

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

APPLICANT/OWNER SECTION

PERMIT # 13-11.4

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

1. TOWN OF MANSFIELD / 4 S. Eagleville Rd, Stors / (800) 429-3332
 Owners name / Mailing address / Telephone

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

3. Roke Circle/Dog La/Stors Rd / 16.41.13-1 / NO / SC-SDD
 Address of proposed activity / map / block / parcel / 3.A. Scenic Road ??? / 3.B. 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 - Stors Center - TOWN SQUARE
8-19-13 Statement of Use. / PZC file # 1246-16

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] / 11/16/13 / Town Square
 Signature of Director of Health / Date / Comments
- B. [Signature] / 11.06.13 / _____
 Signature of Inland Wetland Agent / Date / Comments
- C. [Signature] / 11.06.13 / _____
 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.

[Signature] / CON HULTGREN / 8/19/13
 Owner / Applicants signature / Owner / Applicant (printed) / Date
Director of Public Works

ADDENDUM
Zoning Permit # 13-11-4
Town Square

Pursuant to the 9/23/13 memo, with notes revised to 11/5/13 from Linda Painter, Director of Planning & Development (The Director) to Curt Hirsch, Zoning Agent, the conditions listed below shall be a part of Zoning Permit # 13-11-4, issued to the Town of Mansfield, on November 6, 2013, for the development of the Mansfield Town Square, of the Storrs Center Development. This approval is based on the plans submitted together with the 8/19/13 Zoning Permit Application and further revised to October 31, 2013. Any questions about the subject conditions or requirements shall be directed to the Mansfield Zoning Agent.

1. During periods of construction, bi-weekly erosion & sedimentation control monitoring reports shall be submitted to the Zoning Agent and Inland Wetland Agent until disturbed areas are stabilized.
2. All new utility lines shall be installed underground.
3. Any plan revisions and/or changes or additions to the proposed uses stated in the application materials shall be submitted to The Director for review and approval.
4. All conditions of the 10/1/07 Inland Wetlands Agency License, as revised to 1/19/11, shall be met.
5. 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 approval of the Traffic Authority.
6. The performance pavilion and shade structures are not approved for construction until detailed plans and material samples are submitted to The Director for approval. The applicant is advised to work with the building Official to ensure that these structures address snow, ice and wind loading.
7. No street furniture shall be installed until details and specifications have been submitted for approval to The Director. For the purpose of this condition 'street furniture' includes elements such as fencing, benches, moveable furniture, trash containers, bike racks, trellises, lighting, etc.
8. No signs shall be installed until details have been submitted and approved by The Director.
9. Detailed landscaping plans shall be submitted for approval to The Director prior to installation.
10. All Lighting shall incorporate full cut-off fixtures to minimize light pollution. The proposed light pylons shall be submitted to The Director for review and approval.
11. Detailed maintenance guidelines for the Town Square, particularly with regard to the permeable pavers and runoff infiltration strip, shall be submitted to The Director prior to the issuance of building permits for the performance pavilion and shade structure. 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 shall also address the storage of moveable furniture.
12. Details for all items identified on the 10/31/13 plans as "BY OTHERS", shall be submitted to the Director for review and approval prior to installation.

The following comments from the Director are presented as recommendations to the applicant for consideration. They are not required changes.

Plans presented to the public have included conceptual, sculptural elements. The applicant is encouraged to commission sculptures that have a local connection, such as works by a Connecticut Native or UConn student/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.