

**TOWN OF MANSFIELD  
OFFICE OF PLANNING AND DEVELOPMENT**

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LINDA M. PAINTER, AICP, DIRECTOR OF PLANNING & DEVELOPMENT

Memo to: Curt Hirsch, Mansfield Zoning Agent  
From: Linda M. Painter, AICP, Director of Planning and Development  
Date: September 23, 2013  
Re: Zoning Permit Application, Storrs Center Town Square  
(File 1246-16)



Pursuant to the provisions of Article X, Section S of the Zoning Regulations, I have completed my review of the August 22, 2013 Zoning Permit application of the Town of Mansfield and have determined that, subject to the attached conditions of approval, the Zoning Permit is in compliance with all applicable Zoning requirements. Accordingly, you are authorized to issue a Zoning Permit for the subject Town Square Improvements subject to incorporation of those conditions which do not involve immediate map revisions.

In the process of making this compliance determination, I note the following findings:

- The applicant's submission includes a Town Square Master Plan sheet dated 8/22/2013 and three renderings prepared by Kent + Frost, and a comprehensive application packet dated 8/19/2013 which contains a Statement of Use and a Design Review Checklist. As this application is for the design of the Town Square, much of the information normally required is not applicable, such as traffic, parking, and water/sewer connections. The information provided is sufficient to meet the requirements of Article X, Section S.5.c.
- Pursuant to the provisions of Article X, Section S.6.b.(ii), the Mansfield Downtown Partnership has conducted a public hearing and provided an appropriate opportunity for the submittal of public comment. On 9/17/2013, the Mansfield Downtown Partnership determined that the Zoning Permit application for the Town Square and associated site work complies with the requirements of the Storrs Center Special Design District regulations and the Storrs Center Design Guidelines. This action was taken after consideration of public comments and a report from its Planning and Design Committee. The Director of Planning and Development attended the Downtown Partnership Public Hearing.
- The project was referred to the following departments/committees for review: Public Works/Engineering, Committee on Needs of Persons with Disabilities, Fire Marshal, Traffic Authority, Recreation Advisory Committee, Open Space Preservation Committee, and the Parks Advisory Committee. The Open Space Preservation Committee provided written comments on September 18, 2013. Verbal comments were received from the Traffic Authority. Written comments were received from residents R. Favretti and K. Schwab. Subject to conditions included in this Zoning Permit approval authorization, all identified zoning issues will be addressed.
- All approval criteria contained or referenced in Article X, Section S.6.d, including Article V, Section A.5 and Article XI, Section C.3 have been addressed or will be addressed by conditions included in this Zoning Permit authorization.

Article X, Section S.6.e. authorizes the Director of Planning to add conditions deemed necessary to ensure compliance with all applicable regulatory requirements. The following conditions, except for those that require immediate plan revisions, shall be incorporated into the Zoning Permit approval for the Town Square:

**1. General Conditions Pursuant to Zoning Regulations.**

- A. Erosion & Sedimentation Control. During periods of construction, bi-weekly erosion and sediment control monitoring reports shall be submitted to the Zoning Agent and Inland Wetland Agent until disturbed areas are stabilized.
- B. Utilities. Unless specifically authorized by the Director of Planning and Development, all new utility lines shall be installed underground.
- C. Plan Revisions. Pursuant to Article X, Section S.6.g of the Zoning Regulations, any proposed revisions to the submitted plans and associated application narratives and/or the proposed uses hereby granted Zoning Permit approval shall be submitted to the Director of Planning and Development for review and approval
- D. Local Approvals. All conditions of approval cited in the 10/1/07 Inland Wetland Agency license approval, as revised on 1/19/11, shall be met.
- E. State and Federal Approvals. No construction shall start until it is confirmed that the Phase IC improvements are acceptable to all federal and state agencies who have granted permit approval for the entire Storrs Center project.
- F. Construction Traffic. The applicant shall be responsible for coordinating construction traffic with concurrent projects including the Transportation Center and TS-3 buildings. If deemed necessary by the Assistant Town Engineer, a formal traffic management plan shall be developed for the approval of the Traffic Authority.
- G. Performance Pavilion and Shade Structure. The performance pavilion and shade structure shall not be approved for construction until detailed plans and material samples are submitted to the Director of Planning and Development for approval. The applicant is advised to work with the Building Official to ensure that these structures address snow, ice and wind loading g. Snow breaks may be needed to prevent snow/ice from falling off the structures onto public pedestrian ways.
- H. Details and Specifications. No street furniture shall be installed until details have been submitted for approval by the Director of Planning and Development. For the purpose of this condition, "street furniture" includes elements such as fencing, benches, moveable furniture, trash containers, bike racks, trellises, lighting, etc.
- I. Signs. No signs shall be installed until details have been submitted and approved by the Director of Planning and Development.
- J. Landscaping. Detailed planting plans shall be submitted for approval by the Director of Planning and Development prior to installation.
- K. Lighting. All lighting shall incorporate full cut-off fixtures to minimize light pollution. The proposed light pylons shall be submitted for review and approval by the Director of Planning and Development.
- L. Maintenance Guidelines. Prior to issuance of building permits for the Performance Pavilion and Shade Structure, the applicant shall provide detailed maintenance guidelines for the square, particularly with regard to the permeable pavers and runoff infiltration strip. Such guidelines should identify the appropriate types of deicing materials and periodic maintenance required to insure that the permeable pavers function as designed. Maintenance guidelines should also address storage of moveable furniture.

## 2. Conditions Pursuant to Storrs Center Design Guidelines.

A. Site Plan Revisions. To address regulatory approval criteria and applicant commitments, the following revisions noted below shall be incorporated onto the final site plans.

- *Permeable Pavers.* The applicant is strongly encouraged to expand the use of permeable pavers to the area surrounding the circular lawn. The pavers are a more durable surface and allow for better stormwater infiltration than the proposed stone dust/composite mix.

If pavers cannot be installed as part of the initial construction due to budget limitations, the plans should be designed to allow for easy replacement of the stone dust with permeable pavers. Items to be considered include any design features necessary to deter use of skate boards and trick bikes.

- *Landscaping.* The site plan shall be revised to note that tree and plant details will be submitted separately as part of a detailed planting plan. Such plan should be consistent with the general tree recommendations contained in Section 4.2 of the Design Guidelines. For additional planting suggestions, please refer to comments submitted by R. Favretti.

As part of the detailed planting plans, the applicant should consider additional planting areas in the portion of the plaza along Dog Lane to soften the expanse of pavers.

- *Royce Circle and Bolton Road Extension sidewalks.* Sidewalk areas on Bolton Road Extension and Royce Circle shall be widened to ensure a continuous clear passage of at least 5 feet in width pursuant to Section 4.3.1.a of the Design Guidelines. Presently, there does not appear to be sufficient width in these sections due to the location of street tree planters. While these planters can be partially included in the pedestrian space due to the use of tree grates, it is very constrained. As the fence along these perimeter areas is intended to also serve as a bike rack, additional sidewalk width is even more important to insure that adequate ADA access is maintained.
- *Construction Plans.* Final plans should include construction details for various elements, including pavers, stone seating wall, irrigation, etc. As noted above under condition 1 (G, H, I, J, K), details will need to be approved before construction/installation of various elements.
- *Final Plan.* The final site plan shall be signed and sealed by the Landscape Architect.

B. Recommendations. Based on my review, the application as presented is reasonably consistent with the Design Guidelines as required by Article X, Section S.6.d. As such, the following comments are hereby presented to the applicant as recommendations, not required changes.

- *Sculptures.* It is my understanding that the sculptures proposed on the master plan are conceptual at this time. The applicant is encouraged to commission sculptures that have a local connection, such as works by a Connecticut Native or UConn Graduate that celebrate/reflect the Town's history and accomplishments. The applicant should work with local arts organizations such as the William Benton Museum of Art and the UCONN School of Fine Arts on sculpture selection.

Please let me know if you have any questions regarding this report and the listing of approval conditions. If additional information is received regarding the subject conditions or it is determined that wording revisions are necessary to clarify requirements, I will reconsider the conditions.

Cc: Lon Hultgren, Applicant  
Storrs Center Alliance, LLC  
Mansfield Downtown Partnership Inc.  
Mansfield Planning and Zoning Commission  
Laura Cruickshank, UCONN