SPECIAL PERMIT APPLICATION
(see Article V, Section B of the Zoning Regulations)

Mansfield Planning and Zoning Commission

File #_____
Date _____

1. **Name of development** (where applicable) Meadowbrook Gardens

2. **Proposed use** of the property is multifamily development for 36 dwelling units in accordance with Sec.(s) I.1 of Article VII (Permitted Use provisions) of the Zoning Regulations

3. **Address/location** of subject property 91 & 93 Meadowbrook Lane

   Assessor's Map 38 Block 101 Lot(s) 4 & 5 Vol. 774 Page 530

4. **Zone** of subject property R20 **Acreage** of subject property 4.6

5. **Acreage of adjacent land in same ownership** (if any) 9.1

6. **APPLICANT** Uniglobe Investment, LLC _____
   (please **PRINT**) Signature
   Street Address 73 Meadowbrook Lane Telephone 203-260-5325 - Scott Garrett
   Town Mansfield Center, CT Zip Code 06250

   Interest in property: Owner X Optionee_____ Lessee_____ Other_____

   (If "Other", please explain)_____

7. **OWNER OF RECORD:** same as applicant _____
   (please **PRINT**) Signature
   (**OR** attached Purchase Contract _____ **OR** attached letter consenting to application _____)
   Street Address _____ Telephone _____
   Town _____ Zip Code _____

8. **AGENTS** (if any) representing the applicant who may be directly contacted regarding this application:

   Name Robert Magi Telephone 203-692-5222
   Address 73 Meadowbrook Lane, Mansfield Center, CT Zip Code 06250
   Involvement (legal, engineering, surveying, etc.) Project Manager

   Name Edward Pelletier Telephone 860-456-1357
   Address 132 Conantville Road, Mansfield Center, CT Zip Code 06250
   Involvement (legal, engineering, surveying, etc.) Surveyor
   Datum Engineering & Surveying, LLC

(over)

Posted 2/2007

9. The following items have been submitted as part of this application:

__X__ Application fee in the amount of $_____

__X__ Statement of Use further describing the nature and intensity of the proposed use, the extent of proposed site improvements and other important aspects of the proposal. To assist the Commission with its review, applicants are encouraged to be as detailed as possible and to include information justifying the proposed special permit with respect to the approval criteria contained or referenced in Article V, Section B.5.

__X__ Site plan (6 copies) as per Article V, Section B.3.d

__X__ Site plan checklist including any waiver requests

__X__ Sanitation report as per Article V, Section B.3.e - PendingWillimantic Sewer Dept. Approval

__X__ Acknowledgement that certified notice will be sent to neighboring property-owners, as per the provisions of Article V, Section B.3.c (use Neighborhood Notification Form).

__N/A__ As applicable for projects within the watershed of the Willimantic Reservoir, acknowledgement that certified notice will be sent to the Windham Water Works, as per the provisions of Article III, Section l.

__N/A__ As applicable for projects within State designated aquifer protection areas, acknowledgment that the Commissioner of Public Health will be notified as per the provisions of Article III, Section l. The State Department of Public Health's on line form (www.dph.state.ct.us/BRS/Water/Source_Protection/PA0653.htm) shall be used with a copy of the submittal delivered to the Planning Office.

__X__ Other information (see Article V, Section B.3.g). Please list items submitted (if any):
Project Statement of Use
Traffic Study Letter Only-No attachments

10. **ALL APPLICATIONS, INCLUDING MAPS AND OTHER SUBMISSIONS, MUST COMPLY WITH ALL APPLICABLE SECTIONS OF THE ZONING REGULATIONS, INCLUDING, BUT NOT LIMITED TO:**

Art. X, Sec. E,	Flood Hazard Areas, Areas Subject to Flooding
Art. V, Sec. B,	Special Permit Requirements (includes procedure, application requirements, approval criteria, additional conditions and safeguards, conditions of approval, violations of approval, and revisions)
Art. VI, Sec. A,	Prohibited Uses
Art. VI, Sec. B,	Performance Standards
Art. VI, Sec. C,	Bonding
Art. VII,	Permitted Uses
Art. VIII,	Dimensional Requirements/Floor Area Requirements
Art. X, Sec. A,	Special Regulations for Designed Development Districts
Art. X, Sec. C,	Signs
Art. X, Sec. D,	Parking and Loading
Art. X, Sec. H,	Regulations regarding filling and removal of materials
Art. X, Sec. S,	Architectural and Design Standards

MAP CHECKLIST

FOR USE WITH SITE PLAN OR SPECIAL PERMIT APPLICATIONS

(To be submitted by applicant with other application materials)

PZC File #_____
Date_____

Name of Development Meadowbrook Gardens

Applicant Uniglobe Investment, LLC

This checklist is designed to assist applicants as well as the PZC and staff. It is not intended as a substitute for, nor does it contain all of, the information and requirements in the Zoning Regulations and other applicable Town Ordinances and requirements. It is important to note that the Zoning Regulations allow the PZC to waive certain site plan requirements for minor applications where the information is not needed to determine compliance with the Regulations. It is recommended that the Mansfield Director of Planning be contacted if an applicant intends to seek a waiver of certain site plan requirements or if any questions arise. **Any requested waivers must be identified on this checklist.**

Unless waived by the Planning & Zoning Commission, submitted site plans shall include the following information (for more complete and specific descriptions of site plan requirements, see Article V, Section A.3.d of the Zoning Regulations):

	Included	Not Included	Waiver Requested* (see p. 3)
1. Title block: Applicant and owner's name, scale, date & all revision dates	X		
2. Original signature/seal of surveyor, landscape architect and/or engineer responsible. Unless waived, survey to be to A-2 standards	will be provided		
3. Location map at 1"=1,000' scale (see Art. V. Sec. A.3.d.4 for more details)	X		
4. Property lines, sq. footage, setback lines, N. arrow, zone(s)	X		
5. Edges of adjacent street, utility poles & underground lines, stone walls, fences, roadside features	X		
6. Names/addresses of abutting property owners, including those across street (for Special Permit property owners, within 500 ft. of site)	X		
7. Existing & proposed buildings, structures, signs, floor plans, buildings on adjacent land that may be affected	X		
8. Existing & proposed contours, quantity of material to be added or removed	X		

(con't.)

	Included	Not Included	Waiver Requested* (see p. 3)
9. Watercourses, wetlands, flood hazard areas, aquifers	X		
10. Exposed ledge, areas shallow to bedrock	X		
11A. Waste disposal, water supply facilities	X		
11B. Test pit & percolation test locations & findings	X		
(include test dates)	X		
12A. Existing & proposed drainage facilities, roadways, bridges, pedestrian ways, utilities (including construction details)	X		
12B. Existing & proposed easements, rights-to-drain	X		
12C. Proposed sediment & erosion controls	X		
13A. Existing & proposed offstreet parking & loading areas, fire access lanes	X		
13B. Outside storage & refuse areas, fuel & chemical storage tanks	X		
14. Existing & proposed fencing, walls, landscaping (including plant size & type, historic features)	X		
15. Existing & proposed outdoor illumination (including method & intensity of lighting)	X		
16. Existing & proposed outdoor recreation features, with construction details for any recreation improvements	Community Building in Whispering Glen Phase I X		
17. Other information (see Art. V, Sections A.3.g, B.3.g)			

Note: For non-exempt applications subject to Sand and Gravel regulations (Art. X, Sec. H), additional special application provisions must be met.

Datum Engineering & Surveying, LLC
Edward Pelletier, L.S.
(PRINT)Name of individual completing this form

Signature

Date

(con't.)

Explanation of Waiver Requests

Please identify by number the information item(s) for which a waiver has been requested and explain why the information is not necessary to review the proposed development with respect to applicable approval criteria. (If questions arise regarding waiver requests, please consult with the Director of Planning at 429-3330 or the Zoning Agent at 429-3341.)

Art. X. Section A.5.f - Distance between buildings from 50' to 30'. This allows the project to maintain 100' from Meadowbrook Lane and keep southerly building away from the slope down to the brook. By allowing this waiver we can maintain integrity of the existing wooded slope. The buildings being closer together without sacrificing emergency vehicle access.