

**TOWN OF MANSFIELD
PLANNING AND ZONING COMMISSION**

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILL ROAD
STORRS, CT 06268
(860) 429-3330

June 19, 2007

Mansfield Downtown Partnership, Inc.
C/o Cynthia van Zelm, Executive Director
1244 Storrs Road
P.O. Box 513
Storrs, CT 06268

Re: Mansfield's PZC approved revisions to Mansfield's Zoning Regulations
PZC file #1256

Dear Ms. van Zelm,

At a meeting held on 6/18/07, the Mansfield Planning and Zoning Commission adopted the following motion:

“to approve, subject to revisions noted below, the February 15, 2007 application of the Mansfield Downtown Partnership Inc., and Storrs Center Alliance LLC., to amend various sections of the Mansfield Zoning Regulations as submitted to the Commission and heard at Public Hearings on March 28, April 5, April 26 and May 21, 2007. The subject regulation amendments shall become effective as of July 15, 2007 or upon subsequent filing on the Mansfield Land Records.

The Planning and Zoning Commission has reviewed and considered all Public Hearing testimony and communications. The regulation amendments referenced above are adopted pursuant to the provisions and authority contained in Chapter 124 of the Connecticut General Statutes, including Section 8-2, which provides the Commission with:

- The authority to regulate the density of population and the location and use of buildings, structures and land for trade, industry, residence or other purposes;
- The authority to divide the municipality into districts of such number, shape and area as may be best suited to carry out the purposes of Chapter 124 of the Connecticut General Statutes; and, within such districts, the authority to regulate the erection, construction, reconstruction, alteration or use of buildings or structures and the use of land;
- The mandate to consider the Plan of Conservation and Development prepared under Section 8-23;
- The mandate to secure safety from fire, panic, flood and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; and to facilitate the adequate provision for transportation, water, sewerage, schools, parks and other public requirements;
- The mandate to give reasonable consideration as to the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality;
- The authority that reasonable consideration be given for the protection of existing and potential public surface and ground drinking water supplies;
- The authority to encourage energy-efficient patterns of development.

continued

The subject regulation revisions have been adopted because they promote these statutory goals and other zoning purposes cited in Article One of Mansfield's Zoning Regulations. Furthermore, the Commission has adopted the subject regulation revisions for the following reasons:

1. The subject Storrs Center Special Design District Regulations promote goals, objectives, and recommendations contained in Mansfield's 2006 Plan of Conservation and Development. The revisions also are consistent with goals and recommendations contained in the 2002 Windham Region Land Use Plan, and the 2005-2010 Conservation and Development Policies Plan for Connecticut.
2. The approved revisions are acceptably worded and appropriately coordinated with other provisions of Mansfield's Zoning Regulations. The revisions have been determined to be legally acceptable by the Town Attorney.
3. The approved revisions are consistent with the approved Municipal Development Plan for the Storrs Center Project.
4. The approved revisions include new and detailed application requirements and approval processes for creating new Storrs Center Special Design Districts and for authorizing new development within an approved district. The approved regulations are considered adequate and appropriate for regulating future development in the subject project area.

The applicant's February 15, 2007 "Proposed Revisions to Mansfield's Zoning Regulations" shall be revised to incorporate revisions listed below. These revisions address issues raised in the Public Hearing process and are necessary to appropriately regulate the subject Storrs Center project.

1. Items 1 through 9 listed in Exhibit 1 of the applicant's May 15, 2007 letter as "Conditions of Approval acceptable to the Co-Applicants", shall be incorporated into the final text;
2. Proposed Article X, Section T.4.a. (iii) shall be revised to delete, "including private residence clubs";
3. Proposed Article X, Section T.4.a. (xxvi) shall be revised to read as follows: Private clubs, such as university faculty clubs, university graduate clubs and clubs for civic or religious organizations, with or without residential units, but excluding clubs or housing for student fraternities, sororities and other student groups."

If you have any questions regarding this action, please call the Planning Office at 429-3330.

Very truly yours,

Katherine K. Holt, Secretary
Mansfield Planning & Zoning Commission

Cc: Mansfield Town Council
Storrs Center Alliance LLC.
Attorney Thomas Cody
Attorney Lee Cole-Chu