

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

APPLICANT/OWNER SECTION

PERMIT # 15-5-4

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

1. Storrs Center Alliance, LLC / PO Box 878, 233 Rt. 17, Tuxedo, NY 10987 / 845-351-2900
 Owners name Mailing address Telephone

2. BSC Group, Inc. / 180 Glastonbury Blvd. Ste., Glastonbury, CT 06033 / 860-652-8227
 Applicants name (if different than owner) Mailing address Telephone

3. Storrs Center Development 16 41 13 3.A. No 3.B. SC-SDD
 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.

See Attached See PZC # 1246-17 for Statement of Use (9-27-13)

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. Jesse Harris / 3-11-15 / Per ADENBUM Consistues
 Signature of Director of Health Date Comments
- B. Jesse Harris / 3/6/2015
 Signature of Inland Wetland Agent Date Comments
- C. David Dill / 5/19/15
 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.

Jesse Harris / Jesse Harris / 9/20/13
 Owner / Applicants signature Owner / Applicant (printed) Date

ZONING AGENT SECTION

PERMIT # 15-5-4

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 \$150 ck# 22007 (oct 2013)
- 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 # 1246-17
- 4. The subject lot is an existing lot of record or an approved subdivision lot. PZC file # 1246-18
- 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: Attached ADDENDUM shall be part of this permit approval. All work shown on approved plans and/or noted in this permit shall be fully completed prior to occupancy.

[Signature]
Signature of Zoning Agent

May 11, 2015
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

ADDENDUM
Zoning Permit # 15-5-4
Phase 2, Building VS-11

The conditions listed below shall be a part of Zoning Permit # 15-5-4, issued to BSC Group, Inc. on May 11, 2015, for the construction of Building VS-11 (Phase 2) of the Storrs Center Development. This approval is based on the plans submitted together with the 9/30/13 Zoning Permit Application, as cited in a 11/20/13 memo from Linda M. Painter, Director of Planning & Development to Curt Hirsch, Zoning Agent. The approved 18-sheet plan set is dated, revised 12/30/14. Any questions about the subject conditions or requirements shall be directed to the Zoning Agent. (Note: Authorization for foundation and vertical construction were given in January and October 2014, for the issuance of restricted building permits.)

- A. Erosion & Sedimentation Control. During periods of construction, bi-weekly erosion and sediment control monitoring reports shall be submitted to the Zoning Agent and Inland Wetland Agent until disturbed areas are stabilized. This condition may be met by maintaining an E & S inspection log on the construction site that shall be available to the Zoning and Wetland Agents upon request.
- B. Hours of Construction. Construction on the site and building shall be limited to between the hours of 7:00 a.m. and 9:00 p.m. Monday through Saturday, and 9 am to 9 pm on Sundays and holidays.
- C. Utilities. Unless specifically authorized by the Director of Planning and Development, all new utility lines shall be installed underground.
- D. Plan Revisions. Pursuant to Article X, Section 5.6.g of the Zoning Regulations, any proposed revisions to the approved plans and associated application narratives and/or the proposed uses hereby granted, shall be submitted to the Director of Planning and Development for review and approval
- E. Local Approvals. All conditions of approval cited in the 10/1/07 Inland Wetland Agency license approval, as revised on 1/19/11, shall be met.
- F. Construction Traffic. In addition to the information provided as part of the statement of use, the applicant shall be responsible for ongoing coordination with the Town of Mansfield with respect to management of construction traffic related to concurrent projects. The point of contact for this coordinated effort will be the Director of Public Works or his designee. If deemed necessary by the Director of Public Works, a more formal traffic management plan shall be developed for the approval of the Traffic Authority.
- G. Parking. Pursuant to the Master Parking Study, a minimum of 50 parking spaces are required for the building. Employees shall be required to use long-term parking in the parking garage to preserve the short-term, on-street parking for drop-off and pick-up for the day care as well as other, future Storrs Center uses. If issues arise with the number and availability of spaces directly in front of VS-11 for drop-off/pick-up, the issue will be revisited by the Traffic Authority and the master Developer may be required to provide additional parking.
- H. Signs. No signage is approved under this zoning permit. Proposed signage shall be submitted to the Zoning Agent prior to installation.
- I. Colors, Details and Specifications. Final building colors shall be consistent with the palette presented at the public hearing. Details for exterior lighting, window glazing and playground surfacing shall be submitted and approved prior to installation.

- J. Gravel Driveway. Maintenance of the proposed, temporary gravel driveway along the north side of the building, including E & S controls, and snow removal, shall be the responsibility of the applicant. It shall be maintained in a passable condition at all times.
- K. Survey Monumentation. No occupancy permits shall be approved until the monumentation for this lot has been completed with Surveyor's Certificate, with the exception of monumentation along the common property line with the lot to the south.
- L. Fencing. The black 4' aluminum fence depicted on Sheet C300, shall be continued on the top of the retaining wall around the play area. It is not clear on the plan that this was intended.
- M. Landscaping. The planting plan (Sheet L100) is approved. However, the plan does not indicate any plantings within the several play areas. The applicant shall consider and submit to the Director of Planning & Development, a plan that provides some shading in this outdoor area.
- N. Final occupancy approval. No Certificate of Zoning Compliance shall be issued until all authorized work has been completed according to the approved plans and conditions. A certificate of Compliance may be granted prior to full completion provided that health and safety issues have been satisfactorily addressed and approved by the Zoning Agent upon consultation with other town staff.