

**MANSFIELD DOWNTOWN PARTNERSHIP
PLANNING AND DESIGN COMMITTEE
Mansfield Downtown Partnership office**

Tuesday, November 17, 2015

MINUTES

Members: Chair Steve Bacon, Paul Aho, Sondra Astor-Stave, Karla Fox, Jon Hand, Betsy Paterson

Staff: Cynthia van Zelm

Guest: Lou Marquet, Principal, LeylandAlliance

1. Call to Order

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

Mr. Bacon asked for a motion to move Agenda Items 5, 6, 7, and 8 to before Agenda Item 4. Sondra Astor-Stave made such motion. Betsy Paterson seconded the motion. The motion was approved.

2. Public Comment

There was no public comment.

3. Approval of Minutes from June 16, 2015 and September 15, 2015

Paul Aho made a motion to approve the June 16, 2015 minutes. Karla Fox seconded the motion. Ms. Astor-Stave, Ms. Fox, and Ms. Paterson abstained. The motion was approved.

Mr. Aho and Ms. Fox made a motion to approve the September 15, 2015 minutes. Jon Hand, and Ms. Paterson abstained. The motion was approved.

4. Review of Meeting Dates for 2016

Ms. Paterson made a motion to approve the meeting dates for 2016. Ms. Astor-Stave seconded the motion. The motion was approved.

5. Update on Public Spaces Plan for Storrs Center Phase 2

Cynthia van Zelm said the Board of Directors approved an allocation of \$3,000 to develop a plan for the public spaces in Phase 2/generally along Wilbur Cross Way. They added a review of wayfinding signage to the scope of work for the plan.

Mr. Bacon said the Planning and Design Committee will continue to have a role in promoting public infrastructure, and, perhaps fundraising for public spaces elements.

6. Update on Storrs Center

Ms. van Zelm said Think It Drink It, Educational Playcare, and The UPS Store are now open. She said Bliss is scheduled to open soon. Gansett Wraps and Dunkin Donuts should open in December. The National Institute for the Clinical Application of Behavioral Medicine, Katmandu Kitchen, Blaze Pizza, and Tea More Café should open in early 2016.

She said 27 of the 42 Main Street Homes have been sold.

7. Review of Sustainability Guidelines Checklist for Main Street Homes

Lou Marquet, Principal with LeylandAlliance, arrived at the meeting. Mr. Bacon said he is representing some buyers of the homes in Main Street Homes so he is recusing himself from this agenda item discussion. Mr. Bacon left the meeting at 5:37 pm.

Ms. Fox will chair the remainder of the meeting.

Mr. Marquet referred to the overall site plan for Main Street Homes. He said the buildings being constructed will use approximately 50 percent less energy than a "normal" house.

They are using Lenox heating and air fixtures.

Mr. Marquet said the critical piece is how Leyland is managing the stormwater. Mr. Marquet referred to the amphibian barrier wall to show how the salamanders are being protected and kept out of the housing area. Large stormwater basins have been placed. They are releasing the stormwater slowly into the wetlands.

Mr. Marquet said a landscape contractor will maintain the stormwater system for the homeowners association.

Mr. Hand asked if the detention basins get cleaned out. Mr. Marquet said they need to be monitored and evaluated every spring. Leaves have to be cleaned out in the fall.

Mr. Marquet said they are also re-using pieces of the old stone wall.

They have put in trail access from the community building with the assistance of Joshua's Trust and the Town. It will not be signed or heavily parked.

The sanitary system includes a pump station for part of the area while the rest is a gravity system. Both will be maintained by the homeowner's association. The pump station is needed because of the location of some of the bathrooms.

The roads will be private.

Mr. Marquet said the trash will be put out at the end of the driveway by the townhome residents. The condos will have a location within the courtyard area.

Mr. Marquet than referred specifically to the Storrs townhomes.

He said the Sustainability Guidelines do not address washing machines since they are provided by the owners.

He said the heating is forced gas heat. The stove top is gas.

Hardiplank is used on the outside.

Mr. Marquet said there should be good insulation between the townhome walls.

They are using vinyl windows.

Mr. Aho asked if the vents for the kitchens were optional. Mr. Marquet replied in the affirmative, and said most buyers, thus far, are not opting for the vents.

Mr. Marquet said the powder room does have a 24 hour exhaust system, which circulates and keeps the area fresh in the winter.

Mr. Aho suggested putting a notice near the unit to tell people not to turn them off, and to put the switch up high enough so people will not be tempted.

With respect to radon, Mr. Marquet said radon ventilation piping has been put underneath the slab. Venting goes out through the roof. Further protection would include installing a fan in the attic if a homeowner wanted to do so. The pipes are in all buildings and ventilating underneath the buildings.

Mr. Marquet said the Eagleville/Mansfield buildings are the larger townhomes.

He said there is a six inch insulation around the perimeter of the buildings and 12 inch insulation in the attic.

All the units will be different colors.

They have sealed gas fireplaces which vent out the back.

Mr. Marquet said the Leyland building is the only building with a fire sprinkler system.

He said the Leyland building meets the international building code which requires an elevator and stairways.

Ms. Fox asked how many parking spaces are allocated to the Leyland building. Mr. Marquet said there is one parking space per unit, with five additional spaces provided outside.

Mr. Marquet said storage includes 8 by 10 cages in the basement. The elevator goes down to this level.

He said the garage has CO detectors. **Ms. Fox asked if there were audible alarms. Mr. Marquet said he will need to check.**

He did reiterate that the guest bathroom is down the hall from the guest bedroom which is not ideal but necessary to accommodate the layout of the rest of the building.

He said the ceiling height in the Leyland building is 9 feet, 8 inches.

Mr. Marquet said they are putting in gypcrete to absorb sound in the floors, i.e., walking across the floor.

He said the middle units vent through the chimney while the rest vent through the back, similar to the townhomes.

Mr. Marquet said the condo building will take about 11 months – they are trying to get in the ground by December 1.

Mr. Marquet said that white roofs would increase the overall energy use in the project so they are building white roofs.

Ms. Astor- Stave left the meeting.

Mr. Marquet said they did not include an extensive lighting system on the streets. Porchlights will be set to come on when people walk by the home.

Mr. Marquet asked Committee members to further review the Sustainability Guidelines checklist they had received for Main Street Homes and get back to Ms. van Zelm with any further comments.

8. Adjourn

The meeting adjourned at 6:50 pm.

Minutes prepared by Cynthia van Zelm