

TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT

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: November 20, 2013
Re: Zoning Permit Application, Storrs Center VS-11
(File 1246-17)

Pursuant to the provisions of Article X, Section S of the Zoning Regulations, I have completed my review of the September 30, 2013 Zoning Permit application of Storrs Center Alliance LLC 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 Storrs Center VS-11 construction 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 5-page architectural page set prepared by Kenyon & Cutler with an issue date of 3/15/13; a 2-page architectural plan set prepared by BL Companies for the MP-2 building with a progress date of 6/28/13 updated through 11/12/13; an 11-page site plan set prepared by BSC Group with an issue date of 9/26/13 revised through 11/14/13; a statement of use dated 9/27/13 including statements of consistency with the PZC approved Preliminary Master Plan, Master Parking Study, Master Traffic Study, Master Stormwater Drainage Study, the Storrs Center Design Guidelines; and Design Review Checklists and signed Design Certifications for each building in Phase 4. This information appropriately meets the submission 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 10/17/2013, the Mansfield Downtown Partnership determined that the Zoning Permit application for the VS-11 building 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, Town Council, Conservation Commission, Economic Development Commission and the PZC. No comments were received in response to these referrals.
- 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 VS-11 construction:

1. General Conditions Pursuant to Zoning Regulations.

- A. Phasing. To facilitate the beginning of construction prior to the onset of winter, a foundation permit may be issued prior to completion of the plan revisions noted under Condition #2. These revisions must be completed and approved prior to issuance of permits for vertical construction
- B. 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.
- C. Foundation Footing Survey. Pursuant to Article XI, Section 4.d., no new foundation walls shall be constructed until certification from a licensed land surveyor is received by the Zoning Agent confirming that foundation footings are in approved locations.
- D. Removal of Material. All material that will be removed from the project area in association with demolition activities shall be deposited in an appropriate location that has been approved for such deposition. All site demolition contractors shall be advised of this requirement.
- E. Utilities. Unless specifically authorized by the Director of Planning and Development, all new utility lines shall be installed underground.
- F. Plan Revisions. Pursuant to Article X, Section 5.6.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
- G. 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.
- H. State and Federal Approvals. No construction shall start in Phase 4 until it is confirmed that the Phase 4 improvements are acceptable to all federal and state agencies who have granted permit approval for the entire Storrs Center project.
- I. Construction Traffic. In addition to the information provided as part of the statement of use, the applicant shall be responsible for ongoing coordination with the Town of Mansfield with respect to management of construction traffic related to concurrent projects, including the improvements to Storrs Road, Charles Smith Way and construction of Wilbur Cross Way. The point of contact for this coordinated effort will be the Director of Public Works or his designee. Furthermore, the applicant is responsible for maintaining vehicular access to University Plaza for the purposes of loading/unloading and handicapped accessibility. Such access shall be coordinated with the owner of University Plaza. If deemed necessary by the Director of Public Works, a more formal traffic management plan shall be developed for the approval of the Traffic Authority.
- J. Signs. Signs shall be submitted at a later date for review and approval.
- K. Colors, Details and Specifications. Final building colors shall be consistent with the palette presented at the public hearing. Details for exterior lighting, window glazing and playground surfacing were not submitted as part of the initial application; specifications must be submitted and approved prior to installation.
- L. Hours of Construction. Hours of construction shall be limited to those identified in Article Eleven, Section C.4.e of the Zoning Regulations.
- M. Parking. Pursuant to the Master Parking Study, a minimum of 50 parking spaces are required for the building (2.43 spaces/1000 square feet). Based on the number of total available on-street, off-street, and garage parking spaces available, there is sufficient parking to serve this building. Employees will be required to use long-term parking in the garage to preserve the short-term on-

street parking for Village Street customers, including drop-off and pick-up for the day care. The Traffic Authority has designated 12 of the spaces directly in front of the building on the Village Street as 30-minute parking to facilitate drop-off/pick-up; the remaining 4 spaces will be signed for 2 hours. If issues arise with the number and availability of these spaces for drop-off, the issue will be revisited by the Traffic Authority. If necessary, the master developer may be required to provide additional spaces for drop-off/pick-up in the residential area to the east of the subject property.

- N. Play Areas. The applicant is advised that due to future construction of the VS-10 building to the north of the VS-11 building as well as the future construction of the residential neighborhood, use and enjoyment of the play areas may be impacted.
- O. Gravel Driveway. Maintenance of the proposed temporary gravel driveway along the north side of the building including erosion and sedimentation controls and snow removal shall be the responsibility of the applicant. This driveway is required for emergency access to the rear of the building as well as access to the dumpster/recycling pad. As such, this driveway shall be maintained in a passable condition at all times.

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. All final plans shall be signed and sealed by the responsible professionals.
 - 1. Revise grading and drainage plan as follows:
 - Include a note that the stormwater system and stone wall shall be constructed pursuant to the details provided in the approved Master Stormwater Plan.
 - Final grading in the area of the 40" oak tree to be preserved requires additional review to ensure that the grading will not impact the health of the tree. The applicant has verbally indicated that they will be seeking an arborist opinion regarding the current health of the tree and whether it needs to be removed. As such, final grading design in this area should be deferred until a final decision on the tree is made.
 - 2. Revise the layout plan as follows:
 - Identify the limits of the stone wall removal. Only the sections that need to be removed to accommodate the play area should be included.
 - Add a note indicating that the stones from the portions of the existing stone wall that are removed shall be used to construct the new stone wall that is part of the stormwater system per the Master Stormwater Plan.
 - Add a handicap ramp from the new HC parking space to the sidewalk
 - Revise limits of "concrete terrace" to provide a consistent sidewalk pattern along the edge of the decorative paving that exists; "terrace" with a different paving pattern should be contained in a limited area by the main entry and stairwell exit. Sidewalk along temporary gravel driveway should be standard concrete as used elsewhere in Storrs Center
 - Revise fence plan to use aluminum fence around perimeter of play area; limit use of chain link to internal play area dividers
 - Change note on chain link gate against sidewalk to be aluminum gate consistent with fence type
 - Expand dumpster/recycling pad to be the dimensions as noted on the plan (both on this sheet and on detail sheet)

- The boundaries of the landscaping area adjacent to Wilbur Cross Way and the existing intersection are still under review. Additional comments on the boundaries as well as the entire landscaping plan will be forthcoming in a future memo
 - Identify a location for a bicycle rack close to the main entrance.
3. Revise Detail Sheets as follows:
- Correct dimensions of dumpster pad on Sheet C401 and add details for the dumpster enclosure
 - Provide color for vinyl coated chain link and aluminum fencing and confirm 4 foot proposed height (taller fence referenced at public hearing)
 - Provide sample of proposed retaining wall for review and approval (color images will suffice)
 - Provide bicycle rack detail
 - Provide specifications for gravel driveway construction; must be sufficient to accommodate emergency vehicles and garbage trucks
 - Provi
4. Landscape/Planting Plan is still under review. Comments will be forthcoming in a future memo.
- B. Architectural Plan Revisions. Revise the window trim detail on the northeast elevation where the column carries around from the northwest elevation (window trim currently breaks the column line).

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: Storrs Center Alliance, LLC
Dale Cutler, Kenyon and Cutler
Mansfield Downtown Partnership Inc.
Mike Ninteau, Director of Building and Housing Inspection