

**MANSFIELD DOWNTOWN PARTNERSHIP
PLANNING AND DESIGN COMMITTEE
Mansfield Downtown Partnership Office
Town Hall – Conference Room B**

Tuesday, February 21, 2012

MINUTES

Members: Steve Bacon, Jon Hand, Peter Millman, and Pene Williams

Staff: Cynthia van Zelm

Guests: Ginny Walton, Mansfield Recycling Coordinator; Geoff Fitzgerald, BL Companies

1. Call to Order

Steve Bacon called the meeting to order at 5:07 pm.

2. Public Comment

There was no public comment.

3. Approval of Minutes from January 17, 2012

There was no quorum to approve the minutes.

4. Composition of Committee

Mr. Bacon recapped the discussion from the last meeting about some Committee members who were unable to attend on a temporary basis. He noted that the Committee agreed that Frank McNabb, who is teaching in the spring, could remain on the Committee. There had been a discussion of Committee alternates which would require a bylaws change and the process that entails. Mr. Bacon said the idea of alternates has not come up in other committees. He suggested that the Committee operate as it has for the near future.

5. Presentation of Trash/Recycling Containers in Storrs Center

Mr. Bacon welcomed Ginny Walton, the Town's Recycling Coordinator, to the meeting. He acknowledged Ginny's help with the Storrs Center Sustainability Guidelines.

Ms. Walton noted that the Committee had approved a trash/recycling receptacle when it recommended approval of the Village Street plans last year. Ms. Walton had a few concerns with the recommended receptacle which she wanted to discuss with the Committee, as well as propose some alternatives. Ms. Walton said she was concerned about durability; the fit of the proposed receptacles into the downtown; functionality; and whether they are compact so they do not overtake the streetscape. One of her main concerns is that the current receptacle does not allow you to see into the receptacle even with the labels on the receptacle. Ms. Walton said the town tried many different receptacles at town parks and a design with an open bag visible to the public has worked very well.

Ms. Walton showed an example in her Power Point where the front is clear so you can see where you would place recycled material. The panel could also have mesh on it and a logo could be added as well.

Ms. Walton is recommending a clear bag for recycling and a black bag for trash so trash would not be visible to the public.

Ms. Walton said she wanted to verify that the receptacle she was recommending was workable so she traveled to Brattleboro, VT to see them.

She said another option is to have a rain shield on the top but her fear is that the shield might get vandalized. She is also advocating one can/as opposed to the two shown in the Brattleboro example.

Peter Millman said that Ms. Walton has made a persuasive case and he likes the mesh and visibility of an open view.

Ms. Walton looked at price and with the rain shield on top with imprint, it would be about \$600 a piece for 10. Geoff Fitzgerald said the Victor Stanley receptacles would cost more. Mr. Fitzgerald said he does not have a strong opinion on the receptacles and deferred to Public Works Director Lon Hultgren/Town who is their client. He said his concerns were making sure that trash was not visible from the sides, and that the product would not rust or scratch easily.

Mr. Bacon asked if Victor Stanley makes other models and Ms. Walton said it does have other designs.

Mr. Bacon asked about the timing. Mr. Fitzgerald said that the Village Street has not gone out to bid yet; a decision would need to be made on the receptacles before the Village Street goes out to bid.

Mr. Bacon asked if there would be receptacles on Dog Lane. Mr. Fitzgerald said he did not think there were any receptacles on Dog Lane but if there were, they would likely be the original design (*March 8, 2012 – note that the receptacles have not been ordered for Storrs Road or Dog Lane (if there are any planned for Dog Lane) so there is time to change the design*).

Ms. Walton will send Ms. van Zelm the Power Point so she can share Ms. Walton's proposal with the rest of the Committee to ascertain its feedback. Ms. Walton will also send information on Recycle Away (the company that produces the receptacles that she is proposing) to Mr. Fitzgerald.

Ms. Walton noted that the people she talked to in Brattleboro and Altoona, PA, liked the receptacles but it should be noted that because the panels slide out in the front, that area will need to be shoveled or plowed to allow access.

6. Review of Storrs Center Sustainability Guidelines and Village Street

Mr. Fitzgerald reviewed the Village Street plans against the Storrs Center Sustainability Guidelines. He passed out a filled out checklist from the Guidelines.

Mr. Fitzgerald said there are four separate areas where there are plans for erosion and sedimentation control. There are construction sedimentation plans as well as permanent controls.

Mr. Millman asked how many tree filters will there be. Mr. Fitzgerald said there will be at least 20. There will not be filters for every tree but probably every other tree. Mr. Fitzgerald said the tree box filters are for water quality and they are the primary treatment for removing stormwater sedimentation.

Mr. Bacon asked if all trees will have grates around them. Mr. Fitzgerald replied in the affirmative. Mr. Bacon asked if the filters will be visible from the sidewalk. Mr. Fitzgerald said the ones with a filter will have a shallow catch basin.

With respect to reduced site disturbance section in the Guidelines, Mr. Fitzgerald said work has been minimized in sensitive areas. He said the Storrs Center project is renovating the stormwater coming from 1244 Storrs Road. A retaining wall is being placed on the Village Street to minimize the effects on the wetlands instead of grading out a 20 foot slope.

With respect to light pollution control, Mr. Fitzgerald said the pedestrian lighting will be LED lights with full cut-off, spaced between the trees. The sidewalks will be lit but not the streets. Ms. Walton asked if photovoltaic shields had been discussed on the lights. Mr. Fitzgerald said they had not been considered. Pene Williams asked if the lights would be off in the daytime and Mr. Fitzgerald said "yes."

Mr. Fitzgerald said the project meets the stipulation that 50 percent or more of the parking spaces are underground or in structured parking.

Ms. Williams asked if there was any impermeable pavement. Mr. Fitzgerald said it was only located on the east side of the DL1/2 building.

Mr. Fitzgerald said the street trees are on 50 foot intervals with the exception of the area on the Village Street closest to the Post Office where the recommendation is for 25 feet.

Mr. Fitzgerald said there is no irrigation proposed. The street trees being proposed are from a list of trees that will not need irrigation. The tree grates will allow water to disperse.

Mr. Fitzgerald noted that Mansfield resident and landscape architect Rudy Favretti reviewed the trees for deer resistance.

Mr. Fitzgerald said the stormwater management system was approved by the US Army Corps of Engineers and the CT Department of Energy and Environmental Protection. The fill of degraded wetlands was approved by these two entities and they did not require a wetlands mitigation plan, whereby new wetlands would have to be created by those being filled.

7. Adjourn

The meeting adjourned at 6:15 pm.

Minutes prepared by Cynthia van Zelm