

**MANSFIELD DOWNTOWN PARTNERSHIP
PLANNING AND DESIGN COMMITTEE
Mansfield Downtown Partnership Office
Town Hall –Conference Room B**

Tuesday, July 19, 2011

MINUTES

Members: Steve Bacon, Laurie Best, Manny Haidous, Peter Millman, Betsy Paterson, and Pene Williams

Staff: Cynthia van Zelm

Guests: Board members Alexandria Roe, Toni Moran, Mansfield Director of Public Works Lon Hultgren

Storrs Center Team: Andy Graves (BL Companies), Heidi Aliski, Chris Alvino and Mary Leahy (Erland Construction), Lou Marquet (LeylandAlliance), Jeffrey Resetco (EDR), Lon Hultgren and Virginia Walton (Town of Mansfield)

1. Call to Order

Steve Bacon called the meeting to order at 5:07 pm. Attendees introduced themselves.

Jeffrey Resetco with EDR said he has worked for seven years on mixed-use projects and is currently managing the mixed-use project at Johns Hopkins University which has applied for LEED-Silver status. He has also worked on similar projects in Washington, D.C. as the Storrs Center project that had a stand-alone set of sustainability guidelines but did not apply for LEED status from the US Green Building Council. Mr. Resetco is trained as an architect.

2. Public Comment

There was no public comment.

3. Approval of Minutes from June 21, 2011

There was no quorum so the minutes from June 21, 2011 were not approved.

4. Review of Storrs Center Sustainability Guidelines and Phase 1A and 1B

Mr. Bacon went over a brief background on the Storrs Center sustainability guidelines. He noted that Town Recycling Coordinator Ginny Walton had been instrumental in working with the Committee very early on in creating a comprehensive sustainability plan. Lou Marquet and Macon Toledano from LeylandAlliance then stepped in to help create the sustainability guidelines.

Mr. Bacon said the implementation of the Storrs Center design guidelines took place last fall. Now is the opportunity and obligation to compare the sustainability guidelines with what is planned for the Phase 1A and 1B buildings.

Andy Graves from BL Companies is the lead on filling out the checklist on the sustainability guidelines. He passed out a draft to the Committee members and members of the audience.

He said it will be important to discuss how much is needed for documentation for the guidelines as much of it is in the specifications for the buildings which the Town Engineer has in his possession. Mr. Graves suggested that in the checklist he provide a reference to specifications and other documents when needed.

Manny Haidous asked about whether this would suffice as documentation? Mr. Graves said when BL Companies signs the checklists as the architect, they are certifying that they are meeting the guidelines.

Mr. Bacon said the Partnership has no legal authority to enforce the sustainability guidelines but is working in faith with the development team and general contractor that they will meet the guidelines.

Mr. Resetco noted that Mr. Graves, on behalf of BL Companies, has a fiduciary responsibility to the Partnership.

Mr. Graves went through the guidelines. Under "Erosion and Sedimentation Control," he said Town staff has approved the project's erosion control plans which already exceed state requirements. The plan is to make sure if soils are disturbed, that they do not wash into waterways. The major way to avoid run-off is to have most of the parking in the parking garage. The stormwater run-off is being collected in catch basins. There is some pervious pavement near DL-1 where run-off is being emptied into a bioswale. The stormwater management plan was documented when the master plan was submitted to the Partnership and the Town in 2007.

Under "Reduced Site Disturbance," there is no net increase in pavement. Most of the disturbance is limited to the area right around the buildings. Some retaining walls were put in on the west side of the Daily Campus. There will be a small retaining wall on the east side of the garage.

Ginny Walton asked about saving an elm tree on Dog Lane. Lou Marquet said that it cannot be saved due to the utilities and foundation.

Mr. Graves said the oak tree at the corner of Dog Lane and Storrs Road is being saved. He noted that the team is trying to save trees to the extent possible.

In response to a comment by Pene Williams about how to address where a guideline has not been met, Alexandria Roe and Mr. Bacon suggested that Mr. Graves add more narrative. Mr. Graves agreed.

Ms. Roe suggested that in the area of site disturbance, that a note be added that Erland is following the Town code with respect to noise.

With respect to lighting, Mr. Graves said that most of it is on Storrs Road and Dog Lane vs. private property. Mr. Graves said they are recommending a LED fixture as described at the last Planning and Design Committee meeting. He does not believe the site will be over lit. There are outlets for holiday and other lights.

Mr. Haidous wanted to ensure that the garage lights are not obtrusive to residents. Mr. Graves will have an answer on this for the next meeting.

Mr. Graves said they are complying with minimizing the heat island effect with most of the parking in the garage. The Bishop Center lot is outside the boundary of the Special Design District.

Mr. Graves responded to the idea of a white roof. He said that in New England, because oil bills are more costly than A/C bills, a white roof costs more money than a black roof. Thus, Mr. Graves said the construction with respect to roof color is not in compliance with the guidelines. He said the sloped part of the roof will probably be a lighter color with the flat section a black color. The black roof will also help to melt ice. **Chris Alvino will get back to Ms. van Zelm on the timing on when a color would need to be decided on the roof.**

Mr. Graves said that with TS-2, most of the roof is a green roof.

Mr. Bacon noted that there is language in the guidelines that the guidelines can be amended as technology advances and this may be the case with the color of the roof. Betsy Paterson said if the reasoning is more efficient to make a change from the guidelines, it should be done.

The Committee agreed to go through the initial review process for Phase 1A and 1B buildings and review the sustainability guidelines at a later date.

Mr. Bacon suggested that the checklist reference the pages in the guidelines that refer to a particular category i.e., "Light Pollution Control."

Mr. Millman also suggested non-technical explanations in the checklist.

Mr. Haidous asked who does the on-site reviews. Mr. Graves said the Town Building Department will review the site specifications and BL Companies (as architect) needs to certify the checklist in the guidelines.

Lou Marquet suggested a field trip with the Committee after the mechanicals are in place.

Mr. Graves said he would convey to Cynthia van Zelm, Partnership Executive Director, if there were serious issues with the guidelines.

Mr. Graves said that all landscaping will include native plants.

The only irrigation will be on the roof terrace on TS-2. Thirty percent of the roof will be pavers. They will also be using succulents which will not have to be irrigated.

The street trees will have wells to allow them to be irrigated.

With respect to geothermal energy, the pay back is a 10 to 20 year period and the start up cost is very expensive so there will be no geothermal system.

Photovoltaics can be added at a later date. Mr. Graves said the buildings are being designed to hold the weight of solar panels. Ms. Walton said she and others from the Town and Partnership had met with the CT Clean Energy Fund about incentives for implementation of solar energy at a later date.

Mr. Bacon suggested adding a comment to the guidelines that the current alternative energy costs are prohibitive but potentially photovoltaics could be added at a later date.

Ms. Williams asked about the use of gray water? Mr. Graves said that two pipes are needed and this, consequently, doubles the cost. He did say that the use of water is 30 percent below the baseline due to a low flow system that will be implemented.

Laurie Best asked about a dual flush system. Mr. Graves said that people do not always use it correctly.

Ms. Roe suggested looking at creative solutions for irrigation without turning on a faucet.

With respect to night sky pollution, the project will employ LED lighting.

Mr. Graves said that all appliances are Energy Star except for dryers which do not come as Energy Star.

Mr. Graves said that in correspondence with tenants, the guidelines will need to be enforced as spaces are fit out.

Ms. Roe asked why the dryers are electric and not gas. Mr. Graves said that more piping would be required to have gas dryers.

Mr. Graves pointed to Erland's detailed construction indoor air quality plan.

Mary Leahy said that Erland will take photos and keep a record of compliance.

Mr. Graves said that Erland has a detailed commissioning process. The person responsible will not be Chris Alvino from Erland in response to a question about neutrality from Ms. Walton.

Mr. Graves said there will be recycling rooms on every floor. There will be dumpsters behind the buildings. The containers will be 65 gallons based on feedback from the Town's Solid Waste Advisory Committee.

Ms. Walton asked how much had been recycled from the demolition of 13 and 14 Dog Lane. Mr. Alvino will check with the contractor and get back to Ms. Walton.

Mr. Graves said that at least 10 percent must be recycled on site.

5. Topics for Next Meeting and Next Meeting Date

Mr. Graves will update the checklist based on today's meeting and come back to the Committee at is September 20 meeting.

The Committee will next meet on August 16 on the Village Street zoning permit application (*August 9, 2011 – August 16, 2011 meeting cancelled*).

6. Adjourn

Ms. Paterson made a motion to adjourn at 7:30 pm. Mr. Bacon seconded the motion. The motion was approved unanimously.

Minutes prepared by Cynthia van Zelm