

**MANSFIELD DOWNTOWN PARTNERSHIP  
PLANNING AND DESIGN COMMITTEE  
Town Hall Conference Room B**

**Tuesday, March 19, 2013**

**MINUTES**

Members: Steve Bacon, Paul Aho, Laurie Best (by Skype), Karla Fox, Manny Haidous, Frank McNabb, Peter Millman, Betsy Paterson, Karin Randolph

Staff: Cynthia van Zelm, Kathleen Paterson

Guests: Rudy Favretti, Mansfield citizen and landscape architect; Steve Duffy, VP Architectural Design, Purchasing Services; Tom Hayden, Director of RE; Chuck Coler, Job Captain; Tana Horton, Drafter – all with Price Chopper (all by phone); Ed Pepin, Principal with Pepin Associates; Lou Marquet and Howard Kaufman with LeylandAlliance; Andy Graves, Senior Project Architect with BL Companies; Curt Vincente, Mansfield Director of Parks and Recreation

**1. Call to Order**

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

**2. Public Comment**

There was no public comment.

**3. Approval of Minutes from February 19, 2013**

Betsy Paterson made a motion to approve the February 19, 2013 minutes. Frank McNabb seconded the motion. Ms. Paterson and Karin Randolph abstained. The motion was approved.

**4. Review of Town Hall proposed Park Area**

Mr. Bacon said with the elimination of the square in the market area of Storrs Center, there was interest in providing options to link the east and west side of Storrs Road for the pedestrian.

Rudy Favretti said he also expressed concern about losing the plaza, explaining that he thought it was an important connecting node to the Town Hall. He was asked by the Partnership and Leyland teams to develop a concept plan for the area adjacent to Town Hall. He developed a simple plaza area with some additional trees and benches that would cut across the current diagonal for the pedestrian walkway.

Howard Kaufman arrived.

Mr. Favretti explained that the plaza area he sketched could be larger. Ms. Paterson asked about the composition of the base of the plaza. Mr. Favretti said his plan shows a paving material that would fit

in with the rest of Storrs Center. Peter Millman asked about the size compared to the original market square. Lou Marquet said the proposal is almost as big as the previous market square.

Cynthia van Zelm said that Director of Public Works Lon Hultgren had suggested that the plaza be built out to line up with the front door of Town Hall. Mr. Favretti did not object.

In response to a question from Mr. Bacon about usage of the current pedestrian walkway, both Mr. Favretti and Curt Vincente said the walkway gets used a lot by a variety of generations.

The general consensus from the Committee is that they like the concept.

Mr. Favretti and Mr. Vincente left the meeting.

## **5. Review of Zoning Permit Application for Market Area, including colors and materials, and update of TS-3 Zoning Permit Application**

Steve Duffy, Tom Hayden, Chuck Coler, and Tana Horton all joined the discussion by phone as they did not travel due to weather conditions.

Ed Pepin reviewed some refinements made to the Price Chopper building based on the last Committee meeting and a meeting with Partnership and Town staff. He will also show the proposed colors and materials.

Mr. Pepin said there was a concern from a security standpoint about windows looking directly into the pharmacy section of the store. The new design replaced windows with a faux warehouse door look. It solves the security problems and distinguishes this section from other parts of the building by breaking the design up.

Mr. Pepin said the primary entrance façade of Price Chopper will have a thin brick material. The base material on the primary entrance façade and Storrs Road will be a pre-cast buff color. There will be a synthetic trim similar to the rest of Storrs Center.

The storefront framing will be dark bronze aluminum material on the lower level while the upper level windows will be colored aluminum to match adjacent trim color.

There will be gray tinted glass on all the windows. Sun control by tinted glass is desired to help protect food product within the store. There will be white translucent glass in the tower.

The window trim color on Storrs Road will be Peale/Green.

Mr. Pepin said they added blade signs along Storrs Road which will say bakery, pharmacy, etc.

He said the fence that screens the transformer was pushed further back off of Storrs Road so as not to be in line with the building face. A black color is proposed.

The awnings will be a synthetic material (cloth-like).

Frank McNabb asked about the rationale on the black color on the fence/would a green color like the rest of the building work? Mr. Pepin said a black color disappears into the landscape. Mr. Pepin said

he did not think that green would play off well with the landscaping, but he can look at the green color further for the fence door.

Mr. Pepin said there was not a lot of change in the rear elevation. He said that BL Companies has designed substantial landscaping around the back and the compacter.

The door and trim design in the front of the building has been carried around to the right side of the building facing Wilbur Cross Way.

Mr. Pepin said a change had been made to the plans submitted to the Town last week so that the cornice runs the length of the building in the back. It makes the area "less busy."

There will be clapboard siding on the east portion of the storefront and building right side, with a white trim color.

Mr. Pepin said the compacter is fully enclosed with a fence and screened with landscaping.

Manny Haidous asked how the Price Chopper sign is lit. Mr. Pepin said it will be gooseneck lights. Mr. Haidous asked about rear service area lighting. Mr. Pepin said it will be lit by a minimal number of downlights mounted on the building.

Cynthia van Zelm followed up on whether a Price Chopper monument sign was being planned at the entry to the store off of Storrs Road. Tom Hayden said such a sign was not in their original plans but they would like to have such a sign. Howard Kaufman said the Storrs Center design guidelines need to be reviewed to see if the sign is allowed. Ms. van Zelm did confirm that signage is approved by the Town's Planning Department as a separate approval.

Peter Millman asked if a photovoltaic roof was considered. Steve Duffy said Price Chopper has looked at using solar but it currently is not feasible.

Mr. Pepin said, in response to safety concerns for pedestrians, there will be no foot traffic allowed between the Price Chopper building and the Haidous owned building. The rear fence will be extended to the corner of the Haidous building. Karla Fox asked whether the rear fence restricted any required building exits. Mr. Pepin replied that clearly marked exits from the building are provided that lead to the public way outside of the fenced rear yard.

Ms. K. Paterson expressed concerns about the retaining wall and fence on top of the wall. If the material is smooth it could be attractive for skateboarders. An effective deterrent would be notches in the material.

Mr. Bacon made a motion that the Committee approve the proposed colors and materials for the Price Chopper building as presented to the Committee on March 19, 2013 and changes to the easterly side of the building with the placement of faux warehouse doors instead of windows; three blade signs facing Storrs Road; and modification to the pedestrian access on the northerly side of the building. Ms. Paterson seconded the motion. The motion was approved unanimously.

Mr. Coler, Mr. Duffy, Mr. Hayden and Ms. Horton left the conference call.

Andy Graves from BL Companies updated the Committee on the MP-2 building. He said the main comment from the last Committee meeting was to strengthen the cornice. So, the width was increased and it was extended. The cornice was minimized on the interior sides of the building (those not facing the streets).

Wood paneling was added on the sides between the storefront and masonry piers.

The brick is complimentary to the Price Chopper brick but not the same so that it appears that the buildings were built more organically.

The awnings will be a colonial red material. The trim on the building will be gray.

Ms. K. Paterson asked if tenants will have separate paint color for their façade. Mr. Marquet thought one color would look better on such a small building.

Mr. Graves said that the building will be serviced from the front of the building. Parking spots will not be cut off.

Manny Haidous expressed concern about a pinch point as a vehicle such as a tractor trailer takes a left out of Wilbur Cross Way on to Charles Smith Way. Mr. Marquet said these roads were reviewed by the Town's Traffic Authority. Mr. Graves believes there is enough room to make the turn.

Mr. McNabb suggested that there be directional signage at the Storrs Road and Charles Smith Way intersection to direct drivers to the stores on Wilbur Cross Way.

Mr. Bacon made a motion that the Committee approve the proposed colors and materials for the MP-2 building and the design modifications for the cornice, storefront, and pilasters. Mr. McNabb seconded the motion. The motion was approved unanimously.

Mr. Graves then reviewed the TS-3 building (92 apartments and commercial on the first floor). He said they added a layer of wood trim to achieve a more vertical "feel" for the building.

He said the corner on Storrs Road and Bolton Road is an important corner to hold the town square, so the cornices were dropped along Storrs Road.

Mr. Graves designed a curved roof.

The clapboard siding will be smooth. The trim will be gray. Brick is also unique to this building.

Cast stone is being used for the building. Mr. Marquet said it will be darker than previous buildings.

Shingles will be used instead of metal roofs on 1 and 9 Dog Lane.

The colors on the town square side will be green tones.

Mr. Graves said the entry to the apartments will be on both Storrs Road and Royce Circle.

Mr. Millman said there had been some criticism of the tower on the 1 Royce Circle building. He asked if an older building would have this type of façade with a chimney. Mr. Graves replied in the affirmative.

Mr. Graves said the façade facing 1 Royce Circle would have blue tones.

The loading area will be facing 1 Royce Circle and will include a ramp.

The utilities will be screened by a roll-up door. There will be fence along the alley way between TS-3 and the future VS-2 building to further screen the utilities.

Ms. Randolph left the meeting.

There will be a courtyard along the alleyway that will serve one of the commercial spaces.

Mr. Bacon made a motion that the Committee approve the proposed colors and materials for the TS-3 building and any design variation from previously submitted plans which are shown on new plans submitted on March 19, 2013 by BL Companies on Plan Sheets A5.01, A5.02 and A5.03. Ms. Paterson seconded the motion. The motion was approved unanimously.

## **6. Adjourn**

Ms. Paterson made a motion to adjourn. Mr. Millman seconded the motion. The meeting adjourned at 7:10 pm.

*Minutes prepared by Cynthia van Zelm*