

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

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

Memo to: Janell Mullen, Assistant Planner/Zoning Agent  
From: Linda M. Painter, AICP, Director of Planning and Development  
Date: July 8, 2016  
Re: Zoning Permit Application, Trail Access  
(File 1246-22)

Pursuant to the provisions of Article X, Section S of the Zoning Regulations, I have completed my review of the May 3, 2016 Zoning Permit application of Main Street Homes – Storrs, LLC and have determined that, subject to the attached conditions of approval, the plans are in compliance with all applicable Zoning requirements. Accordingly, you are authorized to issue a Zoning Permit for the trail 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 the following plans prepared by Langan Engineering: Trail Conservation Area Access Map Site Plan (TS-301 prepared 3/29/2016); a Trail Conservation Area Access Map Grading and Drainage Plan (TG-301 prepared 3/29/2016); and a Trails Map (TR-1 prepared 5/5/2016). The submission also includes a comprehensive application packet dated 3/25/15 which contains a Statement of Use; documentation of public water and sewer service; and statements of consistency with the Special Design District and other government approvals. 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 June 2, 2016, the Mansfield Downtown Partnership determined that the Zoning Permit application for the trail 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, Fire Marshal, and Environmental Planner. No written comments were received.
- While the Inland Wetland License (W1378) for Storrs Center dated October 2, 2007 stated that an Inland Wetlands License shall be required for the planned walking trail through the open space areas, creating the trails will not cause disturbance to the soils and there are no regulated activities planned in the upland review area that would require a license. The Agency was informed of this in a memo from Jennifer Kaufman, Environmental Planner to the Inland Wetland Agency, dated June 6, 2016.
- 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 trail:

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

- A. Erosion & Sedimentation Control. During periods of construction, erosion and sediment control monitoring reports 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. 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.
- C. Construction. All site work associated with the blazing of the trail shall be coordinated with the Town's Environmental Planner.
- D. Signs. All signs related to the trail shall be designed to be consistent with standard town practice and shall be reviewed and approved by the Town's Environmental Planner prior to installation.

Please let me know if you have any questions regarding this report and the listing of approval conditions.

Cc: Storrs Center Alliance, LLC  
Jennifer Kaufman, Environmental Planner