

ZONING PERMIT APPLICATION
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. Main Street Homes - Storrs, LLC / PO Box 878, Tuxedo Park, NY 10987/ 845-351-2900
 Owners name Mailing address Telephone

2. _____ / _____ / _____
 Applicants name (if different than owner) Mailing address Telephone

3. _____ 3.A. N/A 3.B. 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.

Construction of a trail access path and removal of dead or dangerous trees.

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.

[Signature]
 Owner / Applicants signature

LOUIS G. MARQUESE
 Owner / Applicant (printed)

5/3/16
 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 Assistant Town Planner/Zoning Agent
Janell.mullen@mansfieldct.org

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 TRAIL ACCESS

MAIN STREET HOMES – STORRS, LLC

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 trails and connection to trails located in the Town Conservation Area to the east of Sherwood Street in Phase 3 of the Storrs Center project.

It will consist of the following improvements:

1. Public Access Easement across the northern sidewalk on Sherwood Street.
2. Installation of a gravel trail from the Sherwood Street sidewalk up to a gathering area at the top of the elevation change.
3. The removal of dead or dangerous trees in the vicinity of the trail gathering area.
4. Installation of 3 wayfinding signs in and around the gathering area.

Property Involved in Application

As depicted on the attached plans, the property involved in the application include the following:

1. Property owned by Main Street Homes - Storrs, LLC.
2. Town of Mansfield conservation area.

Project Sequence

The improvements described in this zoning permit application shall be sequenced in the following general manner:

1. Clearing, grading and other site work will commence in the spring of 2016;
2. Connection work and installation of wayfinding signage will be complete in the summer of 2016.

Construction cost estimate for the entire work is approximately \$5,000.00.

Consistency with Storrs Center Special Design District

The applicants believe that this application is consistent with all of the required elements of the Storrs Center Special Design District. Pursuant to Article X, Section S.6.c(vi) of the Zoning Regulations, the following statements have been prepared by a professional with expertise in the relevant subject area, demonstrating reasonable consistency with approved elements of the Storrs Center Special Design District, and are included in this Application package:

1. Trail Conservation Area Access Map Site Plan, TS-301
2. Trail Conservation Area Access Map Grading and Drainage Plan, TG-301
3. Trails Map, TR-1
4. Design Guidelines Checklist

Consistency with other Government Approvals

Storrs Center Alliance has previously obtained several government approvals for Storrs Center, including the following:

1. Inland wetland permit approval from the Mansfield Inland Wetland Commission.
2. United States Army Corps of Engineers approval of a section 404 permit.
3. State of Connecticut Department of Energy and Environmental Protection approval of a section 401 water quality certification.

There are no changes to the urban footprint line as submitted in previous applications.

Water and Sewer Service

There is no public water and sewer service required for the work in this application.

Main Street Homes – Storrs, LLC

Storrs Center Special Design District
Phase 3 Trail Connection Zoning Permit Application

List of Abutting Property Owners

Town of Mansfield
Town Clerk
4 South Eagleville Road
Storrs, CT 06268

Leyland Storrs II LLC
c/o LeylandAlliance LLC
PO Box 878
Tuxedo Park, NY 10987

EDR Storrs II, LLC
c/o Education Realty Operating Partnership, LP
999 Shady Grove Road, Suite 600
Memphis, TN 38120

Storrs EPC, LLC
c/o LeylandAlliance LLC
PO Box 878
Tuxedo Park, NY 10987

State of Connecticut
University Of Connecticut
U Box 3038 Facilities Management
Storrs, CT 06269

Region 19 Board of Education
Mansfield Willington Ashford
4 South Eagleville Road
Storrs, CT 06268

Regional School District #19
EOS High School
1235 Storrs Road
Storrs, CT 06268

Richard Robarge Jr.
Leslie D. Robarge
3 Lorraine Circle
Storrs, CT 06268

Storrs Associates LLC
P.O. Box 476
Storrs, CT 06268

Nicholas and Georgia Haidous
Haidous Family Trust
897 Storrs Road
Storrs, CT 06268

Hellenic Society
Paideai Inc.
P.O. Box 14852
Storrs, CT 06268

Lutheran Church
Corporation of Northeast
40 Wilbraham Road
Springfield, Mass 01109

Darline Jean
5 Woodland Rod
Valley Stream, NY 11581

Jie & Zhiqiang Zhang
5 Sherwood Street
Storrs, CT 06268

Matthew & Tina Giuffre
87 Country Club Road
Bolton, CT 06043

Emily Roto
1 Sherwood Street
Storrs, CT 06268

Hui Shen
465 Buckland Hill Drive, Apt 23122
Manchester, CT 06042

John J. King
13 Sherwood Street
Storrs, CT 06268

Paul Marhan
KPM Storrs, LLC
26 Old Oak Road
Glen Ridge, NJ 07028

Helah Ghaemolsabahi
Homa Ramezani
PO Box 38
Storrs, CT 06268

Paul S & Tina M. McCarthy
82 Willowbrook Road
Storrs, CT 06268

SCT Storrs Center I LLC
c/o Derek B. Peterson
Simsbury, CT 06070

University of Connecticut
Sadler HSE H-7A/H-9
U Box 3038 Facilities Management
Storrs, CT 06269

EDR Storrs LLC
c/o Marvin F. Poer & Co.
Atlanta, GA 30305

Storrs Center Alliance LLC
c/o Leyland Alliance LLC
P.O Box 878
Tuxedo Park, NY 10987

Joshua's Tract Conservation & Historic Trust, Inc.
P.O. Box 4
Storrs Mansfield, CT 06268

William J. & Margaret E. McKenna
109 Maryknoll Road
Metuchen, NJ 08840

Zihui Zhang
192 Wassuc Road
South Glastonbury, CT 06073



Town of Mansfield, Connecticut Web GIS Maps and Online Property Information

Town Website: [Feedback](#)

Layers: Property Selection

Color: Blue Green

- Selected: 17
- 16.41.19 62 DOG LA
 - 16.41.20-1 DOG LA
 - 16.41.15 1244 STORRS RD
 - 16.41.13-1 28 DOG LA
 - 16.41.18 18 DOG LA
 - 16.41.7-1A HANKS HILL RD
 - MOULTON RD
 - 16.41- 34 WILBUR CROSS WAY #V
 - 16.41.13A 9 CHARLES SMITH WAY
 - 16.41-13-1C- 12 ROYCE CR #/S2A
 - MOULTON RD
 - 16.41.13-OP WILBUR CROSS WAY
 - 16.41.13-1B 1 ROYCE CR
 - 16.41.13-3 11 SHERWOOD ST #2C
 - 16.41-13-2B 28 WILBUR CROSS WAY
 - 16.41.13-1C 8 ROYCE CR
 - 16.41-13.5- 33 WILBUR CROSS WAY #V
 - 6C

Base Map:

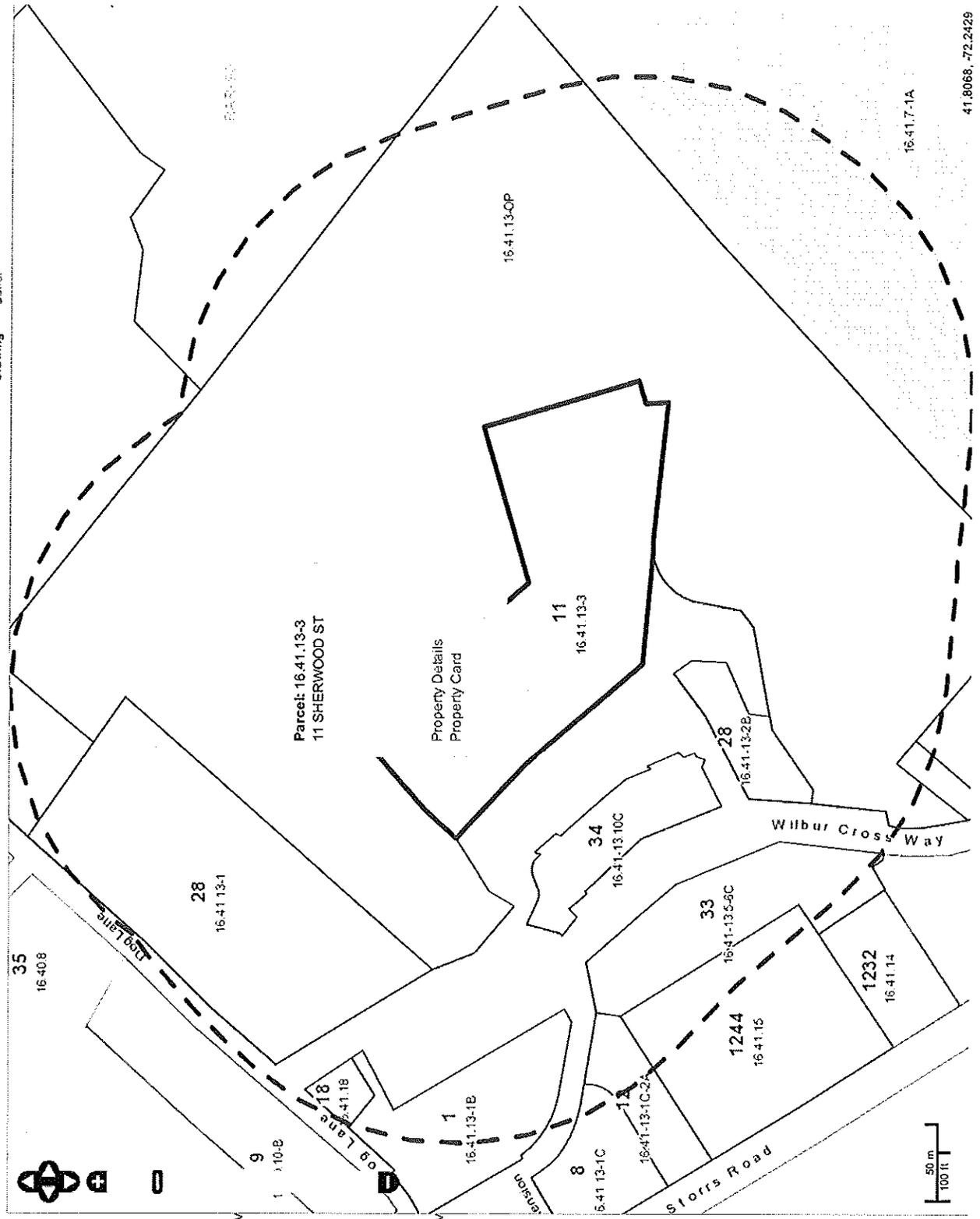
Address Parcel ID Owner

GIS Map Street View Top Maps



1: 2892

Drawing Buffer



5.2 DESIGN CERTIFICATION FORM

The application is consistent with the attached design review checklist.

Trail Access Easement and Connection to Whetten Woods Conservation Area Trail
Main Street Homes, Phase III, Storrs, CT

Name and Location of Building

Langan Engineering

Engineer of Record

5/3/16

Date

5.3 STORRS CENTER DESIGN REVIEW CHECKLIST

Building/ Site Description: Storrs Center- Phase III
Main Street Homes
Trail Access Easement and Connection to Whetten Woods Conservation Area Trail

Location: Mansfield, Connecticut

Area: Phase III

Engineer: Langan Engineering
Contact: Timothy Onderko

Initial Review Date: May 3, 2016

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 Phase 3 site layout and technical elements are consistent with the Storrs Center Preliminary Master Plan. New sidewalks will be built per the Master Plan and all new electrical, and telephone utility infrastructure will be located underground. The trail access easement is over a sidewalk from Elsie Marsh Way to the trail connection into Whetten Woods.

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
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:

Curb heights are consistent with the Design Guidelines, with a 4” reveal.

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:

Sidewalks have been designed to provide a clear, continuous passage of no less than 5 feet and are provided at the frontage of all residential buildings. New street trees are provided along “Phase III Road” and street lights are proposed at all main street intersections and where additional lighting is needed to supplement building mounted fixtures.

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:

The site layout is consistent with the Site Layout Standards. Existing vegetation at the development limits is being maintained to create a connection to forested areas and site grading has been designed to follow existing topographic patterns where possible.

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?

Storrs Center Special Design District Design Guidelines

Y	N	NA
		X

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: This section is Not Applicable to the Phase 3 trail connection.

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?

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?

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?

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

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

Y	N	NA
		X

Comments/Notes:

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

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

Y	N	NA
		X

Comments/Notes:

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?

Poured Concrete

Y	N	NA
		X

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:

Sidewalks will be constructed of poured concrete.
Signage to direct trail users to the trail are noted on the plans.

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:

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:

Lighting is only along the public access sidewalk. Street lights will be “Providence” LED fixtures by Architectural Area Lighting (AAL). The fixtures, poles and pole heights are consistent with the design guidelines. The Providence LED is a high-efficiency Light Emitting Diode fixture which matches the site lighting in Phase 1 and 2.

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 will be provided to direct users to the trail.

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: