

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

APPLICANT/OWNER SECTION

PERMIT # 15-18-2

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

1. See attached / /
- | | | |
|-------------|--------------------------|-----------|
| Owners name | Mailing address | Telephone |
| | c/o Leyland Alliance LLC | |
2. Main Street Homes-Storrs, LLC / P.O. Box 878, Tuxedo Park, NY / 845-351-2900
- | | | |
|---|-----------------|-----------|
| Applicants name (if different than owner) | Mailing address | Telephone |
| | 10987 | |
3. See attached
- | | | | | | |
|------------------------------|-----|-------|--------|-----------------|--------------------|
| Address of proposed activity | map | block | parcel | 3.A. <u>N/A</u> | 3.B. <u>SC-SDD</u> |
| | | | | 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 Statement of Use. Phase 3 Residential Homes
Storrs Center

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. See attached.
6. Building plans and/or other information necessary to determine compliance. See attached.
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. <u>[Signature]</u> / <u>6/24/15</u> / | Signature of Director of Health | Date | Comments |
| B. <u>[Signature]</u> / <u>6/24/2015</u> / | Signature of Inland Wetland Agent | Date | Comments |
| C. <u>[Signature]</u> / <u>8/11/15</u> / | Signature of Town Engineer | Date | Comments |
- If East Access Road becomes approved Town Road
 a R.O.W permit will be required.

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.

<u>[Signature]</u>	<u>Louis G. MALQUET</u>	<u>3-25-15</u>
Owner / Applicants signature	Owner / Applicant (printed)	Date

ADDENDUM
Zoning Permit # 15-8-2
Storrs Center, Phase 3
August 11, 2015

The conditions listed below shall be part of Zoning Permit # 15-8-2, issued to Main Street Homes Storrs, LLC on August 11, 2015, for the construction of buildings and site improvements in Phase 3 of the Storrs Center development. This approval is based on the plans submitted, together with the 3/25/15 zoning permit application referenced in a 6/15/15 memo from Linda Painter, Director of Planning & Development to Curt Hirsch. Any questions about this addendum shall be directed to the Zoning Agent.

The approved, 24 sheet set of plans has a title sheet dated 8/5/15.

1. General Conditions Pursuant to Zoning Regulations

- A. Erosion & Sedimentation Control. During periods of construction, erosion and sediment controls shall be continuously monitored until disturbed areas are stabilized. The developer shall be responsible for maintaining documentation on monitoring efforts; such documentation shall be produced upon request of the Zoning Agent or Inland Wetlands Agent. If monitoring documentation is inadequate or not produced upon request, the Zoning Agent or Inland Wetlands Agent may require the submission of biweekly reports.
- B. Erosion and Sedimentation Control Bond. The applicant has posted a \$5,000.00 bond together with a 6/16/15 Bonding Agreement to assure that erosion and sedimentation controls related to construction are implemented as per approved plans.
- 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 5/14/15 plans, shall be met (IWA file # 1378).
- H. Construction Traffic and Parking.
 - 1. Contractors shall be directed to access the site using Charles Smith Way and Wilbur Cross Way. Construction traffic shall be prohibited on Dog Lane, Bolton Road Extension and Royce Circle. Construction access shall be revisited with the Traffic Authority prior to the opening of Educational Playcare to identify appropriate traffic control measures, including possible rerouting along Wilbur Cross Way to Royce Circle to connect into the access-road behind VS-8/9.
 - 2. 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 restoration of Wilbur Cross Way and the

construction of the new access road located to the east of Buildings VS-8/9 and VS-10 as part of Phase 2. The point of contact for this coordinated effort will be the Director of Public Works or his designee. 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.

3. The developer shall submit a contractor parking plan for review and approval; this plan shall be updated as construction progresses.
- I. Construction Phasing. As construction of the buildings will be phased, the developer shall submit site access and utilization plans for approval by the Planning Director, Assistant Town Engineer, Fire Marshal, and Building Official prior to issuance of Certificates of Compliance for each building. If there is the potential for significant impacts to public streets, Traffic Authority review of the site utilization plan may also be required. These plans shall identify safe vehicular and pedestrian access for occupants and service vehicles and measures that will be taken to protect pedestrians from ongoing construction activity. To minimize potential for conflict and protect the safety of occupants, the following conditions shall apply to issuance of Certificates of Compliance:
 1. No Certificates of Compliance shall be issued until the storm water system is complete and has been inspected and approved by the Town Engineer or his designee.
 2. No Certificates of Compliance shall be issued for Storrs #1 or Storrs #2 until the alley and exterior construction on both buildings are completed.
 3. No Certificates of Compliance shall be issued for Storrs #3 or Storrs #4 until the alley and exterior construction on both buildings are completed.
 4. No Certificates of Compliance shall be issued for Storrs #6 or Storrs #9 until the alley and exterior construction on both buildings are completed.
 5. No Certificates of Compliance shall be issued for Eagleville/Mansfield #7 or Eagleville/Mansfield #8 until the shared driveway and exterior construction on both buildings are completed.
 6. No Certificate of Compliance shall be issued until the lighting of of internal pedestrian walkways has been addressed.
- J. Common Interest Ownership. The proposed Common Interest Ownership arrangement is acceptable for Phase 3 subject to compliance with all applicable State requirements and incorporation of commitments made in the Zoning Permit application. A copy of the executed Common Interest Ownership documents shall be filed in the Mansfield Planning Office prior to issuance of any Certificates of Compliance. To ensure that prospective purchasers are aware of Association maintenance responsibilities and limitations on parking, the current documents shall be amended to address the following items unless another mechanism acceptable to the Town Attorney is authorized.
 1. Specifics on who is responsible for maintaining the site improvements associated with the various buildings, including parking, landscaping, lighting, trash and storm water facilities.
 2. A prohibition on parking of vehicles outside of garages except for the following designated spaces to ensure that clear access is maintained at all times:
 - The 9 parking spaces shown on the south side of the private access road (north of the condominium building)
 - The 3 parking spaces shown on the east side of the private access road near the clubhouse building.
 - Spaces Numbered P1 through P9 on the site plan.
 3. An operation and maintenance plan for the storm water facilities. This plan shall include means of access and frequency of maintenance.
 4. An operation and maintenance manual for the sanitary sewer system pumping station with instructions that such plan is to be provided by the Association to the selected vendor. Such plan shall include information on how odor complaints will be addressed as well as procedures for temporary closure of the private road for maintenance; such procedures shall include requirements for maintaining emergency vehicle access. Updates to Operation and Maintenance Manuals shall be provided to the Town Engineer.
 5. A snow removal and storage plan. This plan shall:

- Identify the areas approved for snow storage (see Condition 2.C.1 below for more information);
 - Identify the timeframe for completing snow clearing activities after a storm event based on the requirements of Section 166-5 of the Mansfield Code of Ordinances;
 - Require that the emergency access/fire lanes be cleared of snow;
 - Require that sidewalks be cleared of snow;
 - Require clearing of snow curb to curb on the private road and all access driveways; and
 - Identify how excess snow will be removed in the event that snow storage areas are not sufficient.
6. Instructions for location and placement of trash and recycling containers to ensure that vehicular and pedestrian access is maintained.
7. Allowances for public access for pedestrians to the trailhead located near the clubhouse (See Conditions 1.K, 2.A and 2.C.1 for more information).

K. As-Built Plans. The developer shall have his engineer prepare as-built public improvements and utilities maps which show all public improvements and utilities as constructed and installed. Such maps shall be based on information provided by the Director of Public Works or his designee, utility companies and the developer's engineer. As-built plans shall be on Mylar and filed with the Department of Public Works prior to the issuance of Certificate of Compliance.

L. Easements.

1. The developer shall provide a pedestrian public access easement connecting the as-yet unnamed public road located east of Buildings VS-8/9 and VS-10 to the Conservation Area to provide for pedestrian access. The easement shall be recorded prior to issuance of a Certificate of Compliance.
2. The applicant shall be responsible for preparing the documents for the above easements for review and approval by the Town.

M. Roadway Acceptance. No Certificates of Compliance shall be issued until the public roadway that provides access to Phase 3 has been completed and accepted by the Town. If the Town declines to accept the road, it shall be considered a private road and therefore deemed to provide adequate access provided it is complete.

N. Damage to Town Sidewalks/Streetscape. Any damage done to existing streets, sidewalks and streetscapes during construction, including replacement of street trees, shall be repaired, restored or replaced to the satisfaction of the Town Engineer prior to issuance of Certificates of Compliance for the last building. The condition of public improvements shall be documented prior to the start of construction. The applicant shall be responsible for scheduling this pre-construction inspection with the Town Engineer.

2. Conditions Pursuant to Storrs Center Master Plan and Design Guidelines.

A. Trails/Access to Conservation Easement. The developer shall develop plans and obtain a separate Zoning Permit for a trail system in the Conservation Area between Dog Lane and Hanks Hill Road and connecting into the trail system currently existing in Whetten Woods. The developer shall be responsible for constructing these trails prior to the Issuance of any Certificates of Compliance. All work within the Conservation Area shall be performed in accordance with the easement held by the University of Connecticut and best management practices for protecting vernal pools and wetlands.

B. Architectural Plans.

1. Architect shall confirm that fenestration meets requirements of Section 2.6.3.m of the design guidelines, particularly for unit 7D.
2. Architect to consult with the Building Official to ensure compliance with Building Code handicap accessibility requirements.