#)

[Peer Review Comments Villas at Four Corners 3.15.2021](#)

[Four Corners NDDDB Area Map](#)

[Mansfield Four Corners NDDDB Area Map](#)

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

- 4.B. **Regional Parks, Preserves, and Trails Map**

Check out www.wanderourwatershed.org

- 4.C. **Plein Air Trail - Art in Wild Spaces** 289 - 290
[Plein Air Trail - Art in Wild Spaces](#)

5. OLD BUSINESS

- 5.A. **Pollinator Pathway Follow-up**
Prescriptive Mowing and Identification of Town Parks/Preserves/Open Space to be included

6. COMMUNICATIONS

- 6.A. **03-17-21 Conservation Commission Minutes** 291 - 296
[03-17-2021 Cons Com Minutes-draft](#)

7. REPORTS FROM MEMBERS

8. EXECUTIVE SESSION IN ACCORDANCE WITH CGS SEC. 1-200(6)(D)

9. FUTURE MEETINGS

10. ADJOURNMENT