

**MANSFIELD DOWNTOWN PARTNERSHIP
SPECIAL MEETING BOARD OF DIRECTORS**

Thursday, October 17, 2013

**Mansfield Town Hall
Town Council Chambers**

8:00 PM

MINUTES

Present: Steve Bacon, Harry Birkenruth, Tom Callahan, Mona Friedland, Matt Hart, Mike Kirk, Paul McCarthy, Toni Moran, Betsy Paterson, Bill Simpson, Steve Rogers, and Ted Yungclas

Staff: Cynthia van Zelm, John Zaccaro

1. Call to Order

Steve Bacon, Vice President, called the meeting to order at 8:05 pm, in President Philip Lodewick's absence.

2. Opportunity for Public to Comment

There was no public comment.

3. Review and Consideration of Zoning Permit Application of Educational Playcare for a day care center in Building VS-11 of Storrs Center

Ted Yungclas 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 October 17, 2013 for the purpose of hearing public comment on the consistency of Educational Playcare's zoning permit application for a day care center in the VS-11 building in Storrs Center, with the Storrs Center Special Design District regulations. Based on its review, and subject to the Mansfield Director of Planning and Development's review and consideration of technical issues and public comment, related to the Zoning Permit Application for a day care center in the VS-11 building in Storrs Center, the Partnership Board of Directors finds that, to the best of its knowledge and judgment, the Zoning Permit Application for a day care center in the VS-11 building in Storrs Center 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." Harry Birkenruth seconded the motion.

Mr. Bacon said the public comment in the prior public hearing generally indicated that the zoning permit application was consistent with the Storrs Center Special Design District regulations and design guidelines.

Toni Moran asked if security requirements had increased for day cares as they have for schools in the state. Gerry Pastor, with Educational Playcare, said there are no new requirements but day cares are required to have a four foot fence around play areas. The fencing will be opaque at the Mansfield location.

Tom Callahan asked about the need for a requirement between the Town and master developer LeylandAlliance regarding maintenance of the temporary gravel drive (that will serve as a construction access road and emergency turnaround access). He also suggested that attention be given to how the road affects the play area on the side of the building. Matt Hart said that before the Town could accept this road, it would be a private road and the developer would be responsible for its upkeep. Mr. Hart asked Director of Planning and Development Linda Painter to come forward to elaborate. Ms. Painter said the developer would be required to maintain and plow this temporary road, and she could include that as a condition if she approves issuing the zoning permit. She reiterated that the road is important to the Fire Department for access. Ms. Painter will also look at the gravel drive vis a vis its location near the play area.

The motion was approved unanimously.

4. Adjourn

Ms. Moran made a motion to adjourn. Mike Kirk seconded the motion. The motion was approved. The meeting adjourned at 8:17 pm.

Minutes taken by Cynthia van Zelm