

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

APPLICANT/OWNER SECTION

PERMIT # _____

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

1. Town of Mansfield / 4 S. Eagleview Rd, Stors / (860) 429-3332
 Owners name / Mailing address / Telephone

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

3. Royce Circle/Dog La/Stors Rd / 16.41.13-1 / 16.40.10-1 / NO / _____
 Address of proposed activity / map / block / parcel / Scenic Road ??? / Zone

4. Statement of Use: fully describe the proposed construction or use, including the estimated cost of construction and the quantity of fill material to be brought onto, moved within, or removed from the property.

see attached

5. Plot Plan: The applicant shall submit a plot plan showing property lines, lot area, lot dimensions, location and size of existing and proposed structures, driveways, parking areas, wells and septic systems, bordering streets, inland wetlands, flood hazard areas and any other information deemed necessary by the Zoning Agent to determine compliance with the regulations. The plans shall be prepared by a licensed land surveyor unless waived by the Zoning Agent.
6. Building plans and/or other information necessary to determine compliance.
7. To demonstrate that the proposal complies with local Inland Wetlands, Health District and Public Works requirements, the following approvals are required and any conditions of approval shall be incorporated into the zoning permit.

A. _____ / _____ / _____
 Signature of Director of Health / Date / Comments

B. _____ / _____ / _____
 Signature of Inland Wetland Agent / Date / Comments

C. _____ / _____ / _____
 Signature of Town Engineer / Date / Comments

8. Validity: If approved, the Zoning Permit shall be voided unless construction is commenced within six months of the date of issue and unless construction is completed within 18 months of the date of issue.

Where a surveyors plot plan is required, no foundation for any structure or addition shall be constructed until the Zoning Agent has received a surveyors certification verifying that the foundation footings are installed per the approved plans.

9. Certification: The applicant accepts this Zoning Permit on the condition that all ordinances and regulations of the Town of Mansfield shall be complied with. The applicant further certifies that all information supplied to the Zoning Agent is true and accurate and that the land and structures subject to this permit shall not be occupied or used until a Certificate of Compliance has been issued. The applicant's signature authorizes the Zoning Agent to enter upon the property as needed to verify compliance with the permit and until a Certificate of Compliance has been issued.

Lon Hultgren
 Owner / Applicants signature

Lon HULTGREN
 Owner / Applicant (printed)
Director of Public Works

8/19/13
 Date

ZONING AGENT SECTION

PERMIT # _____

In reviewing and approving any application for a Zoning Permit, the Zoning Agent shall determine that the following provisions have been met:

- ____ 1. The application is complete and the applicable fee has been paid. Amount of fee _____
- ____ 2. All applicable zoning regulations have been met or varied by the ZBA, including dimensional requirements, performance standards, permitted use provisions and san and gravel regulations.
- ____ 3. All applicable PZC and ZBA conditions of approval have been met, including compliance with approved plans. Date and nature of approval: _____ PZC file # _____
- ____ 4. The subject lot is an existing lot of record or an approved subdivision lot. PZC file # _____
- ____ 5. All known local, State and Federal permits or approvals that apply to the application have been issued, including compliance with the Scenic Road Ordinance and Historic District regulations, if applicable.

Final Action: Based on the applicants submissions, which are attached to or referenced on this form, the Zoning Permit has been: _____ Approved as submitted; _____ Approved with the conditions stated below; _____ Denied

The following comments, conditions of approval or reasons for denial apply: _____

Signature of Zoning Agent Date

XX
The Town of Mansfield does not publish notice of Permit approvals. In accordance with CGS 8-3(f), the applicant may provide notice of this certification as explained on the attached sheet.
XX

CERTIFICATE OF ZONING COMPLIANCE # _____

The Zoning Agent shall determine that all structures, buildings or site improvements have been constructed in accordance with plans approved through the Zoning Permit process, and as appropriate, with plans approved by the PZC and/or ZBA.

The structure/use authorized by the Zoning Permit has been reviewed/inspected.

- ____ 1. The completed work meets all applicable provisions of the Mansfield Zoning Regulations and all other applicable Town regulations and permit requirements, including Health District and Public Works.
- ____ 2. All specified conditions of the Zoning Permit and/or PZC or ZBA have been met.
- ____ 3. Where required, a surveyors/engineers certification has been submitted to verify compliance with approved plans.

Based upon a final inspection of the site on _____, the Certificate of Compliance is _____ Approved as submitted; _____ Approved with conditions stated below; _____ Denied

The following comments, conditions of approval or reasons for denial apply: _____

Signature of Zoning Agent Date

The proposed Mansfield Town Square follows the spirit of the Storrs Center Special Design District Design Guidelines and incorporates many of its specific recommendations. The following narrative begins with the relevant Design Guidelines section followed by a description of the enclosed Site Plan.

The Special Design District Design Guidelines describe the Town Square as follows (sentences relevant to the design of the subject town square have been underlined):

4.3.2 Town Square

The Town Square will be planned as the central civic space and center of activity for Storrs Center and the downtown Main Street area. The concept of the Town Square is spatial and experiential in nature and should be envisioned as the entire area defined by the surrounding buildings along Dog Lane, the Village Street, and the extension of Bolton Road. In essence, the Square includes the entire space encompassed by the building walls, including sidewalks, terraces, streets, and the more formal park-like space at the center. The whole of the space should be designed to support a range of activities that are consistent with the notion of the Town Square as the center of downtown life – a place to live, a place to do business, a place for civic activities, gatherings, and festivals, and a place to simply meet, sit, relax, or play. Buildings surrounding the square should have ample scale and mass to support and define the space and should, in the context of surrounding University buildings, establish a place of prominence for the Square within its physical and cultural context.

The ground floors of the building lining the Town Square should be lined with terraces, awnings, outdoor dining and activities, street trees, and, of course, wonderful shop fronts and restaurants opening onto and activating the life of the Town Square. The central park itself should be integral to the grand space of the Town Square space that spans from building face to building face. Within a relatively formal framework, the park will contain both hardscapes and natural components that support a variety of activities throughout the changing seasons and create a series of different spaces at different scales. A larger space should be designed to accommodate a podium or stage for outdoor concerts and events. Smaller outdoor spaces, defined by trees, landscaping, hardscapes, and street furniture, should provide a more intimate scale for sitting, relaxing, and for children’s play areas or

smaller exhibitions and events.

The variety of spaces could be used for festivals and markets at different scales. Park edges could accommodate kiosks, awnings, umbrellas, and enclosed pavilions that would allow surrounding cafes and restaurants to extend seating areas and service into the park area in certain seasons and for special events. Various markets and outdoor retail events, such as book markets, flower markets, and markets for local crafts and products could also convene around these structures. The diversely scaled spaces could support children's play areas, small and large concerts and events, outdoor exhibitions, and a myriad of activities and civic festivities that should take full advantage of the proximity of the University, surrounding businesses, the high school, and the various other nearby institutions. Special celebrations and scheduled events will enliven the civic experience of the entire neighborhood and contribute positively to the creation of a vital and sustainable commercial environment with a pedestrian orientation.

The Town Square should have plantings, street trees, and seasonal flowers interspersed throughout. Street furnishings should include benches, street lighting, bike racks, and trash receptacles to support safe enjoyment by the public. A variety of paving surfaces, such as stone, brick and concrete pavers, and concrete, may be combined with low walls of stone, brick, and concrete to define planting areas, tree wells, and open areas for activities and simple relaxation. A planar quality to the streets and park surfaces, including Dog Lane, will reinforce the clarity of the Town Square space. Dog Lane, in particular, need be distinguished only by the slightest change in materials and necessary safety features, such as bollards, to differentiate the drive area itself. Closure of the road on special occasions will immediately integrate the road into the surface and active space of the park and square area. Surrounding streets may be paved or covered in pavers to suggest continuity in the surface of the Town Square. The combination of hardscape, softscape, and tree planters should all work together to create a formal but relaxed environment adaptable to many uses and working together to create an exceptional civic identity for the Town Square area and the heart of Mansfield.

END

The proposed Town Square combines paved plaza, lawn, shade trees, planting beds, seat walls, performance pavilion, shade structure, benches, movable seating, lighting and sculpture. Additionally, water and electrical service will be provided, and storm water runoff will be treated on site. These elements are configured to take advantage of opportunities created by the site's context:

Paved Plaza & Shade Structure: The north side of the square abuts Dog Lane and contains an open area of permeable paving that extends the entire width of the site. A curving shade structure stands within this plaza. The shade structure achieves two principal objectives: it provides shade and shelter over the open plaza and creates a bold placemaking statement on the Storrs Road frontage. It will include impervious roof panels but may not necessarily create a fully impervious roof (there may be gaps between panels). The plaza will allow for flexible use and will feature numerous portable tables and chairs.

Lawn: A 52' diameter lawn circle framed by a raised curb will occupy the south central area of the site. Four 18' tall light pylons will occupy equilateral points on the perimeter. The lawn will be in full sun and receive irrigation.

Shade Trees: The streetscape trees recently installed along the perimeter streets will shade the site's edges. The large existing Oak will continue to shade the northwest corner. The design includes five medium size shade trees in a semicircle on the north edge of the lawn. Eligible species for these trees include Honey Locust ('Christie' or 'Shade Master'), Elm cross ('New Horizon' or 'Emer 1'), or Compact Linden (Corzam' or 'Summer Sprite').

Planting Beds: Two planting beds occupy the space between stone seat wall and sidewalk on the south and east sides of the square. A 3' tall evergreen hedge will run along both sidewalk edges. Between hedge and wall, a plant bed will contain native herbaceous perennials and grasses. Freestanding metal trellises will support flowering vines and accent each plant bed.

Seat Walls: The site slopes approximately three feet from south edge down to the northwest corner. The seat walls have been designed to retain two feet of grade change and allow for comfortable seating. The walls are conceived to match similar walls on Storrs Road with exception of a smoother stone coping. Recessed down lights will be embedded in the wall face.

Performance Pavilion: The grade change described above also creates an opportunity for a raised stage area of approximately 600 sf. A pavilion composed of inclined roof and two supporting pylons will provide shelter over the performance area. A recessed ceiling will provide space for stage lighting, a retractable screen and video projector. The pavilion will serve as a focal point from Royce Circle and create a framed view of the square looking north.

Seating: In addition to the seat wall, at least five stationary benches will be located in high traffic areas. Lightweight bistro style tables and chairs should be provided on the plaza.

Lighting: Lighting is needed for safety and security but is also considered an integral part of the public art program. The most prominent expression of this concept is in the four internally lit pylons rising from the edge of the lawn panel. Other effects will include lighting of the pavilion and shade structure's colored roofs and recessed lights in the seat wall.

Sculpture: Concepts for three freestanding sculptures have been prepared in specific locations: a brightly colored piece on the northwest corner of the plaza (under the large oak tree), a polished stainless steel piece on the plaza near the northeast corner (reflections of surrounding buildings, landscaping and passersby will be most effective here), a tall metal piece depicting a musical instrument or musician with instrument near the southwest corner adjacent to the Storrs Road sidewalk (highly visible along the Storrs Road frontage).

Water & Electrical Service: Water is needed for lawn and plant irrigation and maintenance activities. Service will be provided from an existing tap at the back of the Storrs Road sidewalk in the southwest corner of the site.

Electricity is needed for site lighting and for activities associated with the stage pavilion (performances and film screenings). Service will be provided from a meter to be installed on the exterior of building TS-3. A secure above-ground cabinet to be located adjacent to the stage pavilion will contain electrical equipment.

Storm Water Runoff: The master plan has incorporated permeable paving as the principal paving material in the square. Other surfaces include stone dust and lawn (slightly permeable), and planting beds. Preliminary data indicates that a 1" storm event can be absorbed through the permeable pavement. This will provide treatment of the "first flush" and prevent all but heavy rain events from flowing onto Dog Lane and Storrs Road.

END

5.3 STORRS CENTER DESIGN REVIEW CHECKLIST

Building/Site Description: Mansfield Town Square

Location: Corner of Storrs Rd & Dog Lane

Area: .5 AC

Architect/Engineer: Kent + Frost, LLC

Contact/Phone: 860-572-0784

Initial Review Date: _____

All questions should be answered Yes/No/NA unless specific information is requested. For 'No' answers, please include explanatory Comments/Notes. In these regulations "reasonable consistency" means that some variation or deviation from specific provisions is acceptable provided that the overall intent of the provision is achieved.

Section 1.3 Preliminary Master Plan

Is the overall plan contained in the zoning permit application reasonably consistent with the Preliminary Master Plan?

Y	N	NA
X		

Comments/Notes:

Sections 2.3 – 2.6 Area Specific Requirements

Is the site plan reasonably consistent with the area specific design standards for its location (i.e., Town Square, Market Square, Village Street, Residential)?

	Y	N	NA
Allowable Uses	X		
Building Setback			X
Building Height			X
Façade Setback			X
Eave Projection			X
Roof Profile			X

Recessed Entries			X
Awnings			X
Balconies			X
Covered Arcades/Galleries			X

Comments/Notes:

Are the streets reasonably consistent with the roadway design standards for their location?

	Y	N	NA
Lane Widths			X
Parking Lane Widths			X
Turning/Curb Radius			X
Curb Heights			X

Comments/Notes:

Are the streetscape elements reasonably consistent with the design standards for their location?

	Y	N	NA
Sidewalks	X		
Terraces	X		
Combined Sidewalk/Terrace Areas	X		
On-street Parking			X
Street Trees	X		
Street Lighting	X		
Street Furniture	X		

Comments/Notes:

All perimeter sidewalks, street trees, street lighting and street furniture are constructed per prior site plan applications. Where Town Square walkways intersect, paving surfaces will meet flush. Terrace (plaza) areas will be composed with permeable pavers or granular surfacing. Interior site trees will be high branched and tolerant of urban conditions. Interior site lighting will be indirect, illuminating surfaces or artistic effects. Interior site furniture will combine fixed benches and movable chairs and tables.

Is the building scale and composition reasonably consistent with the applicable Building Composition diagrams?

	Y	N	NA
Massing and Scale			X
Horizontal/Vertical Divisions			X

Comments/Notes:

Is the building orientation and façade design reasonably consistent with the applicable Building Composition diagrams?

	Y	N	NA
Location of entrances			X
Location of special elements and architectural gestures			X

Comments/Notes:

Section 3 Lot and Building Standards

Section 3.2.1 Site Layout Standards

Is the Site Layout reasonably consistent with the Site Layout Standards?

	Y	N	NA
Site features	X		
Visual patterns	X		
Building entrances			X
Major parking areas			X

Comments/Notes:

Site layout incorporates features described in the Guidelines and suggested through extensive public input. Visual patterns acknowledge Guideline objectives for visual connectedness across the space.

Section 3.3.2 Building Layout and Design Standards

Is the scale of the building mass reasonably compatible with existing or planned nearby buildings?

Y	N	NA
		X

Are the roof mass and building façade reasonably compatible as a building composition?

Y	N	NA
		X

Does the design reasonably incorporate weather protection, convenience and safety features for pedestrians?

Y	N	NA
X		

Comments/Notes:

Shade structure and pavilion will provide limited weather protection.

Section 3.3.3 Floor Heights

Are the floor-to-floor heights reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes:

3.4 Façade Composition

3.4.1 Building Walls

Are the windows reasonably compatible with the building design?

Y	N	NA
		X

Are the windows generally vertically proportioned?

Y	N	NA
		X

Are the windows rhythmically spaced in a pattern reasonably compatible with the building form?

Y	N	NA
		X

Are the windows on upper floors generally smaller than the ground floor display windows?

Y	N	NA
		X

Are the windows generally recessed in their openings?

Y	N	NA
		X

Comments/Notes:

3.4.2 Window Openings

Are the window openings designed to be reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes:

3.4.3 Shutters

Are shutters designed to be reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes:

3.4.4 Balconies

Are balconies designed to be reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes:

3.4.5 Entries

Are primary building entrances clearly defined and articulated?

Y	N	NA
		X

Does the main entrance face a major street?

Y	N	NA
		X

If the building has a prominent corner location, is an entrance located at the corner (if applicable)?

Y	N	NA
		X

Are the American with Disabilities Act standards for building entries addressed in the documentation?

Y	N	NA
		X

Comments/Notes:

3.5 Commercial Storefronts

NOTE: Zoning approval plans may not include final individual storefronts and signage pending identification of actual tenants and application for tenant fit-out permits. If not included with zoning approval package, signage and storefronts for individual tenant fit-outs must demonstrate compliance with these design guidelines as part of applications for permitting of individual tenant fit-out construction.

3.5.2 Composition

Where included, are the storefronts reasonably consistent with framework of traditional storefront design?

Y	N	NA
		X

Is there diversity of character and individuality among the various storefronts?

Y	N	NA
		X

Are storefront entrances clearly marked?

Y	N	NA
		X

Is the relationship of indoor to outdoor reasonably well established using transparency or, at terraces, operable doors and windows?

Y	N	NA
		X

Comments/Notes:

3.5.4 Materials

What materials are used for the storefronts?

Are materials used reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes:

3.6 Roof and Cornice Form

Is the building designed with a cornice or parapet wall in accordance with the design guidelines?

Y	N	NA
		X

Where applicable, do traditional roof forms reasonably follow historic precedent?

Y	N	NA
		X

Are the roofs consistent to the height limitations in the design guidelines?

Y	N	NA
		X

Comments/Notes:

3.6.3 Materials and Colors

What are the roof materials and colors?

Are materials and colors reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes:

3.6.4 Mechanical Equipment

Is roof-mounted equipment (HVAC, plumbing, exhaust fans, etc.) reasonably concealed from view?

Y	N	NA
		X

Are wall mounted grilles, vents and louvers reasonably integrated into the façade design?

Y	N	NA
		X

Comments/Notes:

3.7 Building Materials

3.7.2 Appropriate Materials

What building materials are used?

Facades:

Windows:

Doors:

Trim:

Visible Roofing:

Are the materials used appropriate and compatible to those of adjacent buildings and reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes:

3.8 Colors

Is the paint color scheme reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes:

3.9 Building Lighting Design

If applicable, is the lighting plan design for the building reasonably consistent with the design guidelines?

Y	N	NA
		X

Are the fixtures compatible with the design guidelines?

Y	N	NA
		X

Comments/Notes:

3.10 Building Signage

NOTE: Zoning approval plans may not include final individual storefronts and signage pending identification of actual tenants and application for tenant fit-out permits. If not included with zoning approval package, signage and storefronts for individual tenant fit-outs must demonstrate compliance with these design guidelines as part of applications for permitting of individual tenant fit-out construction.

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

Y	N	NA
		X

Comments/Notes:

3.11 Building Safety Issues

Are applicable building safety issues addressed in the plans?

Y	N	NA
		X

Comments/Notes:

Section 4 Site Improvement Standards

4.2 Street Trees

What street tree species are used?

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

Y	N	NA
X		

Comments/Notes:

Street trees on surrounding streets have been planted. Five interior trees are proposed for the Square. Species/cultivar have not yet been selected, but choices include medium size, high branched varieties with high urban tolerance.

4.3 Public Space Details

Is a continuous clear passage width of five feet maintained on all public sidewalks?

Y	N	NA
X		

What materials are used for public sidewalks, outdoor terraces, and plaza spaces?

Paving materials will consist of permeable unit pavers for the North end of the square and a 16' wide stone dust ring surrounding a 50' diameter lawn disk. Two flush strips of concrete will extend the adjacent sidewalks to planter beds on the East and South edges of the square.

Are the materials used reasonably consistent with the design guidelines?

Y	N	NA
X		

Is the design of the street tree planting beds reasonably compatible with the design guidelines?

Y	N	NA
X		

Are the materials used in private walks compatible with the materials used in public sidewalks?

Y	N	NA
		X

Does the plan include:

	Y	N	NA
Bus stop shelter, if applicable			X
Bike racks	X		
Directional signage	X		
Benches	X		

Comments/Notes:

Site materials will share some contextual consistency with the surrounding district but there will also be a great deal of individuality. Stone walls will resemble walls on Storrs Road and the squares perimeter sidewalks will match others in the district. Other features like the shade structure and pavilion will have unique character.

4.4.2 Parking Structures

Do parking structures have reasonably appropriate architectural cladding or building liners where exposed on street fronts?

Y	N	NA
		X

On perimeters visible from surrounding areas, are parking structures appropriately screened with landscaping?

Y	N	NA
		X

Comments/Notes:

4.4.3 Off-Street Surface Parking

Are surface parking areas located to the side or rear of buildings where possible?

Y	N	NA
		X

Is the number of contiguous parking spaces generally consistent with the design guidelines?

Y	N	NA
		X

Do surface parking areas have appropriate landscaping or screening?

Y	N	NA
		X

Comments/Notes:

4.5 Service and Utility Areas

Are service areas located in the rear or side yards, where possible?

Y	N	NA
		X

Are walls, fences, or landscaping used to screen service areas?

Y	N	NA
		X

Are refuse containers enclosed with an opaque wall?

Y	N	NA
		X

Is the service area contained in a recess of the building or enclosed where possible?

Y	N	NA
		X

Are service areas sized to address Mansfield recycling requirements?

Y	N	NA
		X

Comments/Notes:

4.6 Site Lighting

Is the site lighting pedestrian scaled?

Y	N	NA
X		

Does the site lighting complement the architectural design?

Y	N	NA
X		

Is the site lighting focused downward to illuminate appropriate areas and to avoid spill-off into other areas?

Y	N	NA
X		

Comments/Notes:

All lighting will be indirect, aimed downward to illuminate paving or directed at reflective surfaces like the shade structure ceiling and columns. The performance pavilion will have ceiling recessed stage lighting. Four light pylons will emit colored light through cutouts and reflected down-light from the top.

4.7 Site Signage

Is the site signage plan reasonably consistent with the guidelines?

Y	N	NA
		X

Has adequate signage been provided to guide visitors in the vicinity of the building(s)?

Y	N	NA
		X

Comments/Notes:

4.8 Site Furnishings

Have applicable site furnishing been provided in the plans?

Y	N	NA
X		

Do site furnishings have a reasonably consistent sense of design for the designated area?

Y	N	NA
X		

Comments/Notes:

The site plan provides five fixed benches (design and manufacturer to be determined) and a variable amount of lightweight movable bistro style folding chairs and tables. Additional seating may be considered.

4.10 Site Safety Issues

Are applicable site safety issues addressed in the plans?

Y	N	NA
X		

Have Mansfield Fire Lane standards been addressed?

Y	N	NA
		X

Comments/Notes:

The design allows for unobstructed visibility and EMS access across the site. All areas will be ADA accessible.