

MEETING NOTICE AND AGENDA
MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting

Monday, July 15, 2013 ■ 7:00 PM

Audrey P. Beck Municipal Building ■ 4 South Eagleville Road ■ Council Chambers

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - a. July 1, 2013 Regular Meeting
 - b. July 10, 2013 Field Trip
4. **Zoning Agent's Report**
 - Monthly Activity Update
 - Enforcement Update
 - Other
5. **Public Hearings**
 - a. **7:00 p.m.**
Application to Amend the Zoning Regulations; Joshua's Tract Conservation and Historic Trust, owner/applicant (File #1321)
Tabled until the 8/19/13 Meeting
 - b. **7:10 p.m.**
Special Permit Application, Building Addition, Charles River Laboratories, Inc, 65-67 Baxter Road (File #1320)
Memo's from Director of Planning and Development, Assistant Town Engineer, Fire Marshal, EHHD
 - c. **7:30 p.m.**
Special Permit Application, Retail and Retail Sale of Automotive Fuels, 1659 Storrs Road/625 Middle Turnpike; OMS Development LLC, Owner and Applicant (File #1319)
To be continued to August 19, 2013 at the request of the applicant
6. **Old Business**
 - a. **Application to Amend the Zoning Regulations; Joshua's Tract Conservation and Historic Trust, owner/applicant (File #1321)**
(Tabled pending August 19, 2013 Continued Public Hearing)
 - b. **Special Permit Application, Building Addition, Charles River Laboratories, Inc, 65-67 Baxter Road (File #1320)**
 - c. **Special Permit Application, Retail and Retail Sale of Automotive Fuels, 1659 Storrs Road/625 Middle Turnpike; OMS Development LLC, Owner and Applicant (File #1319)**
(Tabled pending August 19, 2013 Continued Public Hearing)
Binu Chandy ■ JoAnn Goodwin ■ Roswell Hall III ■ Katherine Holt ■ Gregory Lewis ■ Peter Plante
Barry Pociask ■ Kenneth Rawn ■ Bonnie Ryan ■ Alex Marcellino (A) ■ Vera Stearns Ward (A) ■ Susan Westa (A)

- d. **Approval Request: Revised Plans for Paideia Greek Theater Project Exhibit Building, 28 Dog Lane (File #1049-7)**
Memos from Director of Planning and Development and Assistant Town Engineer
 - e. **Other**
- 7. New Business**
- a. **Application to Amend the Zoning Regulations; Storrs Center Alliance, LLC, applicant, (File #1246-14)**
 - b. **Application to Amend the Zoning Map; Storrs Center Alliance, LLC, applicant, (File #1246-15)**
 - c. **Design Review Panel Member Re-Appointment**
Memo from Director of Planning and Development
 - d. **Other**
- 8. Mansfield Tomorrow | Our Plan ▶ Our Future**
- 9. Zoning Regulation Revisions**
- 10. Reports from Officers and Committees**
- a. **Chairman's Report**
 - b. **Regional Planning Commission**
 - c. **Regulatory Review Committee**
 - d. **Subcommittee on Infrastructure**
 - e. **Planning and Development Director's Report**
 - f. **Other**
- 11. Communications and Bills**
- a. **Other**
- 12. Adjournment**

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, July 1, 2013
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Chairman), B. Chandy, R. Hall, K. Holt, G. Lewis, B. Pociask, P. Plante, K. Rawn, B. Ryan
Alternates present: A. Marcellino, V. Ward
Alternates absent: S. Westa
Staff Present: Linda Painter, Director of Planning and Development
Curt Hirsch, Zoning Agent

Chairman Goodwin called the meeting to order at 7:25 p.m.

Minutes:

06-17-13 Meeting Minutes- Ryan MOVED, Hall seconded, to approve the 6/17/13 Meeting Minutes as presented. MOTION PASSED with all in favor except Pociask who disqualified himself. Marcellino and Chandy noted for the record that they reviewed the recording of the meeting.

Zoning Agent's Report: Noted.

Public Hearing:

Application to Amend the Zoning Regulations; Storrs Center Alliance, LLC, applicant, (File #1246-13)
Painter noted a 7-1-13 withdrawal request from the applicant's attorney. Holt MOVED, Plante seconded, to accept the request to withdraw the application. MOTION PASSED UNANIMOUSLY.

Special Permit Application, Retail and Retail Sale of Automotive Fuels, 1659 Storrs Road/625 Middle Turnpike; OMS Development LLC, Owner and Applicant (File #1319)
Plante disqualified himself stating he did so in the best interest of the Town of Mansfield, although he stated he does not feel he has a conflict of interest. Chairman Goodwin opened the Public Hearing at 7:26 p.m. Members present were Goodwin, Chandy, Hall, Holt, Lewis, Pociask, Rawn, Ryan and alternates Marcellino and Ward. Marcellino was appointed to act in Plante's place. Painter read the legal notice as it appeared in The Chronicle on 6/18/13 and 6/26/13. She stated that the applicant has requested that the presentation be postponed to the 7/15/13. Noting no comments or questions from the public or Commission, at 7:28 p.m. Pociask MOVED, Holt seconded, to continue the Public Hearing until 7/15/13. MOTION PASSED with all in favor except Plante who was disqualified.

Old Business:

- a. **Application to Amend the Zoning Regulations; Storrs Center Alliance, LLC, applicant, (File #1246-13)**
Withdrawn by applicant, and said withdrawal request was approved by PZC during the Public Hearing.
- b. **Approval Request: Revised Plans for Paideia Greek Theater Project Exhibit Building, 28 Dog Lane (File #1049-7)**
Tabled-pending revised plans.
- c. **Special Permit Application, Retail and Retail Sale of Automotive Fuels, 1659 Storrs Road/625 Middle Turnpike; OMS Development LLC, Owner and Applicant (File #1319)**
Tabled pending July 15, 2013 Continued Public Hearing.

- d. **Special Permit Application, Building Addition, Charles River Laboratories, Inc, 65-67 Baxter Road (File #1320)**
Tabled pending July 15, 2013 Public Hearing.
- e. **Application to Amend the Zoning Regulations; Joshua's Tract Conservation and Historic Trust, owner/applicant (File #1321)**
Tabled pending July 15, 2013 Public Hearing.

New Business:

- a. **Clarification of Approval, Beacon Hill Estates II, PZC File #1214-3**
After extensive discussion regarding the changes in the state statutes regarding bonding and how those changes impact our zoning and subdivision regulations, Holt MOVED, Hall seconded, to advise the applicant that the filing of a Conditionally Approved subdivision plan pursuant to the terms noted in Condition 1 of the approval motion for Beacon Hill will satisfy the requirements of Condition 13 of the motion related to the deadline for completing the public improvements or providing a financial guarantee. Additionally, the applicant is advised that once the Conditionally Approved subdivision plan has been endorsed by the Chair and filed on the land records, lots may be offered for sale in accordance with Section 4.1 of the Subdivision Regulations and C.G.S. Sec. 8-25(a). However, no lots may be sold until the final subdivision plan has been endorsed and recorded on the land records. This condition shall be clearly noted on documents recorded on the land records. MOTION PASSED UNANIMOUSLY.
- b. **Sign Approval Request: The Adventure Park at Storrs (PZC File #1313)**
Hirsch summarized his memo. By consensus, the Commission expressed agreement with Hirsch's assessment and approved the installation of the sign as presented.
- c. **Summer Meeting Schedule**
After members discussed which of the August meetings to cancel, Holt MOVED, Plante seconded, to cancel the August 5th meeting. MOTION PASSED UNANIMOUSLY.

Mansfield Tomorrow | Our Plan ▶ Our Future:

Painter updated the Commission on the progress of the project.

Zoning Regulation Revision:

Chairman Goodwin requested that members continue to think about any revisions/issues/comments to the zoning regulations they would like to call to the attention of the consultants who are working on potential regulation revisions as part of Mansfield Tomorrow. All comments should be forwarded to Linda Painter for inclusion in the master list for discussion this fall.

Reports from Officers and Committees:

Alex Marcellino, Chairman of the Subcommittee on Infrastructure, distributed and discussed the matrix the group has been working on with the Directors of Planning and Development and Public Works. The matrix prioritizes potential sidewalk projects throughout Town. He stated that the subcommittee is still collecting information, for example traffic accident data, and then will finalize its report for distribution to the Commission and Town Council.

Marcellino agreed to take the place of Chandy as the PZC representative on the Town/Gown Committee, which meets the 2nd Tuesday of every month at 4pm.

Hall agreed to take the place of Rawn as the PZC alternate to the Regional Planning Commission, which meets the first Wednesday of every month at the WINCOG office in Willimantic.

Communications and Bills: None noted.

Executive Session:

Hall MOVED, Ryan seconded, to enter into Executive Session at 8:45 p.m. MOTION PASSED UNANIMOUSLY.

Members present were Goodwin, Chandy, Hall, Holt, Lewis, Plante, Pociask, Rawn, Ryan and alternates Marcellino and Ward. Also present was Linda Painter, Director of Planning and Development.

Plante MOVED, Ryan seconded, to exit Executive Session at 8:56 p.m. MOTION PASSED UNANIMOUSLY.

Adjournment: The Chairman declared the meeting adjourned at 8:57 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary

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DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION
INLAND WETLANDS AGENCY
CONSERVATION COMMISSION
FIELD TRIP
Special Meeting
Wednesday, July 10, 2013

Members present: J. Goodwin, K. Holt, B. Ryan,

Staff present: L. Painter, Director of Planning and Development
G. Meitzler, Wetlands Agent

The field trip began at 3:30 p.m.

1. PZC File #1320 –Charles River Laboratories, Inc., 65-67 Baxter Road, Special Permit
Members were met on site by Ted Grishick and Rick Lawrence. Members observed current conditions, and site characteristics. No decisions were made.

The field trip ended at approximately 4:05 p.m.

Respectfully submitted,

K. Holt, Secretary

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TOWN OF MANSFIELD
 DEPARTMENT OF PLANNING AND DEVELOPMENT



To: Planning and Zoning Commission
 From: Curt Hirsch, Zoning Agent
 Date: July 8, 2013
 Re: Zoning Activity for the Month of June 2013

Activity	This Month	Last Month	Same Month Last Year	This Fiscal Year to Date	Last Fiscal Year to Date
Zoning Permits Issued	16	16	14	131	112
Certificates of Compliance Issued	10	11	4	92	93
Site Inspections	18	23	41	315	318
Complaints Received from the Public	4	6	8	59	53
Complaints Requiring Inspection	1	4	3	45	36
Potential/Actual Violations Found	2	2	3	33	24
Enforcement Letters	1	3	6	88	72
Notices to Issue ZBA Forms	0	0	0	7	8
Notices of Zoning Violations Issued	1	3	3	18	14
Zoning Citations Issued	0	0	5	9	15
Residential Zoning Permits	This Month	FY2013 To Date			
Single-Family Homes	1	7			
Two-Family Homes	0	0			
Multi-Family Units	0	0			

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TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT

LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director of Planning and Development 
Date: July 11, 2013
Subject: Proposed Revisions to Zoning Regulations
Article VII, Section G, Uses Permitted in the RAR-90 Zone (add new subsection 14) and
Article X, add new Section U, Preservation Uses
PZC File #1321

The hearing on this item will be opened and continued to August 19, 2013 to provide sufficient time for review by the Windham Regional Planning Agency and surrounding communities.

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**TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT**

LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director of Planning and Development *KMP/gcs*
Date: July 11, 2013
Subject: Charles River Laboratories, Inc.
65-67 Baxter Road-
Special Permit Application (File 1320)

Project Overview

Applicant: Charles River Laboratories, Inc.
Property Location: 65-67 Baxter Road
Zoning RAR-90
Property Size: ±3.02 acres
Project Description: The applicants are requesting Special Permit Approval to expand an existing non-conforming use to allow a 4,518 square foot addition to an existing research and development laboratory.

Background

The current use was established in 1966 when the property was zoned Industrial Park. Building 'A' as shown on the site plan was the first building to be constructed. The addition of poultry buildings was authorized by the PZC in 1968 and 1971. In 1981, after the property had been rezoned to RAR-40) the Zoning Board of Appeals approved the replacement of three poultry buildings with a 3,700 square foot poultry building (shown on the plan as Building 'B'). In 1993 (PZC File 418-2), the PZC approved an expansion of the non-conforming use to allow the construction of a new laboratory building (shown on the plan as Building 'E'). Over the years, there have also been minor modifications approved to allow for the addition of sheds, dumpster enclosures, etc.

The applicant provided a general description of the facility's use in the Statement of Use submitted with the application and supplemented that with more detail in a document dated June 27, 2013. The expansion will not result in a change in the nature of type of work currently being done at the facility. If approved, it is anticipated that the expansion may result in an increase of 5 to 6 employees, bring total employment at the facility to 21 people.

As noted above, the use is non-conforming given the change to residential zoning that occurred in the 1970s.

Pursuant to Article IX, Section D.3.b of the Zoning Regulations, expansions of existing non-conforming uses require Special Permit approval.

Special Permit Approval Criteria

Article V, Section B(5) of the Mansfield Zoning Regulations requires that the proposed project meet the following criteria in order to be approved:

- *The proposed project will not detrimentally affect the public's health, safety and welfare.*
- *All approval criteria cited in Article V, Section A(5), Site Plan Approval Criteria, of the regulations have been met.*
- *The proposed use is compatible with the Town's Plan of Conservation and Development (POCD).*
- *The location and size of the proposed use and nature and intensity of use in relation to the size of the lot will be in harmony with the orderly development of the town and other existing uses.*
- *Proper consideration has been given to the aesthetic quality of the proposal, including the architectural design, landscaping and proper use of the site's natural features. The kind, size, location and height of structures, the nature and extent of site work, and the nature and intensity of the use shall not hinder or discourage use of the neighboring properties or diminish the value thereof. All applicable standards contained in Article X, Section R shall be incorporated into the plans.*

Compliance with Zoning Regulations

The following analysis is organized by five main types of regulations: Use, Design, Environmental, Site Access and Site Development/Performance Standards.

- **Use Regulations.** As described above, the existing research and development laboratory is a legally existing non-conforming use due to it having predated a rezoning to RAR-40 in the 1970s. While expansion of non-conforming uses is allowed by special permit, it is appropriate to review current standards for the use itself, even though it is not located in a conforming zone. The following description of activities related to R&D laboratories is taken from the Pleasant Valley Commercial/Agriculture list of uses allowed by special permit (Article VII, Section U.3.a):

"Research and development laboratories and related facilities and the production, processing, assembly and distribution of prototype or specialized products which require a high degree of scientific input and on-site technical supervision. Specialized products that may be authorized include but shall not be limited to the following: precision mechanical and electronic equipment; business machines; computer components; optical products; medical, dental and scientific supplies and apparatus; and precision instruments.

All genetic or bio-engineering research or development activities and the creation of biogenetic products are limited to those permitted in bio-safety level 1 and 2 (BL-1 and BL-2) laboratories as per the current "Guidelines" of the National Institutes of Health regarding research involving recombinant DNA molecules. The keeping and utilization of small animals for scientific purposes is authorized, provided the animals are kept in an enclosed portion of a building located on the subject lot or in areas specifically approved by the Planning and Zoning Commission."

While the above description only applies to the PV/CA zone, it provides guidance as to the types of research and development activities that the Commission has identified to be generally acceptable. Similar language existed at the time of the last expansion in 1993 for R&D uses in Industrial Park zones. According to the supplemental information provided by the applicant, the research and development activities at the facility are consistent with the above requirements. The addition of a condition limiting the use of the facility to activities consistent with the above definition would be appropriate.

- **Design Regulations.** Article X, Section R contains Architectural and Design Standards that are required for all special permit requests.
 - *Site Layout Standards.* To minimize the visibility of the proposed expansion, the new addition is located to the rear of Building A. The addition will be partially screened from Forest Road by a row of mature Arborvitae and Forsythia shrubs. See landscaping, below, for more detail.
 - *Building Layout and Design Standards.* The proposed building addition is in the form of an “L”, which creates a small courtyard space between existing building and the main section of the addition. While this form has the primary benefit of allowing the well to remain in its existing location, it has the added benefit of breaking up the massing of the building itself. With regard to overall building design, the architect has strived to match the existing building in terms of materials and overall design. While not a design that would be encouraged today; mimicking the existing form will help to downplay the addition, rather than calling attention to it. As such, application of many of the recommended building design standards that deal with detailing (overhangs, awnings, etc.) are not appropriate in this case.
 - *Landscaping/Lighting/Site Improvement Standards.* The applicant has proposed additional landscaping in the landscape areas located between the parking lot and Baxter Road. The additional plantings are low shrubs that will provide additional screening of the parking lot, contrasting with the existing trees that were planted at the time of the last expansion. Additional shrubs have also been added along the Forest Road frontage to provide additional screening of the new addition. The revised landscape plan dated July 3, 3013 uses a more natural and dispersed configuration for these shrubs rather than continuing the straight line of Forsythia that currently exists. This design is consistent with recommendations provided by the Design Review Panel.

Additional shrubs and small trees should be added between the existing deciduous trees and forsythia shrubs along the edge of the parking lot on Forest Road and at the intersection to provide better screening of the relocated dumpster enclosure, sheds and propane tanks from the intersection of Forest Road and Baxter Road. The landscape plan also needs to be updated to match the revised site plan with the extension of a fire lane and revised accessory structure locations.

The only lighting proposed is at building entrances. These lights shall be dark sky compliant and shall meet the requirements of Article X, Section R.4.e, which require the use of white lamps (metal halide, fluorescent, incandescent, etc.) rather than low or high pressure sodium.

- *Signs and Accessory Structures.* Pursuant to Section X.R.3.j, signs and accessory structures such as sheds, fences, bicycle racks, benches, etc. should be designed to coordinate with primary buildings in form, materials and details. There are several accessory structures located to the west of the existing parking area on Forest Road that need to be relocated, including a dumpster area that is currently only enclosed on 3 sides. The revised site plan dated July 3rd shows these relocated to the area between the existing landscape buffer on Baxter Road and the new fire lane. The proposed dumpster relocation does not appear to be accessible in this configuration and will need to be relocated. As part of the relocation, the dumpster area shall be fully enclosed with a fencing that is more appropriate to the residential character of the area. While the revised plans include a dumpster enclosure detail, more information is needed on material and color. As noted above, additional landscaping is needed to adequately screen these structures from view of Forest and Baxter Road.
- **Environmental (Water, Wastewater, Flood Control, Etc.).**

- **Stormwater.** The applicants have taken a Low Impact Development approach to the overall design of the site and the stormwater management system. The proposed expansion of the parking lot on the southeast side of the building would be gravel instead of pavement to provide for water infiltration during regular rain events. Additionally, roof runoff from the addition will be directed to a new rain garden on the west side of the addition. In accordance with Article VI, Section B.4.m, the applicant needs to add notes to the plan to address limiting the use of salt and chemicals for control of snow and ice to minimize the potential for groundwater contamination. Similarly, a landscape management plan is needed that addresses the use of pesticides, fertilizers and other organic or chemical applications.
- **Water.** The proposed addition will use the existing well.
- **Wastewater.** Eastern Highlands Health District has reviewed the proposed addition and determined that the existing septic system is sufficient to handle the addition and that the proposal is unlikely to result in any future wastewater problems.
- **Hazardous Materials and Liquid or Solid Discharges.** Article VI, Section B.h and B.i requires the following related to hazardous materials and liquid/solid discharges:

"All land uses which produce, utilize or store hazardous materials as identified by state and federal sources, including Section 3001 of the Resource Conservation and Recovery Act of 1976, as may be modified, must safely transport, store, handle and dispose of all hazardous materials in accordance with state and federal standards. All land uses subject to Planning and Zoning Commission approval must detail in application submissions the nature of all hazardous materials involved and the safeguards that will be used to prevent health and safety problems."

"No land use shall discharge into the ground, into a wetland or surface water body or into a storm drainage or waste disposal system, any liquid or solid matter which endangers the public's health and safety, or is likely to cause detrimental effects on surface and ground water quality or personal property values."

According to the Statement of Use, the work performed in the facility and the byproducts resulting from laboratory procedures are handled in the following ways: plastic ware (hauled away for incineration), fertile chicken egg waste (autoclaved and disposed in dumpster) and chemical waste (stored in a controlled location on site and removed from the site 2 times per year). In 1993, the PZC required the following note to be added to the approved plan to address handling of chemical and hazardous wastes: "All hazardous or flammable materials shall be stored, handled and disposed of in accordance with all federal, state and local requirements." The same note has been added to the revised site plan.

○ **Site Access (Vehicular, Pedestrian, Parking, Loading, etc.)**

- **Vehicular Access.** No changes to the existing driveways are proposed. The Traffic Authority reviewed the plans at their June 25, 2013 meeting and had no comments or objections. Fire lanes have been added to provide emergency access to the building.
- **Parking.** The site as it currently exists has 30 parking spaces. The applicant has identified an area on the southeast side of the building where an additional 9 spaces could be provided if needed. According to information submitted by the applicant, there are 15 employees and they anticipate an addition 5-6 employees may be hired if this addition is approved. They receive 4-5 deliveries by small truck each day and an average of 1 visitor per day. Article X, Section D does not identify a specific parking requirement for research and development laboratories; therefore, the parking requirement

is to be determined by the Commission.

The applicant notes that the closest use for which parking is specified is an office use, which requires 1 parking space for each 250 square feet of floor area, equating to 61 spaces for the existing buildings and the addition. Based on the information submitted by the applicant, use of the office parking requirement would result in parking that greatly exceeds demand. Furthermore, based on the information provided, it appears that the existing parking spaces would be sufficient to accommodate the proposed addition without the proposed expansion. As such, the proposed expansion of the parking area could be identified on the plan with a note requiring installation at a future date if the Zoning Agent determines that it is needed to meet parking demands.

The revised site plan indicates that the existing parking lot adjacent to Forest Road is being reconfigured to provide fire lane access to the north side of the proposed addition and the driveway on the south side is being extended to provide fire lane access to the south side of the addition. The existing driveways are currently non-conforming to dimensional requirements for driving aisles. **Given the proposed changes, it is an appropriate time to widen the driveways to 24 feet to bring them into conformance with dimensional requirements.**

- *Pedestrian/Bicycle/Transit Access.* The subject property is not located on a transit route or heavily travelled by pedestrians. The applicant is encouraged to include bicycle racks or lockers for their employees.
- **Site Development/Performance Standards**
 - *Landscaping/Buffering.* Article VI, Section 4.B.q.2 requires the provision of a minimum 50 foot wide landscape buffer adjacent to a more restrictive zone or residential uses. The proposed building addition will be located ±64 feet from the western boundary. As the western boundary is heavily wooded, no additional landscaping in this area is proposed with the exception of the aforementioned rain garden.

Summary and Recommendations

Based on the above analysis, the primary issue that needs to be determined by the Commission is whether the expansion of the existing use will have a detrimental impact on the surrounding neighborhood. Provided the applicants are able to address the issues identified in this report to the Commission's satisfaction, the hearing should not need to be continued. If the Commission finds that the proposal meets the criteria for approval of a special permit, the following items should be considered for inclusion in an approval motion:

- Limiting the research and development uses to those identified in the Statement of Use and supplemental explanation dated June 27, and specifically to those activities that are consistent with the list of activities for research and development laboratories identified in Article VII, Section U.3.a.
- Revise the site and landscape plans based on issues identified in this memo and in the memos provided by the Fire Marshal and Assistant Town Engineer.
- Determination as to the number of parking spaces needed to serve the proposed expansion and the timing of installation.

NOTES

- The analysis and recommendations contained in this report are based on the following information submitted by the applicants:
 - Application submitted June 5, 2013 and received by the PZC on June 17, 2013, including:
 - Statement of Use dated June 5, 2013
 - Photographs of the existing facility
 - 5-page plan set prepared by The Lawrence Associates, Thomas A. Stevens & Associates, Khan & Bayer, and RZ Design Associates dated June 5, 2013 and revised to July 3, 2013
- The following correspondence regarding the proposed development has been received:
 - Email from Geoffrey Havens, EHHD, dated June 20, 2013
 - Email from Tulay Luciano dated June 27, 2013
 - Memo from Grant Meitzler, Assistant Town Engineer, dated July 10, 2013
 - Memo from Francis Raiola, Deputy Fire Chief, dated July 2, 2013 and revised to July 11, 2013.
- Neighborhood Notification Forms were required to be sent to property owners within 500 feet of the subject property in accordance with Article V, Section B(3)(c) of the Mansfield Zoning Regulations. Copies of the notice and certified mail receipts have been provided to the Planning Office.
- The Public Hearing on this item will be opened on July 15, 2013 and must be closed by August 19, 2013 unless a written extension is granted by the applicants.
- Before rendering a decision, the Planning and Zoning Commission must consider other referral reports and public hearing testimony. A decision must be made within 65 days of the close of the Public Hearing unless the applicants grant a written extension.

Memorandum:

July 10, 2013

To: Planning & Zoning Commission
From: Grant Meitzler, Assistant Town Engineer
Re: Charles River Lab - 65-67 Baxter Rd

Plan reference: dated 6.05.2013

Letter reference: dated 6.05.2013

This proposal is for additional laboratory space on the existing Charles River Laboratory's property on Baxter Road. The new area is stated as approximately 4518 sq.ft.

Parking:

The plan indicates the addition of 11 new parking spaces in present lawn areas south of Building A and the proposed addition. A gravel surface is indicated. Consideration of reduction from the "Office Space" use parking requirement of one space per 250 sq.ft. seems appropriate to me. This is a use with little come and go traffic as could be expected during the business day for Office Use.

I have watched the parking on this site over the past two weeks and have repeatedly counted either 14 or 15 total cars on the site. I think the parking expansion of 11 new spaces should be sufficient for the site with the addition. I have not seen vehicles entering or leaving.

The plans showing the interior of the addition indicate laboratory spaces and small rooms only. There is no indication of a meeting room type of space that might draw a large group of vehicles.

Drainage

The new parking spaces are planned to be of gravel surface. With the well drained soils underneath this site I consider this treatment a plus.

A rain garden treatment has been indicated for the area behind the new addition. I think this entirely appropriate.

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Town of Mansfield Mansfield Fire Department



To: Planning and Zoning Commission

From: Fran Raiola, Deputy Chief/Fire Marshal *FR*

CC: Linda Painter, Director of Planning

Date: July 11, 2013

Re: Charles River Laboratories, Inc.

PZC File #1320

After reviewing the revised plans dated June 9, 2013 for the above referenced project for compliance with the Town of Mansfield Regulations for Fire Lanes and Emergency Vehicle Access, I have the following comments.

1. All of the issues cited in the July 2, 2013 memo have been addressed to meet the regulations with the exemption of item #1 which cited a requirement for the fire lane to cover the entire perimeter of the building. Note #11 on page C-2 of the revised plans incorrectly states that a fire lane is not required for the entire perimeter. In addition, the applicant must submit an explanation demonstrating that the installation of a fire lane at the rear side of the building would be impractical.
2. The scope of this review is for compliance with The Town of Mansfield Fire Lane Regulations to ensure adequate access for emergency vehicles only. The applicant is required to apply for a building permit and submit plans and specifications to the Building Department and the Office of the Fire Marshal, to determine compliance with Fire and Building codes.



Town of Mansfield Mansfield Fire Department



To: Planning and Zoning Commission

From: Fran Raiola, Deputy Chief/Fire Marshal *FPR*

CC: Linda Painter, Director of Planning

Date: July 2, 2013

Re: Charles River Laboratories, Inc.

PZC File #1320

After reviewing the plans dated June 5, 2013 for the above referenced project for compliance with the Town of Mansfield Regulations for Fire Lanes and Emergency Vehicle Access, I have the following comments.

1. The submitted plans do not appear to meet the requirements of section §125-5(B) which requires a fire lane for the entire perimeter of the structure for buildings greater than 5000 square feet if they are not protected by an approved automatic fire sprinkler system.
2. The submitted plans do not appear to meet the requirements of section §125-6(B) which require fire lanes to be a minimum of 20 feet in width.
3. Details for adequate signs/markings of the fire lanes are needed. §125-7
4. The scope of this review is for compliance with The Town of Mansfield Fire Lane Regulations to ensure adequate access for emergency vehicles only. The applicant is required to apply for a building permit and submit plans and specifications to the Building Department and the Office of the Fire Marshal, to determine compliance with Fire and Building codes.

June 27, 2013

Activities at Charles River Laboratories site at 67 Baxter Road, Storrs, CT

The Avian Vaccine Services division of Charles River Laboratories has its own laboratory which was established when the original company was started in 1961. The laboratory conducts quality control testing of the company's Specific Pathogen Free (SPF) chicken flocks located in Connecticut, Illinois, and Hungary. This is done by testing blood samples and swabs taken from the chickens in each flock for evidence of a contamination by any of a list of prohibited organisms of poultry. Since the SPF eggs produced by the flock are used to make vaccines, they must be free of contaminating organisms, so flocks are tested weekly for quality assurance. Additionally, the testing laboratory offers testing services to commercial poultry companies in the US and Canada. All samples are received under USDA permit.

In order to execute the testing of the flocks, testing reagents must be prepared. These are prepared in another laboratory building on site and are also offered for sale commercially to other diagnostic labs. The testing reagents are comprised of poultry viruses or bacteria, BSL-1 or BSL-2, that are grown in SPF eggs or in artificial media. In addition, positive antiserum is prepared by immunizing chickens in a specialized, filtered air positive pressure poultry building. These antisera are used as controls in the diagnostic tests and also sold to diagnostic labs and vaccine companies.

The entire site is under licensure by USDA/APHIS/VS/CVB. The Center for Veterinary Biologics (CVB) regulates firms that make licensed veterinary biological products, which encompass vaccines and diagnostic products. CVB makes unannounced inspections related to the production and testing of these products. CRL holds 11 product licenses for poultry vaccine components and diagnostic antigens for poultry. Our laboratory is in compliance with Chapter 9 of the Code of Federal Regulations (9CFR).

Because the laboratory makes antisera in chickens that is exported to vaccine companies and diagnostic labs in the European Community, the laboratory is inspected and certified annually for compliance with regulation EC 1774 by the USDA/APHIS and our poultry facility inspected monthly by a state certified veterinarian.

The testing laboratory is inspected every two years by the USDA/APHIS for compliance with BSL-2 (enhanced) requirements. This is required due to import permits for our poultry samples from Hungary and also samples sent to us under permit from other countries for testing.

Additionally, the testing laboratory is inspected by the State of Connecticut Department of Public Health and is registered as a Public Health Laboratory, PH-0809.

Linda M. Painter

From: Geoffrey W. Havens
Sent: Thursday, June 20, 2013 2:52 PM
To: Linda M. Painter
Subject: 67 Baxter Rd

Linda,

I've just completed a review of a proposal to expand the main laboratory building at the SPAFAS site on 67 Baxter Rd. Based on their installation in 1998 of a code-complying septic system and the associated soil testing conducted at that time, I have determined that there exists on the site adequate space to append additional leaching capacity to that existing system, sufficient to accommodate a 50% increase in their design flow. I have reasoned that this potential additional capacity exceeds the probable increase as outlined in their architect's statement to you of June 5, 2013. Therefore, I have approved their application and find that the proposal is unlikely to result in problems with sewage disposal in future.

Geoffrey Havens, RS
Sanitarian II
Eastern Highlands Health District
860.429-3325

Linda M. Painter

From: tulay luciano <tulayluciano@yahoo.com>
Sent: Thursday, June 27, 2013 8:37 PM
To: PlanZoneDept
Cc: Toni Moran
Subject: Industrial zone and Charles River Labs.

Dear Ms. Goodwin:

The questions below are follow up ones to your reply to Ms. Moran last night:

1. I remember during the school choice debates, Vinton school was not chosen as a school choice at first, because the area was planned or is in industrial zone. Is Rt.32 area of Mansfield zoned or zoned as an industrial zone?
2. Charles River Lab is located at Baxter Street. (The description of the company I got from Internet is below.) If we do not have zoning regulation for industrial labs, how did PZC gave permission it to be there and how does PZC regulate its activities?
3. If there are no regulations for the industrial labs, how will the PZC decide to allow or not to allow new addition built for the Charles River Lab.?
4. Are R&D labs require different sets of zoning regulations? Do we have have such regulations? Are they accessible to us?
5. Are the old PZC regulations still accessible by the residents?

Best regards,
Tulay Luciano
860.429.6612

1. Get in touch with Charles River Laboratories Inc in Storrs Mansfield ...

www.macraesbluebook.com/search/company.cfm?company=545755

-
-

Address: 67 Baxter Rd ... Find jobs in Storrs Mansfield, CT ... commercial physicalresearch laboratory Chemicals including Bio Chemicals and Gas Materials, ...

Jessie Shea

From: Samuel Schrager <s.schrager@schragerlaw.com>
Sent: Wednesday, July 10, 2013 3:01 PM
To: Jessie Shea
Cc: Mark Lavitt; Sanderson, Owen Mark; Richard Meehan; Alan F. Lamson
Subject: 1659 Storrs Road

To Whom It May Concern:

On behalf of my client, OMS Development, LLC, I am requesting that the public hearing for the Special Permit application before the Mansfield Planning and Zoning Commission be continued to August 19, 2013. The reason for this request is that we have not resolved the septic/sanitation issues with the Eastern Highlands Health District to a degree where we feel prepared to submit a final site plan. I have every reason to believe we will be ready on August 19, 2013 and will have all memos and site plans submitted to the Town Planner on or before August 14, 2013. Thank you.

--

Samuel L. Schrager, Esquire
Law Office of Samuel L. Schrager & Associates, LLC
P.O. Box 534
1733 Storrs Road
Storrs, Connecticut 06268
Tel. 860-487-0350 ext. 1
Fax 860-487-0030

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TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT



LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Mansfield Planning and Zoning Commission (PZC)
From: Linda M. Painter, AICP, Director of Planning and Development *LMP/jcs*
Date: July 11, 2013
Subject: Paideia Request to Construct Exhibit Area and Upper Plaza of Amphitheatre Project at 28 Dog Lane, PZC File # 1049-7

Project Background

2001-2006 ▪ The Paideia Amphitheatre/Exhibit Hall Project at 28 Dog Lane was granted Special Permit approval on 9/3/2001. On July 21, 2003, the Commission found that the applicant had complied with pre-construction conditions and authorized the recordation of the Special Permit on the land records. The attached notice includes the original conditions of approval as modified by the 2003 action. However, construction was not authorized until 2006, which is the date of the first approved plan set.

2007 ▪ The project was stopped due to unauthorized changes in the approved plans.

March 3, 2008 ▪ The PZC authorized a number of modifications and work on some elements of the theatre project was allowed to continue. Modifications included a rotation of the theater, elimination of the upper plaza, a 6 foot reduction in the height of the wall surrounding the theater and a slight reduction in the size of the exhibit building. Paideia was not authorized to do any other additional work until architectural plans for the altered exhibit area were approved by the PZC.

September 8, 2009 ▪ The 2008 approval was modified to allow Paideia to complete work on the stage.

June 1, 2010 ▪ Communications were received from neighboring property owners who raised concern about the timing of the project and the lack of landscaping work.

March –June 2011 ▪ Ilias Tomazos, President of Hellenic Society Paideia, Inc., submitted a floor plan for the exhibit area and an elevation plan depicting exterior walls of the exhibit area. The revised plans restored the upper plaza above the exhibit area that was eliminated in 2008. Due to discrepancies between the revised exhibit hall plans and the submitted landscaping plans, the Commission allowed the landscaping work to proceed but retained the stop work order on the exhibit hall and plaza until more complete plans were submitted.

2011-2013 ▪ Portions of the approved landscaping were installed during the summer/fall of 2011; however, many of the trees and plantings failed to thrive and others were stolen. As a result, much of the landscaping needs to be replaced.

The applicant has submitted revised plans for the project as well as a request to allow use of the amphitheater prior to completion of certain features. These requests are the subject of this report. Property owners neighboring the Paideia site were notified of the pending modifications and request to defer certain

improvements prior to the June 17th meeting. Correspondence has been received in response to that notification and has been provided to the Commission. Mr. Tomazos, the applicant's representative, is expected to be present at the July 15th meeting to address questions and issues raised.

Plan Modifications

The following comments are based on a review of a 16- page plan set dated July 1, 2013 prepared by SGN Associates. These plans were only reviewed for site plan and exterior design issues and details related to prior Planning and Zoning Commission approvals, not for issues related to construction and other building/fire code issues such as bathrooms, framing, etc. The applicant is responsible for obtaining building permits for any modifications that may be approved by the Commission. If substantial changes to the site plan or exterior building elevations are made as a result of comments received during building permit review, additional review by the Commission may be needed.

The following modifications from the approved plans have been identified by staff:

- **Amphitheater.** Changes to the amphitheater included in the proposed plans include columns at the entry points to the theater, decorative gates at the entries, revised wheelchair seating area, and materials for the pedestrian walkway/standing area around the perimeter of the seating.
 - *Columns.* The columns noted above have already been installed; however, no details are provided in the plans. Additionally, the railing along the eastern pedestrian ramp does not appear to match the detail shown on sheet A.1.5.
 - *Ornamental Gates.* Several plan sheets identify the installation of ornamental gates at the entries to the amphitheater; no details for these gates have been provided.
 - *Handicap Accessibility.* Previous plans identified handicap access to the theater floor from a gate on the eastern side of the building that is accessible from the service drive. While the gate remains, notes regarding handicap accessibility have been removed. This access may need to be restored if accessibility to the theater floor is required by Building Code.

The revised site plan indicates that the accessible seating has been relocated to the seating section located closest to the western entrance to the theater.

- *Lighting.* Sheet A0.2 includes lighting specifications, but not lighting locations. The previously approved lighting locations should be added to this sheet.
- *Materials.* According to the July 11, 2002 memo from the Town Planner: "Retaining walls and the refuge/exhibit area exterior walls are to be concrete covered with white marble veneer with natural coloration; the floors of the upper and lower plazas will have a reddish paver surface; the dumpster enclosure will be of terra cotta colored brick, and the stage will have white marble columns, a red tile roof and the wall facing the orchestra will be white marble with natural coloration. The orchestra floor will consist of white marble tiles cut in circular rings of grey and black."

The most recent plan set contains limited notes on materials. The following differences were noted from the originally approved plans:

- Dumpster Enclosure: Color should be specified per the original approval.
- Perimeter aisle of amphitheater: random shape granite pavers. Based on what has been installed to date, color is also random. The applicant is advised that the Building Official

will need to determine whether the pavers meet Building Code requirements for handicap accessibility as well as pedestrian surface material. The applicant also needs to clarify if these pavers will be used for the entire perimeter aisle; the plan appears to show use of the pavers only in the area of wheelchair seating. If this is the case, the material for the remainder of the perimeter aisle needs to be identified.

- Theater seating: identified as concrete; installed seating is marble.

Material specifications shall be added to the plans consistent with the prior approval. Any change from these materials/color specifications needs to be specifically identified by the applicant.

- **Exhibit Hall.** The footprint of the proposed Exhibit Hall is generally the same as what was approved in 2008, with the exception of the main entry. The building has been pulled back in this area to include a recessed entry and stairs to the upper plaza. With regard to the building elevations, three windows have been added to the northern elevation, which is oriented to the access drive off of Dog Lane. These windows help to break up the mass of the building in that area. On the eastern elevation facing the amphitheater, smoked glass panels have been added behind a series of 6 columns to provide an interior viewing area of the amphitheater. These panels have no details or divided lights similar to the other windows in the building. The applicant should consider adding more detail/dimension to these windows through the use of divided lights.

With regard to the elevation drawings, both the south and northwest elevations imply a curvature in the building which does not exist by floor plan. It appears that this section of the elevation may be related to the section facing the amphitheater, which would not be visible from those perspectives. These elevations should be corrected.

- **Upper Plaza.** While the original plans approved in 2003 included a plaza above the exhibit hall that connected to the parking lot located along Dog Lane, the upper plaza was removed from the plans as part of the 2008 modification. The current plans again include an upper plaza; however, there is no connection to the parking lot. The only access to the upper plaza will be from stairs on the south side of the building. The other change from the original design of the upper plaza is the inclusion of railings along the perimeter instead of the originally proposed 3 ½ foot parapet wall. Along the eastern façade facing the theater, a marble railing will be installed. The remainder of the perimeter is enclosed by a detailed wrought iron fence connected to marble pillars.

With the elimination of the connection to the parking lot, the upper plaza will not be accessible to those with disabilities. The applicant will need to confirm that ADA accessibility is not required by the Building Code and that there is sufficient emergency egress from the plaza. If the Building Code requires that the upper plaza be accessible, the applicant will either need to amend the plans to add ADA access or remove the upper plaza. Accessibility requirements will be determined at the time of building permit review. Similarly, the applicant will need to address any Fire Code issues with regard to emergency egress.

- **Site Plan/Landscape Areas.** The applicant has made several revisions to the landscape plan that was approved in 2011, which include removal of several plantings along the walkway surrounding the amphitheater, elimination of proposed street trees along Dog Lane adjacent to the Exhibit Hall building, elimination of the extension of the existing fieldstone wall and reconfiguration of the plantings on top of the landscape berm. With the exception of the reconfiguration of plantings on the landscape berm, the other changes all reduce the amount of landscaping proposed and result in a more barren appearance. The plantings on the west side of the access drive approved in 2011 should be restored to the plan along with the fieldstone wall extension. The landscape plan should also address any needed plantings within the retention pond. The details for the fieldstone wall extension including a cedar gate that were part of the original approval should be added to the landscape plan.

The Fire Marshal and Assistant Town Engineer have both reviewed the revised plan set and issued comments that are provided separate from this memo. These comments need to be addressed by the applicant.

Request to Defer Certain Improvements

As the amphitheater portion of the project nears completion, the applicant has requested authorization to begin holding events prior to completion of the following improvements related to the amphitheater:

- Completion of the landscape area
In accordance with the Commission's 2011 action, the applicant installed the bermed planting area along Dog Lane in 2011. Since installation, many of the trees died and others were stolen. The applicant replanted trees in late June, which is outside the recommended planting season. These tree installations will need to be closely monitored to ensure that they do not die.
- Completion of outer perimeter marble carpet (anticipated completion date June 2013)
- Completion of seating row 11
- Add marble sheathing to the theater's front wall at ground level
- Sheath the concrete columns with marble
- Install marble railings on the front of the second floor of the theater
- Complete the interior of the first and second floors

Condition 11 of the Special Permit requires that all site work be satisfactorily completed prior to any use of the amphitheater or issuance of a Certificate of Compliance. This condition also notes that pursuant to Article V, Section B.7.c of the Zoning Regulations, a variation of this condition may be authorized by the Commission where public health and safety components of the project have been satisfactorily completed. The completion of public health and safety components would need to be verified by the Zoning Agent and Building Official prior to issuance of a Certificate of Compliance for the theater. At the time of this memo, the public health and safety components have not yet been completed.

As this project has extended significantly beyond the projected completion date identified at the time of the Special Permit approval, the Commission must determine whether allowing the applicant to use the facility prior to completion of all improvements would be appropriate. Regardless of the determination on use prior to completion, a new development schedule should be prepared for consideration by the Commission.

Summary

The Commission needs to determine:

- **Whether to allow use of the amphitheater prior to completion of all required site improvements.** If the Commission is inclined to approve this request, it must be noted that all public health and safety components of the project must be completed prior to use. At this time, the public health and safety components have not been completed. A determination would need to be made by the Zoning Agent, Fire Marshal and the Building Official that such improvements have been completed before the Zoning Agent would be able to issue a Certificate of Compliance. Furthermore, the applicant should be aware that issuance of a Zoning Certificate of Compliance does not guarantee that the Building Official will issue a partial Certificate of Occupancy. If the Commission were to approve the request, completion of the remaining site improvements related to the theater should be tied to a specific timeframe, particularly those related to site improvements and the view of the property from Dog Lane.

- **Whether the proposed plan modifications identified in this memo are appropriate.** If the Commission approves the modifications as described herein, staff would recommend that a condition of that approval require the applicant to submit a revised plan set that consolidates the originally approved plans with the subsequent changes approved in 2008 and 2013. This revised plan set should be limited to sheets that are pertinent to the Commission's review (survey, site plan, grading/drainage, landscaping, building elevations, etc.). Sheets containing construction details (bathrooms, framing, etc.) should not be included. The final plan set should also include a consolidated list of approval conditions, specifications and details related to fixtures, materials, colors, etc. and pertinent dimensions such as top of wall height, etc.

- **A new completion schedule.** Since the original development schedule has already been exceeded, a new development schedule with milestones should be prepared for consideration by the Commission.

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Memorandum:

July 10, 2013

To: Planning & Zoning Commission
From: Grant Meitzler, Assistant Town Engineer
Re: Paideia - Dog Lane

Plan reference: dated revised 7-01-2013 current
Earlier submission 12-12-2007 (approved 2008)

Traffic, parking and interior circulation have been dealt with in past submissions. The Storrs Downtown project now supplies the availability of garage parking that has not previously been at hand in this area.

The "exit only" driveway to Dog Lane currently needs minor regrading. This has been part of the Dog Lane project and I am informed by Eric Ohlund that the current punch list of work remaining to be done includes improvement of this driveway grading.

Interior access to the Paideia parking is provided by access located at the southwest corner of the Paideia parking lot via connection to the new garage access drive (Royce Circle).

Drainage

Although currently roughly graded only, final grading for the areas along the easterly property is needed. Grading was initially laid out to contain runoff from areas around the theater without any new concentrations of flow onto the adjacent residential property. The earlier plan referred to above shows grading that is very nearly the same as that originally approved (my recollection). The earlier plan shows a graded swale paralleling the stone wall property east and a sizable area is shown as a retention pond. The current plan has submitted specific design figures for this pond and minor modification to the layout of this pond are shown on the current plan.

The sizing of the pond with 3 feet depth is acceptable. However, a very steep grade is show along the area of this retention pond closest to the theater. A minor redesign of the retention pond layout is needed to reduce the side slopes of the retention pond to 2:1 slope. This appears to be possible with reconfiguration of the pond.

The swale along this property and the retention pond have been roughed to the point of being functional but have nor been finally graded and stabilized yet.

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Dear Members of the Mansfield PZC,

On behalf of the Willowbrook and Dog Lane neighborhoods I thank you for informing us of Paideia's recent request to begin using their theater before completing the adjoining exhibit area/upper plaza portion of the theater complex.

We urge you to reject this request.

We believe that permission to use the theater before completion of the complex would remove all incentive to finish this project in the timeliest way possible. This project has languished in our neighborhood for well over a decade. We would like to see it finished and do not believe that authorizing the use of the theater will lead to that end; nor do we believe there is any legitimate justification for requesting this permission.

Past experience has proved that the Paideia Society does not respond in good faith to PZC conditions on their requests. In April 2011 the Paideia Society requested permission to commence construction once again after it had been halted by the Town. The neighborhood requested that there be no further construction until the frontage along Dog Lane was cleaned up and landscaped according to the plans approved in 2002. The PZC supported this condition and approved Paideia's request. Subsequently, Paideia planted the area and *then totally neglected it*, allowing most of the evergreens to turn orange during the summer. The orange trees were allowed to stand until late this winter – over a year and a half after they had turned orange! It seems clear that Paideia lacks interest in the spirit of the law.

Furthermore, we are concerned with the unapproved construction of two columns (please see the attached photo) opposite the Dog Lane – Willowbrook intersection. As indicated in the text above the photo, the Zoning Agent verified that this pair of columns is nowhere to be found on the plans approved by the PZC. It is not the first time that Paideia has taken liberties with the approved plans (and asked for permission after the fact). Before approving Paideia's application for this project in 2002, the PZC made a sincere and concerted effort to protect the neighborhood from inappropriate ornamentation and design choices. Every effort was made to reduce the visual impact of this project. We are grateful for that and are disturbed that Paideia has constructed these columns, which are clearly and starkly out of context with the neighborhood surroundings. They are obtrusive and unnecessary. We sincerely hope that you will have Paideia remove these unauthorized structures. It is troubling to witness flagrant violations of the approved plan and dispiriting to see them tolerated.

Thank you for your time and consideration.

Sincerely,

Suzanne Singer Bansal
67 Willowbrook Rd.,
Storrs, CT 06268
June 10, 2013

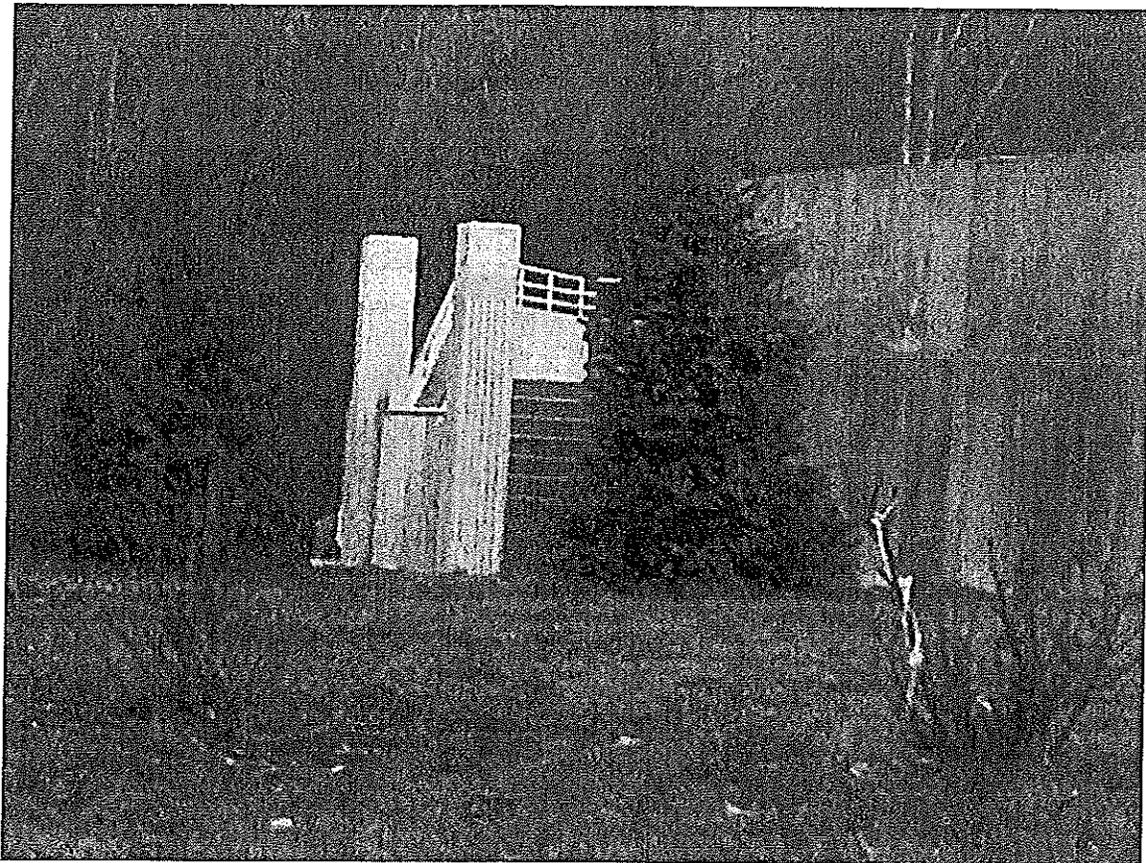
This photo was taken from Dog Lane in November 2012. In early Spring 2011 the PZC insisted that Paideia's landscape plans be implemented before any more construction took place. The trees and bushes pictured below were planted soon after the PZC's decision. The plantings were neglected once in the ground and started turning orange in the summer of 2011. This photo was taken more than a year after the trees turned orange.



S. Singer Bansal June 10, 2013

This photo was also taken from Dog Lane in November of 2012. In late summer or early fall of 2012 the two columns pictured were constructed. The columns were not on the construction plans approved by the PZC (verified by the Town's Zoning Agent). When the application for construction of the theater was approved in July 2002, the PZC took great pains to ensure that the character of both Dog Lane, a designated Scenic Road, and the Willowbrook Rd. neighborhood would not be impacted by jarring aesthetic and design choices. This unauthorized pair of columns is exactly what the PZC attempted to protect the neighborhood against.

Unfortunately, the printed version of this photo does not reveal that the two evergreen trees were orange from ground to tips until they were finally removed several weeks ago.



S. Singer Bansal June 10, 2013

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Jessie Shea

From: Sheila Musiek <smusiek@yahoo.com>
Sent: Monday, June 10, 2013 11:13 PM
To: PlanZoneDept
Subject: Paidia's theater

I am writing to you because we will be in Sweden and can not attend the Monday night meeting. The Paidia theater needs to be finished and landscaped before they start using it for shows and concerts or it will never be done. It is an eyesore in it's present state of neglect. The trees that were stuck in the ground have mostly died and weeds are everywhere. It truly looks like Greece. Plans have been changed, commitments and rules ignored, and we have a mess waiting to be cleaned up and finished and turned into a delightful, unique theater. As the town grows and becomes a destination, we want our neighborhood to look finished, groomed and a part of the new Storrs.

thank you,
Sheila Musiek

Jessie Shea

From: Soroka,George L <GSOROKA@travelers.com>
Sent: Monday, June 17, 2013 12:33 PM
To: PlanZoneDept
Cc: Jen (jennifer.soroka@gmail.com)
Subject: Paideia Society Request

My name is George Soroka and I live at 85 Willowbrook Rd (corner of Willowbrook and Dog Lane). I've been told that one of the agenda items at tonight's meeting is to hear a request from the Society to gain permission to use the theater prior to the completion of the complex. I have other commitments this evening and will not be able to attend the meeting however I wanted to let you know that my wife Jennifer and I strongly oppose the idea of early use.

We've only been at 85 Willowbrook since August 2011. At the time we purchased the home we were concerned with appearance of the "empty lot" across the street from us on Dog Lane. We were told that there was a comprehensive plan in place to finish the project and that part of it involved extensive landscaping of the berm along Dog Lane. We've seen firsthand the sluggish pace at which the project has moved, including a half-hearted attempt to landscape the berm. We're concerned that allowing the Society to use the theater now will further delay (or possibly stop entirely) the completion of the project as it was originally planned.

Please consider denying their request.

Thank you
George Soroka

This communication, including attachments, is confidential, may be subject to legal privileges, and is intended for the sole use of the addressee. Any use, duplication, disclosure or dissemination of this communication, other than by the addressee, is prohibited. If you have received this communication in error, please notify the sender immediately and delete or destroy this communication and all copies.

**TOWN OF MANSFIELD
PLANNING AND ZONING COMMISSION**

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

FILE

Tuesday, June 21, 2011

Hellenic Society Paideia
Illias Tomazos, President
P.O. Box 818
28 Dog Lane
Storrs, CT 06268-0818

Dear Mr. Tomazos,

At a meeting held on 6/20/11, the Mansfield Planning and Zoning Commission adopted the following motion:

"That the PZC allow landscaping work to go forward and that it be noted that approval at this time is only for landscaping and that the stop work order on the project is still in effect for structural work until the PZC receives and approves more complete plans for the exhibit area and plaza."

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

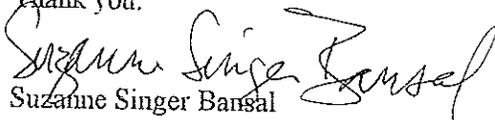
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Dear Members of the Mansfield PZC,

On behalf of the Willowbrook and Dog Lane neighborhoods I am expressing three items of concern regarding Paideia's most recent application to the PZC for approval of changes to the previously approved theatre plan.

1. We have noticed detailed concrete work being done on the stage area. Workmen have tediously smoothed over the original underlying concrete and have inscribed vertical lines as though to represent fluted columns. It has lead us to believe that Paideia might be planning to leave the stage in concrete, rather than to face the concrete with marble as was approved by the PZC in Sept. 2002 (please see attached page 4 of a memo from Greg Padick to the PZC dated July 11, 2002 in which it is clearly noted that the stage would be faced with marble). We ask that the PZC clarify Paideia's intentions. We feel strongly that consistency in building materials is critical to preserving aesthetic integrity and to prevent the project from acquiring a theme-park appearance. The stage is clearly visible from the road. The Dog Lane and Willowbrook neighborhoods really do care about Dog Lane's *Scenic Road* designation and urge the PZC to honor it.
2. We ask that you stick to the previously proposed railing design along the top of the plaza if you should choose to approve the plaza at all. Paideia has not specified the material to be used in their newly proposed, highly ornate railing. While the newly proposed railing could be engaging in white-on-white marble, it is more likely that it would end up being done in wrought iron, thus taking the project's aesthetic appeal and integrity down several notches. Again, this part of the structure is highly visible and is well within the area designated *scenic road*. The previously approved railing, I believe, was evaluated positively by the Town design committee when the original plans were submitted. If the design committee was consulted the first time around, the neighborhood believes it would be appropriate for the committee to evaluate the new proposal as it is a sensitive architectural detail with great visual impact.
3. The Dog Lane and Willowbrook neighborhoods ask you not to allow further construction until extensive landscaping has actually taken place (again, please see Greg Padick's attached memo to the PZC dated July 11, 2002, page 3). Promises and good intentions on the part of Paideia have not proven effective to date. This project was supposed to have taken two years to complete after breaking ground. It has been an eyesore for several years now. We hope that the PZC will assert some authority at this time.

Thank you.


Suzanne Singer Bansal

67 Willowbrook Rd.

April 19, 2011

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Curt B. Hirsch

From: Timothy Bell [Timothy.Bell@business.uconn.edu]
Sent: Tuesday, April 19, 2011 11:02 AM
To: Curt B. Hirsch
Cc: Timothy Bell
Subject: Zoning Board of Appeals - 4/19/2011 - Item #2 on Old Business / Paideia Greek Theater Project

Curt,
I don't think that I will be able to attend the ZBA meeting tonight, but I wanted to make sure that they heard my views. Can you confirm that this e-mail will get to the Zoning Board of Appeals in time for tonight's meeting or, if not, suggest how I can get it to them?
Thank you,

tim bell
24 Willowbrook Rd.

FOR 4-19-11 P2C # 1049-7
RE: PAIDEIA GREEK THEATER

To the Zoning Board of Appeals,

I live on the far end of Willowbrook from the Greek Theater construction. The project was already under construction when I purchased my house 4 1/2 years ago, and I am a bit surprised that it is not yet complete, although the prediction of a slow completion schedule was made by several of my (now) neighbors when I joined this gem of a neighborhood.

Because I was not a part of the original hearings and/or negotiations related to the construction permits, I cannot speak to what should or should not have been agreed to. I can only speak to how I believe that it is best for the overall community to proceed once those agreements have been established.

To that end, I believe that, once those original agreements were made, the Zoning Board of Appeals (ZBA) should be biased against subsequent changes to the permit unless such changes are considered acceptable by the surrounding community.

While I obviously have a "neighborhood interest" and also have friends in the Dog Lane /Willowbrook area, I also have friends that I believe are members of the Greek Church community (although I have gone out of my way to not discuss the Theater project with them) that is sponsoring the project.

Although I do not have first-hand knowledge of the history of this project, I have been told (by several of my neighbors) that the sponsors have a history of agreeing to (and getting approval for) one thing and then subsequently doing something else, and seeking approval ex post. I suspect that you, the ZBA, has documentation of this if it is true. If so, I believe that such a history should bias the ZBA against any new approvals in the presence of local opposition.

However, if their request it to return to a previously approved version or design, I assume that: A- either by law the previous approval still stands; or B- a request to return to a previously approved design should be viewed favorably, as long as the remainder of that previously approved design also is part of the current application.

I do have personal experience from my previous community in Massachusetts, where I served on my Town's Finance and Advisory Committee and my wife previously served on the Planning Board and subsequently the Zoning Board of Appeals, of cases where Permit A was applied for, Construction B took place, and, although Construction B would not have been approved ex ante, the ZBA approved Construction B ex post. Although no reasonable person wants to "punish" an honest mistake, I believe that such ex post approvals encourage and reward deceptive behavior and is Bad Policy.

Personally, I would consider my own sense of "aesthetic" weak, and so I generally do not impose my aesthetic view on others. For that reason, I do not have a personal view on the particulars of the currently proposed design changes.

However, I consider this neighborhood to be of an overall sense of charm, elegance and community that is unrivaled in Mansfield, or for that matter, most places in the United States. I believe that the existence of such a "charming neighborhood" enhances Mansfield far beyond the Willowbrook/Dog Lane residents.

I also believe that the current state of the Theater construction significant damages our "charming neighborhood" and that damage may, I fear, be more than temporary.

I believe that it would reduce the damage if the construction area were to be "aesthetically landscaped" as soon as possible, and although the project owners might see their overall project cost increase as a result, that such additional cost to them is equitable, given the damage currently being caused to the neighborhood.

I defer to others on the particulars.

If you feel that any or all of this is not directly on point to the case before you, I apologize for wasting your time.

Respectfully and Sincerely,

Timothy Bell
24 Willowbrook Rd.
a.k.a. "Dr. Gilman's house"

TOWN OF MANSFIELD
MANSFIELD PLANNING AND ZONING COMMISSION

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

FILE

September 11, 2009

Hellenic Society Paideia
Ilias Tomazos, President
P.O. Box 818
28 Dog Lane
Storrs, CT 06268-0818

Re: Mansfield's PZC Approval
PZC file #1049-7

Dear Mr. Tomazos,

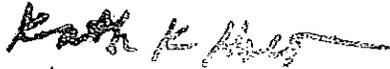
At a meeting held on 9/8/09, the Mansfield Planning and Zoning Commission adopted the following motion:

"That the Planning and Zoning Commission modify their 3/3/08 action regarding the Greek Amphitheater/Exhibit area project on Dog Lane to revise condition #1 to read as follows:

The only work authorized at this time is the placement of fill and stone within the theater, the installation of theater seating, the completion of the stage, the completion of a ramp to the stage area and associated drainage and sediment and erosion control work. No additional work shall take place until architectural plans for the altered exhibit area structure have been approved by the PZC."

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 and Zoning Commission

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TOWN OF MANSFIELD
PLANNING AND ZONING COMMISSION

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

413

Wednesday, March 05, 2008

Hellenic Society Paideia
Ilias Tomazos, President
P.O. Box 818
28 Dog Lane
Storrs, CT 06268-0818

Dear Mr. Tomazos,

At a meeting held on 3/3/08, the Mansfield Planning and Zoning Commission adopted the following motion:

"That the PZC Chairman and Zoning Agent be authorized to approve revisions to the Greek Amphitheater/Exhibit area project at 28 Dog Lane as described in 12/7/07 and 12/8/07 communications from I. Tomazos and as described on a site plan revised to 12/12/07, a landscape plan revised to 12/11/07 and elevation plans dated 2/28/08. This authorization is subject to the following conditions:

1. The only work authorized at this time is the placement of fill and stone within the theater, the installation of theater seating, the completion of a ramp to the stage area and associated drainage and sediment and erosion control work. No additional work shall take place until architectural plans for the altered exhibit area structure have been approved by the PZC.
2. Except for the modification revisions and the specific work requested and authorized by this approval, plans and conditions of approval cited in the PZC's 9/3/02 Special Permit approval and subsequent 7/21/03 action shall remain in effect.
3. All applicable Building and Fire Code requirements shall be met."

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

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To: Town Clerk
From: Planning and Zoning Commission
Subject: Public Act 75-317, **RECORDATION OF SPECIAL PERMIT**

- I Notice is hereby given that the Mansfield Planning and Zoning Commission, at a regular meeting held on September 3, 2001, did grant to Hellenic Society Paideia, Inc. a special permit for a Greek amphitheatre, pursuant to Article V, Section B, and other provisions of the Mansfield Zoning Regulations. In addition, on July 21, 2003, the Commission approved a modification of condition #5 which is given below, immediately after the listing of initial conditions.
- II The special permit for a Greek amphitheatre was approved subject to the conditions which follow. Failure to comply with these conditions may result in revocation of the special permit. Information regarding any modifications of the permit may be found in the files of the Planning Office.
 1. The applicant's proposal specifies the site will be used for "educational and cultural events only." The subject site is within an RAR-90 zone and immediately adjacent to a Planned Business zone. Educational uses are permitted in the RAR-90 zone, subject to special permit approval. This special permit is granted expressly on the conditions that uses will only be for educational and cultural events, that no commercial uses shall be allowed, and that all uses must be sponsored by and all events managed by the applicant. Any questions regarding potential uses shall be reviewed in advance with the PZC.
 2. To minimize neighborhood impact, the applicant shall be limited to five (5) performances a year where attendance exceeds or is reasonably estimated to exceed 150 people, unless specifically authorized otherwise by the PZC. Additional performances may be authorized by the PZC upon submittal of performance details, demonstration that previous events have been managed in accordance with this approval and that inappropriate neighborhood impact has not occurred.
 3. The applicant has represented that amplification equipment will not be used, with the exception of individual headsets used to assist hearing-impaired individuals. This special permit is granted expressly on this condition.
 4. All events must occur within daylight hours and lighting improvements shall be limited to those depicted on final plans. Only specifically approved security lighting shall be used during nighttime hours.
 5. *Prior to the signing of final maps and filing of the special permit on the Land Records by the applicant, and prior to the issuance of any permit for site work or construction, the applicant shall provide the following to the PZC for approval (see July 21, 2003 PZC action):
 - a. Written approval from UConn officials for the proposed water and sewer connections and use of parking facilities.
 - b. Documentation and evidence acceptable to the PZC that the entire project will be completed in a timely manner consistent with the time period provisions of Article XI, Section C.4.
 - c. A revised set of plans, signed and sealed by all responsible professionals that incorporate the following revisions:
 1. revised site lighting that incorporates lower wattage light fixtures on shorter poles and lighting details for the pedestrian area north of the amphitheatre wall;
 2. details of the proposed fountain in the lower plaz0a
 - d. A specific traffic control plan for construction activities, particularly the delivery of materials to the site. The plan shall direct all delivery vehicles to use State roads up to Dog Lane, and provisions shall be made to promote pedestrian and vehicular safety. This plan shall include notice to Mansfield's Resident State Trooper prior to the delivery of materials to the site;
 - e. A specific traffic control plan and event parking plan. Prior to the signing of final maps or the start of construction, applicants must submit for approval a final parking and traffic control plan that has been reviewed and accepted by Mansfield's Resident State Trooper. For all events where the onsite parking spaces will not be adequate to serve visitors, the applicant shall be responsible for coordinating the events with the Mansfield Resident State Trooper's office, the UConn Police Department and the UConn Parking and Transportation Department. Furthermore, the applicant shall be responsible for arranging and providing adequate personnel to implement vehicular and pedestrian traffic controls and help

prevent unauthorized parking on roadways or nearby parking lots. The following suggestions, which are considered preliminary, should be considered in formulating a comprehensive traffic control and event parking plan;

1. For events where attendance is reasonably anticipated to be under 150 persons, Paideia shall inform the Mansfield Resident Trooper and the University Police Department of the event in writing at least one week prior to the event;
2. For events where attendance is reasonably anticipated to be 150 persons or over, Paideia shall abide by the following conditions:
 - a. Provide three-week written notice to the Mansfield Resident Trooper, the University Police and the Mansfield Town Planner. This notice shall contain a brief description of the event, an estimate of the number of attendees, and a parking plan in specific detail to accommodate all expected traffic. This notice must include written evidence that UConn has agreed to provide Paideia with all the parking services (such as parking lots and shuttle buses) required by Paideia for that specific event.
 - b. Employ adequate traffic control personnel, with at least one traffic control officer at the corner of Rt. 195 and Dog Lane and another in front of the Center before and after the performance, to ensure that the parking plan is implemented and to prevent any parking on neighboring roads, including Dog Lane and Willowbrook Road.
3. Written advertisements or promotional material distributed by Paideia must contain instructions on parking to assist attendees and Paideia in complying with the parking plan.
 - f. Written approval from the Mansfield Public Works Department for proposed work within the Town right-of-way (stage access, driveway, etc.)
6. Due to neighborhood nuisance problems which may occur because of unauthorized uses of the property, the applicant shall be responsible for regularly monitoring the site to help prevent neighborhood impact problems;
7. Prior to any work on the site, a cash site restoration bond in the amount of \$15,000 with written bond agreement, shall be submitted to and approved by the PZC Chairman, with staff assistance;
8. Any proposed signage on the subject site shall require PZC review and approval;
9. Prior to the start of any site work or construction, the applicant shall be responsible for meeting all applicable Building and Fire Code provisions and obtaining a building permit. Particular attention shall be given to the adequacy of foundation and support components and meeting accessibility requirements, particularly to stage areas and to the interior exhibit area and toilet facilities. (See 7/10/02 and 12/12/01 letters from Mansfield's Advisory Committee on the Needs of Persons with Disabilities).
10. All construction activities may only be conducted between the hours of 7 a.m. to 7 p.m., Monday through Saturday. No construction activities are permitted on Sundays. Applicants must regularly inform neighbors of the status of construction efforts, including days when significant vehicular construction traffic is expected.
11. Prior to any use of the amphitheatre and the issuance of a Certificate of Compliance, all site work shall be satisfactorily completed. Based on the provisions of Article V, Section B.7.c., a variation of this condition may be authorized by the Commission where public health and safety components of the project have been satisfactorily completed.

This permit shall not become valid until the applicant obtains the permit form from the Planning Office and files it on the Land Records.

This approval waives several provisions of Article V, Section A.3.c, since the information submitted with the application is sufficient to evaluate the project with respect to applicable approval criteria. Additionally, this approval authorizes work within 50 feet of the easterly property line pursuant to Article VI, Section B.4.q.2, since proposed landscaping will provide a suitable buffer along the adjacent land owned by the University of Connecticut.

* At a meeting held on July 21, 2003, the Mansfield Planning and Zoning Commission adopted the following motion:

"that the Planning and Zoning Commission has determined that the pre-construction requirements cited in condition #5 of its 9/3/02 special permit approval of a Greek amphitheatre project at 28 Dog Lane have been suitably addressed. This determination, which is subject to the conditions cited below, has been made after consideration of staff reports, verbal testimony from representatives of the applicant, and supplemental submissions of the applicant including revised plans, 3/11/03 and 7/14/03 letters from the Hellenic Society Paideia addressing approval conditions and the planned construction schedule, a 10/8/02 letter from D. Dreyfuss, UConn Vice-Chancellor for Business and Administration, a 12/17/02 letter from L. Schilling, UConn Executive Director of Architectural and Engineering Services, a 6/2/03 letter from Attorney L. George, a 7/12/03 letter from the quarry in Greece that will be supplying marble, and various letters from Greek organizations and contractors. Pursuant to this action and subject to other applicable conditions and regulatory requirements, the PZC Chairman is authorized to sign final plans and a special permit notice to be filed on the Land Records and the Zoning Agent is authorized to issue a zoning permit for the subject project. This authorization is subject to the following terms and conditions:

1. All other provisions of the PZC's 9/3/02 approval shall remain in effect and any proposed revisions to approved plans shall require subsequent PZC approval;
2. To help address any potential traffic safety issues, the PZC shall retain the right to reassess the applicants' traffic control plan after actual events have taken place and the right to incorporate, as deemed necessary, revisions to the traffic control plan. Before a zoning permit is issued, the applicant shall indicate in writing acceptance of this condition;
3. In the event that it is determined by the PZC that the approved development schedule is not being complied with or that the approved plans are not being followed, the PZC shall retain the right to order the applicant to cease all work onsite except for site stabilization and restoration work until construction schedule and/or plan revision issues have been suitably addressed. Before a zoning permit is issued, the applicant shall indicate in writing acceptance of this condition."

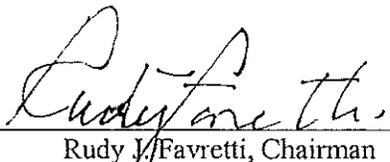
(see PZC file 1049-7)

III The premises subject to the special permit for a Greek-style amphitheatre may be described as follows:
Assessor's Map 16, Block 41, Lot 13
28 Dog Lane

IV The record owner of the above-described property is:

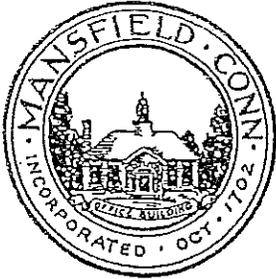
The Hellenic Society "Paideia"
28 Dog Lane

I certify that the above is a true and correct copy of the foregoing approval from the Planning and Zoning Commission records.

By 
Rudy J. Favretti, Chairman
Mansfield Planning & Zoning Commission

Date 2/27/06

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PLANNING AND ZONING COMMISSION
TOWN OF MANSFIELD

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

July 23, 2003

Mr. Ilios Tomazos, President
Hellenic Society Paideia
28 Dog Lane
Mansfield, CT 06268

Re: PZC determination regarding condition #5 of PZC approval for Greek amphitheatre, PZC file 1049-7

Dear Mr. Tomazos:

At a meeting held on July 21, 2003, the Mansfield Planning and Zoning Commission adopted the following motion:

"that the Planning and Zoning Commission has determined that the pre-construction requirements cited in condition #5 of its 9/3/02 special permit approval of a Greek amphitheatre project at 28 Dog Lane have been suitably addressed. This determination, which is subject to the conditions cited below, has been made after consideration of staff reports, verbal testimony from representatives of the applicant, and supplemental submissions of the applicant including revised plans, 3/11/03 and 7/14/03 letters from the Hellenic Society Paideia addressing approval conditions and the planned construction schedule, a 10/8/02 letter from D. Dreyfuss, UConn Vice-Chancellor for Business and Administration, a 12/17/02 letter from L. Schilling, UConn Executive Director of Architectural and Engineering Services, a 6/2/03 letter from Attorney L. George, a 7/12/03 letter from the quarry in Greece that will be supplying marble, and various letters from Greek organizations and contractors. Pursuant to this action and subject to other applicable conditions and regulatory requirements, the PZC Chairman is authorized to sign final plans and a special permit notice to be filed on the Land Records and the Zoning Agent is authorized to issue a zoning permit for the subject project. This authorization is subject to the following terms and conditions:

1. All other provisions of the PZC's 9/3/02 approval shall remain in effect and any proposed revisions to approved plans shall require subsequent PZC approval;
2. To help address any potential traffic safety issues, the PZC shall retain the right to reassess the applicants' traffic control plan after actual events have taken place and the right to incorporate, as deemed necessary, revisions to the traffic control plan. Before a zoning permit is issued, the applicant shall indicate in writing acceptance of this condition;
3. In the event that it is determined by the PZC that the approved development schedule is not being complied with or that the approved plans are not being followed, the PZC shall retain the right to order the applicant to cease all work onsite except for site stabilization and restoration work until construction schedule and/or plan revision issues have been suitably addressed. Before a zoning permit is issued, the applicant shall indicate in writing acceptance of this condition."

If you have any questions regarding this action, the Planning Office may be contacted by calling 429-3330. 1.

Very truly yours,


Katherine K. Holt, Secretary
Mansfield Planning & Zoning Commission

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RECEIPT OF APPLICATION FOR AMENDMENT TO THE ZONING REGULATIONS:

_____, MOVE and _____ seconds to receive the application

submitted by Storrs Center Alliance, LLC

to Create a new Subsection 34 in Article IV, Section B, and Create a new Subsection (xxvii) to Article X, Section S.4.a. to incorporate "Hotel, Limited Service"

of the Mansfield Zoning Regulations, File #1246-14

as submitted to the Commission, and to instruct the applicant to work with the on final wording prior to advertising, and to refer said application to WINCOG and the Town Attorney for review and comment and to set a Public Hearing for September 3, 2013.

280 Trumbull Street
Hartford, CT 06103-3597
Main (860) 275-8200
Fax (860) 275-8299
tcody@rc.com
Direct (860) 275-8264

Via Hand Delivery

July 11, 2013

JoAnn Goodwin, Chair
Mansfield Planning and Zoning Commission
Audrey P. Beck Municipal Building
4 South Eagleville Road
Mansfield, CT 06268

Re: **Storrs Center Alliance LLC**
Application for Text Amendment to Mansfield Zoning Regulations

Dear Chairman Goodwin and Members of the Commission:

On behalf of Storrs Center Alliance LLC, I enclose an application to amend the text of the Mansfield Zoning Regulations pertaining to the definition of "Limited Service Hotel" and the addition of "Limited Service Hotels" as an allowed land use within the Storrs Center Special Design District (SC-SDD). We are also submitting concurrently an application to amend the Mansfield Zoning Map specifically pertaining to the addition of a Limited Service Hotel to the Phase 1C (Parcel 2) area of the SC-SDD.

Fifteen sets of the following materials are enclosed for your review:

1. Application form
2. Proposed text of zoning text amendment
3. Statement of Justification

I also enclose the application fee of \$560. Please let me know if you have any questions or require anything further.

Sincerely,



Thomas P. Cody
Robinson & Cole LLP
Attorneys for Storrs Center Alliance LLC

Enclosures



Law Offices

BOSTON

PROVIDENCE

HARTFORD

NEW LONDON

STAMFORD

WHITE PLAINS

NEW YORK CITY

ALBANY

SARASOTA

www.rc.com

12332146-v1

APPLICATION TO AMEND THE ZONING REGULATIONS

(See Article XIII of the Zoning Regulations)

File # _____

Date _____

1. APPLICANT Storrs Center Alliance LLC

(Please PRINT)

Street Address P.O. Box 878, 233 Route 17

Town Tuxedo Park, NY

Thomas P. Cody ATTORNEY FOR
THOMAS P. CODY (Signature) STORRS CENTER
Telephone (845) 351-2900 ALLIANCE LLC
Zip Code 10987

2. AGENT who may be contacted directly regarding this application:

Howard Kaufman

Name (please PRINT)

P.O. Box 878, 233 Route 17, Tuxedo Park, NY

Address

10987

(914) 443-6338

Telephone number

3. List article(s)/section(s) of Zoning Regulations to be amended:

(Consideration should be given to interrelated sections that must also be modified to ensure consistency within the Regulations)

Article Four, Section B.34

Article Ten, Section S.4.a(xxvii)

4. Exact wording of proposed amendment(s) -- use separate sheet if necessary:

See attached

5. Statement of Justification addressing approval considerations of Article XIII, Section C and

- (1) substantiating the proposal's compatibility with Mansfield's Plan of Development;
- (2) the reasons for the proposed amendment (including any circumstances or changed conditions that justify the proposal and how the amendment would clarify or improve the Zoning Regulations);
- (3) the effect the change would have on the health, safety, welfare and property values of Mansfield residents

(use separate sheet if necessary)

See attached

6. The following have been submitted as part of this application:

Application fee

Reports or other information supporting the proposed amendment (list or explain):

See attached

(end of applicant's section)

* * * * *

(for office use only)

Date application was received by PZC: _____ Fee submitted _____

Date of Public Hearing _____ Date of PZC action _____

Action: Approved _____ Effective _____

Denied _____

Comments:

Chairman, Mansfield Planning & Zoning Commission

Date

Proposed Zoning Text Amendment – Mansfield Zoning Regulations, Article Four, Section B

[Zoning Regulations Article Four, Section B includes a list of 91 definitions of terms and words used in the Regulations. Article Four, Section B, subsection 33 sets forth a definition of “Hotel.” The purpose of this proposed text amendment is to add a new subsection 34 to set forth the definition of “Hotel, Limited Service”]

33. **Hotel.** A building which has a common entrance or entrances and contains living and sleeping accommodations for hire for ten or more persons.

34. **Hotel, Limited Service.** A hotel that provides sleeping accommodations in single rooms or suites and may include on the premises other limited facilities, such as a breakfast buffet bar, afternoon/evening beverage and food bar, pool, and exercise room, but which does not include conference facilities.

Proposed Zoning Text Amendment - Mansfield Zoning Regulations, Article Ten, Section S

[Zoning Regulations Article Ten, Section S.4.a includes a list of 26 different land uses allowed in the Storrs Center Special Design District. The proposed new text is noted as subsection (xxvii) at the end of this section in double underlining]

4. Uses Permitted in the Storrs Center Special Design District

- a. The following land uses are allowed within the Storrs Center Special Design District, whether in separate buildings or in mixed use buildings and whether owned or leased:
- (i) Single family residences
 - (ii) Two-family residences
 - (iii) Multi-family residences
 - (iv) Age-restricted multi-family residences as defined in Article VII, Section H
 - (v) Live-work units (defined as a mixed use unit that includes a direct internal connection between office or retail space and residential space, whether on the same or different floors).
 - (vi) Use of residence for personal business purposes as defined in Article VII, section D
 - (vii) Retail uses
 - (viii) Restaurants, including sit-down and take-out varieties
 - (ix) Banks and financial institutions
 - (x) Offices, including medical offices and physical therapy clinics

- (xi) Personal service shops including, but not limited to, beauty salon, barber, and tailoring
- (xii) Photocopying, facsimile, document processing, courier and similar services
- (xiii) Repair services or businesses, including the repair of bicycles, electronics, home appliances, office equipment, watches, clocks, clothing, shoes and similar uses, but excluding the repair of internal combustion engines
- (xiv) Commercial printing or production accessory to an on-site retail business, provided the following conditions are met:
 - (1) the floor area used for such printing or production shall be limited to 3,000 square feet;
 - (2) all goods prepared shall be sold to customers on the premises; and
 - (3) no floor drains or other direct connections to the exterior of the building shall be permitted
- (xv) Governmental and civic uses, including but not limited to post offices, libraries, University of Connecticut uses, Town of Mansfield uses, parks, squares and greens
- (xvi) Art galleries or studios, museums, music recital halls, cinemas, and theaters of all types
- (xvii) Dance halls and juice bars not serving alcohol
- (xviii) Live music, whether as a principal or accessory use, so long as it is conducted at acceptable noise levels in conformance with all codes and ordinances of the Town.
- (xix) Public and private parking garages
- (xx) Public and private parking lots
- (xxi) Self-service laundromats, and laundry and dry-cleaning drop-off and pick-up, provided no dry cleaning is conducted on the premises
- (xxii) Public or private schools
- (xxiii) State licensed or registered day-care centers
- (xxiv) Recreation facilities, whether public or private and whether indoors or outdoors, such as health clubs, physical fitness centers, gyms, playgrounds, and billiard halls
- (xxv) Private clubs, such as university faculty clubs, university graduate clubs and clubs for civic or religious organizations, with or without residential

units, but excluding clubs or housing for student fraternities, sororities and other student groups.

(xxvi) Sale of alcoholic liquor, subject to the provisions of all town ordinances.

(xxvii) Limited Service Hotels, provided that not more than a total of 100 hotel rooms or suites may be allowed in all of the Storrs Center Special Design District.

APPLICATION BY:

STORRS CENTER ALLIANCE LLC

TEXT AMENDMENT TO THE MANSFIELD ZONING REGULATIONS
(PERTAINING TO THE ADDITION OF A LIMITED SERVICE HOTEL USE
WITHIN THE STORRS CENTER SPECIAL DESIGN DISTRICT)

STATEMENT OF JUSTIFICATION

Introduction

This Application would amend the text of the Mansfield Zoning Regulations relative to the Storrs Center Special Design District (SC-SDD). The SC-SDD area consists of several different neighborhoods within approximately 47 acres of land generally located on the east side of Storrs Road (Route 195) between Post Office Road (now named Charles Smith Way)/South Eagleville Road on the south and land along Dog Lane on the north. This application would amend the Zoning Regulations to include a definition for "limited service hotels" and would add "limited service hotels" as an allowed use within the SC-SDD, provided that such use would be limited to a maximum of 100 hotel rooms or suites within the SC-SDD.

Background

Following a competitive selection process in 2003, Storrs Center Alliance LLC ("SCA") was selected to be the master developer of Storrs Center. The sole member of SCA is LeylandAlliance LLC, a real estate development firm based in Tuxedo Park, New York that specializes in traditional neighborhood development. SCA worked with the Mansfield Downtown Partnership (the "Partnership") and its consultants to prepare the Storrs Center Municipal Development Plan ("MDP") in a manner consistent with the requirements of General Statutes Chapter 132. The MDP was approved by the Partnership and the Mansfield Town Council in the fall of 2005. The plan was subsequently approved by the Connecticut Department of Economic and Community Development and the Secretary of the Office of Policy and Management in early 2006.

As set forth in the MDP, Storrs Center was envisioned to be a mixed use neighborhood designed to create a vibrant Main Street experience within a shared public realm. Structured and surface parking would be provided in accordance with the plan to support the needs of the various neighborhoods. The developed portion of the new community would occupy about one-third of the overall site. A large part of the project area would be reserved for conservation as part of an effort to establish an environmentally balanced and intelligent approach to the use of the land.

SCA and the Partnership, working with a team of professional architects, planners, scientists, engineers and legal counsel, jointly prepared materials to create a special

design district for Storrs Center. In June, 2007, the Mansfield Planning & Zoning Commission rezoned 47 acres of land in the center of Storrs to the newly-created Storrs Center Special Design District. The intent of the new zoning designation was to facilitate the redevelopment of a portion of the downtown Storrs area that was previously developed with a mix of mainly commercial uses.

Following the approval of the new zoning district for Storrs Center, extensive site planning, building design and engineering work continued. Various federal, state and local permits and approvals were obtained. The Town of Mansfield approved zoning permits for the first two phases of construction of Storrs Center near the town square. The first two mixed use buildings are complete, and a third is nearing completion. Zoning permits have also been approved for the parking garage and intermodal center, Village Street and transit pathways, and Post Office Road and the Post Office site. Construction of the parking garage is complete, and roadway improvements to Storrs Road and the Village Street are underway. Twenty-five acres of land were conveyed from the University to the Town of Mansfield for permanent protection as open space.

The Planning & Zoning Commission recently approved an amendment to the SC-SDD zoning map to provide for the construction of a new supermarket in the Market Square area of Storrs Center. This amendment reduced the overall development program in the Market Square area, including a net reduction of over 43,000 square feet of retail/commercial space as compared to the original approval. The application also modified elements of the preliminary master plan, such as parking, landscaping, and drainage improvements, as necessary to enable the development of this supermarket.

Summary of Proposed Zoning Text Amendment

The proposed zoning text amendment would add the following definition of “Hotel, Limited Service” to the list of definitions set forth in Article Four, Section B:

34. Hotel, Limited Service. A hotel that provides sleeping accommodations in single rooms or suites and may include on the premises other limited facilities, such as a breakfast buffet bar, afternoon/evening beverage and food bar, pool, and exercise room, but which does not include conference facilities.

The proposed text amendment would also add the following language to the list of allowed uses set forth in Article Ten, Section S (Storrs Center Special Design District):

(xxvii) Limited Service Hotels, provided that not more than a total of 100 hotel rooms or suites may be allowed in all of the Storrs Center Special Design District.

The Zoning Regulations already set forth a list of 26 different land uses allowed within Storrs Center. The core development area of Storrs Center, which largely overlies previously or currently developed property along Storrs Road and Dog Lane, was envisioned to include a commercially oriented mixed use zone designed to create a vibrant Main Street experience with a shared public realm. Buildings in the commercial

mixed use zone were anticipated to combine retail, office, restaurant and residential uses in a variety of forms. In addition, structured and surface parking was planned to support the needs of the various neighborhoods. Civic uses would also be allowed throughout the project, including public open spaces such as streets, sidewalks, the town square, and small plazas and terraces.

The Storrs Center Special Design District map provides that at the heart of Storrs Center will be a town square. A significant portion of the town square in Storrs Center is now coming to life in ways that are very similar to what was envisioned. The north and east sides of the town square are nearly complete: construction of two mixed use buildings and a parking garage is complete, and a third mixed use building is under construction. Over 290 residential units are occupied or nearing completion in this area, with very high occupancy rates. Restaurants and stores are opening up along Dog Lane and the Village Street near the town square (now named Royce Circle), bringing activity and vitality to the area. Streetscape improvements to Storrs Road are underway, and installation of landscaping and sidewalks in the town square itself will take place this year.

With the development of the areas fronting the town square on the north and east sides nearly complete, an opportunity has arisen to complete the development of the south side of the town square. Two buildings are planned in the Phase 1C area. The first would be a mixed use building facing the town square, Storrs Road and Royce Circle with retail/restaurant space and a terrace on the ground floor and apartments above.

As proposed in the zoning map amendment submitted concurrently with this application, a new limited service hotel would be located to the south of the first Phase 1C building, separated by a driveway with a porte cochere drop-off area. The limited service hotel would be located on the south side of Phase 1C on Parcel 2, adjacent to the Storrs Commons center.

At the time the Storrs Center Special Design District was initially approved in 2007, the zoning district previously governing the Phase 1C area (before rezoning to SC-SDD) was Planned Business 2 (PB-2). "Hotels, motels and tourist homes" are allowed within the PB-2 zone district. Thus, the proposal to add "limited service hotels" to the list of allowed uses in the SC-SDD is in keeping with the long-term plan for land uses in this area of Mansfield. Moreover, the concept that a hotel might be located within Storrs Center was described in the MDP. The Storrs Center Special Design District was approved by the Planning & Zoning Commission without specific mention of a hotel as an allowed use, and that omission has prompted this zoning text amendment.

With the Storrs Center vision now coming to life in the form of new residences, restaurants, shops and public spaces, a limited service hotel would be an excellent complement to what is taking shape. A limited service hotel would further the MDP's goal "that the square becomes a primary destination in the region" and it would create a lodging and hospitality option right in the heart of Storrs Center.

In terms of urban form and function, a limited service hotel will fit very well with the buildings and uses in this part of Storrs Center. The proposed zoning text amendment specifically limits the size of a limited service hotel to “not more than a total of 100 hotel rooms or suites” in all of the Storrs Center Special Design District. In short, a limited service hotel would fit seamlessly into the fabric of Storrs Center, both as it was originally planned and as it is now taking shape.

Information Requirements and Approval Considerations in Article XIII, Sections B, D

Zoning Regulations Article XIII, Section B sets forth certain requirements for information to be submitted in conjunction with any petition to amend the Zoning Regulations.

1. Compatibility of the proposal with respect to the Mansfield Plan of Conservation and Development: For all of the reasons set forth in this application, the applicant believes that the proposed zoning text amendment is consistent with the 2006 Mansfield Plan of Conservation and Development. In particular, the proposed amendment is consistent with the following provision:

To strengthen and encourage an orderly and energy-efficient pattern of development with sustainable balance of housing, business, industry, agriculture, government and open space and a supportive infrastructure of utilities, roadways, walkways, and bikeways, and public transportation services.

- Objective c: To encourage mixed use developments, such as the Storrs Center “Downtown” project, in areas with existing or potential sewer and public water.

Furthermore, the Mansfield Zoning Map previously designated the Phase 1C area as Planned Business 2 (PB-2) zoning district. “Hotels, motels and tourist homes” are allowed in the PB-2 zone. In addition, the amendment is consistent with the MDP. The Partnership recently approved a minor modification of the MDP to clarify that a hotel is an allowed use in Storrs Center.

2. Reasons for the particular changes: The principal reasons for the proposed zoning regulation amendment are to amend the text of Article Four, Section B of the Regulations to create a definition of “Hotel, Limited Service” and to amend the text of Article Ten, Section S.4.a of the Regulations to add “Limited service hotels, provided that not more than a total of 100 hotel rooms or suites may be allowed in all of the Storrs Center Special Design District” as an allowed land use within the Storrs Center Special Design District.

3. Effects on the health, safety, welfare and property values of Mansfield residents: The proposed zoning text amendment will not significantly change the essential character of Storrs Center, either as it was originally intended or as it is emerging during construction. The Mansfield Zoning Map previously designated the Phase 1C area as Planned Business 2 (PB-2) zoning district. "Hotels, motels and tourist homes" are allowed in the PB-2 zone. Storrs Center will still include a wide mix of land uses, including residential, retail, restaurant and commercial uses. This complementary range of land uses will provide needed housing, shopping, services, and entertainment opportunities for all Mansfield residents. Storrs Center will continue to be pedestrian-friendly and encourage pedestrian movement. The addition of a limited service hotel to the list of allowed land uses within Storrs Center will enable an appropriately designed limited service hotel to be developed and to bring with it new services and conveniences for residents and visitors to Storrs Center. Hotel guests would also be supportive of the restaurants and other retail businesses in and around Storrs Center.

Zoning Regulations Article XIII, Section D sets forth the following approval considerations for the Planning and Zoning Commission:

1. The proposal is complete and contains all required application information. The applicant believes that the Application is complete and contains all of the information required by the Zoning Regulations relative to a zoning text amendment, including a signed application form, application fee, statement of justification, and the specific text of the proposed amendment.
2. The proposal is consistent with the goals, policies and recommendations contained within the Mansfield Plan of Conservation and Development. For all of the reasons stated above, the applicant believes that the proposal is consistent with the Mansfield Plan of Conservation and Development. In particular, the proposed amendment is consistent with the following provision:

To strengthen and encourage an orderly and energy-efficient pattern of development with sustainable balance of housing, business, industry, agriculture, government and open space and a supportive infrastructure of utilities, roadways, walkways, and bikeways, and public transportation services.

- Objective c: To encourage mixed use developments, such as the Storrs Center "Downtown" project, in areas with existing or potential sewer and public water.
3. The proposal is consistent with the expression of regulatory intent and purpose contained in Article I of these regulations and Section 8-2 of the Connecticut General Statutes. This zoning text amendment is consistent with the purpose contained in Article I of the Zoning Regulations, in that the proposal will enable a limited service hotel to be developed within Storrs

Center, provided that no more than a total of 100 rooms or suites may be provided in all of the SC-SDD area. The text amendment protects the health, safety, convenience and welfare of the residents of Mansfield, as described above.

4. Any proposal to amend the Zoning Regulations is: appropriately-worded and legally sound and comprehensive and consistent with respect to other regulatory provisions. This zoning text amendment is appropriately worded and legally sound. The existing SC-SDD zoning, in addition to all of the planning work that has been done by the Town, the Partnership, and Storrs Center Alliance, indicate that this proposal will have a positive impact on the existing land uses in the surrounding area.

RECEIPT OF APPLICATION FOR AMENDMENT TO THE ZONING MAP:

_____, MOVE and _____ seconds, to receive the application submitted by Storrs Center Alliance (PZC File #1246-15) to amend the Zoning Map pertaining to a portion of the Storrs Center Special Design District, owned by the applicant, located at Storrs Road and Royce Circle, in the SC-SDD (Storrs Center Special Design District), as shown on plans dated 07/08/2013 and as submitted to the Commission, to refer said application to the staff for review and comment and to set a Public Hearing for September 3, 2013.



S T O R R S
RETHINK MAIN STREET
C E N T E R

STORRS CENTER ALLIANCE, LLC

APPLICATION TO AMEND THE MANSFIELD ZONING MAP

**STORRS CENTER
SPECIAL DESIGN DISTRICT
PHASE 1C (PARCEL 2)**

July 11, 2013

Via Hand Delivery

July 11, 2013

JoAnn Goodwin, Chair
Mansfield Planning and Zoning Commission
Audrey P. Beck Municipal Building
4 South Eagleville Road
Mansfield, CT 06268

Re: **Storrs Center Alliance, LLC**
Application to Amend the Mansfield Zoning Map Pertaining to a Portion of the Storrs Center Special Design District

Dear Chairman Goodwin and Members of the Commission:

On behalf of Storrs Center Alliance LLC, I am pleased to submit the enclosed application to amend the Mansfield Zoning Map relative to a portion of the Storrs Center Special Design District (SC-SDD). The zoning map amendment would make very minor amendments to the approved SC-SDD plans for the Phase 1C (Parcel 2) area only, including a reduction in the maximum allowed building height for the parcel.

Pursuant to the application requirements of the Zoning Regulations, this application package includes 15 copies of the following documents:

1. Application form and supporting information.
2. Statement of Justification.
3. Update to Master Traffic Study prepared by BL Companies, Inc.
4. Update to Master Parking Study prepared by Desman Associates.
5. Update to Master Stormwater Drainage Study prepared by BL Companies, Inc.
6. Addendum to Design Guidelines for Storrs Center.
7. Amended Preliminary Master Plan package prepared by BL Companies, Inc., including three full-size sets of the following sheets:

JoAnn Goodwin, Chair
Planning and Zoning Commission
July 11, 2013
Page 2

- a. Amended Existing Zoning Map, Sheet ZC.02.b
- b. Amended Property Owners Map, Sheet ZC.03.b
- c. Amended Preliminary Master Plan for Phase 1C (Parcel 2), Sheet ZC.05.b
- d. Amended Preliminary Grading and Stormwater Management Plan for Phase 1C (Parcel 2), Sheet ZC.06.b
- e. Amended Traffic, Parking and Transit Plan for Phase 1C (Parcel 2), Sheet ZC.07.b
- f. Amended Site Utilities Plan for Phase 1C (Parcel 2), Sheet ZC.08.b
- g. Amended Pedestrian Facilities and Open Spaces Map for Phase 1C (Parcel 2), Sheet ZC.09.b
- h. Amended Phasing Plan for Phase 1C (Parcel 2), Sheet ZC.10.b
- i. Amended Preliminary Building Service and Access Plan for Phase 1C (Parcel 2), Sheet ZC.11.b

We also enclose three full-size copies of the plans included in the application. The application fee of \$560 has been submitted under separate cover. Since this application is limited to proposed changes to the Phase 1C (Parcel 2) area of the Storrs Center Special Design District, most of the application materials focus solely on that area.

We look forward to presenting this proposal to you.

Sincerely,



Geoffrey P. Fitzgerald, PE

Enclosures

Copy to: Cynthia van Zelm, Executive Director, Mansfield Downtown Partnership

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Amended Preliminary Building Service and Access Plan.....	ZC.11.b

APPLICATION TO AMEND THE ZONING MAP
(see Article XIII of the Zoning Regulations)

PZC File # _____
Date _____

1. The undersigned applicant hereby petitions the Mansfield Planning and Zoning Commission to change the zone classification of the hereinafter-described property
from Storrs Center Special Design District to Storrs Center Special Design District

2. **Address/location** of subject property Storrs Road and Royce Circle
Assessor's Map 16 Block 41 Lot(s) 13 (portion)

3. **Acreage** of subject property 0.58, acreage of adjacent land in same ownership (if any) _____

4. **APPLICANT** Storrs Center Alliance LLC
(please **PRINT**) _____ Signature _____
Street Address See attached Telephone _____
Town _____ Zip Code _____
Interest in property: Owner _____ Optionee _____ Lessee _____ Other _____
(If "Other", please explain) _____

5. **OWNER OF RECORD:** See attached
(please **PRINT**) _____ Signature _____
Street Address _____ Telephone _____
Town _____ Zip Code _____
Signature _____
OR attached purchase contract _____ OR attached letter consenting to this application _____

6. **AGENTS** (if any) who may be directly contacted regarding this application:
Name Geoffrey Fitzgerald Telephone (203) 630-1406
Address BL Companies, 355 Research Parkway, Meriden, CT Zip Code 06450
Involvement (legal, engineering, surveying, etc.) Civil Engineering

Name Thomas P. Cody Telephone (860) 275-8264
Address Robinson & Cole LLP, 280 Trumbull St., Hartford Zip Code 06103
Involvement (legal, engineering, surveying, etc.) Legal counsel

7. The following items must be submitted as part of this application:
 application fee
 map of subject property (5 copies) prepared by surveyor as per requirements of Article XIII, Section B.4. Map shall include areas within 500 feet of proposed rezoning, existing and proposed zone boundaries, existing streets, rights-of-way, easements, watercourses, wetlands, flood hazard areas, property lines and names and addresses of neighboring property-owners, including those across any street

(over)

8. Items to be submitted as part of this application (continued):

legally-defined boundary description of areas to be rezoned

Statement of Justification addressing approval considerations of Article XIII, Section C, and substantiating the proposal's compatibility with the Mansfield Plan of Development; the reasons for the proposed rezoning (including any circumstances or changed conditions that would justify the revision), and the effect the zone change would have on the health, safety, welfare and property values of neighboring properties and other Mansfield residents

reports and other information supporting the proposed rezoning (see Article XIII, Section B.8). List or explain.

See attached materials

(end of Applicant section)

* * * * *

(for office use only)

date application was received by the PZC _____ fee submitted _____

date of Public Hearing _____ date of PZC action _____

action: _____ approved _____ denied effective date _____

comments:

signed _____
Chairman, Mansfield Planning & Zoning Commission

date _____

APPLICATION BY:

STORRS CENTER ALLIANCE LLC

AMENDMENT TO THE MANSFIELD ZONING MAP
(PERTAINING TO PHASE 1C (PARCEL 2)
OF THE STORRS CENTER SPECIAL DESIGN DISTRICT (SC-SDD))

Applicant and Owner of Record Information:

Storrs Center Alliance LLC
c/o LeylandAlliance LLC
P.O. Box 878 - 233 Route 17
Tuxedo Park, NY 10987
Telephone: 845-351-2900
Contact: Howard Kaufman, Managing Member

STORRS CENTER ALLIANCE LLC

By: _____


Louis G. Marquet
Duly Authorized

Note: The property that is affected by this application (the "Property") is a portion of Tax Assessor Map 16, Block 41, Lot 13 known as Parcel 2 of the Storrs Center Phase 1C subdivision. The Property is approximately 0.58 acres in size, and is depicted on the plan sheets included in the application. The Property is located between Storrs Road and Royce Circle, south of Dog Lane. The Property is owned by Storrs Center Alliance LLC.

APPLICATION BY:

STORRS CENTER ALLIANCE LLC

AMENDMENT TO THE MANSFIELD ZONING MAP
(PERTAINING TO THE PHASE 1C (PARCEL 2) PORTION OF THE
STORRS CENTER SPECIAL DESIGN DISTRICT (SC-SDD))

STATEMENT OF JUSTIFICATION

Introduction

This Application would amend the Mansfield Zoning Map relative to one portion of the existing Storrs Center Special Design District (SC-SDD). The SC-SDD area consists of several different neighborhoods within approximately 47 acres of land generally located on the east side of Storrs Road (Route 195) between Post Office Road (now named Charles Smith Way) and South Eagleville Road on the south and land along Dog Lane on the north. Near the intersection of Storrs Road and the Village Street (now named Royce Circle) is an area known as Phase 1C. The Phase 1C area was recently subdivided into two parcels known as Parcel 1 and Parcel 2. A zoning permit for development of Parcel 1 was recently approved by the Town.

This Application would amend the preliminary master plan and related zoning materials for the Parcel 2 area of Phase 1C to facilitate development of a new limited service hotel of no more than 100 rooms. The changes proposed in the Application are very minor, since the SC-SDD zoning map has already been approved for residential uses up to 5 stories in height. This map amendment would lower the maximum allowed building height in Phase 1C (Parcel 2) from 85 feet to 65 feet.

An application to amend the text of the Zoning Regulations has been filed concurrently with this Application. The proposed zoning text amendment would add a new definition of “Hotel, Limited Service” to the Zoning Regulations, and would also add the following use to the list of allowed uses within the SC-SDD:

Limited Service Hotels, provided that not more than a total of 100 hotel rooms or suites may be allowed in all of the Storrs Center Special Design District.

Background

Following a competitive selection process, Storrs Center Alliance, LLC (“SCA”) was selected to be the master developer of Storrs Center. The sole member of SCA is LeylandAlliance LLC, a real estate development firm based in Tuxedo Park, New York that specializes in traditional neighborhood development. In addition to Storrs Center, LeylandAlliance is currently building traditional neighborhood developments in North Augusta, South Carolina and Warwick, New York.

The Mansfield Downtown Partnership and SCA, working with a team of professional architects, planners, scientists, engineers and legal counsel, jointly prepared materials to create a special design district for Storrs Center. In 2007, the Mansfield Planning & Zoning Commission rezoned 47 acres of land in the center of Storrs to the newly-created Storrs Center Special Design District. The intent of the new zoning designation was to facilitate the redevelopment of a portion of the downtown Storrs area that was previously developed with a mix of mainly commercial uses.

Storrs Center was envisioned to be a mixed-use neighborhood designed to create a vibrant Main Street experience within a shared public realm. Structured and surface parking would be provided in accordance with the plan to support the needs of the various neighborhoods. The developed portion of the new community would occupy about one-third of the overall site. Approximately 30 acres would be reserved for conservation as part of an effort to establish an environmentally balanced and intelligent approach to the use of the land.

The Town of Mansfield approved a zoning permit for the first two phases of construction of Storrs Center. The first buildings are substantially complete at the northeast corner of Dog Lane and Storrs Road. The next phase is now under construction in front of the Parking Garage, which is nearing completion. Zoning permits have been approved for the Parking Garage and Intermodal Center, Village Street and Transit Pathways, and Post Office Road and the Post Office Site. A zoning permit has also been approved for Phase 4, which will contain a supermarket and other commercial uses, at the northeast corner of Storrs Road and Charles Smith Way.

Property Included in this Map Amendment Application

This Application would amend the Mansfield Zoning Map pertaining to one portion of the Storrs Center Special Design District area. Specifically, the area to be amended (the “Property”) is about 0.58 acres in size and is referred to as Parcel 2 of the Phase 1C area. The Property is a portion of Tax Assessor Map 16, Block 41, Lot 13, and it is located entirely within the area already zoned SC-SDD. The Property is owned by Storrs Center Alliance LLC.

Materials Submitted in Support of Map Amendment Application

This Application includes all of the information required by the Zoning Regulations to receive approval of a zoning map amendment. The materials submitted with this Application include the following:

Preliminary Master Plan

The approved plans for the SC-SDD include 13 plan sheets. This Application includes the following plan sheets, which focus on the Phase 1C (Parcel 2) area:

1. Amended Existing Zoning Map, Sheet ZC.02.b

2. Amended Property Owners Map, Sheet ZC.03.b
3. Amended Preliminary Master Plan for Phase 1C (Parcel 2), Sheet ZC.05.b
4. Amended Preliminary Grading and Stormwater Management Plan for Phase 1C (Parcel 2), Sheet ZC.06.b
5. Amended Traffic, Parking and Transit Plan for Phase 1C (Parcel 2), Sheet ZC.07.b
6. Amended Site Utilities Plan for Phase 1C (Parcel 2), Sheet ZC.08.b
7. Amended Pedestrian Facilities and Open Spaces Map for Phase 1C (Parcel 2), Sheet ZC.09.b
8. Amended Phasing Plan for Phase 1C (Parcel 2), Sheet ZC.10.b
9. Amended Preliminary Building Service and Access Plan for Phase 1C (Parcel 2), Sheet ZC.11.b

Update to Master Parking Study

The original Master Parking Study for Storrs Center that was approved by the Planning and Zoning Commission determined the peak parking demand that would be generated by the Storrs Center development program and compared the peak demand with the proposed parking supply. To accomplish this task, the Study identified the component land use types within the overall development program and assigned base parking demand factors to each land use type according to accepted industry data. Next, adjustments were made to each base demand factor according to accepted methodologies of shared use analysis. Shared use analysis takes into consideration proximity to the University of Connecticut, availability of transit and pedestrian connections, and the synergy of uses that are proposed. Next, parking demand was calculated by multiplying the adjusted demand factors by the equivalent units of development program across all hours of the day and evening. Finally, proposed parking supply was identified and compared with the peak parking demand. This Study concluded that the project proposed an adequate supply of parking sufficient to accommodate the peak demand generated by the entire development program for the project.

The Update to the Master Parking Study analyzes whether the addition of a limited service hotel would have an effect on the provision of parking in Storrs Center. In particular, the Update to the Master Parking Study compares the parking demand from the 100 residential units already approved for Phase 1C (Parcel 2) to the parking demand from a 100 unit limited service hotel. The Study Update concludes that the change would have no negative impact on the availability of parking in Storrs Center.

Update to Master Traffic Study

The original Master Traffic Study for Storrs Center, approved by the Planning and Zoning Commission, was prepared by BL Companies, Inc. The Study examined the existing roadway and access conditions in the area of the Project Site. Existing intersection geometry, current peak hour traffic volumes and levels of service, average daily traffic, public transportation and accident data were presented.

The Study also examined the expected increase in traffic volumes in the area, both with and without the Project. Site access, planned improvements by others, trip distribution, site traffic volumes and full build-out traffic volumes were presented. Roadway adequacy was studied, including signalized and unsignalized intersections.

The Update to the Master Traffic Study analyzes whether the development of a 100 room limited service hotel would have any greater impact on traffic operations as compared to the 100 residential units that are already approved for the parcel. The Study Update concludes that the proposed plan changes to add a limited service hotel use for Phase 1C (Parcel 2) will not change the fundamental analysis and conclusions of the original study.

Update to Master Stormwater Drainage Study

The original Master Stormwater Drainage Study, approved by the Planning and Zoning Commission, was prepared by BL Companies, Inc. The Study included the pre-development and post-development hydrologic conditions of the Project Site, the pre-development and post-development peak flows from the Project Site, estimated post-development drainage area characteristics and estimated post-development peak flows. The Study concluded that an estimated minimum storage of 4.3 acre feet may be necessary to maintain pre-development peak flows from the Project Site. The preliminary master plan demonstrated that the Project Site is capable of handling 4.3 acre feet of storage.

The Study also included extensive discussion of stormwater best management practices that will be used during development of the Project Site. In addition to peak flow attenuation, a variety of water quality treatment measures will be used. Infiltration will be used wherever possible. The best management practices that were proposed in the Study are consistent with the Connecticut DEEP 2004 Stormwater Quality Manual.

The original stormwater management plan was approved by the Connecticut DEEP. In addition, the project was registered under the Connecticut General Permit for Stormwater Discharges from Construction Activity and is required to adhere to all of the requirements contained in the general permit. The general permit is administered by the Connecticut DEEP.

The Update to the Master Stormwater Drainage Study analyzes whether the development of a 100 room limited service hotel would have any effect on the conclusions reached in the original Master Stormwater Drainage Study as compared

to the 100 residential units that are already approved for the parcel. The Study Update concludes that the proposed plan changes will not change the overall design for the stormwater drainage system, and will have no negative effect on stormwater management in Storrs Center.

Addendum to Design Guidelines

The original SC-SDD application included an extensive set of Design Guidelines covering a wide array of site and building design criteria. The Guidelines serve two purposes: to help guide architects and planners in the preparation of materials in support of future zoning permit applications within Storrs Center, and to serve as a resource during the review of zoning permit applications by town staff and the Mansfield Downtown Partnership to ensure consistency with the intent of the Storrs Center Special Design District.

The Design Guidelines have five principal sections, including overview, area-specific requirements, lot and building standards, site improvement standards, and appendices. A very brief Addendum to the Design Guidelines has been prepared to address the proposed modifications to the Phase 1C (Parcel 2) area.

The Design Guidelines Addendum notes that a limited service hotel is allowed within Storrs Center. In addition, the Addendum lowers the maximum building height for Phase 1C (Parcel 2) from 85 feet to 65 feet. The Addendum is intended to serve as a supplement to the Design Guidelines. If, for some reason, the development of a limited service hotel in the Phase 1C (Parcel 2) area does not go forward as anticipated, then the original Design Guidelines would remain in effect. This is intended to give the Planning and Zoning Commission sufficient comfort that an appropriate set of guidelines will remain in place under any development scenario.

No Change to Potable Water and Sanitary Sewer Service Availability

The proposed changes to the Phase 1C (Parcel 2) area will have no effect on the provision of potable water and sanitary sewer services to Storrs Center by the University of Connecticut.

Information Requirements and Approval Considerations in Article XIII, Sections B, D

Zoning Regulations Article XIII, Section B sets forth certain requirements for information to be submitted in conjunction with any petition to amend the Zoning Map.

1. Compatibility of the proposal with respect to the Mansfield Plan of Conservation and Development: For all of the reasons set forth in this application, the applicant believes that the proposed modifications to the Phase 1C (Parcel 2) area are consistent with the 2006 Mansfield Plan of Conservation and Development.

2. Reasons for the particular changes: The principal reason for the proposed zoning map amendment is to amend the approved SC-SDD plan for the Phase 1C (Parcel 2) area to accommodate a new limited service hotel containing a maximum of 100 rooms. The scope of the revisions to the SC-SDD plans is very minor.
3. Effects on the health, safety, welfare and property values of Mansfield residents: The proposed revisions to the Phase 1C (Parcel 2) area will not significantly change the essential character of Storrs Center, either as it was originally approved or as it is emerging during construction. The project will still include a mix of land uses, including residential, retail, restaurant and office uses. This complementary range of land uses will provide needed housing, shopping, services, and entertainment opportunities for all Mansfield residents. The project will still be pedestrian-friendly and encourage pedestrian movement both within and near the project. At the time the Storrs Center Special Design District was initially approved in 2007, the zoning district previously governing the Phase 1C area (before rezoning to SC-SDD) was Planned Business 2 (PB-2). “Hotels, motels and tourist homes” are allowed within the PB-2 zone district. Thus, the proposal to develop a limited service hotel in the Phase 1C (Parcel 2) area is in keeping with the long-term plan for land uses in this area of Mansfield. Moreover, the concept that a hotel might be located within Storrs Center was described in the MDP.

Zoning Regulations Article XIII, Section D sets forth the following approval considerations for the Planning and Zoning Commission:

1. The proposal is complete and contains all required application information. The applicant believes that the Application is complete and contains all of the information required by the Zoning Regulations relative to a zoning map amendment.
2. The proposal is consistent with the goals, policies and recommendations contained within the Mansfield Plan of Conservation and Development. For all of the reasons stated above, the applicant believes that the proposal is consistent with the Mansfield Plan of Conservation and Development.
3. The proposal is consistent with the expression of regulatory intent and purpose contained in Article I of these regulations and Section 8-2 of the Connecticut General Statutes. This map amendment is consistent with the purpose contained in Article I of the Zoning Regulations, in that the proposal is consistent with the character of the area. At the time the Storrs Center Special Design District was initially approved in 2007, the zoning district previously governing the Phase 1C area (before rezoning to SC-SDD) was Planned Business 2 (PB-2). “Hotels, motels and tourist homes” are allowed within the PB-2 zone district. The plan amendment protects the health, safety, convenience and welfare of the residents of Mansfield, as described above.

4. Any proposal to revise the Zoning Map has comprehensively considered: the size and physical characteristics of the subject area; the character and supply of land currently zoned in the subject classification; and the effect of the proposal on existing land uses in the surrounding area. This map amendment application proposes very minor changes to the approved SDD plans for the Phase 1C (Parcel 2) area of Storrs Center. In particular, changes are proposed to allow for a new limited service hotel to be constructed in this area. All of the planning work that has been done by the Town of Mansfield, the Mansfield Downtown Partnership, and Storrs Center Alliance indicate that this proposal will have a positive impact on the existing land uses in the surrounding area.

STORRS CENTER

Update to Master Traffic Study
Storrs Center Special Design District
Phase 1C (Parcel 2) Modifications

July 10, 2013

BACKGROUND

Pursuant to Article X, Section S.3.c (iii) of the Zoning Regulations (previously referenced as Article X, Section T.3.c (iii)), BL Companies prepared a Master Traffic Study for Storrs Center in February, 2007. The Master Traffic Study was submitted as part of the application for a zoning map amendment to the Storrs Center Special Design District.

The Master Traffic Study addressed the full build out of Storrs Center and was based on development plan assumptions of 690 residential units, 164,110± square feet of retail space and 46,750± square feet of office space.

Subsequent to Planning and Zoning Commission approval, the Master Plan was approved by the State Traffic Commission (STC Certificate # 1849) along with certain traffic improvements, which are currently nearing completion.

The Master Traffic study conclusions were updated in August of 2012 to reflect the incorporation of a 31,500 square foot grocery store/market in the Phase 4 Market Square area, replacing the previously approved retail space. A request for Administrative Decision of No Significant Impact on the State Highway system was filed with the Office of State Traffic Administration for this change in use on May 15, 2013. A positive disposition of that request is expected shortly.

PROPOSED MODIFICATIONS

Storrs Center Alliance LLC (SCA) has proposed an amendment to the text of the Mansfield Zoning Regulations that would add "Limited Service Hotels" to the list of allowed uses within the Storrs Center Special Design District. In addition, SCA has applied for a zoning map amendment for the Phase 1C (Parcel 2) portion of the approved Storrs Center Special Design District. The zoning map amendment would enable 100 of the previously approved residential units to be replaced with a 100-room limited service hotel within Phase 1C (Parcel 2). This memo considers what traffic impacts, if any, would result from the development of a 100-room limited service hotel instead of a comparable number of residential units in Storrs Center.

METHODOLOGY OF TRIP GENERATION COMPARISON

The approved Master Traffic Study, prepared in February of 2007 and the initial State Traffic Commission (STC) Application for Storrs Center, submitted in April of 2008, utilized trip rates for the residential component of the project as shown in Table 1. The proposed use "limited service hotel" is consistent with the category "Business Hotel", as defined in the reference "Trip Generation", 9th Edition, published by the Institute of Transportation Engineers (ITE). Therefore, Table 1 uses the ITE trip generation rates for a Business Hotel

**Table 1
Peak Hour Vehicle Trip Rates**

Use	Unit	AM Peak Hr	PM Peak Hr
Residential	Dwelling Unit (DU)	0.31	0.57
Limited Service Hotel	Occupied Rooms	0.58	0.62

In addition, due to the nature of the development and the unique project area, the computed gross change in the number of trips was adjusted downwards by 10% for internal capture and transit/walking, as per the prior allowance approved by the State Traffic Commission (now Office of State traffic Administration). Given the location of Storrs Center, in a mixed use environment near a college campus, automobile usage may be considerably lower than these figures suggest, but can't be quantified.

Table 2 shows the trip generation estimated for the currently approved 100 residential units as well as that for a 100 room limited service hotel (at a good average occupancy rate of 80%).

**Table 2
Peak Hour Trip Generation**

Use	Size	Unit	AM Peak	PM Peak
Limited Service Hotel	100	Rooms	47	50
Residential	100	DU	31	57
Gross Change			16	-7
Less 10% Capture, Walking, Transit			-2	-
Net Change in Vehicle Trips			14	-7

SUMMARY

In the afternoon peak hour, a 100 room limited service hotel would generate slightly fewer trips than 100 residential units. In the morning peak hour, a hotel would generate a slightly higher number of trips than the residential uses. This net increase of 14 vehicle trips during the morning peak hour is very small as compared to the overall peak hour trips that were projected for Storrs Center, which were 420 trips in the morning and 970 trips in the afternoon. Moreover, the morning time period in this area is not the critical one in terms of traffic capacity and level of service, since the traffic volumes are lower in the morning than in the afternoon.

The critical time period is the afternoon peak hour, which is projected to exhibit a small reduction in trips generated by the land use change to a limited service hotel. The nearby Storrs Road (Route 195) intersections were projected to accommodate 1200-1300 morning peak hour and 1600-1900 afternoon peak hour trips at the full build out of Storrs Center. In conclusion, no perceptible change in traffic operations would result from the replacement of 100 residential units with a 100 room limited service hotel.

STORRS CENTER

Update to Master Parking Study
Storrs Center Special Design District
Phase 1C (Parcel 2) Modifications

BACKGROUND

Desman Associates prepared the original Master Parking Study that was approved by the Planning and Zoning Commission as part of a zoning map amendment to the Storrs Center Special Design District.

Within the approved Master Parking Study for Storrs Center, Desman established a base parking demand ratio of 1.25 spaces per residential unit in Storrs Center. This ratio was consistent with Urban Land Institute (ULI) recommendations at the time, and reflected the types of residential uses and parking structures to be built in Storrs Center. The base demand ratio was not adjusted to reflect the potential impacts of modal use¹, internal capture², variation in demand according to time of year (i.e. seasonality) or variation in demand according to time of day.³

PROPOSED MODIFICATIONS TO PHASE 1C

The proposed modifications to Phase 1C will replace 100 residential units, previously approved for Parcel 2, with a 100-room limited service hotel.

The Urban Land Institute's *Shared Parking: Second Edition* is considered the authoritative text on establishing and projecting parking demand requirements in mixed-use settings. Within this manual, the ULI recognizes two types of hotel: a business hotel, which sees higher use on weekdays, and a leisure hotel, which experiences increased utilization on weekends. The ULI recommends a base ratio of 1.25 spaces per room on a weekday and 1.08 spaces per room on a weekend day for business hotels and 1.15 spaces per room on a weekday and 1.18 spaces per room on a weekend day for leisure hotels.

Whether one characterizes the hotel use in Phase 1C of Storrs Center to function more like a business hotel or more like a leisure hotel, the base demand ratios recommended by the ULI for hotel uses are equivalent to or less than the base demand ratios applied to residential units in the Master Parking Study prepared for Storrs Center. For these reasons, Desman projects that any modification of the Storrs Center land use mix from 100 residential units to 100-room limited service hotel will have no negative impact on the ability of the Storrs Center parking supply to adequately accommodate parking demand across the project. In fact, hotel uses may experience

¹ Referenced within the analysis as the percentage of users likely to arrive on site by means other than a single-occupant personal vehicle.

² Also referred to in this study as "synergy" or the percentage of users captive to one land use but also patronizing others.

³ Variations in demand by time of day were not included in calculations because it was conservatively assumed that all parking associated with residential users would be exclusively reserved for their use.

some reductions in parking demand as a result of intermodal impacts⁴, variations in demand according to time of day⁵, and variations in demand due to time of year⁶. These factors could reduce parking demand generated by hotel land uses by up to 50% relative to the base demand ratio, depending on the time of day and year.

Modifying the Storrs Center land use mix in Phase 1C by shifting 100 residential units to a 100-room limited service hotel could also have a positive impact on the parking supply/demand dynamics across the project area as a whole. The Master Parking Study assumed that all of the parking spaces provided for residences (at a ratio of 1.25 spaces per unit) would be set aside exclusively for residential use. With a hotel, it is possible that some of the required parking spaces could be provided on a shared basis with other uses in Storrs Center with complementary use schedules, depending on specific demand factors such as time of day and time of year demand within the project. This could result in greater efficiency of parking usage across the entire project area.

c:\users\ahill\desktop\desman parking memo 07102013.docx

⁴ Especially if the hotel offered shuttle service between the hotel and area modal hubs such as airports, train stations or bus stations.

⁵ Room occupancy (for visitors) can drop as low as 55% for business hotels and 65% of leisure hotels at mid-day, thereby reducing parking demand during standard business hours well below the basic demand ratio for the land use.

⁶ Hotel occupancy can vary between 50% and 100% depending on the type of hotel and month of the year, reducing the base demand ratio by the same percentage.

STORRS CENTER

Update to Master Stormwater Drainage Study
Storrs Center Special Design District
Phase 1C (Parcel 2) Modifications

July 10, 2013

BACKGROUND

The Storrs Center Special Design District Master Stormwater Drainage Study was prepared by BL Companies pursuant to the Town of Mansfield Zoning Regulations (Article X, Section S.3.c(iv), formerly referenced as Article X, Section T.3.c (iv)).

That report was developed in order to determine how stormwater would be managed under the developed condition while minimizing disturbance and without causing adverse impacts to existing natural features, such as wetlands and vernal pools. The report detailed the proposed water quality and water quantity treatment BMPs for the site, including an analysis of post-development peak flows and an estimate of the amount of stormwater storage necessary to maintain peak flows.

This update has been prepared to address the proposed modifications to the Phase 1C (Parcel 2) area of Storrs Center, to provide a comparison between the approved Master Stormwater Drainage Study and the proposed update and to demonstrate consistency in the design with respect to post-development peak flow rates, water quality and water quantity.

PROPOSED MODIFICATIONS TO PHASE 1C

Storrs Center Alliance LLC (SCA) has proposed an amendment to the text of the Mansfield Zoning Regulations that would add "Limited Service Hotels" to the list of allowed uses within the Storrs Center Special Design District. In addition, SCA has applied for a zoning map amendment for the Phase 1C (Parcel 2) portion of the approved Storrs Center Special Design District. The zoning map amendment would enable 100 of the previously approved residential units to be replaced with a 100-room limited service hotel within Phase 1C (Parcel 2).

The proposed stormwater management for this will not change in this proposal. The previously approved Phase 1C (Parcel 2) area consisted of building and hardscape only, with no proposed pervious surfaces. The proposed amendment to add a Limited Service Hotel will not change the stormwater runoff quantity or change the management requirements.

SUMMARY

Given that the updated design is expected to generate equal runoff rates and matching discharge peak flow rates to the previously accepted study, no changes are expected from the amended Phase 1C (Parcel 2) development program in regards to stormwater management.

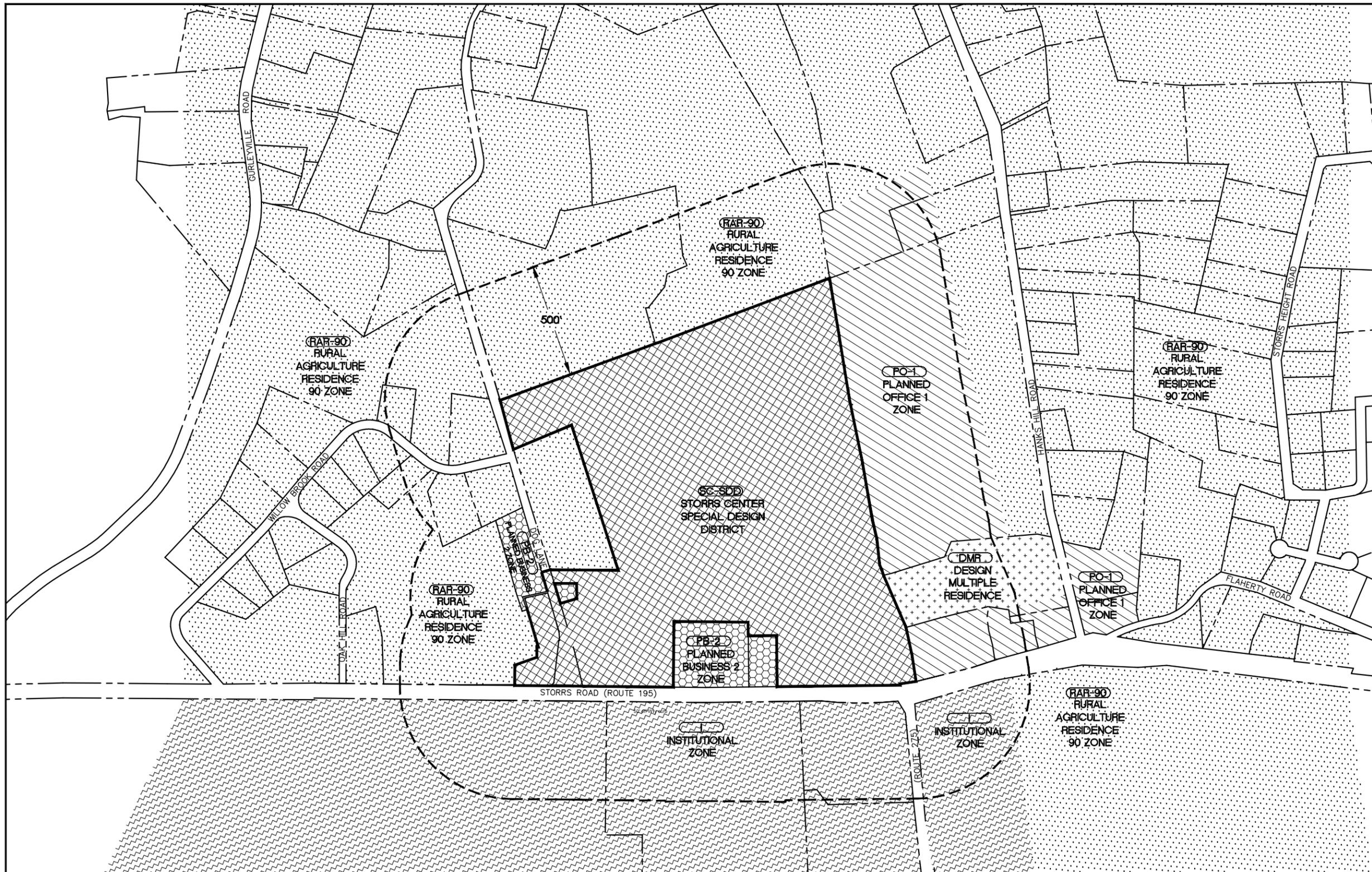
ADDENDUM TO:
STORRS CENTER
SPECIAL DESIGN DISTRICT
DESIGN GUIDELINES PURSUANT TO
MANSFIELD ZONING REGULATIONS
ARTICLE X, SECTION S.3.c (vi)
(FORMERLY REFERENCED AS ARTICLE X, SECTION T.3.c (vi))

ALTERNATIVE DESIGN GUIDELINES FOR
PHASE 1C (PARCEL 2) AREA
DEVELOPMENT OF LIMITED SERVICE HOTEL

[Amend section 2.3.2 as follows. All other provisions of the Guidelines remain unchanged.]

2.3.2 Dimensional Requirements

- a. Building Coverage: No maximum building coverage, subject to requirements for public sidewalks and streets.
- b. Lot Size: No minimum lot size.
- c. Front Yard Setback Line: 0 foot minimum from public sidewalk, provided that the face of building shall be no less than 8 feet from the back curb.
- d. Side Yard Setback Line: 0 feet.
- e. Building Height: Two story minimum up to a maximum of five and one-half stories. Three story minimum for buildings located directly on the Town Square. Overall building height may not exceed 85 feet to peak of roof, excluding spires, cupolas, steeples, chimneys and similar vertical elements, which are allowed. In the Phase 1C (Parcel 2) area, to encourage a transition of building heights to adjacent properties, overall building height may not exceed 65 feet to peak of roof, excluding spires, cupolas, steeples, chimneys and similar vertical elements, which are allowed.



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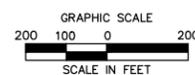


**ROBINSON
& COLE** LLP

NO.	REVISION DESCRIPTION	DATE

**AMENDED
EXISTING
ZONING MAP**

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DRAWN	JJU	
CHECKED		
APPROVED		ZC.02.b
SCALE	1"=200'	
PROJECT #	030667	
DATE	08/29/12	



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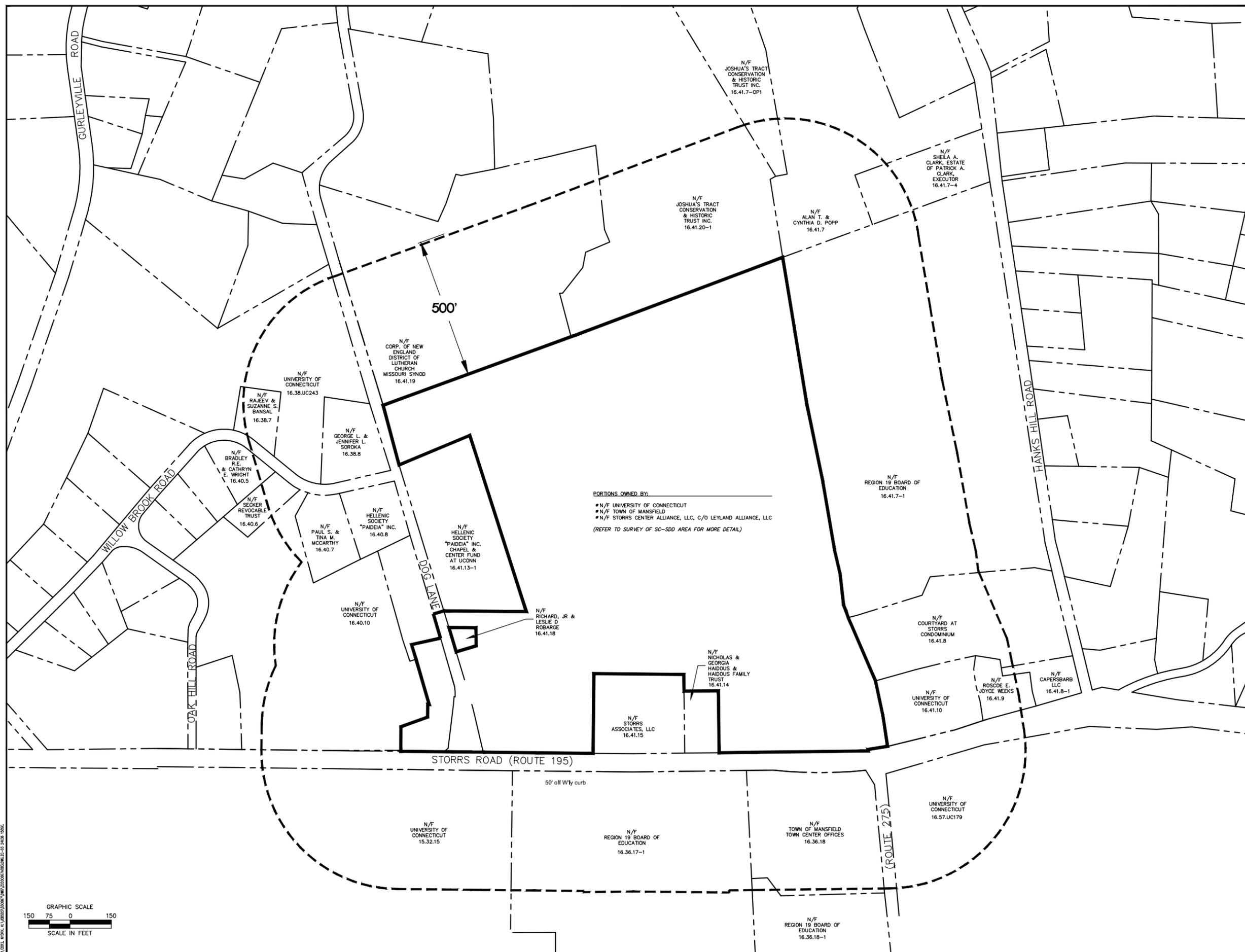
ROBINSON
& COLE LLP

NO.	REVISION DESCRIPTION	DATE

AMENDED PROPERTY OWNERS MAP

DESIGNED JUJ SHEET
 DRAWN JUJ
 CHECKED
 APPROVED
 SCALE 1"=150'
 PROJECT # 030687
 DATE 08/29/12

ZC.03.b



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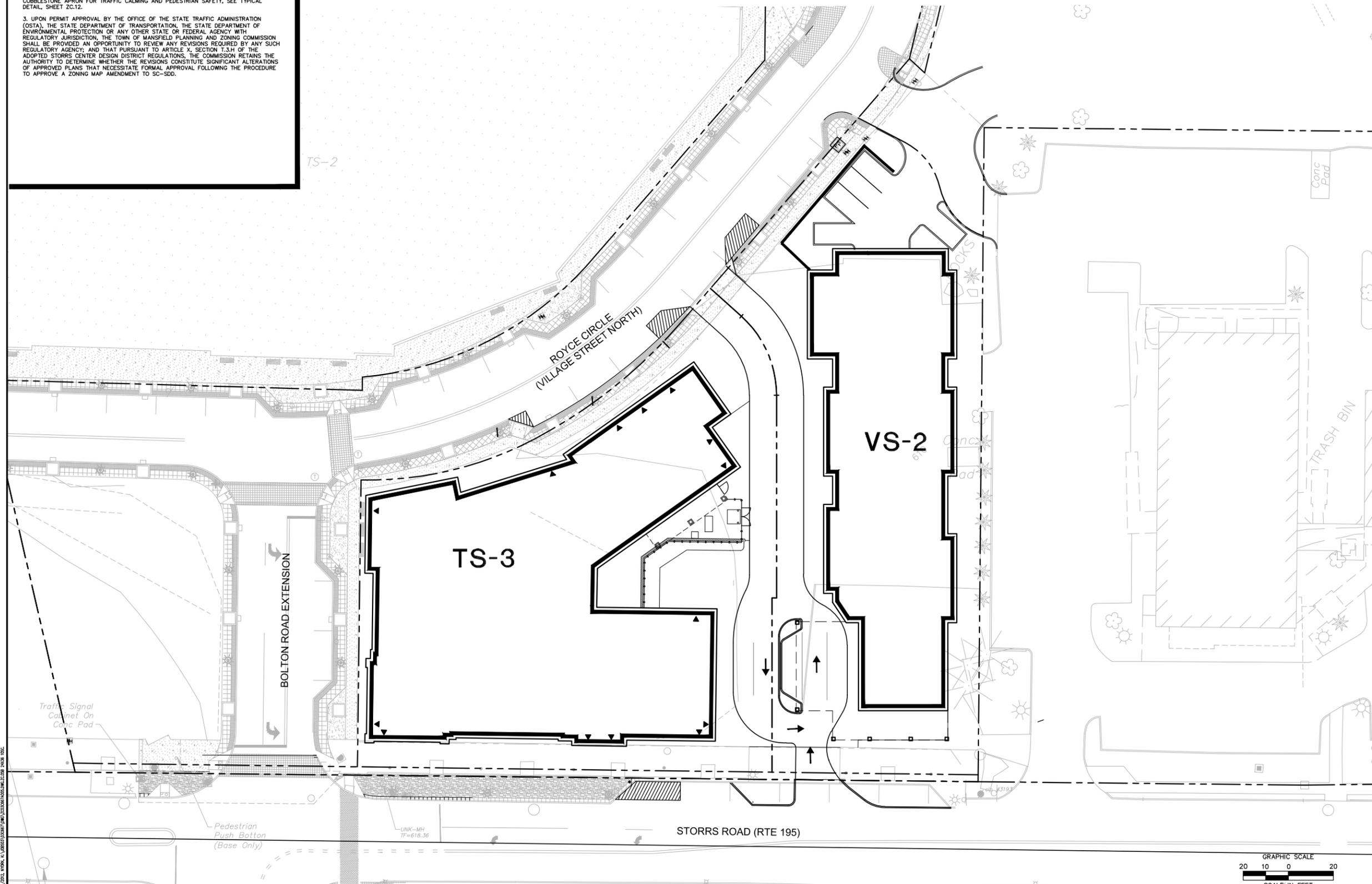
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PROPOSED BUILDING LEGEND

ID	DESCRIPTION
VS-2	VILLAGE STREET-LIMITED SERVICE HOTEL
TS-3	TOWN SQUARE-RETAIL/RESIDENTIAL

NOTES:

1. PROPOSED CURB CUT LOCATIONS AND ACCESS CONFIGURATIONS AT STORRS ROAD ARE SUBJECT TO APPROVAL BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION'S (CONDOT) OFFICE OF THE STATE TRAFFIC ADMINISTRATION (OSTA).
2. CURB RADII DESIGNED TO ACCOMMODATE LARGER VEHICLES MAY FEATURE MOUNTABLE COBBLESTONE APRON FOR TRAFFIC CALMING AND PEDESTRIAN SAFETY, SEE TYPICAL DETAIL, SHEET ZC.12.
3. UPON PERMIT APPROVAL BY THE OFFICE OF THE STATE TRAFFIC ADMINISTRATION (OSTA), THE STATE DEPARTMENT OF TRANSPORTATION, THE STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION OR ANY OTHER STATE OR FEDERAL AGENCY WITH REGULATORY JURISDICTION, THE TOWN OF MANSFIELD PLANNING AND ZONING 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.



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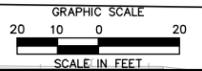
Town Builder &
 Master Developer



NO.	REVISION DESCRIPTION	DATE

**AMENDED PRELIMINARY
 MASTER PLAN FOR PHASE
 1C (PARCEL 2)**

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DRAWN	N.G.Y.	ZC.05.b
CHECKED		
APPROVED		
SCALE	1"=20'	
PROJECT #	030667	
DATE	2013.07.08	



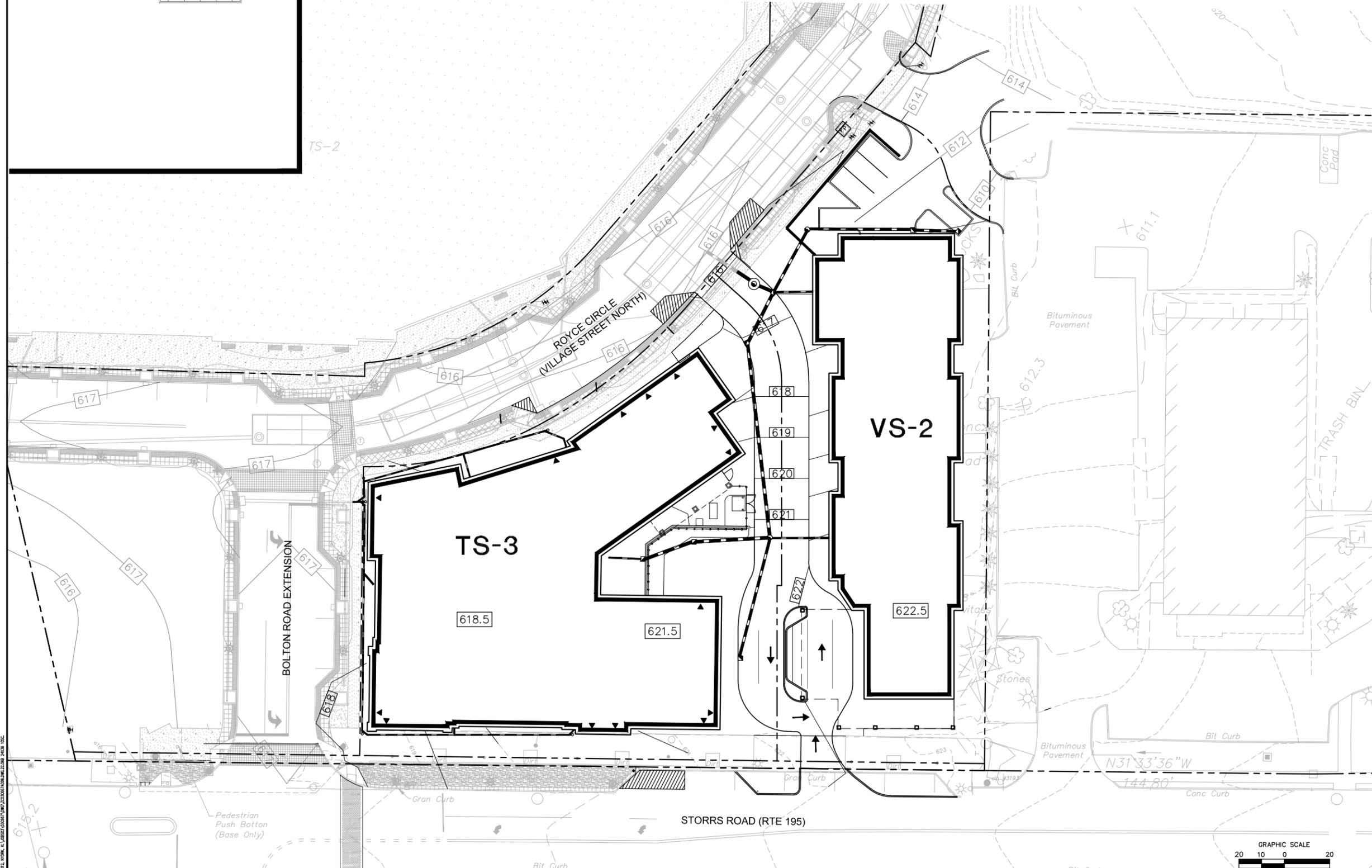
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PROPOSED STORMWATER LEGEND

- STORM LINE
- ROOF LEADER
- CATCH BASIN
- STORM MANHOLE

- HYDRODYNAMIC SEPARATOR

- EXISTING STORMTRAP UNDERGROUND DETENTION



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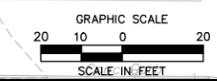
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NO.	REVISION DESCRIPTION	DATE

**AMENDED PRELIMINARY
 GRADING AND STORMWATER
 MANAGEMENT PLAN FOR
 PHASE 1C (PARCEL 2)**

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DRAWN	N.G.Y.	ZC.06.b
CHECKED		
APPROVED		
SCALE	1"=20'	
PROJECT #	030687	
DATE	2013.07.08	



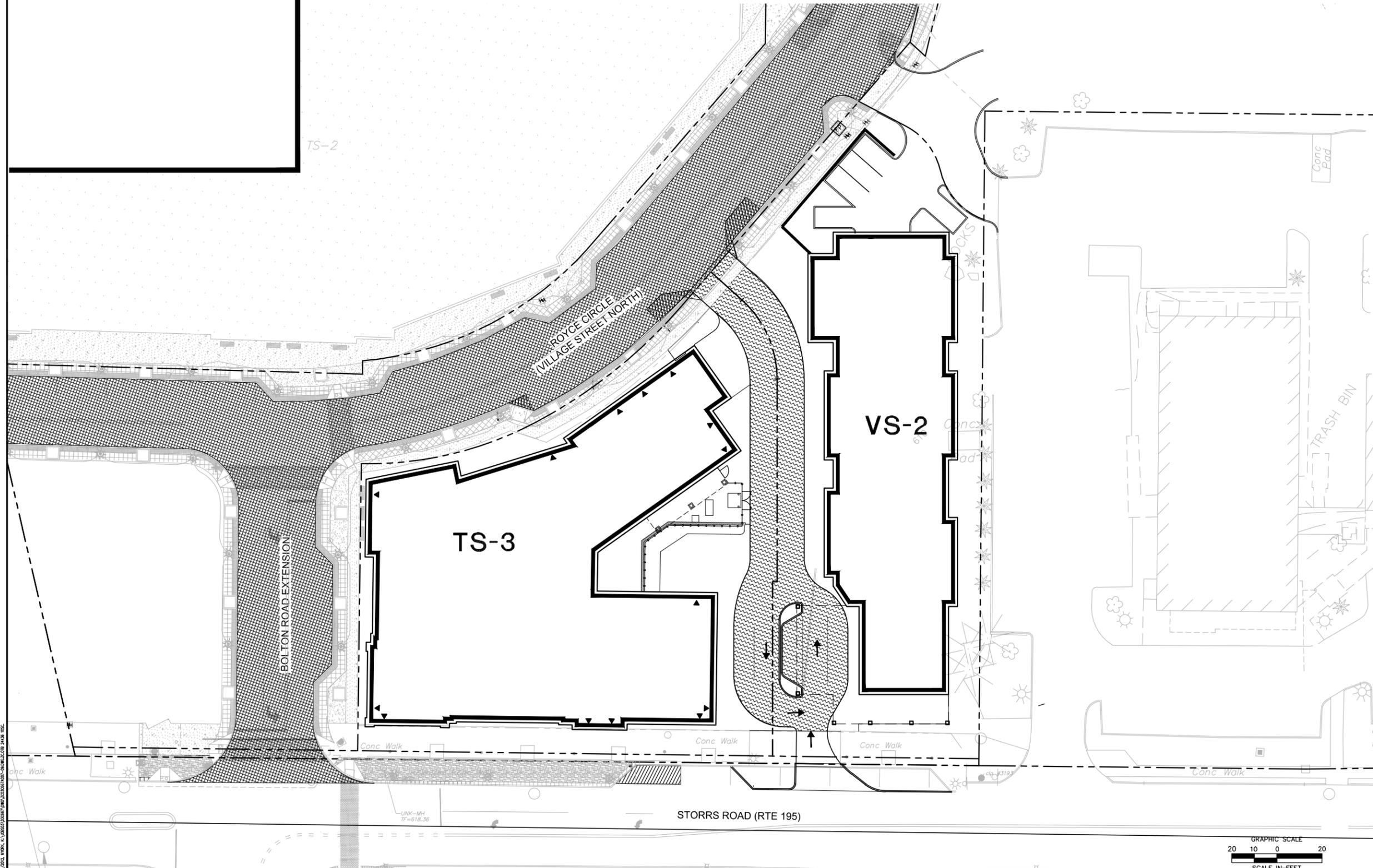
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LEGEND

-  PUBLIC ROADWAY
-  PRIVATE ROADWAY
-  DIRECTION OF TRAFFIC

NOTES:
 1. REFER TO STORRS CENTER DESIGN GUIDELINES FOR ROADWAY AND PARKING DETAILS.
 2. ZONING PERMIT APPLICATIONS SHALL INCLUDE SPECIFIC DETAILS FOR PUBLIC TRANSIT AND BICYCLE USE ENHANCEMENTS. THE DEVELOPER, IN COOPERATION WITH THE TOWN OF MANSFIELD, UNIVERSITY OF CONNECTICUT AND WINDHAM REGIONAL TRANSIT DISTRICT WILL COORDINATE PUBLIC TRANSIT AND BICYCLE ROUTES AND ASSOCIATED FACILITIES.




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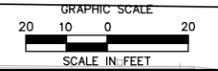


ROBINSON & COLE

NO.	REVISION DESCRIPTION	DATE

AMENDED TRAFFIC, PARKING AND TRANSIT PLAN FOR PHASE 1C (PARCEL 2)

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SCALE	1"=20'	
PROJECT #	030667	
DATE	2013.07.08	



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LEGEND

NOTES:
 1. FIRE HYDRANT PLACEMENT SHALL MEET ALL LOCAL AND NATIONAL STANDARDS. EXACT LOCATION OF HYDRANTS AND VALVES TO BE DETERMINED DURING THE ZONING PERMIT PROCESS.



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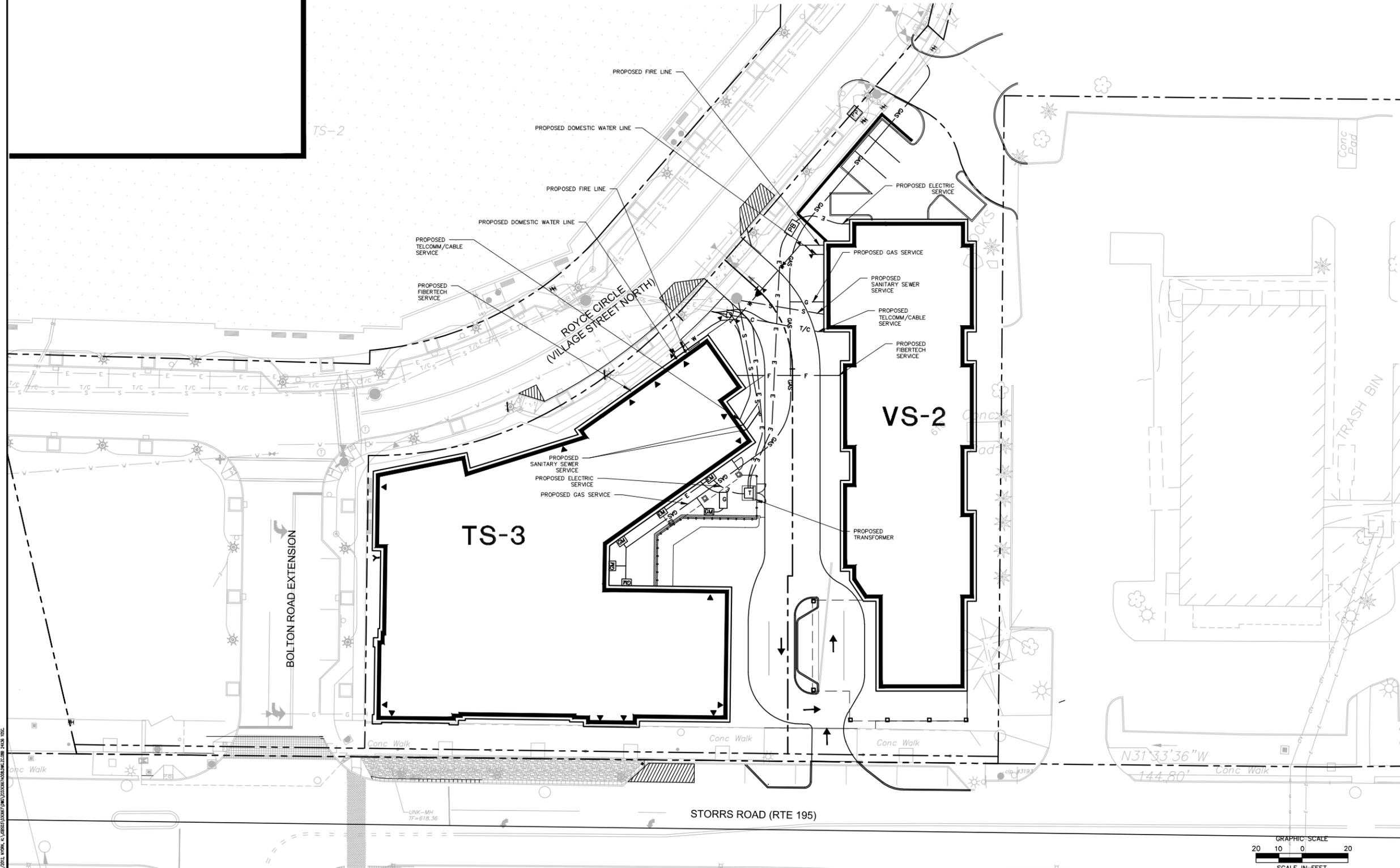
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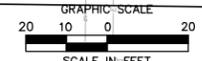
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NO.	REVISION DESCRIPTION	DATE

**AMENDED SITE UTILITY PLAN
 FOR PHASE 1C (PARCEL 2)**

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DRAWN	N.G.Y.	ZC.08.b
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APPROVED		
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PROJECT #	030687	
DATE	2013.07.08	



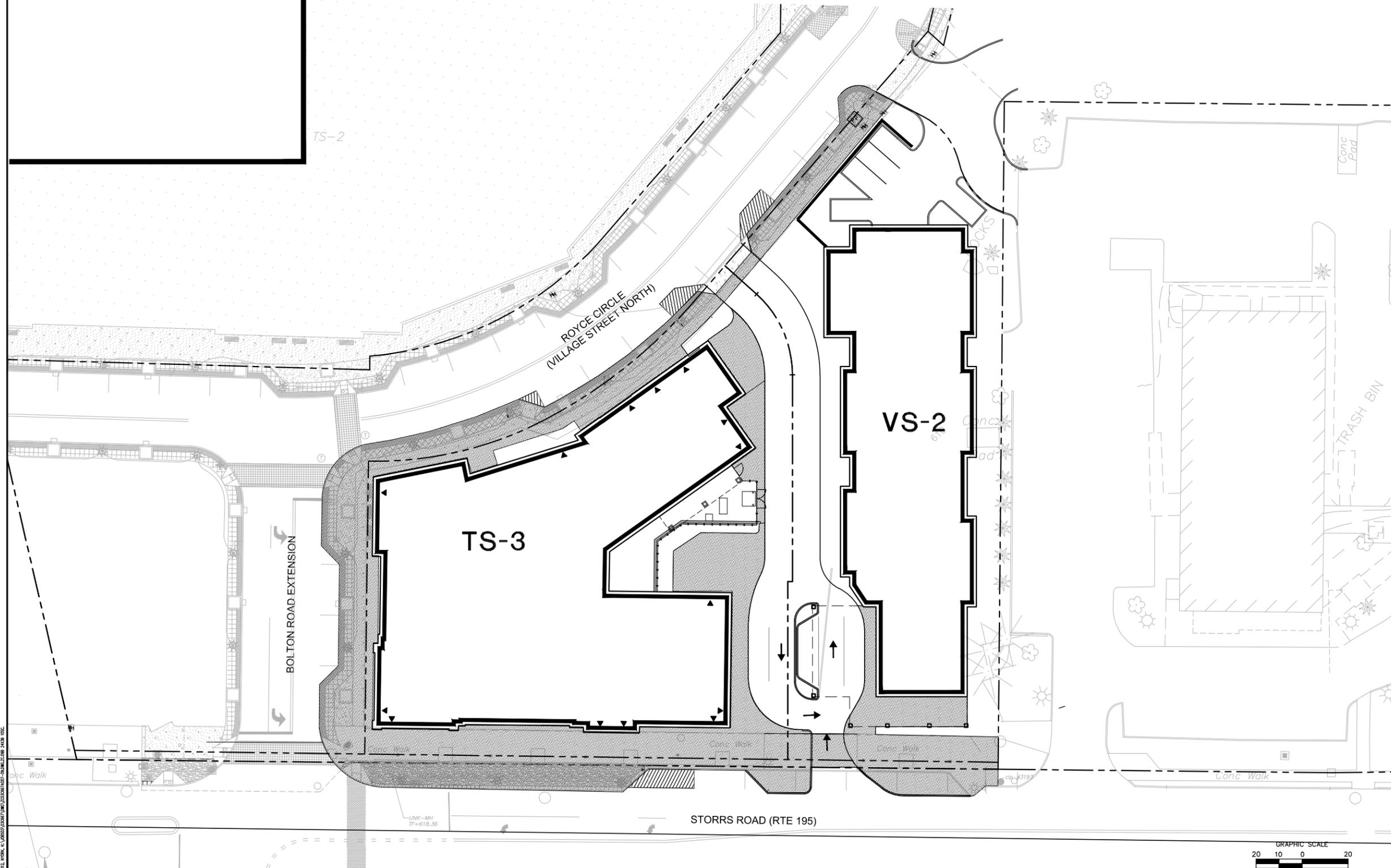
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LEGEND

 PEDESTRIAN FACILITIES AND SIDEWALK TERRACE AREAS

NOTES:

1. REFER TO STORRS CENTER DESIGN GUIDELINES FOR DETAILS OF PUBLIC SIDEWALK REQUIREMENTS.
2. EXACT LOCATIONS OF PUBLIC ACCESS TO OPEN SPACE WILL BE DETERMINED DURING ZONING PERMIT PROCESS.
3. ALL WALKING TRAILS AND OTHER SITE WORK WITHIN THE CONSERVATION AREA SHALL BE DETAILED AND APPROVED IN CONJUNCTION WITH ZONING PERMIT APPROVALS. ADDITIONALLY, ALL WORK IN THE CONSERVATION AREA SHALL BE CONSISTENT WITH BEST MANAGEMENT PRACTICES FOR PROTECTING VERNAL POOLS AND OTHER WETLAND AREAS.




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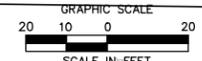


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AMENDED PEDESTRIAN FACILITIES AND OPEN SPACES MAP FOR PHASE 1C (PARCEL 2)

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DATE	2013.07.08	



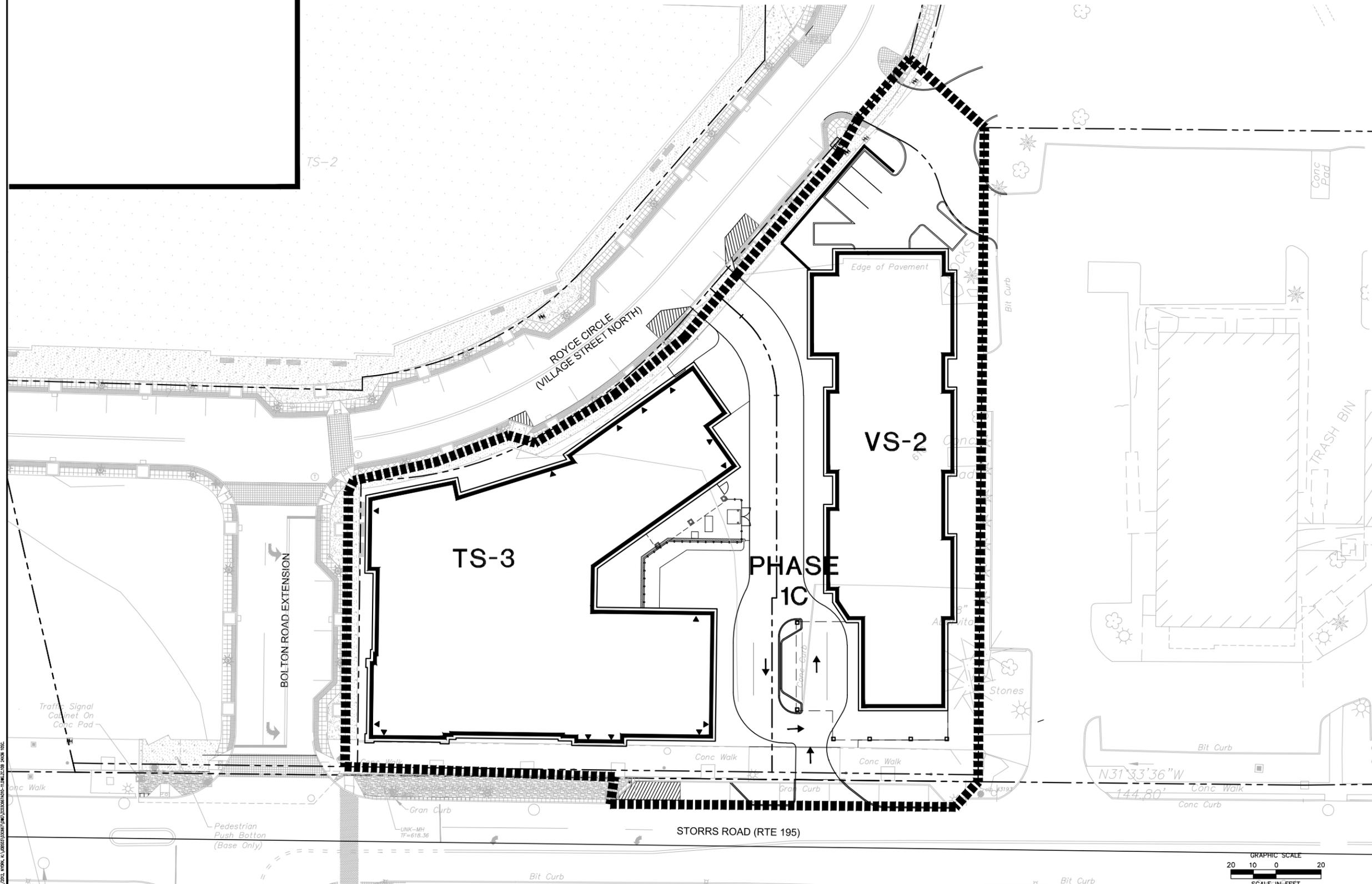
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LEGEND

▬▬▬▬▬▬ LIMIT OF PHASE

NOTES:

1. THIS MAP DEPICTS PRELIMINARY BUILDING PHASING ONLY. ALL RELATED SITE WORK WILL NEED TO BE APPROVED DURING ZONING PERMIT PROCESS.
2. ALL PROPOSED STORRS ROAD IMPROVEMENTS WILL BE COMPLETED DURING THE CONSTRUCTION OF PHASE 1 OF STORRS CENTER. IMPROVEMENTS TO STORRS ROAD SHALL BE COMPLETED UNDER THE AUSPICES OF THE TOWN OF MANSFIELD AND THE STATE OF CONNECTICUT.



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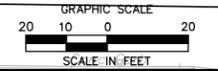
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ROBINSON & COLE, LLC

NO.	REVISION DESCRIPTION	DATE

AMENDED PHASING PLAN FOR PHASE 1C (PARCEL 2)

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APPROVED		
SCALE	1"=20'	
PROJECT #	030687	
DATE	2013.07.08	



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TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT

LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Mansfield Planning and Zoning Commission
From: Linda M. Painter, AICP, Director of Planning and Development
Date: July 11, 2013
Re: Design Review Panel Re-appointment

The two year term for the current members of the Design Review Panel will expire August 1, 2013. Accordingly, it is recommended that the PZC reappoint, for two year terms ending August 1, 2015, Rudy Favretti, Jeffrey Allen Brown, Robert Gillard, John Lenard and Peter Miniutti, as members of the Mansfield Design Review Panel.

PAGE
BREAK