



# MINUTES-NOT YET APPROVED

## MANSFIELD PLANNING AND ZONING COMMISSION DESIGN REVIEW PANEL SPECIAL MEETING

AUDREY P. BECK MUNICIPAL BUILDING ■ 4 S. EAGLEVILLE RD ■ COUNCIL CHAMBER

Tuesday October 2, 2018

Members present: J. Brown, R. Favretti, T. Wrubel  
Staff: L. Painter, Director of Planning and Development; J. Woodmansee, Planning and Development Assistant

### CALL TO ORDER

Painter called the meeting to order at 10:40 a.m. Painter noted that Peter Miniutti was unable to attend; however, he indicated that he would be providing written comments on the proposed plans.

### REVIEW OF PENDING APPLICATIONS

A. Special Permit Application of North Frontage LLC for a multi-family residential development on property located on North Frontage Road, west of Storrs Road (Parcel ID 38.101.22-1)

Michael Yenke, Artisan Development/North Frontage LLC, introduced the following members of the project team: Bob Magi, Project Manager; Hans Hansen, Architect; Gerry Hardisty, P.E.; and Zach Perry, manager of Meadowbrook Gardens.

Yenke and the project team provided a brief presentation on the proposed project and answered questions from panel members regarding the design. Panel members provided the following feedback on the proposed design:

- Vehicular Access
  - Explore potential for a second access point on the eastern side of the parcel to improve access to and within the site.
    - Need to provide turning radii for different vehicle sizes to demonstrate how garbage trucks, emergency vehicles, etc. will turn around to exit without a second access point.
    - Combining vehicular circulation with parking is not a good design. While the site dimensions and topography limit options, the developer should explore other designs that provide vehicular circulation separate and distinct from parking areas
- Transit
  - Need to coordinate with Windham Regional Transit District with regard to transit service.
- Landscaping
  - Parking lots do not appear to comply with minimum landscaping requirements; additionally, installation of required islands and trees would conflict with current design of proposed stormwater system.
  - Favretti noted that more detail was needed with regard to ground plantings and requested a full-size set to review. Yenke noted that they would be happy to have their landscape architect coordinate with Favretti on revisions to the landscape plans
- Building Elevations
  - Five of the proposed 6 buildings will have a one story-façade facing North Frontage Road and a two-story façade facing the parking in the rear. Due to the depth of the building, the roof on the front façade of these buildings overwhelms the rest of the façade. Potential solutions discussed included: adding elements to break up the large roof mass such as false dormers; changing the pitch of the roof and revising the plans to eliminate this building type and instead use a two-story façade facing North Frontage with 3 floors facing the parking lot. The last option was preferred by members as reducing the roof pitch could have similar issues with proportion as well as negatively impact the overall design.
  - Members noted discrepancies between the elevations and the site plan that need to be addressed, particularly wings on the ends of the building that are not identified on the site plan.
  - Proposed design uses vinyl siding which is inconsistent with the Architectural and Design Standards. Members

strongly encouraged use of natural materials such as cedar shakes, stone, etc.

- Members also noted that diversity in façade detailing is needed to avoid the cookie cutter appearance of having every building look exactly the same except for a difference in color. Suggestions also included eliminating the false shutters that are disproportionate in size to the windows.
- Recreation
  - Yenke noted that they are considering a trail connection to the first phase of Meadowbrook Gardens with a bridge over Sawmill Brook; however, that is not included in the plans at this point as they continue to work on design issues.
  - Yenke also noted the proximity of the site to the ECSU ballfields and Sunny Acres Park.

#### ADJOURNMENT

The meeting adjourned at approximately 11:50 a.m.

Respectfully submitted,

Linda M. Painter, AICP, Director of Planning and Development