

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

Tuesday, November 18, 2014

MINUTES

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

Staff: Cynthia van Zelm

Guests: Keith D'Angelo and Paul Turco representing Educational Playcare; Bill Kerensky with LeylandAlliance

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 Preliminary DRAFT Storrs Center Sustainability Guidelines for Educational Playcare

Mr. Bacon introduced Keith D'Angelo who is the builder for the Educational Playcare facility on Wilbur Cross Way. Mr. D'Angelo has been involved in both Educational Playcare facilities that were renovations as well as new construction.

Paul Aho asked what the schedule is for the Mansfield facility to open. Mr. D'Angelo said they hope to turn over the facility to the owners by June 1 if it is a mild winter, July if it is a hard winter.

Paul Turco oversees the construction of the building. He is working closely with Bill Kerensky at Leyland and Centerplan which is constructing the rest of Phase 2 on Wilbur Cross Way.

Mr. Turco said the structure has been designed to perform for the long term. It will be a woodframe structure.

Mr. Turco said they have established where silt fences should be to address run-off. There will be no alteration of adjacent wetlands.

Chris Kueffner asked Mr. D'Angelo and Mr. Turco for feedback on the Sustainability Guidelines checklist. He noted that one concern in the community is the use of water. Referring to the Guidelines, Mr. Kueffner asked why the facility isn't using low flow urinals. Are they using

Energy Star dishwashers? Mr. D'Angelo said they are using Energy Star machines. He will follow-up with the engineer on the low flow urinals.

Mr. Kueffner asked why they are not using impervious pavement (it was not checked)? Mr. Turco said that most of the pavement is surrounding sidewalks which were built by others. The playground needs drainage and they have developed a drainage system for the playground. Mr. D'Angelo said that surface is pervious. There will be a rubber type ground cover, not pavement.

Mr. Kueffner asked if there would be solar panels on the buildings or if they have used solar in their other buildings. Mr. D'Angelo said the Storrs Center site is fairly shaded so solar is not planned.

Mr. Turco said the roof color will be kept as light as possible.

Mr. Bacon asked about the HVAC system. Mr. D'Angelo said it will be a high performance gas fired HVAC system with five or six zones. Roof top units will serve the 1st and 2nd floors.

Mr. Bacon asked if radon testing has been done. Mr. D'Angelo will follow-up. Mr. Aho noted that there had been some radon issues in one of the prior Storrs Center buildings.

Mr. Bacon asked if materials were purchased locally. Mr. Turco said they used Builders Concrete East out of Windham. The brick and windows will likely be purchased from a Connecticut company.

Mr. D'Angelo committed to revising the Sustainability Guidelines checklist and returning to the Committee in January or February. They will also update architect Dale Cutler.

Mr. Kueffner suggested that the team's next revision show the uniqueness to the particular building and site and how they are making efforts to make it energy efficient, etc.

Mr. D'Angelo and Mr. Turco left the meeting.

4. Storrs Center Update

Mr. Kerensky said there have been some scheduling delays for Phase 2 largely due to the masonry work being understaffed but the Centerplan team is working weekends to get back on schedule. The plan is to turn over the site to the property owners in mid-July. People will move into the apartments in August. Leyland is continuing to work with potential tenants but have no new tenants to announce at this time.

Manny Haidous asked about the replacement of the fence on Wilbur Cross Way. Mr. Kerensky and Cynthia van Zelm said this was a Town project and the design is still in the works.

Mr. Kerensky said he expects Hair Cuttery to take over the space in the corner building near Price Chopper to begin its fit-out. Wingstop will locate in a 2nd space. There is no tenant yet for the 3rd space.

Mr. Kerensky left the meeting.

Mr. Bacon told the Committee that he had written a letter to the Partnership's Board of Directors and the Town's Board of Ethics that he may have a potential conflict regarding the discussion of for-sale housing as he may be representing potential purchasers.

5. Approval of Minutes from August 19, 2014

Sondra Astor-Stave moved to approve the August 19, 2014 minutes. Mr. Aho seconded the motion. Greg Padick and Karla Fox abstained. The motion was approved with the two abstentions.

6. Storrs Center Update continued

Ms. van Zelm said the stage roof and light pylons on the Town Square had gone back out to bid as the bids had come in over budget. The plan is for these elements to be in place by March.

7. Review and Approval of 2014 Meeting Dates

The Committee approved the 2015 meeting dates by consensus.

8. Storrs Center Update continued

Mr. Bacon asked Ms. Fox to serve as Vice-Chair of the Committee.

Mr. Bacon left the meeting.

Ms. van Zelm said that some contracts have been signed for the Main Street Homes (for sale housing in Storrs Center). The Leyland team is now strongly marketing to the general public.

9. Adjourn

The meeting adjourned at 6:45 pm.

Minutes prepared by Cynthia van Zelm