

**MANSFIELD DOWNTOWN PARTNERSHIP  
PLANNING AND DESIGN COMMITTEE  
Mansfield Downtown Partnership Office  
1244 Storrs Road**

**Tuesday, August 18, 2009**

**MINUTES**

Members: Steve Bacon, Laurie Best, Karla Fox, Manny Haidous, Jon Hand,  
Ruth Moynihan, Frank McNabb, Betsy Paterson, Karin Randolph

Staff: Cynthia van Zelm

**1. Call to Order**

Steve Bacon called the meeting to order at 5:05 pm.

**2. Public Comment**

There was no public comment.

**3. Approval of Minutes from July 22, 2009**

Laurie Best noted that the July meeting was on a Wednesday and not a Tuesday. She also said that Chris Kueffner was not at the July meeting as noted. The Committee approved the minutes by consensus with the changes.

**4. Final Review of Committee Charge (draft attached)**

The Committee reviewed the latest version of the Committee charge. In response to some questions about the use of appropriate colors by Frank McNabb, Mr. Bacon read language from the Storrs Center design guidelines that refers to the appropriate colors for a New England downtown. The paint scheme will need to be shown as part of the guidelines' checklist.

The Committee approved the revised Committee charge by consensus (see below). Mr. Bacon noted that charge is consistent with the work the Committee has done and will be doing, but that the Committee should not feel bound exclusively by the charge.

- Crafted design, and sustainability guidelines.
- Assist the Mansfield Downtown Partnership's Board of Directors in assessing whether the vision created in the Municipal Development Plan is being followed. The Committee will review compliance with those portions of the design guidelines, not within the purview of municipal, state

and federal codes, as well as compliance with the sustainability guidelines.

- Review and update design, and sustainability guidelines, and recommend changes as appropriate.
- Review initial site plans (as precursor to zoning permits) and provide feedback to Storrs Center Alliance. Serve as first review of zoning permits and submit recommendation to the Mansfield Downtown Partnership Board of Directors.

## **5. Update on Storrs Center including Parking**

Cynthia van Zelm said that negotiations were continuing with the Town and master developer LeylandAlliance on a development agreement. She said Leyland is continuing to work on the financing of Phase 1A. Ms. van Zelm also said that letters of intent had been signed by Moe's Southwest Grill and Wings Over Storrs.

Ms. van Zelm said the Storrs Center parking steering committee had been approved by the Town Council at its meeting in August. She is working with the Town to solicit designated representatives. She said that Manny Haidous and Mike Taylor had agreed to serve, representing adjacent private property owners and the Town Transportation Advisory Committee respectively. Ms. van Zelm said that Karla Fox would be considered for the Partnership spot at the September Board meeting. Ms. Fox said it is important that both UConn Transportation Services and Parking Services are involved in these discussions.

## **6. Other**

The Committee agreed that it would be helpful to meet periodically for updates even if there is no specific business to address. Ruth Moynihan noted that by meeting, it helps to keep the Committee up to date and then Committee members can relay information to the community.

The Committee agreed to meet quarterly and then back to monthly once design work on Storrs Road is at a stage to be reviewed, or other such business is warranted. The next meeting is October 20 with the meeting after that on January 19.

## **7. Adjourn**

Mr. McNabb made a motion to adjourn. Ms. Moynihan seconded the motion. The motion was approved. The Committee adjourned at 6:15 pm.