

**MANSFIELD DOWNTOWN PARTNERSHIP
SPECIAL MEETING BOARD OF DIRECTORS
Tuesday, September 17, 2013
Mansfield Town Hall
Town Council Chambers**

8:00 PM

MINUTES

Present: Steve Bacon, Harry Birkenruth, Tom Callahan, Matt Hart, Dennis Heffley, George Jones, Mike Kirk, Philip Lodewick, Paul McCarthy, Toni Moran, Betsy Paterson, Shamim Patwa, Chris Paulhus, and Steve Rogers

Staff: Cynthia van Zelm

1. Call to Order

Philip Lodewick called the meeting to order at 8:07 pm.

2. Opportunity for Public to Comment

There was no public comment.

3. Approval of Minutes of August 1, 2013

Shamim Patwa made a motion to approve the minutes of August 1, 2013. Steve Bacon seconded the motion. The motion was approved unanimously.

4. Review and Consideration of Storrs Center Town Square Zoning Permit application

Betsy Paterson made the following motion” “In accordance with Mansfield Zoning Regulations Article X, Section S (“Storrs Center Special Design District regulations”), the Mansfield Downtown Partnership held a public hearing on September 17, 2013 for the purpose of hearing public comment on the consistency of the zoning permit application for the town square in Storrs Center with the Storrs Center Special Design District regulations. Based on its review, and on the recommendation of the Partnership’s Planning and Design Committee, and subject to the Mansfield Director of Planning and Development’s review and consideration of technical issues and public comment, related to the Town Square Zoning Permit Application, the Partnership Board of Directors finds that, to the best of its knowledge and judgment, the Town Square Zoning Permit Application fully complies with the requirements of the Storrs Center Special Design District regulations, in general. President Philip Lodewick is

authorized formally to convey this advisory opinion to the Mansfield Director of Planning and Development.” Chris Paulhus seconded the motion.

Matthew Hart asked Brian Kent from Kent+Frost Architecture to comment on some of the public comment made during the public hearing on the zoning permit application for the town square, particularly the comments by Rudy Favretti with respect to the tree alternative and the use of stone dust.

Mr. Kent said that there is no problem changing out the Littleleaf Linden tree which Mr. Favretti had indicated can incur a mold problem on the leaves.

Mr. Kent said he is not wedded to using stone dust around the green area but it is more expensive than pavers. Mr. Favretti had expressed concern about the maintenance of stone dust which would be considerable if it is not to have an effect on the lawn grass. Mr. Kent said that pavers can be considered if there is funding available. He also said it is easy to modify stone dust if it is put in initially and then found that pavers can replace the stone dust.

Mr. Kent said if stone dust is used, it would need to have a polymer stabilizer on a hard surface.

He said that mechanical snow removal could disrupt the stone dust. Lon Hultgren agreed that vigilant maintenance is key if stone dust is to work.

Mr. Kent said if a switch is made to pavers, there may need to be a wall bracket for the surrounding walls.

The motion was approved unanimously.

In response to discussion on whether a hard surface is more attractive to skateboarders, Steve Bacon asked how to enforce a no skateboarding rule in the town square. Mr. Hultgren said it is up to each municipality to determine how to address skateboarders. He said some signage may be required.

5. Adjourn

George Jones made a motion to adjourn. Mr. Paulhus seconded the motion. The motion was approved. The meeting adjourned at 8:30 pm.

Minutes taken by Cynthia van Zelm