

GARAGE

ZONING PERMIT APPLICATION
MANSFIELD PLANNING & ZONING COMMISSION
(See Article XI.C of the Zoning Regulations for applicability and permit requirements)

APPLICANT/OWNER SECTION

PERMIT # 11-8-3

Complete this page and submit with application fee to the Zoning Agent

- Town of Mansfield / 4 South Eagleville Road, Storrs-Mansfield, CT 06268 / 860-429-3332
Owners name Mailing address Telephone
- Lon Hultgren, Director of Public Works / same / same
Applicants name (if different than owner) Mailing address Telephone
- Storrs Center Development 16 41 13 3.A. No 3.B. Storrs Ctr Spec Des Dist
Address of proposed activity map block parcel Scenic Road ??? Zone

4. Statement of Use: fully describe the proposed construction or use, including the estimated cost of construction and the quantity of fill material to be brought onto, moved within, or removed from the property.

* Municipal parking garage; intermodal center and adjacent access roadways (Village Street improvements including the connection to the Post Office Road will be the subject of a separate zoning application)

- Plot Plan: The applicant shall submit a plot plan showing property lines, lot area, lot dimensions, location and size of existing and proposed structures, driveways, parking areas, wells and septic systems, bordering streets, inland wetlands, flood hazard areas and any other information deemed necessary by the Zoning Agent to determine compliance with the regulations. The plans shall be prepared by a licensed land surveyor unless waived by the Zoning Agent.
- Building plans and/or other information necessary to determine compliance.
- To demonstrate that the proposal complies with local Inland Wetlands, Health District and Public Works requirements, the following approvals are required and any conditions of approval shall be incorporated into the zoning permit.

A. [Signature] , 8/11/11 , M. B. ...
Signature of Director of Health Date Comments

B. [Signature] , 8-11-11 ,
Signature of Inland Wetland Agent Date Comments

C. [Signature] , 8-11-11 ,
Signature of Town Engineer Date Comments

8. Validity: If approved, the Zoning Permit shall be voided unless construction is commenced within six months of the date of issue and unless construction is completed within 18 months of the date of issue.

Where a surveyors plot plan is required, no foundation for any structure or addition shall be constructed until the Zoning Agent has received a surveyors certification verifying that the foundation footings are installed per the approved plans.

9. Certification: The applicant accepts this Zoning Permit on the condition that all ordinances and regulations of the Town of Mansfield shall be complied with. The applicant further certifies that all information supplied to the Zoning Agent is true and accurate and that the land and structures subject to this permit shall not be occupied or used until a Certificate of Compliance has been issued. The applicant's signature authorizes the Zoning Agent to enter upon the property as needed to verify compliance with the permit and until a Certificate of Compliance has been issued.

[Signature] / Lon Hultgren (P.R. P.W.) / 8/15/11
Owner / Applicants signature Owner / Applicant (printed) Date

ZONING AGENT SECTION

PERMIT # 11-8-3

In reviewing and approving any application for a Zoning Permit, the Zoning Agent shall determine that the following provisions have been met:

- 1. The application is complete and the applicable fee has been paid. Amount of fee No Fee Reg. - Town Project
- 2. All applicable zoning regulations have been met or varied by the ZBA, including dimensional requirements, performance standards, permitted use provisions and san and gravel regulations.
- 3. All applicable PZC and ZBA conditions of approval have been met, including compliance with approved plans. Date and nature of approval: _____ PZC file # 1246-7
- 4. The subject lot is an existing lot of record or an approved subdivision lot. PZC file # _____
- 5. All known local, State and Federal permits or approvals that apply to the application have been issued, including compliance with the Scenic Road Ordinance and Historic District regulations, if applicable.

Final Action: Based on the applicants submissions, which are attached to or referenced on this form, the Zoning Permit has been: _____ Approved as submitted; Approved with the conditions stated below; _____ Denied

The following comments, conditions of approval or reasons for denial apply: Authorization for the issuance of this Permit: 5/23/11 memo from Greg Padick and 8/4/11 memo from Linda Painter. Permit subject to the attached 8-11-11 Conditions of Approval.

Chris B. Amundson
Signature of Zoning Agent

August 11, 2011
Date

XX
The Town of Mansfield does not publish notice of Permit approvals. In accordance with CGS 8-3(f), the applicant may provide notice of this certification as explained on the attached sheet.
XX

CERTIFICATE OF ZONING COMPLIANCE # _____

The Zoning Agent shall determine that all structures, buildings or site improvements have been constructed in accordance with plans approved through the Zoning Permit process, and as appropriate, with plans approved by the PZC and/or ZBA.

The structure/use authorized by the Zoning Permit has been reviewed/inspected.

- ___ 1. The completed work meets all applicable provisions of the Mansfield Zoning Regulations and all other applicable Town regulations and permit requirements, including Health District and Public Works.
- ___ 2. All specified conditions of the Zoning Permit and/or PZC or ZBA have been met.
- ___ 3. Where required, a surveyors/engineers certification has been submitted to verify compliance with approved plans.

Based upon a final inspection of the site on _____, the Certificate of Compliance is _____ Approved as submitted; _____ Approved with conditions stated below; _____ Denied

The following comments, conditions of approval or reasons for denial apply: _____

Signature of Zoning Agent

Date

Storrs Center: Parking Garage/Intermodal Center
Zoning Permit Conditions of Approval
Permit # 11-8-3, August 11, 2011

CSH

1. Pursuant to Article X, Section S.6.g. of the Zoning Regulations, any proposed revisions to the submitted plans and associated application narratives and/or the proposed uses hereby granted Zoning Permit approval shall be submitted to the Director of Planning and Development for review and approval. It is recognized that plans for the Village Street and other site improvements are not yet finalized and accordingly, plan revisions may be appropriate.
2. Pursuant to Article XI, Section 4.d. no foundation walls shall be constructed until certification from a licensed land surveyor is received by the Zoning Agent confirming that foundation footings are in approved locations.
3. All material removed from the project area shall be disposed of in an appropriate location that has been approved for such disposal.
4. Due to the nature of proposed site work and delivery activities, it is essential that construction access and traffic be fully coordinate with other Storrs Center projects. The construction management plan approved in association with the Phase 1A/1B Zoning Permit approval shall be followed by all site contractors.
5. Details on the proposed lighting, signs and rooftop mechanical unit screening have not yet been developed. Specifications on these items shall be provided to the Director of Planning and development when they are available for review and approval prior to installation.
6. To address State building code requirements, two (2) percent of the parking garage spaces need to be accessible spaces (including van spaces). Noting the recommendations from the Mansfield Advisory Committee on Persons with Disabilities, the Town should monitor the use of accessible spaces and, if demand exceeds supply, additional accessible spaces should be delineated in the garage.
7. In association with the preparation of final building plans, the applicant is encouraged to work with the Downtown Partnership Planning and Design Committee and the Mansfield Sustainability Committee to address the adopted Storrs Center Sustainability Guidelines.