

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

Tuesday, March 18, 2014

MINUTES

Members: Paul Aho, Sondra Astor-Stave, Steve Bacon, Karla Fox, Manny Haidous, Chris Kueffner, Betsy Paterson

Staff: Cynthia van Zelm

Guests: Linda Painter, Director of Planning and Development, Town of Mansfield; Howard Kaufman and Debbie Lastro with LeylandAlliance; Jeffrey Resetco with EdR; Tim Onderko with Langan Engineering & Environmental Services

1. Call to Order

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

2. Public Comment

There was no public comment.

3. Review of DRAFT Storrs Center Phase 2 Zoning Permit Application

Mr. Bacon said this was the third review of the Phase 2 plans by the Committee. Jeffrey Resetco said he wanted to cover the following items in the meeting 1) confirm that the Committee is satisfied with the changes made to the plans and could recommend them to the Board of Directors, 2) confirm that the materials are acceptable, 3) review key comments on the Design Guidelines checklist which is in draft form (waiting for further comments from Langan, and will address parking separately), and 4) introduced Tim Onderko from Langan.

Mr. Resetco said that he had met with Linda Painter and Fran Raiola, the Fire Marshal, to discuss access to the buildings and trash locations.

Mr. Resetco said the layout has not changed from previous meetings. He passed out the draft zoning permit application including the draft Design Guidelines.

The Planning and Zoning Commission will be considering the request from Storrs Center Alliance and EdR to revise the parking factor for rental residential so that fewer spaces are required. If the team is able to build a surface lot, there would be 120 parking spaces, mainly for the residents in Phase 2. If a two-deck garage would be required, 181 spaces would be needed.

Tim Onderko said there will be pathways and landscaping between Mike Taylor's building and the VS-2 building. Mr. Resetco said the utilities for the VS-2 building will be on the Wilbur Cross Way side.

Mr. Resetco said there will be 12 units with dining rooms in Phase 2 (see A. 302/Unit B3).

Mr. Resetco said the cornices and parapets in VS-2 have been defined more based on Committee feedback.

Paul Aho said he likes the division of buildings as show on A423 (VS-5&6 east elevation) but noticed this has not been done on the west elevation. Mr. Resetco said the plans are being developed this way to keep the rhythm of the shops separate from the residences.

Ms. Painter noted that the separation of retail next to each other helps pedestrians identify separate storefronts.

Mr. Resetco referred to the notes under storefronts in the draft Design Guidelines checklist.

Mr. Aho asked if all the glass will be clear. Mr. Resetco replied in the affirmative. Ms. Painter said she will need specs on the glass.

Mr. Aho asked if the heights on the spaces for the commercial tenants are the same as in previous buildings. Mr. Resetco replied in the affirmative.

Ms. Painter requested that information on the storefront colors be added to the plans.

Ms. Painter said she typically reviews a color palette for the commercial spaces.

With respect to VS-8&9, Chris Kueffner said he was still looking for a "wow" factor (the façade has been changed to pull the façade out on the third and fourth floors). Mr. Kueffner asked if any element could be added to alley between VS-8&9 and VS-10. Mr. Onkerno said he will look into some ideas. Mr. Bacon suggested a mural. Mr. Kaufman suggested a mosaic. Mr. Kueffner continued to suggest something be done further with the architecture. He also suggested that if it is a mural that it not be permanent but rather be changed every few years.

Mr. Resetco referred to page 3 of the draft Design Guidelines checklist that notes that the maximum proposed height of the buildings is 75 feet, and that setbacks are proposed to be one foot.

Mr. Resetco said most sloped roofs are gone in Phase 2.

Cynthia van Zelm encouraged the development team to work with Rudy Favretti on the plan for trees. Mr. Resetco said there will be some trees in the surface parking lot.

Mr. Kaufman said the road behind VS-8&9 will be a public road.

Mr. Resetco asked the Committee to send him any further comments on the draft Design Guidelines.

The Committee reviewed a board with colors for the buildings. Mr. Resetco also brought hardy plank samples. He said there will be two different brick concepts. Mr. Resetco will label the siding colors for the zoning permit application public hearing. He said there will be vertical siding similar to Storrs Automotive. Mr. Resetco can provide photos to Ms. Painter.

In response to a question from Ms. Painter, Mr. Resetco will provide Ms. Painter information on light fixtures. Mr. Bacon asked if they will be the same fixtures as on the Town Square. Mr. Resetco said they will use Battery Park or Providence fixtures. Ms. Painter said the current street lights are Providence.

Mr. Bacon commented on the overall site plan, noting that he liked the distinction between the Phase 2 neighborhood and the Phase 1 neighborhood. He asked about the street lights on Wilbur Cross Way. Ms. van Zelm said they had been purchased and the provider will be putting them up.

Mr. Onderko said there will be some benches in the courtyards. Ms. van Zelm will check with the Town's Department of Public Works on the benches planned for Wilbur Cross Way (number and location). Mr. Resetco will add details and costs on the drawings re: benches.

Mr. Haidous asked if the new lot would be gated. Mr. Resetco said that had not been determined yet. Mr. Resetco said the zoning permit application will show the two deck garage which would mostly be below grade.

Mr. Kueffner asked about the parking spaces near Educational Playcare and questioned how this would work with parent pick-up and drop-off. Ms. Fox echoed this concern. Mr. Resetco said they were looking into this set-up.

Ms. Painter said that 12 of 16 spaces along Wilbur Cross Way near Educational Playcare will be 30 minutes to allow for pick-up and drop-off. There will be four that are two hour spots. Mr. Kaufman said the spaces had been discussed with the Town's Traffic Authority with Educational Playcare. He said that some of the spaces in the former VS-7 location could potentially be used for drop-off.

Mr. Kueffner suggested that a unique element be added to the sidewalks along Wilbur Cross Way. Ms. Paterson cautioned that whatever is done will need to be easily cleaned and maintained.

Mr. Kaufman committed to coming up with some additional unique features and said that Mr. Onderko will come up with some landscaping and other ideas.

Ms. Paterson made a motion that the Committee, by consensus, finds that the Phase 2 plans are consistent with the Storrs Center Special Design District regulations and Design Guidelines and recommends concurrence by the Partnership Board of Directors. Sondra Astor Stave seconded the motion. The motion was approved.

4. Approval of Minutes from March 5, 2014

Betsy Paterson made a motion to approve the March 5, 2014 minutes. Paul Aho seconded the motion. The motion was approved.

5. Adjourn

Ms. Paterson made a motion to adjourn. Mr. Kueffner seconded the motion. The motion was approved and the meeting adjourned at 6:30 pm.

Minutes prepared by Cynthia van Zelm