

AGENDA

This meeting will start immediately upon the conclusion of the preceding Inland Wetlands Agency Meeting.

The Packet for this meeting is available at

<https://mansfield.civicweb.net/document/233560/?splitscreen=true>

VIRTUAL MEETING

In accordance with PA 22-3, this meeting will be held Hybrid. This meeting may be viewed live at <https://mansfieldct.gov/video>. A video recording of the meeting will be available on YouTube at "MANSFIELD CONNECTICUT STREAMING CHANNEL" (<https://mansfieldct.gov/video>) no more than seven (7) days after the meeting. Please email planzonedept@mansfieldct.org or call 860.429.3330 by 3:00 PM on the day of the meeting to receive instructions for how to participate remotely.

The Planning and Zoning Commission receives public comment outside of a public hearing in writing only. Submit comments via email at planzonedept@mansfieldct.org, or by USPS mail at 4 South Eagleville Road, Mansfield, CT 06268. To be included in the current meeting packet comments must be received before 3:00 pm on the day of the meeting. Written public comment received after 3:00 pm on the day of the meeting will be shared at the next meeting.

Items marked with an () were uploaded to the packet after the initial publication.*

1. CALL TO ORDER AND ROLL CALL

2. CONSENT AGENDA

A. Approval of Minutes
[01-20-2026 PZC Minutes](#)

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B. Zoning Agent Report

3. OLD BUSINESS

4. NEW BUSINESS

A. P1372-3-Application of the Standard at Four Corners LLC to modify the affordable housing requirements of the approved special permit for a mixed-use development with 392 residential units, located at 1725 Storrs Rd (Assessor's Parcel ID 8.15.9).

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[The-Standard-at-Four-Corners-LLC Special Permit Modification Application](#)
[Affordable Housing Modification Narrative](#)
[Affordable Marketing Efforts 2025](#)
[Originally Approved Affordable Housing Plan](#)
[Recorded Declaration of Restricted Covenants-Affordable Housing](#)
[Recorded Special Permit](#)

MOVE to receive the application of the Standard at Four Corners LLC to modify the affordable housing requirements of the approved special permit for a mixed-use development with 392 residential units, located at 1725

Storrs Rd (Assessor's Parcel ID 8.15.9), PZC File Number P1372-3, schedule a public hearing for Monday, March 2 at 6:05 pm, and refer said application to the Affordable Housing Committee for review and comment.

5. ZONING REGULATIONS AND DESIGN GUIDELINES

6. REPORTS FROM OFFICERS AND COMMITTEES

A. Chairman's Report

B. Regional Planning Commission

C. Regulatory Review Committee

Next Meeting is Scheduled for Thursday, February 19th at 5 pm

D. Planning and Development Director's Report

E. Other Committees

F. Other

[Town of Mansfield CEPA Scoping Comments 1-27-2026 Final](#)

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7. COMMUNICATIONS AND BILLS

A. Citizen Communications

B. Advisory Committee/Commission Communications

C. Referrals

8. ADJOURNMENT

MINUTES

Members Present: P. Aho, Z. Anglin, B. Chandy, J. DeVivo (6:08 p.m.), K. Fratoni, K. Rawn, C. Wutsch

Members Absent: S. Accorsi, V. Ward

Alternates Present: A. Marcellino, J. Walters, R. Zaciek

Alternates Absent:

Staff Present: J. Kaufman Director of Planning and Development;
J. Woodmansee, Assistant Director of Planning and Development;
M. Stankov, Environmental Planner/Inland Wetlands Agent
S. Forand, Administrative Assistant Specialist

1. CALL TO ORDER AND ROLL CALL

Aho called the meeting to order at 6:01 p.m. Members present are Aho, Anglin, Chandy, Fratoni, Rawn, Wutsch and Alternates Marcellino, Walters, and Zaicek. All Alternates were seated for absent members.

2. CONSENT AGENDA

A. **Approval of Minutes**

B. **Zoning Agent Report**

Rawn MOVED, Wutsch seconded, to approve the Consent Agenda as presented.

Motion PASSED unanimously.

Motion passed by consent;

- Move to approve the December 15, 2025 PZC Meeting Minutes.
- Move to approve the Zoning Agent Report.

3. OLD BUSINESS

4. NEW BUSINESS

A. UConn Golf Practice Facility-CEPA Scoping

J. Kaufman provided a detailed overview of the UConn proposed private golf facility on property located on East Rd.

J. DeVivo arrived at 6:08 p.m.

Commission members and staff discussed; CEPA regulations, additional opportunity for comments, look of building to keep with the Historic District character, different location, SHPO to weigh in on project, style of building, near fifty foot cliff trails

Rawn MOVED, Anglin seconded, to authorize the Chair to prepare and submit comments to the University of Connecticut, on behalf of the Planning and Zoning Commission, in conjunction with the Town Council, regarding the proposed Golf Practice Facility, based on the staff memorandum dated January 14, 2026, prepared by the Director of Planning and Development, with the following modifications: Reference to the UConn Depot Campus in paragraph related to *Evaluation of Reasonable Site Alternatives*.

Motion PASSED unanimously.

5. REPORTS FROM OFFICERS AND COMMITTEES

- A. Chairman's Report
- B. Regional Planning Commission
- C. Regulatory Review Committee
- D. Planning and Development Director's Report
Kaufman provided an update on the planning department activities
Commission asked about; Water negotiation between Town and University
- E. Other Committees
- F. Other

6. COMMUNICATIONS AND BILLS

- A. Commission Communications
Washington Post [Opinions | Why housing reforms struggle to deliver on their central promise](#)
- B. Advisory Committee Comments
- C. Referrals

7. ADJOURNMENT

A. Aho adjourned the meeting at 6:35 p.m.

Respectfully submitted,

Sandy Forand
Administrative Assistant Specialist



Application for Modification to Approved Site Plan and/or Special Use Permit

Additional information regarding revisions to approved site plans and special permits can be found in [§ 190-74i](#) of the Mansfield Zoning Regulations. The Commission has the authority to approve revisions without the submission of a new site plan or special permit application. Where the proposed revision is considered a significant alteration of the existing plans, the Commission may require the submission and processing of a new site plan or special permit application.

- Before starting this application, please be sure you have the required information and documents ready.
- Make sure that required documents are saved in PDF form and appropriately named. For example: "Approved Plan," "Proposed Modification," etc.
- Please call the Department of Planning and Development at 860.429.3330 with any questions on how to complete the form.

Who is completing this application form?

Agent for the Applicant

Applicant Information

Is the applicant the property owner?

Yes

Name

The Standard at Four Corners LLC .

Address

1725 Storrs Rd.
Mansfield, CT, 06268

Phone Number

(203) 777-1001

Email

asouchuns@mrglaw.com

Applicant Interest in Property

Other

Property Owner Information

Name

The Standard at Four Corners LLC .

Address

c/o MacDermid Reynolds & Glissman PC, 42 Cherry St, Floor 2
Milford, CT, 06460

Phone Number

(203) 777-1001

Agent Information

Have any agents been authorized to represent the applicant regarding this application?

Yes

Please attach contact information (name, company name, address, phone and email) for each person that may be directly contacted regarding the application.

Agent Contact Information

MRG contact info.pdf

What is this agent's role on the project team?

Attorney

Property and Project Information

Address/Location of Subject Property

1725 Storrs Road

Tax Assessor Parcel Identification Number(s)

Map 8, Block 15, Lot 9

Project Name

The Standard at Four Corners

Historic and Cultural Features

Is the property located on one of the following designated scenic roads?

No

Is the property located in one of the following locally designated historic districts?

No

Is the property located in one of the following historic villages?

No

Proposed Revision

In completed this section of the application, the applicant must provide sufficient informatoin to determine whether the modification complies with all applicable land use regulations.

Are you seeking to modify a previous:

Special Permit Approval

Does the proposed modification involve a substantial revision of approved site and building plans, including but not limited to, changes in entrance drive design or location, overall paring layout, traffic patterns, storm drainage or waste disposal systems?

No

Does the proposed modification involve substantive changes in exterior building design, signs, or building materials?

No

Does the proposed modification involve a change in use prior to initial occupancy?

No

Does the proposed modification involve interior alterations that alter or intensify a land use, such as, but not limited to, increases in finished floor area for the subject use, alterations affecting the nature of occupancy or number of possible occupants or customers, alterations affecting water supply or waste disposal needs or alterations to uses involving hazardous materials?

No

Does the proposed modification comply with all conditions of approval?

Yes

Pursuant to Article 5, Section A.9 and B.9 of the Mansfield Zoning Regulations, Planning and Zoning Commission approval is required for the proposed modification.

Describe proposed change(s) and the reason/justification for the proposed change.

Applicant seeks to modify the affordable & workforce housing conditions. Details are included in the attached narrative

Upload plan(s) depicting the proposed revision:

 Affordable Housing Modification Narr... .pdf

 Affordable Marketing Efforts 2025.pdf

Aquifer Protection Area Notification

To determine if your project is in the designated Aquifer Protection Areas, please view the Zoning Group Layer of the Town's GIS Map at <https://www.axisgis.com/mansfieldct/>

Is the subject property located within a designated Aquifer Protection Area?

No

Applicants for projects located within a designated Aquifer Protection Area are required to notify the University of Connecticut via certified mail and the Department of Public Health through the completion and submission of the [CTDPH Watershed or Aquifer Protection Area Notification Form](#). These notices shall be sent within (7) days of the Commission’s receipt of the application and documentation of such notice shall be provided to the Department of Planning and Development. A notification form for the

University of Connecticut is available at <https://www.mansfieldct.gov/DocumentCenter/View/2605/Notification-to-UConn-for-Aquifer-Protection-Areas-for-Mansfield-Projects>.

Willimantic Reservoir Watershed Notification

The Willimantic Reservoir Public Drinking Water Supply Watershed encompasses much of the eastern half of Mansfield. To determine if your project is located within the Willimantic Reservoir Public Drinking Supply Watershed, please review the map located at <https://www.mansfieldct.gov/DocumentCenter/View/4647/Will-Reservoir-Watershed>.

Is your project located within the Willimantic Reservoir Public Water Supply Watershed?

No

Applicants for projects located within the watershed of the Willimantic Reservoir are required to notify Windham Water Works via certified mail and the Department of Public Health through the completion and submission of the [CTDPH Watershed or Aquifer Protection Area Notification Form](#). These notices shall be sent within (7) days of the Commission's receipt of the application and documentation of such notice shall be provided to the Department of Planning and Development. A notification form for Windham Water Works is available at <https://www.mansfieldct.gov/DocumentCenter/View/2606/Notification-to-Windham-Water-Works-for-Mansfield-Projects---Fillable-PDF>.

Application Fee

A non-refundable application fee is required pursuant to [Section 122-2 of the Mansfield Code of Ordinances](#).

Earlier in this application, you were asked a series of questions regarding the nature of the proposed revision in an attempt to identify whether Commission approval would be required. If you answered "No" to all of those questions, it is presumed the request is of a minor nature that can be reviewed and approved by the Zoning Agent and Chair of the Planning and Zoning Commission. If it is determined through the review process that Commission approval is needed, you will need to pay the balance of the fee required for a Commission review.

Application Fee Due
\$250.00

Fee Payment Options

Application fees are accepted as follows.

- **Check.** A check payable to the Town of Mansfield can be paid in person at the Department of Planning and Development; left in the drop box at the eastern entrance to Town Hall in an envelope addressed to the Department of Planning and Development; or mailed to: Department of Planning and Development, 4 South Eagleville Road, Mansfield, CT 06268-2599
- **Credit Card.** Credit card payments are accepted in person in the Department of Planning and Development or over the telephone at 860.429.3330 during regular business hours.

Cash. Cash in the amount due can be paid in person at the Department of Planning and Development.

Applicant Certification Statement

In signing and submitting this application, I hereby certify the following:

- I will send the required notices (if applicable) to the Department of Public Health and applicable water company/water supply system within 7 days of Commission receipt of the application and provide documentation of said notice to the Department of Planning and Development prior to issuance of a decision.
- I am familiar with the information contained in the application submissions and that such information is complete, true and correct to the best of my knowledge.
- I understand the penalties for obtaining a permit through deception or through inaccurate or misleading information.
- I understand that the subject application must comply with all applicable requirements of the Mansfield Zoning Regulations.
- I understand that the subject application will not be considered completed until the Property Owner of record completes and submits the Property Owner Certification Statement, available at <https://mansfieldct.jotform.com/221805474458865>.

Signature



Zoning Agent Signature

PZC Chair Signature

Date

01/27/2026

Application Fee Due

Applicant Certification Statement

The Standard at Four Corners, LLC (Landmark Properties)
1717, 1733 & 1753 Storrs Road
January 26, 2025

Proposed Modification to Affordable Housing Program

Applicant/Owner The Standard at Four Corners, LLC, an affiliate of Landmark Properties (“Landmark”), is the owner of the multi-family development known as The Standard at Four Corners (“The Standard”) located at 1717, 1733 & 1753 Storrs Road (collectively and commonly known as 1725 Storrs Road). Landmark seeks to modify the terms of the land use restrictions governing the affordable units at The Standard. Landmark seeks this modification to expand the affordable housing opportunities in the development, as the current restrictions limit the eligible population.

Its proposal, made pursuant to § 190-23.E of the Zoning Regulations, involves three requests: (1) payment of a fee-in-lieu of the on-site workforce housing units, (2) modification of the governing “student limitation” from the Low Income Housing Tax Credit (“LIHTC”) to the Section 8 limitation, and (3) modification of the affordable housing requirement by reducing the number of required affordable units to eighteen (18) total, with ten (10) units limited to households earning 50% of applicable median income.

Background:

The Planning & Zoning Commission approved the development of The Standard in February 2022 as Special Permit No. 1372-2 (“Approval”). Pursuant to the Zoning Regulations in effect at the time of submission, Landmark’s plan included 35 affordable housing units, 17 workforce housing units, and a fee-in-lieu payment of \$1,515.382.59 as consideration for certain density bonuses available under a previous version of the Zoning Regulations.

The Zoning Regulations required a deed restriction on the Property documenting the long-term nature of the affordable units, which was recorded on the Mansfield Land Records on August 5, 2025 at Volume 852, Page 821 (“Restriction”). Consistent with the terms of the Approval, Section 4 of the Restriction requires that the 35 affordable units be rented to persons and families whose annual income is less than or equal to eighty percent (80%) of the median income as defined in Conn. Agencies Regs § 8-30g-1(10) (“Affordable Units”), while the 17 workforce units be rented to persons and families whose annual income is less than or equal to one-hundred twenty percent (120%) of the median income, without adjustment for fair market rents (“Workforce Units”).

Section 190-23.E of the Zoning Regulations allows the Commission to evaluate alternative means of compliance beyond the provision of units on-site in a proposed development. This option requires the Commission to consider four criteria: (a) the number of required income-restricted housing units and the practicality of incorporating such units in the development; (b) proximity of the proposed development to existing or planned employment, schools or commercial services; (c) compatibility with surrounding land uses; and (d) difficulties complying with local, state or federal requirements in developing income-restricted units as part of the development. Landmark's efforts to date and its proposal demonstrate that these revised changes satisfy these criteria.

Affordable Housing Marketing Efforts:

Landmark began marketing efforts for the affordable and workforce housing units in April 2025. These efforts reflect a combination of in-person outreach, traditional print notices and advertising, targeted emails to income eligible households in Mansfield and surrounding towns, and mailings to social service agencies.

Documentation of these efforts, including dates and contact points, as well as the information provided, are attached as Exhibit A. Although Landmark's primary demographic is students, marketing efforts reached the wider community and did not limit the description of the development as "student housing" or "student apartments." Despite these efforts, as of the date of this submission, Landmark has leased eight (8) of the Affordable Units and none of the Workforce Units.

Request 1 - Fee-in-Lieu of On-Site Workforce Housing Units:

Landmark seeks to make a payment in lieu of maintaining the on-site Workforce Units. Earlier versions of the Zoning Regulations expressly authorized a fee-in-lieu payment in connection with a proposed development, either in connection with bonus density or in place of on-site units. Although that provision has been modified, § 190-23.E allows the Commission to approve alternative methods of compliance.

From the time of Landmark's preliminary due diligence, the anticipated rents for Workforce Units aligned with or were slightly higher than predicted market rents. Now that final rents have been determined for the Workforce Units and marketing has begun, the preliminary information has proven true, with Workforce Units renting at rates similar to the market rate units. Prospective tenants have therefore chosen to avoid the administrative burden that comes with renting a Workforce Unit, which also come with the added concern of exceeding the income threshold. Despite more than nine months of outreach, Landmark has not rented any Workforce Units.

Landmark expects this situation to remain based upon its forecast for future rents. Landmark therefore seeks to convert the Workforce Units to market rate units and make a fee-in-lieu payment of \$1,730,065. This figure is based upon the calculation used for the initial fee-in-lieu payment, which was based upon 2.91% of the current Type IIIA and VA construction costs multiplied by the net rentable square footage.

Request 2 - Replacement of LIHTC Student Exemption With the Section 8 Limitation:

Landmark seeks to modify the operative “student limitation” for The Standard from the LIHTC exemption to the Section 8 limitation. This change will expand the pool of potential residents but ensure that affordable housing options assist the intended population.

To balance the interests between Fair Housing Act considerations and preventing the Affordable Units from being occupied by undergraduate students with parental support, the Restriction requires that any household comprised of students meet the “student limitation” for the LIHTC program. As leasing efforts got underway and as they have continued, Landmark has discovered income-eligible prospects are unable to qualify under the LIHTC exemption given its narrow classifications.

Therefore, Landmark seeks to modify the Restriction to the Section 8 exemption standard. This would continue to exclude most typical undergraduates from eligibility but expand the applicant pool to include potential residents such as disabled veterans or certain graduate students facing lower borrowing limits for federal loans previously used to cover housing costs (e.g. nurses, educators, social workers).

A comparison of the limitations is set forth below:

LIHTC Exemptions	Section 8 Exemptions
Student qualifies for an affordable unit if one of these conditions occurs: • Any member of the household is enrolled in a federal, state, or local job training program • Any member of the household receives assistance under Title IV of the Social Security Act • Student is a single parent with dependents • Students are married adults and eligible to file a joint tax return • Any member of the household was previously under the care and placement of the foster care program under Title IV of the Social Security Act	Student qualifies for an affordable unit if one of these conditions occurs: • 24 years of age or older • Military veteran of the United States • Married • Has a dependent child • Student or parents (individually or jointly) are eligible on the basis of income to receive assistance under section 8 of the 1937 Act • Student proves independence from income-ineligible parents

Request 3 - Modification of Affordable Housing Requirement:

The final component of Landmark’s request is to modify the Affordable Units to increase affordability levels to reach a wider audience and provide the type of units that appear to be of the greatest need in Mansfield. Landmark would provide eight (8) Affordable Units (80% AMI) and ten (10) lower income units affordable to households earning 50% of AMI as its total on-site affordable housing requirement.

First, Landmark proposes to maintain eight (8) Affordable Units, enabling the current tenants to remain in place with no changes to those eligible income levels for those units. Second, Landmark would provide ten (10) units at 50% AMI, rendering them “low-income housing units” under § 190-23.C(1) of the Zoning Regulations (“LI Units”).

Social service representatives and other contacts have stated that even the Affordable Units are not, in practical terms, affordable enough for the residents looking for below market rate units, as they often have incomes below what is

necessary to support the rent.¹ Several tenants that have moved into The Standard have incomes below 80% AMI and close the gap on the affordable rent with housing choice vouchers. Landmark's proposal would broaden the pool of potential residents to a larger demographic and create a unit type that would not otherwise exist under Mansfield's inclusionary housing regulation.

If permitted, these units would provide a housing option difficult to find in the market, particularly at the lower income levels. At current AMI, eligible households would have maximum incomes between \$43,000 (studio) - \$65,000 (3 bedroom). As compared to the current Affordable Units, these units would rent at prices that currently would be \$410 (studio) to \$1,033 (3 bedroom) *less* per month (as compared to current affordable rents at 80% AMI).

Conclusion:

Landmark's proposal meets the four criteria set forth in § 190-23.E of the Zoning Regulations. The income-restricted units create a mix of both Affordable Units and LI Units, thereby expanding the housing opportunities within the development even with a reduced total number of units. The Standard is conveniently situated in proximity to employment options, schools or commercial services and compatible with surrounding land uses. Finally, Landmark's efforts to date demonstrate the challenges associated with the current affordable program, all of which will be addressed by its proposal.

¹ The US Department of Housing and Urban Development sets the relevant median income for a state or geographical area, adjusted annually. As of April 2025, the statewide median income for Connecticut is \$124,600, while the area median income for the Hartford-West Hartford-East Hartford area in which Mansfield is included is \$126,600. Therefore, the applicable income used in the income eligibility and rent calculations is the statewide income.

Marketing Efforts April – December 2025

April 25: Confirmed with Housing Authority that they are willing to refer people who would be able to qualify to our property & display and keep marketing materials in their office

May 21: Outreach to Dean of Housing at UConn to promote Affordable & Workforce units to UConn staff

May 29 – June 1: Rental Ad published in The Chronicle

May 29 - Present: Instagram ads promoting affordable & workforce units

May 29: Contacted Director of Human Services (Jessica St. Louis) to see what opportunities they had to advertise to employees and the residents they help.

June 13: E-Blast sent out to each prospect on the interest list for affordable/workforce units regarding the application process

June 26: Shared affordable flyer with Director of Human Services (Jessica St. Louis)

July 24 - Present: Increased online advertising on the lower income demographic, to increase impressions for these searches. Includes Affordable/Workforce Keywords.

Aug. 7: Left a voicemail for the Housing Director at the United Services of Willimantic, asking if they had an opportunity for us to have a notice of unit availability in a newsletter or on their website. No response.

Aug. 13: Shared a flyer with the Director of Human Services (Jessica St. Louis) and the Director of Planning & Development (Jennifer Kaufman) showcasing the floor plan options and minimum income requirement.

Aug. 20: Began preparation for affordable specific Open Houses in September

Aug. 29: Solidified direct mailer with ad to BOTH Open Houses and Affordable Landing Page

Sept. 8-14: Direct Mailers sent out to those ages 19-45 with household income under \$100k – reach was 4500+

Sept. 12: Requested pricing for Apts.com to extend reach for affordable applicants

Sept. 14: Outreach to UConn Small Business Development Initiative for partnership opportunities

Sept. 19: Updated Chronicle Article – Advertised 9/24 and 9/27 affordable Open House

Sept., 24: First Affordable Open House – Goody Bags, Info Flyers/Collateral, Raffle Giveaway

Sept. 27: Second Affordable Open House – Goody Bags, Info/Flyers/Collateral, Raffle Giveaway

Oct. 3: Follow Up Via Email to all Open House Qualified Leads

Oct. 10: Contract executed for Apts.com – working to pull in affordable listing and link landing page

Oct. 16: Reached out to Jessica (Director of Human Services) to get social worker contact for any upcoming events or continued speaking opportunities

Oct. 17: Affordable Special Rate Eblast to current affordable lead pipeline

Oct. 23: follow up with Jessica

Oct. 23: Google My Business Update Requested to showcase Affordable Units

Oct. 24: Updated affordable flyer and “Meet us at our Next Open House” promo

November - December: social media promotions, including refer-a-friend and rent discounts

Chronicle/Shopper Newspaper Ad Campaign Dates:

Aug. 28

Sept. 3, 4, 10, 18, 19

Oct. 18, 23, 25, 30

Nov. 1, 6, 8, 13

Informational Flyer Drop Offs:

June 5: Mansfield town hall, community center, housing authority & library

June 5: Windham town hall, library, community center & senior center

June 5: Willimantic housing authority
June 5: CT Dept of social services
June 10: Coventry town hall, library & housing authority
June 10: Willington town hall & library
June 10: Ashford town hall & library
Sept. 16: Local Business Open House Drop Off
Sept. 18: Local Business Open House Drop Off
Oct. 23: Windham town hall, library, community center & senior center
Oct. 23: Willimantic housing authority
Oct. 24: Mansfield Police Department, library & community center
Oct. 24: CT Dept of social services



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- Heated Pool and Spa
- Jumbotron Lawn
- Greenspace
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- Outdoor Grilling



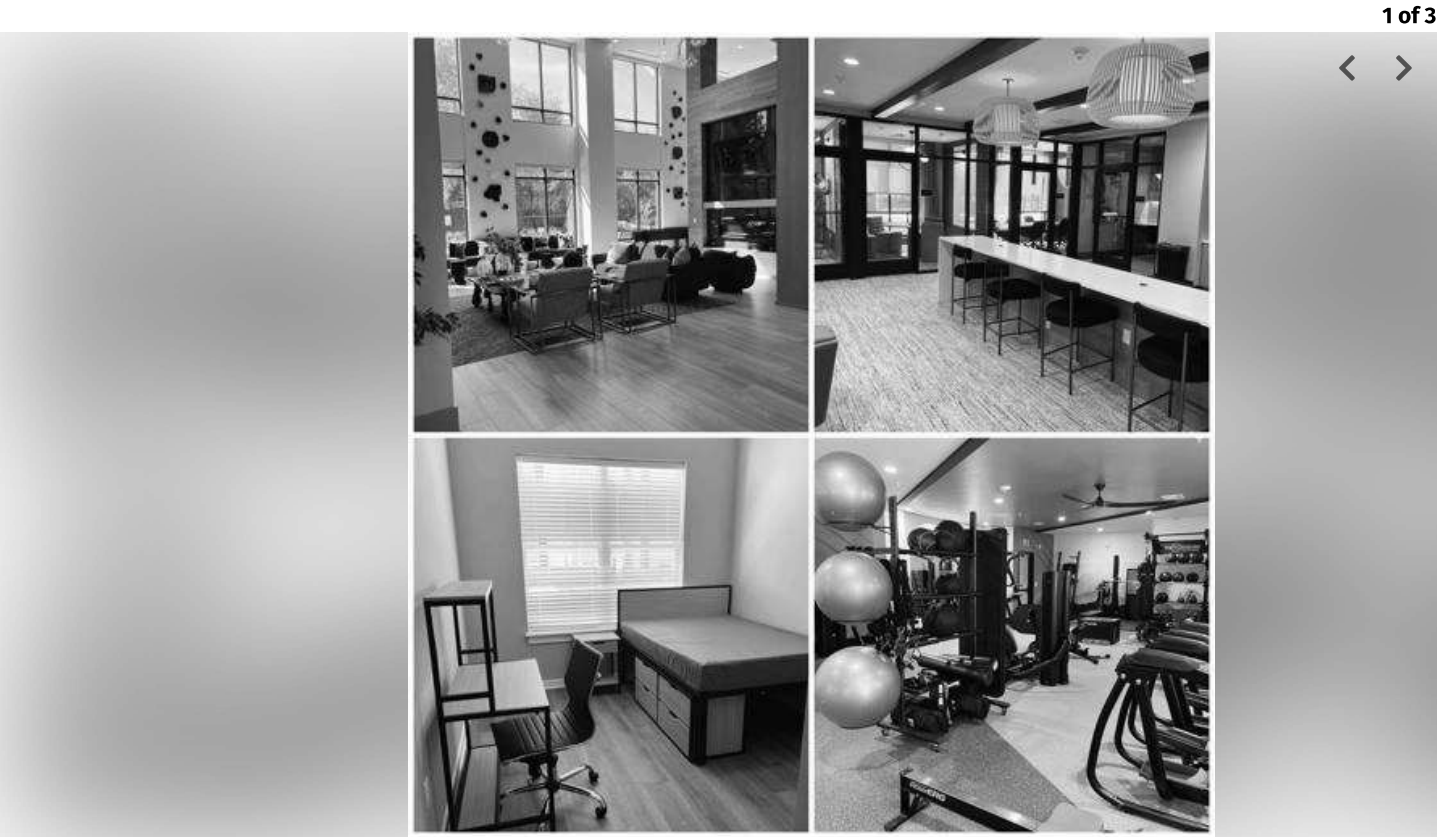
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FEATURED

Open House: The Standard opens in Storrs

Nicole Zappone @TheChronicleCT
Sep 19, 2025



The Standard at Four Corners is holding an open house on Thursday, Sept. 24 and Saturday, Sept. 27.
Nicole Zappone

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STORRS – A new housing community in the heart of Storrs recently opened that provides 391 units of off-campus housing for UConn students, as well as workforce housing.

The Standard at Four Corners began construction in late November 2022 and opened its doors in time for the new semester last month.

The first move-in began August 15, and the community will hold an open house for its affordable/workforce units on Thursday, September 24, and Saturday, September 27.

The community was designed by Dwell Design with Landmark Construction, which serves as the general contractor.

“We were thrilled to welcome residents ahead of the fall academic term at UConn with The Standard at Four Corners opening on August 15,” said Mike Sazo, Community Manager at The Standard at Four Corners.

The Standard at Four Corners’ first purpose was to provide student apartment community living that would serve the UConn population.

“The Standard at Four Corners is open to anyone seeking an apartment home in a well-appointed, amenity-rich environment,” Sazo said. “We’re proud to report that our student-targeted beds are nearly 100 percent occupied.”

Community amenities include a resort-style pool and hot tub, as well as a Jumbotron lawn, fitness center, resident clubroom, 24-hour study lounges, a gaming lounge, a firepit, and grilling areas.

The apartment buildings include 391 residential units, which comprise 890 beds, in a variety of fully-furnished floor plans. On-site, there is also a dog park, as animals such as cats and dogs are allowed in the apartments.

Floor plans include studios, one-bedroom, two-bedroom, and three-bedroom apartments. Fifty-two residences are set aside as affordable units with one, two, and three-bedroom units.

Each of the apartments includes a gourmet-style kitchen that reflects the UConn Huskies’ signature blue and white colors, along with ample closet space, quartz countertops, and stainless steel appliances. There are in-unit laundry facilities and hardwood-style flooring. Each bedroom has an ensuite bathroom with walk-in closets, and several units have balconies.

UConn graduate student Isaiah Harris, who is from New Haven, Connecticut, is studying sports management. Harris is in his second year of graduate school, pursuing a master’s degree in sports management, to work in college athletics.

“I love the big screen and I love the opportunity to be seen on TV,” Harris said about his dream to go into broadcasting. “I’ve been moved in since August 16, and I couldn’t be more pleased and happier with the decision I made to come here.”

Harris said he enjoys the available amenities.

“It’s not common that you see off-campus housing that offers as many amenities and opportunities to build community like The Standard does,” Harris said. “You have grills outside, and I can literally take the kitchen from my own apartment and bring it outside.”

According to officials at The Standard, freshman enrollment at UConn has hit record levels this year.

“The Standard isn’t just for students – it’s designed to be a part of the broader Storrs and Mansfield communities,” Sazo said. “We’re excited about the 14,500 square feet of ground-floor retail space, which will soon be home to several new businesses.”

Retail tenants will be announced over the next few months.

Units also include high-speed internet and professional on-site management. Included services include trash pickup from unit doors. Many amenities are open 24 hours a day.

“We’re proud to bring high-quality housing to UConn and to contribute meaningfully to the local community,” Sazo said. “Our team worked hard to deliver this property ahead of schedule, and we’re committed to maintaining a safe, welcoming, and well-managed environment for all who live here.”

UConn Senior Catherine Birmingham, who is studying human development with the hopes of becoming a teacher, lives at The Standard with her dog, Bailey.

Birmingham said she loves living there and enjoys having her furry friend with her. Currently, she has two roommates, and one of them has a cat.

“It’s been awesome and I’ve loved it so far,” Birmingham said about living at The Standard. “I’ve met a lot of people around here, and I absolutely love being able to have my dog here. She makes a lot of friends for me, and everyone knows her around here.”

The Standard at Four Corners is located at 1725 Storrs Road in Storrs.

Office hours are Monday through Friday from 10 a.m. to 6 p.m., and Saturday from 10 a.m. to 5 p.m.

For more information on leasing, visit <https://www.thestandardfourcorners.com/>.

[Learn more about your privacy options](#)



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SEP 24 ----- 3PM-7PM
SEP 27 ----- 11AM-2PM

← Updates



The Standard at Four Corners

6 days ago



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← Updates



The Standard at Four Corners
3 days ago



Limited Time Savings



Valid Dec 18 - Jan 18

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Enter to Win Prizes & Grab Giveaways!**



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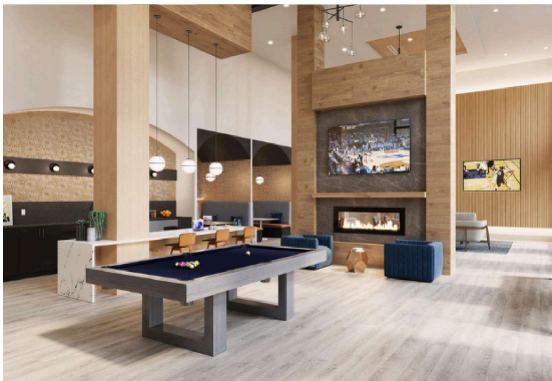
Immediate Availability in Storrs: Affordable & Workforce Housing.

Your ideal home is waiting. We offer affordable, workforce, and student housing with a full range of amenities designed for comfort and convenience. Our brand-new, fully furnished units include all appliances plus a full-size washer and dryer, and we have immediate availability in our affordable and workforce options. Enjoy a pool, private workspaces, inviting courtyards, and a dog park for your pets. Located just minutes from the best of Storrs and central to the Mansfield area, we make it easy to live close to everything you need.

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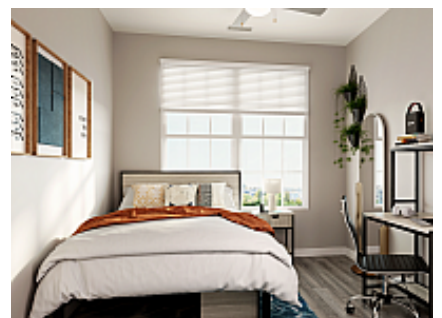
Our brand new luxury community offers top notch appliances, fully furnished units and the best amenities including a pool, academic lounge and 24/7 fitness center to name a few. 💎

We have just reduced rates on select Affordable Housing Options and would LOVE to welcome you as a resident. Rental installments starting at:

- Aspen 1x1 Affordable: \$1728
- Buckeye 2x2 Affordable: \$1999
- Cedar I 3x3 Affordable: \$2399
- Cherry 3x3 Affordable: \$2399
- Spruce I Studio Affordable: \$1399

If you have questions on the application process, eligibility or required documentation, we are here to help! Please reach out to our office at (888)-482-5121 or just reply to this email!

We invite you to learn more at our open house on 12/16 from 3pm-6pm in the leasing center. Come see why The Standard has the Best of Storrs!



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The Standard at Four Corners - Affordable
1725 Storrs Road
Mansfield, CT 06268

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Exclusive affordable pricing on select floor plans! Sign today for **rent credit up to \$2500!**

ASPEN I

1 BEDROOM | 2 PEOPLE

~~\$1,728~~* → \$1,599*

BUCKEYE

2 BEDROOM | 2 PEOPLE

~~\$2,184~~* → \$1,999*

CEDAR I

3 BEDROOM | 3 PEOPLE

~~\$2,616~~* → \$2,399*

CHERRY

3 BEDROOM | 3 PEOPLE

~~\$2,616~~* → \$2,399*

SPRUCE I

STUDIO

~~\$1,500~~* → \$1,399*

*This number is NOT inclusive of mandatory and optional additional fees and costs. Prices are per unit. Installments and incentives are subject to change at any time.

APPENDIX B

AFFORDABLE HOUSING PLAN

A. Affordable Bonus Calculations

The Project seeks to have both affordable units on site and pay a Fee-in-Lieu in order to comply with the regulations and obtain bonus density for this project. The Applicant proposes to satisfy the minimum affordability requirements set forth in Article 10, Section W-4 by providing the base requirement of Affordable and Workforce housing units on site.

The calculations for the base required affordable and workforce housing units are as follows:

Mansfield Zoning - Affordable/Workforce Housing				
Developable Acreage:	15.14 AC			
Affordable Base:	10%			
Workforce Base:	5%			
	<u>Units Per AC:</u>	<u>Max Units:</u>	<u>Affordable Units:</u>	<u>Workforce Units:</u>
Base Density:	15	227	23	11
Bonus Density:	8	121	12	6
Total:		348	35	17

As demonstrated in the table above, the required number of affordable and workforce housing units for this project is 52 total units, comprised of 35 affordable and 17 workforce housing units. The proposed allocation of affordable and workforce unit types will be proportional to the overall unit mix breakdown for the development and will be distributed as follows below. Please note any Workforce or Affordable unit type denoted with an “F” (e.g., C9.F or B2.F) signifies the unit is a(n) affordable or workforce family-friendly unit.

The Standard at Four Corners Unit Mix				
<u>Current Plan:</u>		<u>Market Units</u>	<u>Affordable Units</u>	<u>Workforce Units</u>
Studio:	7.9%	23	3	1
1BR:	13.3%	39	5	2
2BR:	30.4%	90	11	5
3BR:	48.5%	144	17	8
		296	35	17

B. Conceptual Site Plan

A conceptual site plan showing the initial location of the affordable housing units is provided in the Architectural Plan Set (Sheets DS-02 through DS-12).¹ All of the affordable units on site will be the same size, square footage, and include the same design specifications and features of market rate units. The proposed affordable units will be comparable in every way to the market-rate units provided within the project. Additionally, the unit mix of all affordable units will be distributed proportionately within the unit mix of the project as a whole. The affordable and market-rate unit mix is provided in the figure below.

¹ Affordable, Workforce, and Family-Friendly Units designated by color-coded squares.

Affordable and Workforce Units:				
Unit Type:	Total Provided:	Unit Mix %:	Affordable:	Workforce:
S1	10	2.6%	1	0
S2	21	5.4%	2	1
	31	7.9%	3	1
A1	50	12.8%	4	2
A2	2	0.5%	0	0
	52	13.3%	4	2
B1	77	19.6%	7	3
B2	11	2.8%	2	0
B2.F	31	7.9%	3	3
	119	30.4%	12	6
C1	69	17.6%	6	3
C3	11	2.8%	1	0
C3.1	10	2.6%	0	0
C3.F	6	1.5%	0	0
C4.F	31	7.9%	3	1
C6	10	2.6%	1	0
C7	20	5.1%	2	2
C8	18	4.6%	2	1
C9.F	15	3.8%	1	1
	190	48.5%	16	8
TOTAL	392	100%	35	17

C. Affordable Housing Standards and Rental Rates

Affordable housing units at the Project will all be leased in accordance with the requirements outlined in Article 10, Section W-3. The Town of Mansfield defines Affordable Housing Units as “A unit affordable to residents with incomes at or below 80% of Median Income”² and Workforce Housing Units as “A unit affordable to residents with incomes at or below 120% of Median Income.”³ The Applicant will lease Affordable Units in accordance with this requirement and will determine rental maximums based on Sec. 8-30g-8 of the Regulations of Connecticut State Agencies, Maximum Housing Payment Calculations in Set-aside Developments. Utility costs will also be determined using the Connecticut Department of Housing Utility Allowance Schedule for the Section 8 Housing Choice Voucher Program.

Rental calculations will be revised following construction and prior to the commencement of leasing. As required by the Town of Mansfield and state affordable housing guidelines, rental calculations for both affordable and workforce housing units will be updated on an annual basis.

Sample rental calculations based upon current household income and utility allowances for affordable

² Article 10, Section W-3(a)(2).

³ Article 10, Section W-3(a)(3).

housing units are included in the figure below:

Affordable Housing Matrix 2021: Pursuant to § 8-30g-8					
Step 1.	Area Median Income Hartford, CT MSA: \$104,300 Area Median Income of CT FY2021 \$102,600 Median Income Lesser of: \$102,600 Affordable Rent Based on Household Size:				
Step 2.	Members in Household:	1 70%	2 80%	3 90%	4 100%
	Median Income Adjustment:	\$71,820	\$82,080	\$92,340	\$102,600
	Units Types:	<u>Studio:</u>	<u>1 Bedroom:</u>	<u>2 Bedroom:</u>	<u>3 Bedroom:</u>
	Occupants:	1	1.5	3	4.5
	Adjusted AMI:	\$71,820	\$76,950	\$92,340	\$106,704
Step 3.	Affordable Income Base (80%)	\$57,456	\$61,560	\$73,872	\$85,363
Step 4.	Portion of Income for Housing (30%):	\$17,237	\$18,468	\$22,162	\$25,609
Step 5.	Affordable Max Monthly Rent:	\$1,436	\$1,539	\$1,847	\$2,134
Step 6.	FY2021 Fair Market Rent	\$960	\$1,180	\$1,460	\$1,820
Step 7.	Multiply by 120%	\$1,152	\$1,416	\$1,752	\$2,184
Step 8.	Lesser of Steps 5 and 7:	\$1,152	\$1,416	\$1,752	\$2,134
Step 9.	Less Utilities (Electricity):	\$34	\$44	\$58	\$68
Step 10.	Final Max Affordable:	\$1,118	\$1,372	\$1,694	\$2,066

Sample rental calculations for both rent and utility costs for workforce housing units are included in the figure below:

Workforce Housing Matrix 2021:					
Step 1.	Area Median Income Hartford, CT MSA: \$104,300 Area Median Income of CT FY2021 \$102,600 Median Income Lesser of: \$102,600 Workforce Rent Based on Household Size:				
Step 2.	Members in Household:	1 70%	2 80%	3 90%	4 100% 5 108%
	Median Income Adjustment:	\$71,820	\$82,080	\$92,340	\$102,600 \$110,808
	Units Types:	<u>Studio:</u>	<u>1 Bedroom:</u>	<u>2 Bedroom:</u>	<u>3 Bedroom:</u>
	Occupants:	1	1.5	3	4.5
	Adjusted AMI:	\$71,820	\$76,950	\$92,340	\$106,704
Step 3.	Workforce Income Base (120%)	\$86,184	\$92,340	\$110,808	\$128,045
Step 4.	Portion of Income for Housing (30%):	\$25,855	\$27,702	\$33,242	\$38,413
Step 5.	Workforce Max Monthly Rent:	\$2,155	\$2,309	\$2,770	\$3,201
Step 6.	Less Utilities (Electricity):	\$34	\$44	\$58	\$68
Step 7.	Final Max Workforce:	\$2,121	\$2,265	\$2,712	\$3,133

It is important to note that the utilities deduction is only included for electricity as this is the only allowable utility expense that is a tenant responsibility.⁴ The monthly rents and expenses are being contemplated based on the 2021 data provided by HUD. The maximum affordable and workforce housing rental rates, and associated data used to calculate this figure, will be updated at the time of project delivery and will be revised annually.

D. Delivery and Phasing Plan

The project will be delivered in one single phase, and no phasing plan is contemplated at this time.

E. Affordable Housing Bonus

Article 10, Section W-7 allows the Commission to award up to five (5) additional market-rate dwelling units per acre (exclusive of additional income-restricted units) to incentivize the development of low income and workforce housing. Furthermore, the Zoning Regulations state:

Density bonuses of up to (5) dwelling units per acre shall be awarded to incentivize the development of low income and workforce housing units. All bonuses shall be calculated on a buildable acre basis as established pursuant to the allowable residential density calculations. Additional market-rate units/bedrooms authorized pursuant to this Section shall not be included in the calculation of required affordable/workforce housing units pursuant to Section 4.b.⁵

⁴ The estimated expense for electricity was taken from the Connecticut Department of Housing Utility Allowance Schedule.

⁵ Article 10, Section W-7

As a result, the Applicant is permitted to earn up to 76 additional market rate units for this Project:

Mansfield Max Density: PB-3 Zoning		
Developable Acreage:	15.14 AC	
	Units Per AC:	Max Units:
Base Density:	15	227
Bonus Density:	8	121
Affordable Bonus Density of Market Rate Units:	5	76
Total Market Rate Units:		425

The Applicant seeks to obtain a density bonus for 2.91 units per acre by paying an additional fee-in-lieu of 2.91%.

Fee-in-Lieu Additional Bonus	
Total Units in Plan	392
Base+Bonus Units (w/o Affordable Bonus)	348
Additional Market Units:	44
Units/Acre:	2.91

F. Fee-in-Lieu Payment

The Applicant seeks to pay a fee-in-lieu for an additional density bonus of 2.91 units/acre by paying a fee-in-lieu of 2.91%. The amount of the fee-in-lieu payment, calculated pursuant to Article 10, Section W-5(c)(3), equals:

Unit Mix				Type VA	SQFT	Type IIIA	SQFT
Type	Floor Plan	Area	Units	Total	Units	Total	
S1	Studio	445	-	-	10	4,450	
S2	Studio	462	21	9,702	-	-	
A1	1x1	600	30	18,000	20	12,000	
A2	1x1	623	2	1,246	-	-	
B1	2x2	910	67	60,970	10	9,100	
B2	2x2	1,110	6	6,660	5	5,550	
B2.F	2x2	1,110	16	17,760	15	16,650	
C1	3x3	1,200	65	78,000	4	4,800	
C3	3x3	1,412	11	15,532	-	-	
C3.1F	3x3	1,381	-	-	10	13,810	
C3.F	3x3	1,412	6	8,472	-	-	
C4.F	3x3	1,191	26	30,966	5	5,955	
C6	3x3	1,413	-	-	10	14,130	
C7	3x3	1,196	20	23,920	-	-	
C8	3x3	1,189	13	15,457	5	5,945	
C9.F	3x3	1,189	-	-	15	17,835	
TOTAL SF of 392 Units				283	286,685	109	110,225

Fee-in-Lieu Additional Bonus	
Total Units in Plan	392
Base+Bonus Units (w/o Affordable Bonus)	348
Additional Market Units:	44
Units/Acre:	2.91

Affordable Housing SF Calculations	Type VA	Type IIIA
Total SF	286,685	110,225
Base + Bonus Units:	348	
Total Units Included Affordable Bonus:	392	
Base + Bonus units Expressed as percentage:	89%	
% of Base + Bonus Units	89%	97,853

Fee in Lieu:		
<u>Percentage:</u>	<u>Total NRSF</u>	<u>Cost Per ICC Valuation</u>
Type VA	254,506	\$142.08
Type IIIA	97,853	\$162.64
2.91% Fee:	\$1,515,382.59	\$52,075,003.02

Please note that calculations are estimated based on data at the time of application. The actual fee required will be calculated prior to issuance of the zoning permit based on the net rentable floor area of the plans at time of Zoning Permit and ICC construction cost per square foot at the time of Zoning Permit issuance. Applicant also recognizes this will be subject to an administrative fee established by Town Council.

G. Other Affordable Housing Requirements

1. *Restrictive Covenants:*

The affordable units in the Project will be designated as affordable for the period of time required under Connecticut law. The affordability period will be calculated separately for each affordable unit within the project. This calculation will begin on the effective date of the affordable rental units' lease. A proposed Declaration of Land Use Restrictive Covenants satisfying the affordability requirements set forth in Article 10, Section W is attached.

2. *Procedures for eligibility and administration:*

All prospective residents will apply via the Project's online leasing system, Entrata. The Entrata system allows for a number of determination profiles, and thus will be established specifically for participants in the Affordable Housing Program. The profiles are based on a number of data points, including debt-to-income ratio, and will comply with screening procedures in accordance with state and local law.

If the prospective resident is approved based on the pre-determined criteria, lease documents will be generated and available to be signed online. Prior to move in, the prospective resident will meet with the management team as needed to provide any additional paperwork required to demonstrate eligibility.

If a prospective resident is denied participation based on the pre-determined criteria, the onsite management team will make contact with the applicant and notify them of the decision. The Entrata screening process has a process through which a tenant can appeal a screening decision, and the onsite management team will provide direction and assistance to participate in that process if an applicant desire.

The onsite management team will have requalification meetings each year, in order to ensure that tenants continue to qualify for the appropriate programs. Landmark manages multiple affordable housing programs across the country, including in Austin, TX (Smart Housing in the University Overlay Neighborhood) and State College, PA and Berkeley, CA and is equipped to comply with all requirements under local, state, and national ordinances as required.

In addition, a Plan for Administration of Affordability Requirements, which provides further detail in accordance with the requirements set forth in Article 10, Section W-8(b)(3) is attached.

3. *Affordable Housing Agreement:*

The Applicant agrees to implement an Affordable Housing Plan, in a form approved by the Town Attorney.

DECLARATION OF LAND USE RESTRICTIVE COVENANTS

THIS DECLARATION OF LAND USE RESTRICTIVE COVENANTS (this “Declaration”) is made as of _____, 2022 by [PROPERTY OWNER], a [_____] (the “Owner”) and is given in satisfaction of the Affordable Housing Requirements, Section 10W of the Zoning Regulations of the Town of Mansfield (the “Affordable Housing Requirements”) and as a condition precedent to the issuance of a building permit and certificate of occupancy for the Development (as defined herein) by the Town of Mansfield, acting through its Department of Planning and Development (the “Town”).

WHEREAS, the Owner is the owner of a 392-unit multifamily rental housing development known or to be known as The Standard at Four Corners (the “Development”) generally located at 1717, 1733 & 1753 Storrs Road in the Town of Mansfield, Connecticut, more particularly described in Schedule A hereto (the “Property”);

WHEREAS, pursuant to Application No. ____ (“Application”), the Town approved construction of the Development, which includes fifty-two (52) units (the “Project Units”) within the Development that will be restricted as affordable or workforce housing in accordance with the terms of this Declaration (“Approval”);

WHEREAS, the Owner has represented to the Town in the Application and Approval that it will maintain certain rent restrictions for the Project Units for a period of time knowing and understanding that the Town is relying on such representations;

WHEREAS, the Town requires, as a condition precedent to the issuance of a building permit and certificate of occupancy for the Development, that the Owner execute, deliver and record this Declaration on the official land records of the Town (the “Land Records”) in order to create certain covenants running with the Property for the purpose of enforcing the Affordable Housing Requirements and the use restrictions found in Section 4 of this Declaration as they pertain to the Project Units, by regulating and restricting the use and occupancy of the Project Units and transfer of the Property, as set forth herein;

WHEREAS, the regulatory and restrictive covenants set forth herein governing the use, occupancy and operation of the Project Units and transfer of the Property shall be and are covenants running with the Property thereon for a term which, except as otherwise is expressly provided in Section 5 of this Declaration, shall terminate forty (40) years after the date of the issuance of a temporary or permanent Certificate of Occupancy for some or all of the Development and are binding upon all subsequent owners of the Property for such term, and are not merely personal covenants of the Owner; and

WHEREAS, the Town, as a condition of its willingness to issue a building permit and certificate of occupancy for the Development, requires that the Owner shall, by entrance into the terms, conditions and covenants set forth below, consent thereby to be regulated and restricted

by the Town as provided herein and by any applicable regulations, rules, policies and procedures of the Town.

NOW THEREFORE, in consideration of the issuance of a building permit and certificate of occupancy for the Development by the Town, the Owner agrees as follows:

Section 1 - Definitions

All the words and phrases used in this Declaration shall have the same meaning as when used in the Affordable Housing Requirements, and applicable Town regulations, unless the context requires otherwise.

Section 2 - Recording Filing, Covenants To Run With the Land

(a) Upon execution of this Declaration by the Owner, the Owner shall cause this Declaration and all amendments hereto to be filed on the Land Records, and shall pay all fees and charges incurred in connection therewith. Upon recording, the Owner shall immediately transmit to the Town a receipt of the same and shall cause the recorded Declaration to be returned by the Town Clerk to the Town's Department of Planning and Development.

(b) The Owner intends, declares, and covenants, on behalf of itself and all future owners and operators of the Development during the term of this Declaration, that this Declaration and the covenants and restrictions set forth in this Declaration regulating and restricting the use and occupancy of the Project Units and transfer of the Property (1) shall be and are covenants running with the Property, encumbering the Development for the term of this Declaration, binding upon the Owner's successors in title and all subsequent owners and operators of the Development; (2) are not merely personal covenants of the Owner; and (3) shall bind the Owner (and the benefits shall inure to the Town) and its respective successors and assigns during the term of this Declaration.

(c) The Owner hereby agrees that any and all requirements of the laws of the State of Connecticut to be satisfied in order for the provisions of this Declaration to constitute deed restrictions and covenants running with the land shall be deemed to be satisfied in full, and that any requirements or privileges of estate are intended to be satisfied, or in the alternate, that an equitable servitude has been created to ensure that these restrictions run with the Property.

(d) For the term of this Declaration, each and every contract, deed or other instrument hereafter executed conveying the Property or Development or a portion thereof shall expressly provide that such conveyance is subject to this Declaration, provided, however, the covenants contained herein shall survive and be effective regardless of whether such contract, deed, or other instrument hereafter executed conveying the Property or Development or a portion thereof provides that such conveyance is subject to this Declaration.

Section 3 - Representations, Covenants And Warranties Of The Owner

The Owner hereby represents, to the best of Owner's knowledge, covenants, and warrants

as follows:

(a) The Owner (1) is a [ENTITY TYPE] duly organized under the laws of the State of [STATE OF FORMATION] and is qualified to transact business under the laws of the State of Connecticut, (2) has the power and authority to own its properties and assets and to carry on its business as now being conducted, and (3) has the full legal right, power and authority to execute and deliver this Declaration.

(b) There is no action, suit, proceeding at law or in equity, or by or before any governmental instrumentality or other agency now pending, or, to the knowledge of the Owner, threatened against or affecting it, or any of its properties or rights, which if adversely determined, would materially impair its right to carry on business substantially as now conducted (and as now contemplated by this Declaration) or would materially adversely affect its financial condition.

(c) Subject to the Affordable Housing Requirements and this Declaration, the Owner may sell, transfer, or exchange the Property or the entire Development at any time, but the Owner shall notify in writing any buyer or successor in interest or other person acquiring the Property or the Development or any interest therein that such acquisition is subject to the requirements of this Declaration and to the Affordable Housing Requirements and applicable regulations.

(e) The Owner has not and will not execute any other declaration with provisions contradictory to, or in opposition to, the provisions hereof, and that in any event, the requirements of this Declaration are paramount and controlling as to the rights and obligations herein set forth and supersede any other requirements in conflict herewith.

Section 4 -Income, Rental, Occupancy and Use Restrictions

The Project Units are subject to the Affordable Housing Requirements of the Town and are therefore subject to limitations on the maximum annual income of the household that may rent the affordable housing dwelling units within the Development and on the maximum rental that may be charged for such affordable housing dwelling units. These limitations shall be strictly enforced, and may be enforced by the Town against the Owner or the person identified in the affordability plan as responsible for the administration of these limitations.

For the duration of this Declaration, thirty-five (35) Project Units in the Development shall be rented to persons and families whose annual income is less than or equal to eighty percent (80%) of the median income as defined in Conn. Agencies Regs § 8-30g-1(10) (the "Affordable Units"). Affordable Units may be rented only at a rental rate equal to or less than the amount determined using the formula for maximum monthly rental amount stated in Conn. Agencies Regs. § 8-30g-8(d). The elements of annual household income used to determine eligibility for Project Units shall be in accordance with Conn. Agencies Regs. § 8-30g-8(f).

For the duration of this Declaration, seventeen (17) Project Units in the Development shall be rented to persons and families whose annual income is less than or equal to one-hundred twenty percent (120%) of the median income as defined in Conn. Agencies Regs § 8-30g-1(10)

(the “Workforce Units”). Workforce Units may be rented only at a rental rate equal to or less than the amount determined using the formula for maximum monthly rental amount stated in Conn. Agencies Regs. § 8-30g-8(d), without adjustment for fair market rents. The elements of annual household income used to determine eligibility for Project Units shall be in accordance with Conn. Agencies Regs. § 8-30g-8(f).

Rental of the Project Units shall abide by the terms of the federal Low Income Housing Tax Credit (“LIHTC”) program (specifically IRC § 42(i)(3)(D) as may be amended) with respect to households comprised of students. In general, a household comprised of full-time students would not qualify for Project Units unless they satisfy one of the eligible exemptions established by federal and/or state regulations.

Section 5 - Term of Declaration

(a) This Declaration, and the term of affordability specified herein (the “**Affordability Period**”) shall be calculated separately for each Project Unit, and the period shall begin on the date of initial rental of such unit to an eligible tenant household. The Affordability Period shall be forty (40) years or until such time as this Declaration is modified, amended, or terminated in accordance with Section 8(c) (Amendment).

(b) Pursuant to the Affordable Housing Requirements, as amended, this Declaration and the term of affordability shall remain in effect for not less than the Affordability Period described in section 5(a) above, without regard to the term of any mortgage or other underlying security and without regard to any transfer of ownership, except that the affordability restrictions may be terminated upon foreclosure by a lender or other transfer of title to lender in lieu of foreclosure. In the event such lender, its successors or assigns, lawfully acquire title to the Development through foreclosure or deed in lieu of foreclosure, neither the lender nor any subsequent purchaser of the Development following such foreclosure or deed in lieu of foreclosure shall be deemed a “successor or assign” of the Owner, and neither the lender nor such subsequent purchaser shall have any obligation to the Town and all conditions and restrictions contained herein shall terminate on the date, if any, that the Development is so acquired by foreclosure or deed in lieu of foreclosure. However, if at any time following such a transfer by foreclosure or transfer in lieu of foreclosure, but still during the term of the Affordability Period, the owner of record prior to the foreclosure or transfer in lieu of foreclosure, or any newly formed entity that includes the former owner or those with whom the former owner has or had family or business ties, obtains an ownership interest in the Development, the Affordability Period shall be revived according to its original term.

Section 6 - Enforcement Of Restrictions

(a) The Owner hereby agrees that the representations and covenants set forth herein may be relied upon by the Town. The Owner further agrees to submit, no more than once per year, an annual report to the Town confirming that the Development is in compliance with the Affordable Housing Requirements, applicable regulations and the restrictions specified in this Declaration.

(b) The Owner acknowledges that the primary purpose for requiring compliance by the Owner with the restrictions provided in this Declaration is to assure compliance of the Project Units and the Owner with the Affordable Housing Requirements and applicable regulations, and by reason thereof, the Owner in consideration for receiving the building permit and certificate of occupancy for the Development, hereby agrees and consents that the Town shall be entitled, for any breach of the provisions hereof, to enforce specific performance by the Owner of its obligations under this Declaration in a court of competent jurisdiction.

Section 7 - Recordkeeping

(a) The Owner shall maintain all records as reasonably required to determine compliance with the Affordable Housing Requirements.

(b) Upon reasonable prior written notice, during the term of this Declaration, the Owner shall maintain and make available to the Town, no more than once per calendar year, any and all records, documents, and policies reasonably necessary to demonstrate compliance with the Affordable Housing Requirements and applicable regulations.

Section 8 - Miscellaneous

(a) **Severability.** The invalidity of any clause, part, or provision of this Declaration shall not affect the validity of the remaining portions thereof.

(b) **Notices.** All notices to be given pursuant to this Declaration shall be in writing and shall be deemed given when mailed by certified or registered mail, return receipt requested, to the parties hereto at the addresses set forth below, or to such other place as a party may from time to time designate in writing. The Town and the Owner may, by notice given hereunder, designate any further or different addresses to which subsequent notices, certificates or other communications shall be sent.

If to Town:

Town of Mansfield
Department of Planning and Development
Audrey P. Beck Municipal Building
4 South Eagleville Road
Mansfield, Connecticut 06268
Attention: Director of Planning and Development

With a copy to:
[_____]

If to Owner:
The Standard at Four Corners LLC
315 Oconee Street

Athens, GA 30601
Attn: _____

With a copy to:
Hurwitz, Sagarin, Slossberg & Knuff LLC
147 N. Broad St.
Milford, CT 06460
Attention: John W. Knuff, Esq.

or to such other address or person as shall be designated from time to time by notice.

(c) **Amendment.** This Declaration may only be modified, amended or terminated upon the recording of a mutual modification, amendment or termination on the Land Records, executed, acknowledged and approved by both (i) the Owner; and (ii) the Town.

(d) **Governing Law.** This Declaration shall be governed by the laws of the State of Connecticut.

INSERT SIGNATURE BLOCK & NOTARY



Doc ID: 002180370007 Type: LAN

BK **852** PG **821-827**

Record & return to:

Town of Mansfield
 Department of Planning and Development
 Audrey P. Beck Municipal Building
 4 South Eagleville Road
 Mansfield, CT 06268

DECLARATION OF LAND USE RESTRICTIVE COVENANTS

THIS DECLARATION OF LAND USE RESTRICTIVE COVENANTS (this "Declaration") is made as of July 31, 2025 by THE STANDARD AT FOUR CONERS, LLC, a Delaware limited liability company having a business address c/o Landmark Properties, 315 Oconee Street, Athens, Georgia 30601 (the "Owner") and is given in satisfaction of the Affordable Housing Requirements, Section 10W of the Zoning Regulations of the Town of Mansfield (the "Affordable Housing Requirements") and as a condition precedent to the issuance of a building permit and certificate of occupancy for the Development (as defined herein) by the Town of Mansfield, acting through its Department of Planning and Development (the "Town").

WHEREAS, the Owner is the owner of a 392-unit multifamily rental housing development known or to be known as The Standard at Four Corners (the "Development") generally located at 1717, 1733 & 1753 Storrs Road in the Town of Mansfield, Connecticut, more particularly described in Schedule A hereto (the "Property");

WHEREAS, pursuant to Application PZC File No. 1372-2 ("Application"), the Town approved construction of the Development, which includes fifty-two (52) units (the "Project Units") within the Development that will be restricted as affordable or workforce housing in accordance with the terms of this Declaration ("Approval"), including the Affordable Housing Plan submitted with the Statement of Use and Development Impact Statement dated January 28, 2022;

WHEREAS, the Owner has represented to the Town in the Application and Approval that it will maintain certain rent restrictions for the Project Units for a period of time knowing and understanding that the Town is relying on such representations;

WHEREAS, the Town requires, as a condition precedent to the issuance of a building permit and certificate of occupancy for the Development, that the Owner execute, deliver and record this Declaration on the official land records of the Town (the "Land Records") in order to create certain covenants running with the Property for the purpose of enforcing the Affordable Housing Requirements and the use restrictions found in Section 4 of this Declaration as they pertain to the Project Units, by regulating and restricting the use and occupancy of the Project Units and transfer of the Property, as set forth herein;

WHEREAS, the regulatory and restrictive covenants set forth herein governing the use, occupancy and operation of the Project Units and transfer of the Property shall be and are covenants running with the Property thereon for a term which, except as otherwise is expressly provided in Section 5 of this Declaration, shall terminate forty (40) years after the date of the issuance of a temporary or permanent Certificate of Occupancy for some or all of the

Development and are binding upon all subsequent owners of the Property for such term, and are not merely personal covenants of the Owner; and

WHEREAS, the Town, as a condition of its willingness to issue a building permit and certificate of occupancy for the Development, requires that the Owner shall, by entrance into the terms, conditions and covenants set forth below, consent thereby to be regulated and restricted by the Town as provided herein and by any applicable regulations, rules, policies and procedures of the Town.

NOW THEREFORE, in consideration of the issuance of a building permit and certificate of occupancy for the Development by the Town, the Owner agrees as follows:

Section 1 - Definitions

All the words and phrases used in this Declaration shall have the same meaning as when used in the Affordable Housing Requirements, and applicable Town regulations, unless the context requires otherwise.

Section 2 - Recording Filing, Covenants To Run With the Land

(a) Upon execution of this Declaration by the Owner, the Owner shall cause this Declaration and all amendments hereto to be filed on the Land Records, and shall pay all fees and charges incurred in connection therewith. Upon recording, the Owner shall immediately transmit to the Town a receipt of the same and shall cause the recorded Declaration to be returned by the Town Clerk to the Town's Department of Planning and Development.

(b) The Owner intends, declares, and covenants, on behalf of itself and all future owners and operators of the Development during the term of this Declaration, that this Declaration and the covenants and restrictions set forth in this Declaration regulating and restricting the use and occupancy of the Project Units and transfer of the Property (1) shall be and are covenants running with the Property, encumbering the Development for the term of this Declaration, binding upon the Owner's successors in title and all subsequent owners and operators of the Development; (2) are not merely personal covenants of the Owner; and (3) shall bind the Owner (and the benefits shall inure to the Town) and its respective successors and assigns during the term of this Declaration.

(c) The Owner hereby agrees that any and all requirements of the laws of the State of Connecticut to be satisfied in order for the provisions of this Declaration to constitute deed restrictions and covenants running with the land shall be deemed to be satisfied in full, and that any requirements or privileges of estate are intended to be satisfied, or in the alternate, that an equitable servitude has been created to ensure that these restrictions run with the Property.

(d) For the term of this Declaration, each and every contract, deed or other instrument hereafter executed conveying the Property or Development or a portion thereof shall expressly provide that such conveyance is subject to this Declaration, provided, however, the covenants contained herein shall survive and be effective regardless of whether such contract, deed, or other instrument hereafter executed conveying the Property or Development or a portion thereof

provides that such conveyance is subject to this Declaration.

Section 3 - Representations, Covenants And Warranties Of The Owner

The Owner hereby represents, to the best of Owner's knowledge, covenants, and warrants as follows:

(a) The Owner (1) is a limited liability company duly organized under the laws of the State of Delaware and is qualified to transact business under the laws of the State of Connecticut, (2) has the power and authority to own its properties and assets and to carry on its business as now being conducted, and (3) has the full legal right, power and authority to execute and deliver this Declaration.

(b) There is no action, suit, proceeding at law or in equity, or by or before any governmental instrumentality or other agency now pending, or, to the knowledge of the Owner, threatened against or affecting it, or any of its properties or rights, which if adversely determined, would materially impair its right to carry on business substantially as now conducted (and as now contemplated by this Declaration) or would materially adversely affect its financial condition.

(c) Subject to the Affordable Housing Requirements and this Declaration, the Owner may sell, transfer, or exchange the Property or the entire Development at any time, but the Owner shall notify in writing any buyer or successor in interest or other person acquiring the Property or the Development or any interest therein that such acquisition is subject to the requirements of this Declaration and to the Affordable Housing Requirements and applicable regulations.

(d) The Owner has not and will not execute any other declaration with provisions contradictory to, or in opposition to, the provisions hereof, and that in any event, the requirements of this Declaration are paramount and controlling as to the rights and obligations herein set forth and supersede any other requirements in conflict herewith.

Section 4 -Income, Rental, Occupancy and Use Restrictions

The Project Units are subject to the Affordable Housing Requirements of the Town and are therefore subject to limitations on the maximum annual income of the household that may rent the affordable housing dwelling units within the Development and on the maximum rental that may be charged for such affordable housing dwelling units. These limitations shall be strictly enforced, and may be enforced by the Town against the Owner or the person identified in the affordability plan as responsible for the administration of these limitations.

For the duration of this Declaration, thirty-five (35) Project Units in the Development shall be rented to persons and families whose annual income is less than or equal to eighty percent (80%) of the median income as defined in Conn. Agencies Regs § 8-30g-1(10) (the "Affordable Units"). Affordable Units may be rented only at a rental rate equal to or less than the amount determined using the formula for maximum monthly rental amount stated in Conn. Agencies Regs. § 8-30g-

8(d). The elements of annual household income used to determine eligibility for Project Units shall be in accordance with Conn. Agencies Regs. § 8-30g-8(f).

For the duration of this Declaration, seventeen (17) Project Units in the Development shall be rented to persons and families whose annual income is less than or equal to one-hundred twenty percent (120%) of the median income as defined in Conn. Agencies Regs § 8-30g-1(10) (the "Workforce Units"). Workforce Units may be rented only at a rental rate equal to or less than the amount determined using the formula for maximum monthly rental amount stated in Conn. Agencies Regs. § 8-30g-8(d), without adjustment for fair market rents. The elements of annual household income used to determine eligibility for Project Units shall be in accordance with Conn. Agencies Regs. § 8-30g-8(f).

Rental of the Project Units shall abide by the terms of the federal Low Income Housing Tax Credit ("LIHTC") program (specifically IRC § 42(i)(3)(D) as may be amended) with respect to households comprised of students. In general, a household comprised of full-time students would not qualify for Project Units unless they satisfy one of the eligible exemptions established by federal and/or state regulations.

Section 5 - Term of Declaration

(a) This Declaration, and the term of affordability specified herein (the "**Affordability Period**") shall be calculated separately for each Project Unit, and the period shall begin on the date of initial rental of such unit to an eligible tenant household. The Affordability Period shall be forty (40) years or until such time as this Declaration is modified, amended, or terminated in accordance with Section 8(c) (Amendment).

(b) Pursuant to the Affordable Housing Requirements, as amended, this Declaration and the term of affordability shall remain in effect for not less than the Affordability Period described in section 5(a) above, without regard to the term of any mortgage or other underlying security and without regard to any transfer of ownership, except that the affordability restrictions may be terminated upon foreclosure by a lender or other transfer of title to lender in lieu of foreclosure. In the event such lender, its successors or assigns, lawfully acquire title to the Development through foreclosure or deed in lieu of foreclosure, neither the lender nor any subsequent purchaser of the Development following such foreclosure or deed in lieu of foreclosure shall be deemed a "successor or assign" of the Owner, and neither the lender nor such subsequent purchaser shall have any obligation to the Town and all conditions and restrictions contained herein shall terminate on the date, if any, that the Development is so acquired by foreclosure or deed in lieu of foreclosure. However, if at any time following such a transfer by foreclosure or transfer in lieu of foreclosure, but still during the term of the Affordability Period, the owner of record prior to the foreclosure or transfer in lieu of foreclosure, or any newly formed entity that includes the former owner or those with whom the former owner has or had family or business ties, obtains an ownership interest in the Development, the Affordability Period shall be revived according to its original term.

Section 6 - Enforcement Of Restrictions

(a) The Owner hereby agrees that the representations and covenants set forth herein may be relied upon by the Town. The Owner further agrees to submit, no more than once per year, an annual report to the Town confirming that the Development is in compliance with the Affordable Housing Requirements, applicable regulations and the restrictions specified in this Declaration.

(b) The Owner acknowledges that the primary purpose for requiring compliance by the Owner with the restrictions provided in this Declaration is to assure compliance of the Project Units and the Owner with the Affordable Housing Requirements and applicable regulations, and by reason thereof, the Owner in consideration for receiving the building permit and certificate of occupancy for the Development, hereby agrees and consents that the Town shall be entitled, for any breach of the provisions hereof, to enforce specific performance by the Owner of its obligations under this Declaration in a court of competent jurisdiction.

Section 7 - Recordkeeping

(a) The Owner shall maintain all records as reasonably required to determine compliance with the Affordable Housing Requirements.

(b) Upon reasonable prior written notice, during the term of this Declaration, the Owner shall maintain and make available to the Town, no more than once per calendar year, any and all records, documents, and policies reasonably necessary to demonstrate compliance with the Affordable Housing Requirements and applicable regulations.

Section 8 - Miscellaneous

(a) **Severability.** The invalidity of any clause, part, or provision of this Declaration shall not affect the validity of the remaining portions thereof.

(b) **Notices.** All notices to be given pursuant to this Declaration shall be in writing and shall be deemed given when mailed by certified or registered mail, return receipt requested, to the parties hereto at the addresses set forth below, or to such other place as a party may from time to time designate in writing. The Town and the Owner may, by notice given hereunder, designate any further or different addresses to which subsequent notices, certificates or other communications shall be sent.

If to Town:

Town of Mansfield
Department of Planning and Development
Audrey P. Beck Municipal Building
4 South Eagleville Road
Mansfield, Connecticut 06268
Attention: Director of Planning and Development

With a copy to:
Town of Mansfield
Attention: Town Manger
Audrey P. Beck Municipal Building
4 South Eagleville Road
Storrs, Mansfield, Connecticut 06268

If to Owner:
The Standard at Four Corners LLC
315 Oconee Street
Athens, GA 30601
Attn: Chase Powell

With a copy to:
Hurwitz, Sagarin, Slossberg & Knuff LLC
135 Broad St.
Milford, CT 06460
Attention: John W. Knuff, Esq.

or to such other address or person as shall be designated from time to time by notice.

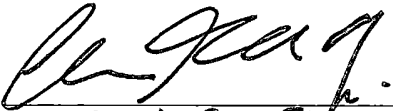
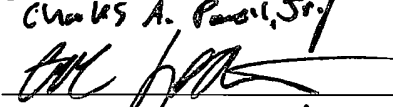
(c) **Amendment.** This Declaration may only be modified, amended or terminated upon the recording of a mutual modification, amendment or termination on the Land Records, executed, acknowledged and approved by both (i) the Owner; and (ii) the Town.

(d) **Governing Law.** This Declaration shall be governed by the laws of the State of Connecticut.

Signature Page Follows

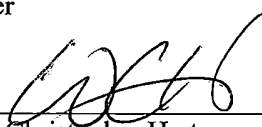
IN WITNESS WHEREOF, the Owner has, or caused to be set, its respective hand and seal effective as of this 31 day of July, 2025.

Signed, Sealed and Delivered
In the Presence Of:


Charles A. Pansel, Jr.

Eric Leath

THE STANDARD AT FOUR CORNERS, LLC,
A Delaware limited liability company
("Grantor")

By: LPD-JH FOUR CORNERS REIT, LLC,
A Delaware limited liability company
Its: Member

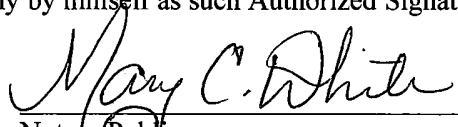
By: 
Name: W. Christopher Hart
Title: Authorized Signatory
Date: July 31, 2025

STATE OF GEORGIA

SS

COUNTY OF ATHENS-CLARKE

On this 31 day of July, 2025 before me, the undersigned officer, personally appeared W. Christopher Hart, who acknowledged himself to be the Authorized Signatory for LPD-JH Four Corners REIT, LLC, a Delaware limited liability company, the Member of The Standard At Four Corners, LLC, a Delaware limited liability company, and that he, as such Authorized Signatory, executed the foregoing instrument for the purposes contained, by signing the name of the company by himself as such Authorized Signatory, and as the free act and deed of said company.


Notary Public
My commission expires: 02-17-2028

MARY C. WHITE NOTARY PUBLIC Fannin County State of Georgia My Comm. Expires Feb. 17, 2028
--

Received for Record at Mansfield, CT
On 08/05/2025 At 11:02:34 am





Doc ID: 002084190004 Type: LAN

BK **832** PG **430-433**

To: Town Clerk
 From: Planning and Zoning Commission
 Subject: Public Act 75-317, **RECORDATION OF SPECIAL PERMIT**

- I. Notice is hereby given that the Mansfield Planning and Zoning Commission, at a meeting held on Tuesday, February 22, 2022, did grant The Standard at Four Corners, LLC and Haven Communities, LLC a special permit for a mixed-use development including 392 residential units and approximately 15,000 square feet of commercial space on three parcels located at 1717, 1733, and 1753 Storrs Road (Assessor's Parcel IDs 8.15.10, 8.15.9, and 8.15.8, respectively) and an adjacent vacant parcel (Assessor's Parcel ID 8.15.9-1, as described in application materials and plans revised through February 7, 2022. This approval includes the awarding of density bonuses pursuant to Article 10, Section B.5 and Article 10, Section W.7 and a reduction to the minimum number of parking spaces required for the residential portion of the project pursuant to Article 10, Section D.7.c. This application was heard at a Public Hearing that opened on November 15, 2021 and closed on February 7, 2022.

In approving this application, the Planning and Zoning Commission considered all Public Hearing testimony and communications and agreed to receive the revised information submitted by the applicant subsequent to the publication of the public hearing notice.

- II. This approval is granted because the application is considered to be in compliance with Article V, Section B and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. **Extent of Approval.** This approval is specifically tied to the applicant's submissions and the conditions cited in this motion. Unless modifications are specifically authorized, the proposed uses and site improvements shall be limited to those authorized by this approval. Any questions regarding authorized uses, required site improvements and conditions cited in this approval shall be reviewed with the Zoning Agent and Director of Planning and Development, and, as deemed necessary, the Commission.
2. **Conditions to be met prior to issuance of Zoning Permit:**
 - a. The applicant shall submit the information required by Article 10, Section H.3 and H.5 of the Zoning Regulations and an Affirmative Fair Housing Marketing Plan for review and approval by the Commission.
 - b. The applicant shall submit a zoning permit application to merge all of the parcels into one lot prior to issuance of a Zoning Permit for the development.
 - c. The applicant shall submit documentation demonstrating that parking for residential uses is not included in the base rent and is subject to a separate fee pursuant to the requirements of Article 10, Section D.7.c.
 - d. The applicant shall make the following revisions to the Site Plan and Architectural Plan Sets and submit final copies for approval by the Commission Chair:
 - i. Revise Sheet C-302 to depict the final, approved location of the Flood Hazard Zoning District.
 - ii. Revise Sheet C-304 of the site plan set to correct the note and layout of the solid waste/recycling collection area located on the eastern side of the property related to the number and location of the 8 CY recycling containers.
 - iii. Revise Sheet C-605 to include the name and contact information for the individual responsible for implementing the Erosion and Sedimentation Control plan.

- iv. Revise Sheet DS-35 of the architectural plan set to include the proposed storage for Unit Type A2.
 - v. Include standpipes within construction plans for the parking structure pursuant to the Connecticut Fire Safety Code.
 - vi. Revise site plan set to indicate transformer service openings and required clearance/safety zone.
 - vii. Revise site plan set to note that the proposed chain link fence for the dog park shall be coated in black vinyl to match the existing chain link fence surrounding the adjacent sewer pump station.
 - viii. Revise architectural plan set to add additional windows or other architectural details to break up the large expanses of blank wall area on building facades visible from Storrs Road.
 - ix. Revise the plan set to show 6 spaces with electric car charging capabilities pursuant to the presentation made during the public hearing and a note requiring all charging stations to be maintained in operable condition. The applicant is also encouraged to provide electric outlets (at least 220 volt) for parking spaces in the parking garage and plan for an expansion of the car charging system to accommodate future demand.
- e. The applicant shall provide documentation of CTDOT approval of the proposed bus stop on Storrs Road. If CTDOT does not permit the stop, or if WRTD does not alter its route as planned to eliminate the existing bus turn-around at this property, additional Commission review shall be required pursuant to the revision provisions of Article 5, Section B.9 and the requirements for parking reductions pursuant to Article 10, Section D.7.c. Failure to meet minimum parking requirements may result in revocation of the special permit.
 - f. The applicant shall submit information on estimated wastewater usage associated with recreational amenities in conjunction with the Zoning Permit application and sewer connection agreement.
 - g. Prior to the issuance of any zoning permits for signs, the applicant shall submit a plan identifying design standards for project and business identity signs for review and approval by the Commission. All signs shall conform to the approved sign plan.

3. **Conditions to be met prior to issuance of Certificate of Zoning Compliance:**

- a. The applicant shall submit a parking management and signage plan for Commission approval, including spaces that would be restricted for commercial parking, bicycle parking for commercial businesses, time limits, and proposed enforcement. Any physical improvements required by the approved plan shall be installed prior to issuance of a Certificate of Compliance.
- b. The applicant shall submit a revised landscaping plan for Commission review and approval that enhances the proposed Storrs Road streetscape to comply with the requirements of Article 10, Section A.11.a.1, which requires a “prominent pedestrian oriented and extensively landscaped streetscape.” Such plan shall include at minimum: enhanced plantings, specifications for street furniture including but not limited to a bus shelter that provides accessible seating and protection from the weather, extension of the sidewalk along the entire property frontage to connect to the abutting properties to the east and west, and widening of the proposed sidewalk within the right-of-way from 5 feet to 8 feet to be consistent with the walkways previously installed within the PB-3 district. Such plan shall be implemented prior

to issuance of a Certificate of Compliance with the exception of the eastern sidewalk extension, which may be deferred pursuant to condition 3(e).

- c. The applicant shall prepare and record a Conservation Easement on the land records pursuant to the condition of approval for the related Inland Wetlands License. This easement shall include provisions to allow for a sidewalk connection to the eastern property line.
 - d. The applicant shall prepare and submit a snow storage and removal plan for approval by the Assistant Town Engineer, Director of Planning and Development and Inland Wetlands Agent.
 - e. The applicant shall submit a financial guarantee for the sidewalk connection to the property to the east subject to the provisions of Article 6, Section C if such connection has not been completed during construction. The Town Attorney, Chair of the Planning and Zoning Commission and Town Finance Director shall be authorized to set the terms of the agreement and accept the financial guarantee provided that a surety bond shall not be accepted without Commission approval. As part of such submission, the applicant shall provide a cost estimate for review and approval by the Assistant Town Engineer.
 - f. The applicant shall submit the final Declaration of Land Use/Restrictive Covenants for approval by the Town Attorney for conformance with state regulations and the affordable housing plan approved through this application. The Declaration shall be recorded on the land records prior to issuance of a Certificate of Compliance.
 - g. Changes to plant species identified in the approved landscaping plan may be authorized by the Zoning Agent provided such substitution is comparable to the original specifications. Should the Zoning Agent need the assistance of a Registered Landscape Architect in determining the suitability of the proposed substitution(s), the Zoning Agent shall consult with the firm that provided peer review of the Landscaping Plan and the applicant shall be responsible for any costs associated with that consultation. Payment to the Town for the costs of the consultation shall be made prior to issuance of a Certificate of Compliance.
4. **Energy Star Certification.** The applicant shall submit documentation that the application for Energy Star certification has been completed and submitted to the U.S. Environmental Protection Agency (EPA) within 18 months of issuance of a Certificate of Occupancy. The applicant shall submit documentation (which may consist of a link to the appropriate page on the EPA's website) documenting Energy Star certification within 24 months of issuance of a Certificate of Occupancy and annually thereafter documenting certification renewal. Failure to achieve and annually renew Energy Star certification shall be considered a violation of the Zoning Regulations and shall be subject to enforcement and fines pursuant to the Zoning Regulations, Mansfield Code of Ordinances, and Connecticut General Statutes.
 5. **Maximum Square Feet of Restaurant/Eating & Drinking Uses.** Restaurant/eating and drinking uses shall be limited to 7,805 square feet unless a detailed parking analysis demonstrating sufficiency of the available parking to support additional restaurant space is submitted and approved by the Commission.
 6. **Contractor Parking.** All construction contractor parking shall be provided on-site unless alternative locations are authorized by the Commission.
 7. **Validity.** This permit shall not become valid until the applicant obtains the special permit form from the Planning Office and files it on the Land Records.

(See PZC File 1372-1)

III The premises subject to the special permit may be described as follows:

Storrs Road
Map 8, Block 15, Lot 10

Map 8, Block 15, Lot 9

Map 8, Box 15, Lot 8

Map 8, Block 15, Lot 9-1

IV The record owner of the above-described property is:

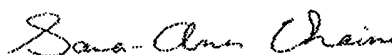
KRCL LLC and E&I Associates, LLC
117 Stonemill Road
Storrs, CT 06268

I certify that the above is a true and correct copy of the foregoing approval from the Planning & Zoning Commission records

by 
Paul Aho, Chairman
Mansfield Planning & Zoning Commission

date 7/19/22

Received for Record at Mansfield, CT
On 07/22/2022 At 11:05:37 am



Antonia Moran
Mayor

January 27, 2026

Mr. Ian Dann
Project Manager
University Planning, Design and Construction
31 LeDoyt Road, U-3038
Storrs, Connecticut 06269-3028

Via Email: ian.dann@uconn.edu

Re: UConn Golf Practice Facility – CEPA Scoping Comments

Dear Mr. Dann:

The Town of Mansfield, through its Planning and Zoning Commission and Town Council, submits the following comments on the proposed UConn Golf Practice Facility in response to the Notice of Scoping issued pursuant to the Connecticut Environmental Policy Act (CEPA). These comments are intended to assist the University in identifying potential environmental resources and issues that warrant further analysis as part of the CEPA review process and in determining whether preparation of an Environmental Impact Evaluation (EIE) is required.

These comments are based on the information available at this preliminary stage of project development, including materials presented at the public scoping meeting and input received from Town boards, commissions, and the public. The absence of comments on a particular topic should not be interpreted as an indication that no potential impact exists, but rather that such impacts may require additional information or analysis to be fully understood.

Evaluation of Reasonable Alternatives.

A more robust analysis of reasonable alternative locations for the proposed facility should be undertaken, including sites located outside residentially zoned areas and outside historic districts, such as the UConn Depot Campus, to determine whether the project's purpose and need could be met with fewer potential environmental and neighborhood impacts.

Residential Context

The proposed facility would be located within an area zoned for residential use, yet would function as a commercial recreational use. Accordingly, the nature, scale, and intensity of the proposed use must be carefully evaluated to ensure compatibility with the surrounding residential neighborhood. This evaluation should address, at a minimum, hours of operation, lighting, parking demand and management, traffic patterns, security measures, noise, and associated site improvements.

Historic Resources.

Because a substantial portion of the proposed project site lies within, and in close proximity to, the Spring Hill Historic District, listed on the National Register of Historic Places since 1977, a thorough evaluation of potential direct, indirect, and cumulative impacts to historic resources should be conducted. The district is located on the crest of a long domical hill, with development from 1740 to 1936 stemming from its central location in Mansfield. Buildings have shared similarity in scale, materials, and spacing, sustaining the spirit of a small rural village.

This evaluation should include identification and analysis of feasible alternative site locations and design approaches, as well as mitigation measures to avoid, minimize, or mitigate adverse effects. In consultation with the Connecticut State Historic Preservation Office (SHPO) and the Mansfield Historic District Commission, the project should demonstrate that the proposed architectural style, scale, massing, and overall design, including the building footprint, parking areas and lighting, and the height, placement, and visual treatment of any required netting, are compatible with the character and setting of the historic district.

This review should include, but not be limited to, exterior architectural features such as windows, doors, lighting fixtures, signage, above-ground utility structures, and mechanical appurtenances; the type, texture, and color of building materials; site access and circulation; and the design, location, and visual screening of parking areas.

Erosion and Sedimentation Control

Given the extent of site clearing, grading, and tree removal, erosion and sedimentation controls will be critical throughout construction and until the site is completely stabilized. Controls should follow the *Connecticut Guidelines for Soil Erosion and Sediment Control* and focus on preventing erosion, protecting wetlands and watercourses, and minimizing sediment runoff. Construction phasing, stabilization of exposed soils, and proper installation and maintenance of controls should be emphasized.

Stormwater Management

The proposed development will increase impervious surface area and has the potential to affect runoff, groundwater recharge, and downstream water quality. A comprehensive stormwater management plan should maintain pre-development drainage patterns to the greatest extent feasible, reduce flooding and erosion, and protect water quality. The plan should be consistent with the *2024 Connecticut Stormwater Quality Manual* and prioritize low-impact development practices where feasible, with clear provisions for long-term maintenance.

Pesticide Use and Groundwater Protection

Operation of a golf practice facility will likely involve the use of pesticides, fertilizers, and other turf management chemicals. Given the surrounding area's reliance on private drinking water wells, the CEPA analysis should evaluate potential impacts to groundwater and identify measures to minimize risk, including turf management practices that limit chemical use. Consideration should also be given to groundwater monitoring to ensure the continued protection of drinking water supplies.

Prime Farmland Soils and Agricultural Resources

The proposed practice facility is located on soils mapped by USDA as Prime Farmland Soils. The CEPA review should evaluate impact of the proposed facility on Prime Farmland soils, and assess whether alternative site layouts, limits on disturbance, soil conservation measures, or

other mitigation strategies are feasible to avoid or minimize the loss of these agricultural resources.

Former Waxman Conifer Collection / Plant Resources

The project site includes the former Waxman Conifer Collection and associated plant resources. The analysis should evaluate potential impacts to remaining specimen trees, plantings, and associated landscape features, including whether avoidance, preservation, relocation, or documentation measures are feasible. Consideration should be given to the historical, educational, and ecological value of these resources and to opportunities for mitigation or interpretive measures where impacts cannot be avoided.

The Town respectfully requests that the University give full consideration to the issues identified above as it completes the CEPA scoping process and determines the appropriate level of environmental review. Where impacts are identified, the CEPA analysis should clearly evaluate reasonable alternatives, avoidance and minimization strategies, and feasible mitigation measures.

The Town appreciates the opportunity to provide input at this stage of the CEPA process and looks forward to reviewing the University's post-scoping determination and any subsequent environmental documentation. If you have any questions regarding these comments, please contact Jennifer Kaufman, Director of Planning and Development.

Sincerely,



Antonia Moran
Mayor



Paul Aho
Chair, Planning and Zoning Commission

Enc.

c: Town Council
Planning and Zoning Commission