

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

Tuesday, June 19, 2012

MINUTES

Members: Steve Bacon, Laurie Best, Manny Haidous, Chris Kueffner, Frank McNabb, Peter Millman, Betsy Paterson

Staff: Cynthia van Zelm

Guest: Lon Hultgren, Mansfield Director of Public Works; Macon Toledano, Senior VP of Planning and Development at LeylandAlliance

1. Call to Order

Steve Bacon called the meeting to order at 5:02 pm. Mr. Bacon said that Pene Williams had resigned from the Committee. Paul Aho, who attended the meeting, expressed interest in serving on the Committee. Cynthia van Zelm said she had previously approached the next person on the waiting list but had not heard back from her. Mr. Bacon and Ms. van Zelm will confer and a new Committee member will be appointed by the next meeting.

2. Public Comment

There was no public comment.

3. Approval of Minutes from January 17, 2012, February 21, 2012, and March 20, 2012

Betsy Paterson made a motion to approve the January 17, 2012 minutes. Peter Millman seconded the motion. Laurie Best, Frank McNabb, and Chris Kueffner abstained. The motion was approved.

Ms. Paterson made a motion to approve the February 21, 2012 minutes. Mr. Millman seconded the motion. Ms. Paterson, Ms. Best, Mr. McNabb, and Mr. Kueffner abstained. The motion was approved.

Ms. Paterson made a motion to approve the March 20, 2012 minutes. Mr. Millman seconded the motion. Ms. Best, Mr. McNabb, and Mr. Kueffner abstained. The motion was approved.

Mr. Bacon made a motion to modify the agenda to move the agenda item of “Review of Site Plan for Temporary Town Square” to before the “Update of Storrs Center” agenda item. Ms. Paterson seconded the motion. The motion was approved.

4. Review of Site Plan for Temporary Town Square

Mr. Bacon said a group of staff and Board members including him, had reviewed a preliminary drawing of a temporary town square plan. He said that as part of Phase 1B, the area for the town square needs to be used for traffic to get to the construction site. Businesses and apartments will be

open in Phase 1A and the goal is to provide a temporary town square that can be used by residents and visitors.

Macon Toledano, Senior VP for Planning and Development for LeylandAlliance, presented a revised temporary town square to the Committee for review and comment.

Mr. Toledano said Dog Lane is expected to be complete in July with sidewalks and businesses will start to open. A temporary town “triangle” is planned for late summer. Lon Hultgren, Mansfield Director of Public Works, said a temporary road will need to be put in where part of the town square will go to allow someone to make a left turn on to Storrs Road as the new Dog Lane will be a right turn only. This will cut the square into a triangle. *(Note: the new Bolton Road extension will allow a left and a right on to Storrs Road/there will be a traffic light at that intersection).*

Mr. Toledano said the building at 1254 Storrs Road is expected to be demolished by the end of July.

He said the goal is to put in some trees along the temporary road in containers so they can be re-used. There is also a berm planned between the triangle and the temporary road. Mr. Toledano said the temporary public space would include the oak tree as well as a perhaps a bench in that area. He said that turf will be placed in the triangle and sod will also be planted.

Mr. McNabb asked what events are planned for the square. Ms. van Zelm said the goal is to have the *Festival on the Green*, concerts, and possible vendor kiosks on the square.

Mr. Millman asked if the temporary road will be paved. Mr. Hultgren noted that the temporary road will take up part of the 1254 Storrs Road access road which is already paved. Mr. Millman said it will be important to provide a sign that indicates that it is a temporary road. Mr. Toledano suggested that it could also say “construction detour.”

Manny Haidous asked about the schedule for the TS-2 building. Mr. Toledano said it will open in August 2013. The Village Street should be started in August of 2012 with construction until spring 2013.

Mr. Haidous asked where people will turn around who are moving into Phase 1A this summer. Mr. Toledano said residents will be able to load behind the TS-1 building. The adjacent surface lots and the garage will be open by move-in. Move-ins will be staggered.

Ms. Paterson asked about the timing on the commercial tenant move-ins. Mr. Toledano said that some of the spaces are ready to turn over but need the sidewalk to be done in the front of the storefronts along Dog Lane so that safe access can be provided. He said the goal is to move the tenants in 1254 Storrs Road (Body Language, Skora’s, Travelplanners, the Leyland office, and the Oaks on the Square office) in early July.

Mr. Millman asked if there would be a sidewalk on the temporary road. Mr. Toledano said there would not be a sidewalk on the temporary road. Mr. Millman said he thinks pedestrians will naturally cut over on the temporary road so he cautioned that it will be important to flag this potential issue. Mr. Toledano said it will need to be monitored.

Mr. Bacon asked if the turf for the town triangle will be permanent. Mr. Toledano said that will be determined once the design is complete.

Mr. Bacon asked about outdoor furniture on the triangle. Mr. Toledano said that they have shown a few benches near the oak. There is the thought of placing some temporary benches as well. People could even set up their own chairs.

Mr. Bacon noted that the light poles adjacent to the square will have power for events.

Mr. Toledano reiterated that the Leyland team wants to help the businesses be as successful as possible so the town square needs to be attractive.

The Committee approved the design of the town triangle by consensus.

Ms. van Zelm said the next step is to obtain Mansfield Director of Planning and Development Linda Painter's sign-off on the design.

Mr. Bacon thanked Mr. Hultgren and Mr. Toledano for their work.

5. Update on Storrs Center

Mr. Hultgren said that Village Street is expected to go out to bid next week. He is working on the final review of the intermodal transportation center plans and expects the plans can go out to bid in about a month.

In response to a question about the work on Storrs Road to Liberty Bank, Mr. Hultgren said that work should go out to bid this summer.

6. Adjourn

Ms. Paterson made a motion to adjourn. Mr. McNabb seconded the motion. The motion was approved. The meeting adjourned at 5:45 pm.

Minutes prepared by Cynthia van Zelm