

SPECIAL MEETING MINUTES

Members Present: Jeffrey Brown, John Lenard (arrived at 4:34 PM), Ted Wrubel

Members Absent: Peter Miniutti

Staff Present: Linda Painter

CALL TO ORDER AND ROLL CALL

Painter called the meeting to order at 4:30 p.m. Members Brown and Wrubel introduced themselves followed by introductions of the project team.

MINUTES

Action on minutes was tabled until the end of the meeting.

Wrubel MOVED, Brown seconded to approve the January 8, 2020 minutes as presented.

Motion PASSED unanimously.

NEW BUSINESS

Special Permit Application of Capstone Collegiate Communities, LLC and J.E. Shepard Company (Applicants)/DDS Associates, LLC and Benjamin Brown (Owners) for a 358-unit multi-family residential development (The Villas at Four Corners) at 1621 Storrs Road & Middle Turnpike, Assessor's Parcel IDs 9.23.1, 9.23.7 and 9.23.8. (PZC File 1369)

The following members of the project team presented an overview of the project:

- Tom Cody, Robinson and Cole
- Don Powers, Union Studio Architects
- Mohammed Mohsen, Niles Bolton Associates
- Geoffrey Fitzgerald, Bohler Engineering
- Thomas Ryan, Ryan Associates

Members questioned the project team/discussed the following:

- Type of Construction. Lenard requested details on the type of construction proposed. Residential buildings will be wood construction. Buildings 100-900 will be Type VA; building 1000 will be a mix of Type VA and Type III A construction. Most construction will be on concrete slab with some limited basement space in Building 1000. Garage will be pre-cast concrete.

- Setback of Buildings 100-400 from Route 44. Lenard expressed concern that these buildings are too close to the road given their residential nature and do not reflect setbacks of existing structures, resulting in a crowded feeling. Painter noted that the setback from the front property line in the PB-3 district is a maximum of 20 feet to create a more compact streetscape and walkable design than currently exists.
- Change in elevation from development east too wetlands. Fitzgerald explained the change in elevation and the use of the stonewall as an edge to sand filter basins with some additional earthwork.
- Change in elevations between Buildings 500 and 600. Brown identified the need for retaining wall details and a protective fence along the top of the retaining wall for safety.
- Capacity of stormwater management system. Brown questioned whether stormwater system was sufficient to handle capacity of stormwater runoff from development; Fitzgerald affirmed that the stormwater system is designed to accommodate all runoff through the tiered systems of underground systems, sand filter basins, and level spreaders.
- Separation of parking from swimming pool. Fitzgerald indicated that bollards would be used to protect the courtyard/pool from cars.
- Ventilation, Snow Removal and Fire Rating of Garage Walls. Mohsen explained the design of the garage, which is offset 10 feet from the residential building along the long sides of the garage and how that design allows for natural ventilation. Shorter ends of garage will have solid pre-cast walls with a 2-hour rated assembly wall between the residential hallways and the garage. Wrubel questioned how snow and drainage would be handled in that 10-foot gap as well as the mechanical equipment recesses in the roofs of buildings 500, 600 and 1000. Mohsen indicated that the project team is discussing snow removal strategies with the developer.
- Rooftop materials and colors. Brown questioned whether any consideration had been given to changing roof types/colors as well as use of photovoltaics? Project team will consider.
- Conflicts between proposed landscaping and subsurface infrastructure. Wrubel questioned whether the mature landscaping shown on the renderings would conflict with the subsurface infrastructure. Ryan indicated that the landscape plan has been coordinated with the utilities; trees will be approximately 3" caliper at planting.
- Accessibility for large vehicles. Wrubel questioned whether the site could accommodate maneuvering by large vehicles such as fire trucks, garbage trucks and other large vehicles. Fitzgerald indicated the site had been designed to accommodate large vehicles, including the specs for a fire truck provided by the Town.
- Need to pay attention to details. Brown requested the team pay specific attention to the small details, citing downspouts at Downtown Storrs that bend around trim work, don't connect well to PVC drains in sidewalk, create slip hazards in winter due to leaking/icing as an example.
- Heating Types and Insulation. Wrubel requested information on proposed heating/cooling systems and insulation types/values. Mohsen indicated that electric mini-splits will be used in each unit and insulation will be installed per Building Code requirements.

Summary Thoughts

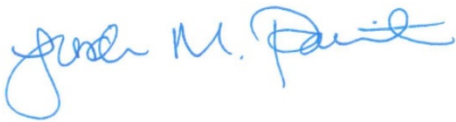
After the conclusion of the presentation and question/answer portion of the meeting, members offered some closing thoughts and comments:

- Brown indicated that while the project team needs to work on details, he thought the overall proposal seemed to be very thorough and well thought out.
- Lenard indicated that the team had done a good presentation; however, he believes the project is too crowded for the area and will not create a beneficial living environment.
- Wrubel reiterated the need to address snow removal for garage and in rooftop equipment areas of Buildings 500, 600, and 1000. Overall, he appreciated the design from an architectural standpoint.

ADJOURNMENT

The meeting adjourned at 5:44 p.m.

Respectfully Submitted:



Linda M. Painter, AICP
Director