

**MANSFIELD DOWNTOWN PARTNERSHIP  
SPECIAL BOARD OF DIRECTORS MEETING  
Wednesday, July 13, 2011  
Mansfield Community Center  
10 S. Eagleville Road**

**4:00 PM**

**MINUTES**

Present: Steve Bacon, Bruce Clouette, Matthew Hart, Toni Moran (by phone)  
Frank McNabb, Betsy Paterson, Christopher Paulhus, Alex Roe, Bill Simpson,  
Antoinette Webster and Ted Yungclas

Staff: Cynthia van Zelm

Guest: Linda Painter, Mansfield Director of Planning and Development

**1. Call to Order**

Steve Bacon, Vice President, called the meeting to order at 4:08 pm in  
President Philip Lodewick's absence.

**2. Zoning Permit Application of Storrs Center Alliance, LLC and  
Education Realty Trust, Inc., for site improvements to the United  
States Post Office parcel and portions of Post Office Road as part 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 and Development that the zoning permit for Post Office  
site improvements and Post Office Road (partial) was consistent with the  
Storrs Center Special Design District.

Mr. Bacon said the public hearing on the zoning permit was held on July  
12, 2011. Comment to the Mansfield Director of Planning and  
Development can be received until close of business today (July 13, 2011).

Mr. Bacon said that written comments had been received by Rudy Favretti,  
which had been provided to the Board.

Mr. Bacon said that two residents spoke at the meeting. Curt Hirsch asked Geoff Fitzgerald (from BL Companies representing Storrs Center Alliance and EDR) about the height of ornamental lighting poles on Post Office Road. He expressed concern that light pollution might adversely affect the Condominiums at Courtyard. Mr. Bacon said Mr. Fitzgerald originally thought the poles would be 16 feet high but then said he expected them to be 12 to 14 feet high. Mr. Fitzgerald said they would be down lit. He said he would look into minimizing light effects.

Mr. Bacon said that Sherry Hilding expressed concern about additional traffic from Village Street that would affect her condo across from the Post Office. Mr. Fitzgerald did not think that the traffic on Village Street would directly affect the Post Office area. Ms. Hilding also expressed concern that the additional parking at the Post Office would affect her neighborhood. Mr. Fitzgerald said he thought the Post Office would function independently of the work for Storrs Center.

Ms. Hilding also expressed concern about lighting from cars being directed toward the condos since trees had been removed in front of the condos adjacent to Post Office Road. Mr. Bacon relayed to Ms. Hilding that this might be an issue for the condo association.

Toni Moran said it is important to acknowledge that there will be more traffic from Storrs Center and it will affect the condos. Bruce Clouette agreed that there will be more traffic but said he did not anticipate more beyond the intersection with Post Office Road and the Village Street, going toward the Post Office.

Frank McNabb asked about headlights from cars facing the condos as the cars proceed out of the Village Street. Mr. Bacon said he thought the Village Street and Post Office Road intersection was further west of the condos.

Cynthia van Zelm referred to Rudy Favretti's e-mail about screening on the Village Street. Linda Painter said that Mr. Favretti is concerned about screening of the Post Office from the Village Street. There is a 10 foot drop from the sidewalk. She said that Mr. Fitzgerald was considering a green screen (samples were passed out to the Committee). This would involve a wire mesh frame with green vines. Board members expressed some concern about lack of vegetation in the winter and Mr. Favretti had been concerned about the high amount of maintenance this might require.

Mr. Favretti had queried whether Village Street could be moved 5 feet to the west to allow for planting an informal screen along the parking lots and lift station fences. Ms. Painter asked Mr. Fitzgerald to review this and he indicated that it would be difficult to do this given the topography and the need to maintain as much square footage for the development parcel that will be adjacent to the Village Street.

Mr. McNabb wondered if any feet could be taken from the Post Office lot. Ms. Painter said this has been discussed, keeping in mind that the Post Office has already signed off on the design.

Mr. Clouette said he thought that most of the comments at the public hearing were focused on lighting.

Mr. Clouette 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 July 12, 2011, for the purpose of hearing public comment on the consistency of the zoning permit application for site improvements to the United States Post Office parcel and a portion of Post Office Road, in conjunction with Storrs Center, (“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 and Development’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. President Philip Lodewick is authorized formally to convey this advisory opinion to the Mansfield Director of Planning and Development.

Matt Hart seconded the motion.

A friendly amendment was accepted by Mr. Clouette from Mr. Hart and the following motion was approved with the addition noted in italics.

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 July 12, 2011, for the purpose of hearing public comment on the consistency of the zoning permit application for site improvements to the United States Post Office parcel and a portion of Post Office Road, in conjunction with Storrs Center, (“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 and Development’s *review and consideration of technical issues and public comment, particularly with regard to street lighting*, 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. President Philip Lodewick is authorized formally to convey this advisory opinion to the Mansfield Director of Planning and Development.

Ted Yungclas asked about whether signage regarding “no parking on Post Office Road” should be considered as this was brought up at the public hearing. The Board agreed this was an important issue but deferred this to the Mansfield Traffic Authority.

Ms. Painter will address screening with her review.

The motion was approved by Mr. Bacon, Mr. Clouette, Mr. Hart, Ms. Moran, Mr. McNabb, Ms. Paterson, Mr. Paulhus, Ms. Roe, Mr. Simpson, Ms. Webster and Mr. Yungclas. There were no negative votes cast.

### **3. Adjourn**

Betsy Paterson made a motion to adjourn. Chris Paulhus seconded the motion. The motion was approved and the meeting adjourned at 4:40 pm.

*Minutes taken by Cynthia van Zelm*