

ZONING PERMIT APPLICATION
STORRS CENTER – POST OFFICE PARCEL
STORRS CENTER ALLIANCE, LLC

June 23, 2011

Statement of Use

Introduction

This application seeks approval of a zoning permit, pursuant to Mansfield Zoning Regulations Article X, Section S.6, for construction of improvements to the U.S. Post Office Lease area associated with the Storrs Center project. The total land area involved in this application is approximately 1.36 acres.

The work under this application will consist of the following improvements:

1. Reconfiguration of the Post Office loading and receiving lot to maintain function after the Village Street construction impacts the west side of the lot.
2. Installation of storm water quality improvements in the form of filter basins to the north, and underground detention/infiltration to the east.
3. Various off-street parking lot improvements and restriping.
4. Construction of a cul-de-sac at the eastern end of Post Office Road.
5. Construction of a mail drop off area on the south side of the existing building
6. Site Landscaping.
7. Other miscellaneous site improvements such as sidewalks, retaining walls, and fencing, as shown on Plan Sheet POC1.0.

Property Involved in Application

As depicted on the attached plans, the property involved in this application is as follows:

1. A 1.36-acre piece of property located at the north of Post Office Road, east of Storrs Road, which is a portion of a larger property identified by the Town of Mansfield Assessor as Map 16, Block 41, Lot 13A, and will be owned by Storrs Center Alliance, LLC.

Consistency with Storrs Center Special Design District

The applicants believe that this application is consistent with all of the required elements of the Storrs Center Special Design District. The Post Office parcel is within the Storrs Center Special Design District, yet outside of the five areas for which the Design Guidelines include Area-Specific Requirements. Therefore the Design Review Checklist and Certification Form is not provided herein. However, it should be noted that the attached plans for the property involved in

this application are consistent with the following documents, which were approved as part of the Storrs Center Special Design District Map Amendment and Zoning Text Amendment.

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

Consistency with other Government Approvals

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

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

The Post Office Parcel Improvements are consistent with each of these approvals.

Plan for Managing Post Office Improvements Construction Activity and Traffic

Construction traffic will be required to reach Post Office site via Storrs Road (State Route 195) or via South Eagleville Road (State Route 275). It is expected that the majority of construction traffic will be to and from the north on Storrs Road (State Route 195). The General Contractor will be responsible for coordination of construction traffic.

In conjunction with the construction of the Post Office Improvements, the Town of Mansfield will be undertaking certain municipal improvements, including the construction of a new Village Street in the Storrs Center project, and the widening of Post Office Road, west of the Village Street intersection, as part of the Storrs Road Improvements Project.

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