

**MANSFIELD DOWNTOWN PARTNERSHIP
BOARD OF DIRECTORS MEETING
Thursday, October 7, 2010**

**Mansfield Downtown Partnership, Inc.
1244 Storrs Road**

4:00 PM

Minutes

Present: Steve Bacon, Harry Birkenruth, Tom Callahan, Gregg Haddad, Matthew Hart, Dennis Heffley, David Lindsay, Philip Lodewick, Frank McNabb, Betsy Paterson, Christopher Paulhus, Alexandria Roe, Kristin Schwab, Bill Simpson, Antoinette Webster, and David Woods

Staff: Cynthia van Zelm, Lee Cole-Chu, Nick Kepple

Guests: Gregory Padick, Mansfield Director of Planning; Howard Kaufman, LeylandAlliance; and Jim Poole from NorthMarq

1. Call to Order

Philip Lodewick called the meeting to order at 4:05 pm.

2. Opportunity for Public to Comment

Betty Wassmundt commented on EDR's business model and how it correlates with the goals of Storrs Center. Mr. Lodewick replied that the Storrs Center residential model for Phases 1A and 1B is not an undergraduate student housing model.

Howard Kaufman of LeylandAlliance said that EDR has most recently worked on housing models that include a variety consumers. EDR is working on a structure in conjunction with Johns Hopkins in Baltimore that will be focused on attracting medical school students and health care professionals. Mr. Kaufman said the residences in Storrs Center will not be rented by the bed or furnished, and will not have the typical amenities that dormitories have such as game rooms.

David Freudmann expressed his concern about the parking garage and its costs.

3. Approval of Minutes

Betsy Paterson made a motion to approve the September 2, 2010 Board minutes. Bill Simpson seconded the motion. Steve Bacon abstained. The motion was approved with one abstention.

4. Update and Discussion of Storrs Center Key Items

Cynthia van Zelm said the Connecticut Department of Transportation required public information session for the design of Dog Lane and Storrs Road is tentatively scheduled (pending Town Council approval) for October 25 at 7:30 pm at the Town Council meeting.

Ms. van Zelm said three firms were interviewed for the design of the garage. She said there will be three firms interviewed on October 14 for design of the intermodal center and the Village Street. A Request for Proposal had been sent out for one firm to prepare the design for the intermodal center and the Village Street. Ms. van Zelm said a decision would be made on design firms for both the parking garage, and intermodal center/Village Street shortly after the October 14 interviews.

Ms. van Zelm said a staff team from the Partnership, Town, University, LeylandAlliance, and EDR has been meeting every two weeks and in between as necessary to move the infrastructure projects along. Lou Marquet from Leyland has the lead on coordination and has developed a draft critical path spreadsheet for the tasks.

Ms. van Zelm said she worked with Town Planning Director Gregory Padick to develop a task list for planning and zoning related tasks.

Ms. van Zelm said the Parking Steering Committee will meet on October 12 at 6 pm.

5. Overview of Zoning Permit Review Process

Ms. van Zelm referred to her memo in the Board packet. She said as outlined in the approval of the Storrs Center Special Design District zoning regulations, the Partnership Board of Directors will conduct a public hearing on zoning permit applications and provide an advisory opinion to the Mansfield Director of Planning. The Planning and Design Committee would serve as the initial reviewer and make a recommendation to the Board.

Mr. Padick said the Planning and Zoning Commission needs to take some action in terms of a modification to its special permit for the Dog Lane-1 building. He reminded the Board that previously Dog Lane-1 was a stand alone building outside the Special Design District. It needs to be integrated into Phase 1A.

He said the Commission may also be asked to modify the height proposed and the limit on no more than 50 percent residential as approved for the Dog Lane-1 building. These provisions are not proposed for Phase 1A.

Tom Callahan asked what the Board of Director's role was with respect to the proposed parking at the UConn Bishop lot. Mr. Padick said the Board has no formal role but will need to be assured that parking is adequate for Phase 1A.

Antoinette Webster asked who the applicant will be for the Phase 1A and Phase 1B zoning permit application. Mr. Padick said it will be LeylandAlliance and EDR.

6. Director's Report

Ms. van Zelm referenced the celebration event coming up at 5:30 pm at the Center for Hellenic Studies Paideia.

7. Appointment of Brien Buckman to Business Development and Retention Committee

Ms. van Zelm noted that Brien Buckman was one of the University of Connecticut students that applied for the student representative position on the Board of Directors. On September 29, the Business Development and Retention Committee approved recommending to the Board of Directors that Mr. Buckman serve on the Committee.

Kristin Schwab made a motion to appoint Mr. Buckman to the Business Development and Retention Committee. Harry Birkenruth seconded the motion. The motion was approved unanimously.

8. Four Corners Sewer and Water Study Advisory Committee

Matt Hart said a finalist should be announced soon for the water study work at Four Corners.

9. Report from Committees

Advertising and Promotion

David Lindsay gave a report on the Committee meeting as Chair Dean Woods had not arrived yet to the meeting. Mr. Lindsay said the Committee discussed the *Festival on the Green* and that the feedback was very positive.

Mr. Lindsay said that he had suggested that a Partnership t-shirt may be a good incentive for students to become members. He said students love t-shirts and it would be a good marketing tool as well. Mr. Lindsay will pursue this idea.

Ms. Schwab noted that Mr. Lindsay has some good ideas about getting students involved in the Partnership.

Business Development and Retention

On behalf of Chair Steve Rogers, Ms. van Zelm reported that the Committee had met and reviewed its charge. The Committee will meet again on October 27 to continue work on its charge.

Festival on the Green

Ms. Paterson reported on the 7th Annual *Festival on the Green*. She said the parade was great with lots of participation from the University including the women's basketball team as Grand Marshals.

She commended David Foster on again providing fun music.

Mr. Lodewick echoed Ms. Paterson's comments that the *Festival* is a great event for the community.

Membership Development

Frank McNabb said the membership renewal letter will go out in the next few weeks.

He said the Partnership will have a table at the fall University Off-Campus Student Housing Fair in November and at the UConn Co-op. An article is planned for Stafflink, the Windham Hospital staff newsletter. Membership brochures will continue to be placed at the Mansfield Public Library, Mansfield Community Center, Student Union, Lodewick Visitors Center, and the Co-op.

Planning and Design

Steve Bacon said the Committee will meet on October 19 with guests Lon Hultgren, Mansfield Director of Public Works, and representatives from BL Companies, to review the Dog Lane and Storrs Road plans that will be presented to the public on October 25. He noted that the CT Department of Transportation requires that a public information session be held when plans are at 30 percent design. He said the Committee meeting will also include an overview of the Committee's role in the plan review process.

10. Adjourn

Betsy Paterson made a motion to adjourn the meeting. Chris Paulhus seconded the motion. The motion was approved unanimously and the meeting adjourned at 4:35 pm.

Minutes taken by Cynthia van Zelm.