

**TOWN OF MANSFIELD  
PLANNING AND ZONING COMMISSION**

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AUDREY P. BECK BUILDING  
FOUR SOUTH EAGLEVILL ROAD  
STORRS, CT 06268  
(860) 429-3330

June 19, 2007

Mansfield Downtown Partnership, Inc.  
C/o Cynthia van Zelm, Executive Director  
1244 Storrs Road  
P.O. Box 513  
Storrs, CT 06268

Re: Mansfield's PZC approved revisions to Mansfield's Zoning Map  
PZC file #1257

Dear Ms. van Zelm,

At a meeting held on 6/18/07, the Mansfield Planning and Zoning Commission adopted the following motion:

“to approve, subject to revisions noted below, the February 15, 2007 application of the Mansfield Downtown Partnership Inc., and Storrs Center Alliance LLC., to rezone 47.7 acres of land east of Storrs Road and south of Dog Lane from Planned Business 2, Professional Office 1 and Rural Agricultural Residence 90 to Storrs Center Special Design District, as submitted to the Commission and as heard at Public Hearings on March 28, April 5, April 26 and May 21, 2007. The subject rezoning shall become effective as of July 15, 2007 or upon subsequent filing of approved maps, reports and design standards that, based on the provisions of Article X, Section T of the Zoning Regulations, are directly associated with the subject rezoning approval.

In approving this application the Planning and Zoning Commission has considered all Public Hearing testimony and communications. The approved Storrs Center Special Design District zone is adopted pursuant to the provisions and authority contained in Chapter 124 of the Connecticut General Statutes, including Section 8-2, which provides the Commission with:

- The authority to regulate the density of population and the location and use of buildings, structures and land for trade, industry, residence or other purposes;
- The authority to divide the municipality into districts of such number, shape and area as may be best suited to carry out the purposes of Chapter 124 of the Connecticut General Statutes; and, within such districts, the authority to regulate the erection, construction, reconstruction, alteration or use of buildings or structures and the use of land;
- The mandate to consider the Plan of Conservation and Development prepared under Section 8-23;
- The mandate to secure safety from fire, panic, flood and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; and to facilitate the adequate provision for transportation, water, sewerage, schools, parks and other public requirements;
- The mandate to give reasonable consideration as to the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality;
- The authority that reasonable consideration be given for the protection of existing and potential public surface and ground drinking water supplies;
- The authority to encourage energy-efficiency patterns of development.

This zoning map revision has been adopted because it promotes these statutory goals and other zoning “purposes” cited in Article One of Mansfield’s Zoning Regulations. Furthermore, the Commission has adopted the new Storrs Center Special Design District based on the following findings and reasons of approval:

1. The public and Commission members have expressed significant concern over the impacts this project will have on area neighborhoods and roads. This approval action has been taken based upon the Town Traffic Authority commitment to proactively monitor and appropriately address impacts on local roads. Since this project is the most important alteration to this area of Storrs Road in the last 50 years and may have an unprecedented impact on local Mansfield roads, the Traffic Authority will need to consider a variety of traffic calming methods and increased enforcement on surrounding Town roads, including methods and commitments that have historically not been considered necessary or appropriate.
2. The public and Commission members have expressed significant concern about the capacity of the University of Connecticut’s water supply system and its ability to safely serve this project. This approval action has been taken based upon information submitted by the applicant and University of Connecticut representatives, including May 2006 letters with information contained in a draft UConn Water and Wastewater Master Plan, indicating that the UConn water supply and sewage disposal systems have adequate capacity for the proposed Storrs Center project. Furthermore, this draft Master Plan indicates that university officials are proactively pursuing water conservation initiatives, including the potential use of wastewater effluent for cooling and other uses that will reduce potable water needs and help ensure long term capacity for all committed and identified potential projects in the subject service area.
3. The subject Storrs Center Special Design District rezoning promotes goals, objectives, and recommendations contained in Mansfield’s 2006 Plan of Conservation and Development. The new zone also is considered consistent with goals and recommendations contained in the 2002 Windham Regional Land Use Plan and the 2005-2010 Conservation and Development Policies for Connecticut.
4. The approved new zone is consistent with the approved Municipal Development Plan for the Storrs Center Project.
5. Subject to the revisions noted below, the Preliminary Master Plan maps, the Master Parking Study, the Master Traffic Study, the Master Stormwater Drainage Study and the Design Guidelines for this project provide adequate and appropriate details to address the regulatory provisions of Article X, Section T of the Zoning Regulations and the approval criteria contained or referenced in Article XIII, Section D of the Zoning Regulations.

The applicant’s February 15, 2007 Zoning Map Amendment submissions shall be revised as set forth below. These revisions address issues raised through the Public Hearing process and are deemed necessary to appropriately implement the subject Storrs Center project.

1. The preliminary master plan sheets shall be revised as follows:
  - A. Map ZC-04 (Map Amendment Plan) shall clearly indicate that conservation areas shall be protected by a conservation easement with the Town of Mansfield or appropriate non-profit entity acceptable to the Director of Planning; that the Town’s model conservation easement format shall be used as the basis for this required easement; and that the easement shall be approved and filed as part of the first phase of the development.
  - B. Map ZC-05 (Preliminary Master Plan) shall be revised to clearly indicate that the details of all turning lane movements into parking garages shall be addressed at the time of Zoning Permit submittal for each garage structure; and that it may be necessary to eliminate or revise depicted on-street parking near parking garage entrances and near public squares.
  - C. Map ZC-05 (Preliminary Master Plan) shall be revised to clearly indicate that upon permit approval by the State Traffic Commission, the State Department of Transportation, the State Department of Environmental Protection or any other State or Federal agency with regulatory jurisdiction, the Commission shall be provided an opportunity to review any revisions required by any such regulatory agency; and that pursuant to Article X, Section T.3.h of the adopted Storrs Center Design District Regulations, the Commission retains the authority to determine whether the revisions constitute significant alterations of approved plans that necessitate formal approval following the procedure to approve a Zoning Map amendment to SC-SDD.
  - D. Map ZC-07 (Traffic, Parking and Transit Map) shall be revised to clearly indicate that Zoning Permit applications shall include specific details for public transit and bicycle use enhancements; and that the developer, in cooperation with the Town, University of Connecticut and Windham Regional Transit District will coordinate public transit and bicycle routes and associated facilities.

- E. Note 3 on Map ZC-09 (Pedestrian Facilities and Open Spaces Map) shall be revised to clearly indicate that all walking trails and other site work within the conservation area shall be detailed and approved in conjunction with Zoning Permit approvals; and that all work in the conservation area shall be consistent with best management practices for protecting vernal pools and other wetland areas.
  - F. Map ZC-10 (Phasing Map) shall be revised to clearly indicate that all proposed Storrs Road improvements will be completed during the construction of Phase 1 of Storrs Center. Parties responsible for these improvements may be identified.
  - G. Map ZC-10 (Phasing Map) shall be revised to clearly indicate that a privately owned roadway connection to the Post Office Road shall be constructed as part of Phase 1 and completed for public use before the first Certificate of Compliance is issued for the project; that this roadway shall be constructed with suitable surface, drainage, width and signage to meet Mansfield's Fire Lane Standards and to provide a safe route for public use; and that the developer shall post a bond, acceptable to the Town, to assure that this roadway can be converted to a public street, meeting all applicable Mansfield Street requirements.
- 2. The Master Parking Study shall be revised to incorporate the three "conditions of approval acceptable to the co-applicants" as contained in exhibit A, items 4, 5 and 6 of the applicant's May 15, 2007 letter to the Commission.
  - 3. The Master Traffic Study shall be revised to incorporate the "conditions of approval acceptable to the co-applicants" as contained in exhibit A, item 7, of the applicant's May 15, 2007 letter to the Commission.
  - 4. The Design Guidelines shall be revised as follows:
    - A. The revisions submitted in association with the applicant's May 15, 2007 letter to the Commission shall be incorporated except as further revised below.
    - B. Section 2.4.4.k regarding street lighting shall be revised to label all dimensions as maximum height.
    - C. Section 3.10.5.c (4) regarding the maximum percentage of window sign coverage, shall be revised to change 33% to 25% (agreed to at 5/21/07 Public Hearing).
    - D. Section 3.10.5.g regarding table umbrella signs may be revised to allow brand name recognition but not other forms of advertising.
    - E. Section 4.2.1 regarding potential large street trees shall be revised to eliminate London Plane trees.
    - F. Section 4.2.3 regarding ornamental trees shall be revised to correctly label "Cornus florida" as a dogwood tree and to include a correct genus/species/cultivar for crabapple trees.
    - G. Section 4.2.4 regarding open space trees shall be revised to eliminate Basswood (Tilia Americana) and to replace it with another Linden species."

If you have any questions regarding this action, please call the Planning Office at 429-3330.

Very truly yours,

Katherine K. Holt, Secretary  
Mansfield Planning & Zoning Commission

Cc: Mansfield Town Council  
Storrs Center Alliance LLC.  
Attorney Thomas Cody  
Attorney Lee Cole-Chu