

**MANSFIELD DOWNTOWN PARTNERSHIP
SPECIAL BOARD OF DIRECTORS MEETING
Tuesday, February 8, 2011
Mansfield Downtown Partnership Office
1244 Storrs Road (behind People's United Bank in Storrs Commons)**

6:00 PM

MINUTES

Present: Steve Bacon, Harry Birkenruth, Tom Callahan, Bruce Clouette, Matthew Hart, Dennis Heffley, Philip Lodewick (by phone), Frank McNabb, Betsy Paterson, Christopher Paulhus, Alex Roe, Steve Rogers, Kristin Schwab, Bill Simpson, Antoinette Webster and David Woods

Staff: Cynthia van Zelm

Guest: Gregory Padick, Mansfield Director of Planning

1. Call to Order

Philip Lodewick called the meeting to order at 6:05 pm. He asked Vice President Steve Bacon to run the meeting as Mr. Lodewick was calling in by telephone.

2. Zoning Permit Application of Storrs Center Alliance, LLC and Education Realty Trust, Inc., to develop Phases 1A and 1B of the Storrs Center project

Mr. Bacon said the only agenda item was consideration of a recommendation by the Partnership Board of Directors to the Mansfield Director of Planning that the zoning permit for Phases 1A and 1B was consistent with the Storrs Center Special Design District.

Mr. Bacon said the public hearing held on February 3, 2011 was held open for written comment until 10 am this morning (February 8).

Cynthia van Zelm said the only comments received were from David Morse and Rudy Favretti, which had been provided to the Board.

Mr. Bacon asked if there were any comments about the public hearing. Bruce Clouette said that he was happy to see that questions were asked at

the public hearing about sustainability and pleased with the ready and credible answers from the development team. The answers were direct and to the point.

Mr. Bacon said the Planning and Design Committee met on January 25, 2011 and passed the following motion:

In accordance with its charge, the Planning and Design Committee of the Mansfield Downtown Partnership, Inc. has met during the last several months with representatives of Storrs Center Alliance, whose application (filed jointly with Education Realty Trust) for a zoning permit for plans to develop Storrs Center Phases 1A and 1B has been submitted to the Director of Planning for the Town of Mansfield. The Committee conducted meetings on November 16, 2010, December 15, 2010 and January 25, 2011 to review initial plans for Phases 1A and 1B, make recommendations for changes to the plans and review revised plans. Based on its review, the Committee is recommending to the Partnership Board of Directors that the zoning permit for Phases 1A and 1B meets the design guidelines adopted by the Mansfield Downtown Partnership and incorporated into the Special Design District regulations.

Mr. Bacon said after review at several meetings, the Planning and Design Committee has recommended to the full Board that the zoning permit for Phases 1A and 1B meets the design guidelines as part of the Storrs Center Special Design District regulations.

Mr. Bacon made a motion to approve the following motion:

In accordance with Mansfield Zoning Regulations Article X, Section S (“Storrs Center Special Design District regulations”), the Mansfield Downtown Partnership held a public hearing on February 3, 2011, for the purpose of hearing public comment on the consistency of the Storrs Center Phase 1A and 1B zoning permit application (“the Application”) with the Storrs Center Special Design District regulations. Based on its review, and on the recommendation of the Partnership’s Planning and Design Committee, and subject to the Mansfield Director of Planning’s review of technical issues related to the Application, the Partnership Board of Directors finds that, to the best of its knowledge and judgment, the Application fully complies with the requirements of the Storrs Center Special Design District regulations, in general, and with the Storrs Center Design Guidelines, in particular. President Philip Lodewick is authorized formally to convey this advisory opinion to the Mansfield Director of Planning.

Mr. Clouette seconded the motion.

Betsy Paterson asked where written comments would be considered. The Board agreed that Mr. Lodewick's letter of recommendation on the zoning permit to Mansfield Planning Director Gregory Padick would include a reference to the letters received from Mr. Morse and Mr. Favretti. The minutes will also reflect that those letters and the comments heard at the public hearing were reviewed by the Board.

The motion was approved by Mr. Bacon, Mr. Birkenruth, Mr. Callahan, Mr. Clouette, Mr. Hart, Mr. Lodewick, Mr. McNabb, Ms. Paterson, Mr. Paulhus, Ms. Roe, Mr. Rogers, Ms. Schwab, Mr. Simpson, Ms. Webster and Mr. Woods. There were no negative votes cast.

Gregory Padick said that the provisions for an administrative approval of the zoning permit give him the ability to set conditions on his approval. He expects to have some conditions as part of his review. Mr. Padick will also be reiterating conditions that the Planning and Zoning Commission placed in its approval of the Storrs Center Special Design District regulations in 2007.

Mr. Padick noted that he expected there to be a more detailed plan related to streetscape improvements including landscaping, benches, lighting, etc. Kristin Schwab echoed her interest in a comprehensive plan for streetscape elements.

Mr. Clouette said he felt the process worked well and exactly how it was envisioned in 2007.

Mr. Padick said he expected that zoning permits would be submitted by the development team in the spring for the intermodal center and the garage. More planning will be done on the town square as well.

Ms. van Zelm said that the Planning and Design Committee will meet on February 15 to review the latest plans for the garage and intermodal center. She said there will be future stakeholder meetings on the town square.

3. Adjourn

Betsy Paterson made a motion to adjourn. David Woods seconded the motion. The motion was approved and the meeting adjourned at 6:23 pm.

Minutes taken by Cynthia van Zelm