

SPECIAL MEETING MINUTES

Members Present: Jeffrey Brown, John Lenard, Ted Wrubel
Members Absent: Peter Miniutti
Staff Present: Linda Painter, Jennifer Kaufman (4:09 to 4:40 p.m.)

CALL TO ORDER AND ROLL CALL

Painter called the meeting to order at approximately 4:02 p.m. and introduced the Panel members.

MINUTES

Wrubel MOVED, Brown seconded to approve the March 16, 2021 minutes as presented.
Motion PASSED unanimously.

PUBLIC COMMENT

No public comment was received.

NEW BUSINESS

Special Permit Application of Haven Communities, LLC (Applicant)/KRCL LLC and E&I Associates, LLC (Owners) for a mixed-use project including 399 residential units and approximately 15,000 square feet of commercial space on three parcels located at 1717, 1733, and 1753 Storrs Road (Assessor's Parcel IDs 8.15.10, 8.15.9, and 8.15.8, respectively) and an adjacent vacant parcel (Assessor's Parcel ID 8.15.9-1. (PZC File 1372)

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

- Sara Sharp and John Knuff, Hurwitz Sagarin Slossberg & Knuff, LLC
- Jeffrey Bord and Leslie Fanger, Bohler Engineering
- Marlon Roxas, Dean Davis and Stephen Moriak, Dwell Design Studio
- Erin Fredette, McMahon Associates

Members questioned the project team/discussed the following:

- Location of solid waste disposal/recycling areas in relation to buildings given potential for vandalism/fires.
- Whether the development team had explored alternative energy sources and other building practices to make the project more sustainable. Brown strongly encouraged the

team to consider geo-thermal and photovoltaic as well as considering whether the project could achieve net-zero status.

- Whether the architectural details and amenities depicted in the plans are truly representative of what the applicant plans on building, including details such as gutters, downspouts, etc. and the need for the schematic design to be realized through quality of construction.
- Brown provided suggestions on how to address the scale of the buildings, including proportions of trim pieces such as widening trim boards around windows.
- Need for snow guards on roofs and plans for how to address snow removal from roofs.
- Sufficiency of sight lines/distances for entrances/exits onto Storrs Road and consideration of a traffic signal. Fredette indicated that the traffic study did not indicate a signal was warranted based on traffic volumes. Fredette also noted that CTDOT approval of the plan would be needed.
- Concern with the locations of buildings 5000 and 6000 relative to Storrs Road and whether the buildings could be moved further from the roadway to provide additional protection for pedestrians and reduce impact of road noise and traffic on residential units. The team noted that the setback of buildings from the street is consistent with the maximum setback established in the regulations and that the distance from the edge of pavement is further than appears in the site plan due to the width of the right-of-way in that location. Brown suggested the addition of a stone wall or other detail along the Storrs Road sidewalk.

Lenard also suggested moving the parking garage closer to Storrs Road, which would allow greater separation for residential units from Storrs Road and provide units with a view of the wetland system/open space located to the rear of the property. Brown indicated support for the location of the garage and the way in which it is wrapped on three sides to conceal the parking structure.

Painter also noted that staff has provided comment regarding the need to upgrade streetscape along Storrs Road to meet the Four Corners design guidelines and encouraged the team to consider the panel's comments as they revise the streetscape design.

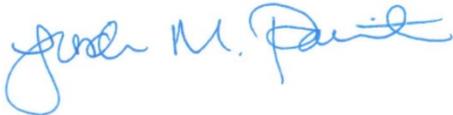
- Wrubel questioned what techniques would be employed to improve building efficiency such as insulation, framing, and noise insulation. The team indicated they would meet building code requirements for noise insulation. Painter noted that additional insulation may be needed in the mixed-use buildings to reduce the potential for future resident complaints from noise associated with commercial uses on the ground floor.
- Management plans for the property, including the parking garage and amenities.
- Potential for UConn shuttle service to the property.
- Brown questioned specific fire wall locations and fire egress for all units, encouraging the team to double-check the fire code and ensure the design meets fire code requirements for safe egress. Brown also questioned whether there would be safety railings on the roof where air handling equipment is located; Roxas indicated that detail would be included.

- Brown encouraged the team to improve on execution of the design as compared to the Storrs Center project in terms of scaling, detailing, and quality of materials.
- Wrubel expressed support for the design and execution to-date.

ADJOURNMENT

The meeting adjourned at 5:07 p.m.

Respectfully Submitted:

A handwritten signature in blue ink that reads "Linda M. Painter". The signature is written in a cursive style with a large initial "L" and "P".

Linda M. Painter, AICP
Director