

ZONING PERMIT APPLICATION - TS-3
MANSFIELD PLANNING & ZONING COMMISSION
 (See Article XI.C of the Zoning Regulations for applicability and permit requirements)

APPLICANT/OWNER SECTION

PERMIT # _____

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

1. Storrs Center Alliance, LLC	/ PO Box 878, 233 Rte. 17, Tuxedo, NY 10987	/ 845-351-2900
Owners name	Mailing address	Telephone
2. _____	/ _____	/ _____
Applicants name (if different than owner)	Mailing address	Telephone
3. Storrs Road/Bolton Road Ext. 16	41	13
Address of proposed activity	map	block
3.A. No	3.B. SC-SDD	
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.

See Attached

5. 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.

6. Building plans and/or other information necessary to determine compliance.

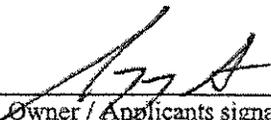
7. To demonstrate that the proposal complies with local Inland Wetlands, Health District and Public Works requirements, the following approvals are required and any conditions of approval shall be incorporated into the zoning permit.

A. _____	/ _____	/ _____
Signature of Director of Health	Date	Comments
B. _____	/ _____	/ _____
Signature of Inland Wetland Agent	Date	Comments
C. _____	/ _____	/ _____
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.

	LOUIE G. MARQUEZ	3/14/13
Owner / Applicants signature	Owner / Applicant (printed)	Date
<i>MANAGER</i>		

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Owner / Applicants signature Owner / Applicant (printed) Date

ZONING AGENT SECTION

PERMIT # _____

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 _____
- _____ 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 # _____
- _____ 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: _____

Signature of Zoning Agent 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

ZONING PERMIT APPLICATION
STORRS CENTER PHASE 1C BUILDING TS-3

STORRS CENTER ALLIANCE, LLC
March 15, 2013

Statement of Use

Introduction

This application seeks approval of a zoning permit, pursuant to Mansfield Zoning Regulations Article X, Section S.6, for construction of building TS-3 on Phase 1C within the Storrs Center project. The total land area involved in this application is approximately 0.7 acres

Phase 1C will be located east of Storrs Road and to the south of Bolton Road Extension and under this application will consist of the following improvements:

1. One mixed-use building known as TS-3. The mixed-use building will generally consist of commercial use on the ground floor and residential use on the upper floors. Details regarding the design of the buildings are included in other parts of this application.
2. Conversion of three on-street parking spaces to commercial loading space as shown on Plan Sheet SP-1.
3. Minor landscaping, as shown on Plan Sheet SP-1.
4. Other miscellaneous site improvements such as sidewalks and hardscape, retaining walls, fencing, dumpsters with enclosures, and transformer pad, as shown on Plan Sheet SP-1.

Consistency with Storrs Center Special Design District

The applicant believes that this application is consistent with all of the required elements of the Storrs Center Special Design District, including the following approved elements of the Storrs Center Special Design District:

1. Storrs Center Preliminary Master Plan
2. Storrs Center Master Parking Study
3. Storrs Center Master Traffic Study
4. Storrs Center Master Stormwater Drainage Study
5. Storrs Center Design Guidelines

Consistency with other Government Approvals

Storrs Center Alliance has obtained several government approvals in support of this application, including the following:

1. Inland wetland permit approval from the Mansfield Inland Wetland Commission (modification application pending).
2. United States Army Corps of Engineers approval of a section 404 permit.
3. State of Connecticut Department of Environmental Protection approval of a section 401 water quality certification.
4. Connecticut State Traffic Commission approval of a major traffic generator certificate of operation.

The Phase 1C improvements proposed in this zoning permit application are consistent with each of these approvals.

Future Commercial Tenants

The ground floor commercial space to be constructed in the Phase 1C mixed use building will be built to a “plain vanilla box” level of interior completion. Future commercial tenants in Phase 1C will each make separate applications to the Town of Mansfield for any additional improvements to their respective tenant spaces. Such improvements may include interior improvements, signage, lighting, awnings, street furniture, storefront modifications or other similar improvements. The plans for all such commercial tenant improvements shall be reviewed and approved in writing by Storrs Center Alliance before such plans and related building permit applications may be submitted to the Town.

Water and Sewer Service

Public water and sewer service will be provided to Phase 1C by the University of Connecticut.

Plan for Managing Phase 1C Construction Activity and Traffic

Construction traffic will be required to reach the Phase 1C area via Storrs Road (State Route 195) or via South Eagleville Road (State Route 275). It is expected that the majority of construction traffic will be to and from the north on Storrs Road (State Route 195). No construction traffic will be allowed to use local streets.

In conjunction with the construction of Phase 1C, the Town of Mansfield will be undertaking certain municipal improvements, including the construction of a new alignment of Bolton Road Extension at the intersection of Storrs Road, as depicted on Plan Sheet SP-1. Additionally, the Town will be completing the construction of the northern portion of the Storrs Center village street, to be known as Royce Circle. These two new town roads and their associated sidewalks and amenities are permitted under previous zoning permit approvals.

The General Contractor will be responsible for coordination of construction traffic.

No construction deliveries, loading, or site clearing, grading or construction activity shall take place before the hour of 7:00 a.m. Monday through Saturday, or before the hour of 9:00 a.m. on Sundays and holidays. Furthermore, no construction deliveries, loading, or site clearing, grading

or construction activity shall take place after 9:00 p.m. daily. The General Contractor shall be responsible for coordination of construction parking during construction activities.

Future Phases

It is the intent of the applicant Storrs Center Alliance to submit additional zoning permit applications at a later date for development of additional areas within the Storrs Center Special Design District area.

5.2 DESIGN CERTIFICATION FORM

The application is consistent with the attached design review checklist.

TS-3/Town Square Phase 1C

Name and Location of Building

BL Companies

Architect of Record

3/15/13

Date

5.3 STORRS CENTER DESIGN REVIEW CHECKLIST

Building/Site Description: TS-3
Location: Storrs Center - Town Square Building 3
Area: Phase IC
Architect/Engineer: BL Companies
Contact/Phone: Hans Schuurmans / 203-608-2483
Initial Review Date: _____

All questions should be answered Yes/No/NA unless specific information is requested. For 'No' answers, please include explanatory Comments/Notes. In these regulations "reasonable consistency" means that some variation or deviation from specific provisions is acceptable provided that the overall intent of the provision is achieved.

Section 1.3 Preliminary Master Plan

Is the overall plan contained in the zoning permit application reasonably consistent with the Preliminary Master Plan?

Y	N	NA
X		

Comments/Notes: The plan is consistent with the Master Plan and Design Guidelines for Town Square.

Sections 2.3 – 2.6 Area Specific Requirements

Is the site plan reasonably consistent with the area specific design standards for its location (i.e., Town Square, Market Square, Village Street, Residential)?

	Y	N	NA
Allowable Uses	X		
Building Setback	X		
Building Height	X		
Façade Setback	X		
Eave Projection	X		
Roof Profile	X		

	Y	N	N/A
Recessed Entries	X		
Awnings	X		
Balconies			X
Covered Arcades/Galleries	X		

Comments/Notes:

Are the streets reasonably consistent with the roadway design standards for their location?

	Y	N	NA
Lane Widths	X		
Parking Lane Widths	X		
Turning/Curb Radius	X		
Curb Heights	X		

Comments/Notes:

Are the streetscape elements reasonably consistent with the design standards for their location?

	Y	N	NA
Sidewalks	X		
Terraces	X		
Combined Sidewalk/Terrace Areas	X		
On-street Parking	X		
Street Trees	X		
Street Lighting	X		
Street Furniture	X		

Comments/Notes:

Is the building scale and composition reasonably consistent with the applicable Building Composition diagrams?

	Y	N	NA
Massing and Scale	X		
Horizontal/Vertical Divisions	X		

Comments/Notes:

Is the building orientation and façade design reasonably consistent with the applicable Building Composition diagrams?

	Y	N	NA
Location of entrances	X		
Location of special elements and architectural gestures	X		

Comments/Notes:

Section 3 Lot and Building Standards

Section 3.2.1 Site Layout Standards

Is the Site Layout reasonably consistent with the Site Layout Standards?

	Y	N	NA
Site features	x		
Visual patterns	x		
Building entrances	x		
Major parking areas	x		

Comments/Notes:

Section 3.3.2 Building Layout and Design Standards

Is the scale of the building mass reasonably compatible with existing or planned nearby buildings?

Y	N	NA
X		

Are the roof mass and building façade reasonably compatible as a building composition?

Y	N	NA
X		

Does the design reasonably incorporate weather protection, convenience and safety features for pedestrians?

Y	N	NA
X		

Comments/Notes:

Section 3.3.3 Floor Heights

Are the floor-to-floor heights reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

3.4 Façade Composition

3.4.1 Building Walls

Are the windows reasonably compatible with the building design?

Y	N	NA
X		

Are the windows generally vertically proportioned?

Y	N	NA
X		

Are the windows rhythmically spaced in a pattern reasonably compatible with the building form?

Y	N	NA
X		

Are the windows on upper floors generally smaller than the ground floor display windows?

Y	N	NA
X		

Are the windows generally recessed in their openings?

Y	N	NA
X		

Comments/Notes:

3.4.2 Window Openings

Are the window openings designed to be reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

3.4.3 Shutters

Are shutters designed to be reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes:

3.4.4 Balconies

Are balconies designed to be reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes:

3.4.5 Entries

Are primary building entrances clearly defined and articulated?

Y	N	NA
X		

Does the main entrance face a major street?

Y	N	NA
X		

If the building has a prominent corner location, is an entrance located at the corner (if applicable)?

Y	N	NA
X		

Are the American with Disabilities Act standards for building entries addressed in the documentation?

Y	N	NA
X		

Comments/Notes:

3.5 Commercial Storefronts

NOTE: Zoning approval plans may not include final individual storefronts and signage pending identification of actual tenants and application for tenant fit-out permits. If not included with zoning approval package, signage and storefronts for individual tenant fit-outs must demonstrate compliance with these design guidelines as part of applications for permitting of individual tenant fit-out construction.

3.5.2 Composition

Where included, are the storefronts reasonably consistent with framework of traditional storefront design?

Y	N	NA
X		

Is there diversity of character and individuality among the various storefronts?

Y	N	NA
X		

Are storefront entrances clearly marked?

Y	N	NA
X		

Is the relationship of indoor to outdoor reasonably well established using transparency or, at terraces, operable doors and windows?

Y	N	NA
X		

Comments/Notes:

3.5.4 Materials

What materials are used for the storefronts? Aluminum, fiber-cement trim, glass

Are materials used reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

3.6 Roof and Cornice Form

Is the building designed with a cornice or parapet wall in accordance with the design guidelines?

Y	N	NA
X		

Where applicable, do traditional roof forms reasonably follow historic precedent?

Y	N	NA
X		

Are the roofs consistent to the height limitations in the design guidelines?

Y	N	NA
X		

Comments/Notes:

3.6.3 Materials and Colors

What are the roof materials and colors? White TPO membrane roof is proposed.

Are materials and colors reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

3.6.4 Mechanical Equipment

Is roof-mounted equipment (HVAC, plumbing, exhaust fans, etc.) reasonably concealed from view?

Y	N	NA
X		

Are wall mounted grilles, vents and louvers reasonably integrated into the façade design?

Y	N	NA
X		

Comments/Notes:

3.7 Building Materials

3.7.2 Appropriate Materials

What building materials are used?

Facades: Cast stone, brick veneer, glass, aluminum store front, and decorative block.

Windows: Aluminum frame

Doors: Aluminum / Glass

Trim: Fiber cement trim boards (painted)

Visible Roofing: None

Are the materials used appropriate and compatible to those of adjacent buildings and reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

3.8 Colors

Is the paint color scheme reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

3.9 Building Lighting Design

If applicable, is the lighting plan design for the building reasonably consistent with the design guidelines?

Y	N	NA
X		

Are the fixtures compatible with the design guidelines?

Y	N	NA
X		

Comments/Notes:

3.10 Building Signage

NOTE: Zoning approval plans may not include final individual storefronts and signage pending identification of actual tenants and application for tenant fit-out permits. If not included with zoning approval package, signage and storefronts for individual tenant fit-outs must demonstrate compliance with these design guidelines as part of applications for permitting of individual tenant fit-out construction.

If included, is the building signage design reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes: Signage to be determined upon tenant leasing.

3.11 Building Safety Issues

Are applicable building safety issues addressed in the plans?

Y	N	NA
X		

Comments/Notes:

Section 4 Site Improvement Standards

4.2 Street Trees

What street tree species are used?

Is the size and spacing of trees reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes: Street trees are not part of this application, but have been permitted previously in a separate zoning permit application.

4.3 Public Space Details

Is a continuous clear passage width of five feet maintained on all public sidewalks?

Y	N	NA
X		

What materials are used for public sidewalks, outdoor terraces, and plaza spaces? Concrete and decorative concrete or brick pavers are proposed.

Are the materials used reasonably consistent with the design guidelines?

Y	N	NA
X		

Is the design of the street tree planting beds reasonably compatible with the design guidelines?

Y	N	NA
X		

Are the materials used in private walks compatible with the materials used in public sidewalks?

Y	N	NA
X		

Does the plan include:

	Y	N	NA
Bus stop shelter, if applicable			X
Bike racks			X
Directional signage			X
Benches			X

Comments/Notes: These items are provided under separate zoning permits.

4.4.2 Parking Structures

Do parking structures have reasonably appropriate architectural cladding or building liners where exposed on street fronts?

Y	N	NA
		X

On perimeters visible from surrounding areas, are parking structures appropriately screened with landscaping?

Y	N	NA
		X

Comments/Notes: Parking is on-street/parallel parking.

4.4.3 Off-Street Surface Parking

Are surface parking areas located to the side or rear of buildings where possible?

Y	N	NA
		X

Is the number of contiguous parking spaces generally consistent with the design guidelines?

Y	N	NA
		X

Do surface parking areas have appropriate landscaping or screening?

Y	N	NA
		X

Comments/Notes:

4.5 Service and Utility Areas

Are service areas located in the rear or side yards, where possible?

Y	N	NA
X		

Are walls, fences, or landscaping used to screen service areas?

Y	N	NA
X		

Are refuse containers enclosed with an opaque wall?

Y	N	NA
X		

Is the service area contained in a recess of the building or enclosed where possible?

Y	N	NA
X		

Are service areas sized to address Mansfield recycling requirements?

Y	N	NA
X		

Comments/Notes:

4.6 Site Lighting

Is the site lighting pedestrian scaled?

Y	N	NA
X		

Does the site lighting complement the architectural design?

Y	N	NA
X		

Is the site lighting focused downward to illuminate appropriate areas and to avoid spill-off into other areas?

Y	N	NA
X		

Comments/Notes: Site lighting will conform to tenant requirements and design guidelines.

4.7 Site Signage

Is the site signage plan reasonably consistent with the guidelines?

Y	N	NA
X		

Has adequate signage been provided to guide visitors in the vicinity of the building(s)?

Y	N	NA
X		

Comments/Notes: Site signage is yet to be determined, but will conform to design guidelines.

4.8 Site Furnishings

Have applicable site furnishing been provided in the plans?

Y	N	NA
		X

Do site furnishings have a reasonably consistent sense of design for the designated area?

Y	N	NA
		X

Comments/Notes:

4.10 Site Safety Issues

Are applicable site safety issues addressed in the plans?

Y	N	NA
X		

Have Mansfield Fire Lane standards been addressed?

Y	N	NA
X		

Comments/Notes: Access for fire vehicles is provided on at least three sides of the proposed building.