

**MANSFIELD DOWNTOWN PARTNERSHIP
PLANNING AND DESIGN COMMITTEE
Mansfield Downtown Partnership Office
23 Royce Circle**

Tuesday, July 15, 2014

MINUTES

Members: Sondra Astor-Stave, Steve Bacon, Laurie Best, Betsy Paterson, and Karin Randolph

Staff: Kathleen Paterson

Guests: Andy Graves and Jennifer Usher, BL Companies; Ed Pepin, Price Chopper

1. Call to Order

Steve Bacon called the meeting to order at 5:10 pm.

2. Public Comment

There was no public comment.

3. Approval of Minutes from March 18, 2014

There was no quorum; the Minutes were not approved.

4. Review of Storrs Center Sustainability Guidelines for Price Chopper building and MP-2 building

Mr. Bacon explained the Committee's role in evaluating the Sustainability Guidelines for Storrs Center and introduced Andy Graves and Jennifer Usher (from BL Companies) and Ed Pepin (from Price Chopper). Mr. Bacon commented that Mr. Pepin and his team should be commended for a particularly fine project and noted that the community has responded very well to the new store.

Mr. Graves reviewed the Sustainability Guidelines checklist for the MP-2 building. He noted that because the building is just a shell, he left the categories specific to tenant build-outs blank. Mr. Graves suggested that the Committee be in touch with the developer once tenants are announced to make sure those sections are completed. He said he will provide a final copy of the checklists for MP-2 as well as Phases 1A and 1B once he has received the final documentation pieces from the subcontractors.

Mr. Pepin reported to the Committee that Price Chopper has a goal of receiving LEED Silver certification for the new store. He noted that the LEED requirements are very similar to the Sustainability Guidelines, which he reviewed with the Committee. He noted that Price Chopper has met a 30% reduction of water usage (including food prep and dishwashing). Mr.

Pepin said he is awaiting the results of the energy use evaluation, which he expects to have soon.

Karin Randolph questioned if the employees are limited in the amount of water they may use.

Mr. Pepin explained there is no restriction on the employees to use water but rather the calculation is based on how much water different equipment uses, such as sinks that are operated with one's knee so that the water is only running when someone is using the sink.

Mr. Bacon said his understanding is that there is an independent LEED auditor to review LEED applications.

Mr. Pepin confirmed and further explained the LEED evaluation process.

Ms. Usher reviewed the Sustainability Guidelines sections that refer specifically to the site design for both MP-2 and the Price Chopper building. She noted that there is some duplication between the site and building checklists and those sections are all included in the site report. Ms. Usher reviewed the steps taken to improve storm water management, erosion control, and light pollution. She noted that native plants were selected for the landscaping and so no irrigation is needed (does not include initial watering). Ms. Usher commented that the site was unique in not only its compact size but also with regards to the need to tie in to the existing storm water management system that was installed as part of Wilbur Cross Way.

Mr. Bacon thanked Mr. Graves, Ms. Usher, and Mr. Pepin for their work. He said he did not expect that they would need to report to the Committee again but requested that final versions of the checklists be supplied once the remaining reports are in hand.

5. Adjourn

The meeting adjourned at 6:35 pm.

Minutes prepared by Kathleen M. Paterson