

## Zoning Permit Authorized for Phases 1A and 1B of Storrs Center



Courtesy of LeylandAlliance, LLC

### An artist's rendering of the future Town Square area of Storrs Center

The Mansfield Downtown Partnership, Inc. is pleased to announce that the Town of Mansfield Director of Planning recently authorized a zoning permit for Phases 1A and 1B of Storrs Center. The authorization follows years of planning, months of review by the Partnership's Planning and Design Committee, a public hearing held by the Partnership to receive comments on the proposed plans, and

required reviews by Town staff. "This is a major step in the creation of Storrs Center," Partnership Executive Director Cynthia van Zelm commented. "We are happy to receive news of the authorization as it moves the project closer to construction. While work remains, we look forward to a groundbreaking on this exciting and unique undertaking."

**Continued on page 2**



Courtesy of Janine Callahan

**Save the date: Sunday, September 25, 2011**

## 8<sup>th</sup> Annual *Festival on the Green:* New Date, New Location!

The Mansfield Downtown Partnership has begun planning the 8<sup>th</sup> Annual *Festival on the Green*. In addition to the usual prep work, the *Festival* Committee – a sub-committee of the Partnership's Advertising and Promotion Committee – has two big changes in store for the event: a new date and a new location.

The 8<sup>th</sup> Annual *Festival on the Green* will take place Sunday, September 25 from noon to five o'clock in the parking lots of E.O. Smith High School. Several factors prompted these changes. First, construction of the first phase of Storrs Center is expected to begin in 2011. With the close proximity of the *Festival* site to the construction area, the Committee felt it would be best to relocate the event temporarily.

"While a formal construction schedule has not yet been finalized, we do anticipate activity in areas normally utilized during the *Festival*," explained Partnership Executive Director Cynthia van Zelm. "Rather than wait for a detailed schedule, the Committee decided to start planning for a new location now so that all participants have time to plan accordingly."

The change in the date of the *Festival on the Green* was the result of a different consideration. Over the winter, representatives from the University of Connecticut's School of Fine Arts (SFA) approached the Committee with a proposal to coordinate the *Festival* with a special series of events planned for 2011. The academic year 2011-2012 will mark the fiftieth anniversary of SFA as an official school at UConn. "We have commemorative events planned throughout the year," said David Woods, Dean of the School of Fine Arts, "including a special weekend in September to celebrate fifty years of arts and culture in Mansfield. Our hope is that the weekend will be a true community event, with residents of all ages joining in celebrating the arts."

"The School of Fine Arts has been a major contributor to the *Festival on the Green* since its beginning," commented Ms. van Zelm. "It seemed a natural fit to coordinate the *Festival* and this special SFA weekend."

*Festival* chair Betsy Paterson added "We'll still have all of the Partnership-sponsored Celebrate Mansfield Weekend events, including 'Vintage Mansfield' and 'Picnicpalooza!', during the *Festival* weekend. The Celebrate Mansfield events and the School of Fine Arts events will complement each other and make for an exciting weekend for residents!"

**Continued on page 8**



Courtesy of Janine Callahan

**The Jester from Kidsville Kuckoo Revue dances with children  
at the 7th Annual *Festival on the Green* in 2010.**

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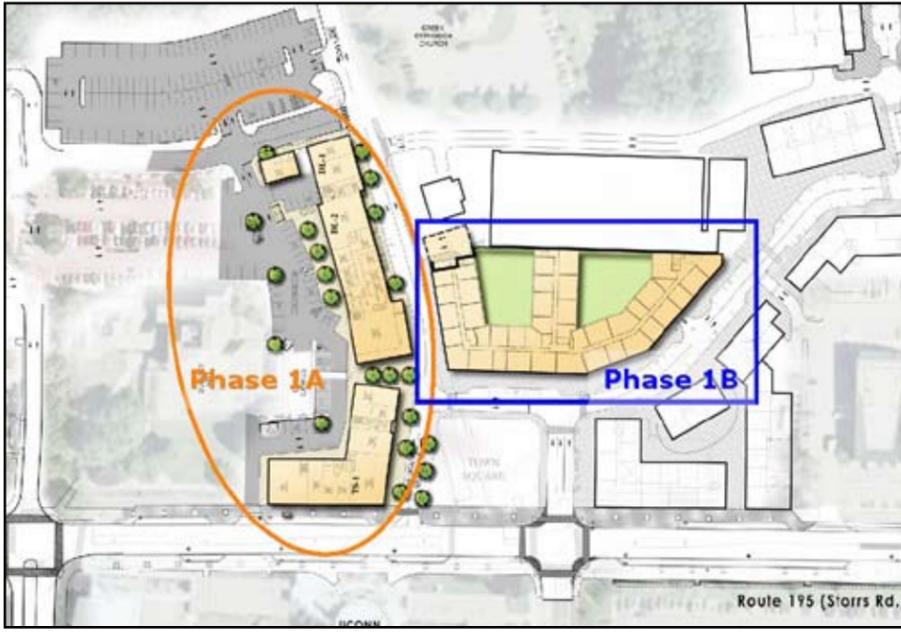
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Executive Director:  
Cynthia van Zelm

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Courtesy of LeylandAlliance

The above image shows the location of Phases 1A and 1B. For a look at the concept plan for the entire project please turn to page 11.

### Zoning Permit

Continued from page 1

The authorization for a zoning permit follows a comprehensive review process by the Partnership's Planning and Design Committee, the focus of which was to determine whether the plans met the Storrs Center Special Design District zoning regulations (SC:SDD). The SC:SDD was approved unanimously by Mansfield's Planning and Zoning Commission in 2007. In addition to the regulations which dictate the application and approval process, the regulations also include the SC:SDD design guidelines. The design guidelines are a comprehensive document which cover everything from allowable building materials to permitted landscaping elements. Master developer Storrs Center Alliance LLC followed the requirements set forth in the zoning regula-

tions in designing Phases 1A and 1B, as it will when designing subsequent phases.

Phases 1A and 1B of Storrs Center will be located to the north and south of Dog Lane, respectively. Phase 1A will include approximately 27,000 square feet of commercial space and 127 apartment units, while Phase 1B will include 42,000 square feet of commercial space and 160 apartments. Master developer Storrs Center Alliance LLC will own and manage the commercial space, and Education Realty Trust (EDR) will own and manage the residential units. Plans include studio, one-, two-, and three-bedroom residential units above commercial spaces featuring retail, restaurant, and office uses.

"The construction of Phases 1A and 1B will begin to define the Town Square area," explained Vice President for Planning and Development for LeylandAlliance, LLC

Macon Toledano. "With the retail and residential levels, they will provide the necessary critical mass to create a vibrant, active Town Square that serves as the center of civic activity for the whole community."

Following the issuance of the zoning permit, the development team will proceed with applications for building permits and other requirements for Phases 1A and 1B. Construction on Phase 1A is anticipated to begin later this year with an anticipated opening in the fall of 2012. If that schedule holds, then construction on Phase 1B would begin in 2012 with an anticipated opening in the fall of 2013. Subsequent phases, including the new Town Square, the intermodal transportation center, and Village Street, will be included in future zoning permit applications.

"The authorization for a zoning permit signifies the crossing of an important threshold for Storrs Center," said Howard Kaufman, Executive Vice President of LeylandAlliance LLC, on behalf of master developer Storrs Center Alliance. "Now we can move from overall project approvals toward the commencement of construction. We have devoted many years to designing an excellent framework - now it is time to realize the vision of Storrs Center."

For more information about the Storrs Center project, please visit [www.storrscenter.com](http://www.storrscenter.com) or [www.mansfieldct.org/mdp](http://www.mansfieldct.org/mdp). Or, contact the Partnership (860.429.2740 or [mdp@mansfieldct.org](mailto:mdp@mansfieldct.org)) to sign up for monthly email updates about the project and other Partnership activities.

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### Mission Statement

The Mansfield Downtown Partnership, Inc. is an independent non-profit organization whose mission is to strengthen and revitalize the three commercial areas of Storrs Center, Mansfield Four Corners, and King Hill Road by retaining and improving existing businesses, attracting new business, initiating real estate development and public improvements consistent with physical master plans, holding special events, and advocacy.

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# Mansfield Town Council Approves Development Agreement

## Major Step Forward in Storrs Center Project

At a special meeting on Tuesday, January 4, 2011, the Mansfield Town Council authorized Town Manager Matthew Hart to sign a development agreement between the Town, Storrs Center Alliance, and Education Realty Trust (EDR) for Phases 1A and 1B of Storrs Center. The agreement was signed in February.

Storrs Center will be a mixed-use town center and main street corridor at the crossroads of the Town of Mansfield and the University of Connecticut. The new downtown will combine retail, restaurant, and office uses with a variety of residence types all within walking distance of existing civic spaces, including E.O. Smith High School, the Mansfield Community Center, Town Hall, and the 135-acre "village woods," the Albert E. Moss Forest, Wildflower, and Wildlife Sanctuary.

The development agreement focused on several key objectives. First, the Town and the developer parties sought to adhere to the community's vision of a vibrant, mixed-use downtown that applies principles of intelligent land use and sustainability and enhances the town's tax base. The Town, Storrs Center Alliance, and EDR looked to create an agreement that was not only fair and equitable to each entity but that also was cognizant of the interrelationship between the parties.

The Town also carefully considered any financial impact of the project on the Town. It worked to maximize use of federal and state grant funds to support public infrastructure; to date, the Town, working with the Mansfield Downtown Partnership, has secured \$23 million in state and federal funding for Storrs Center. The Town also included plans to finance its contributions to capital elements using net revenue from completed phases of the project. In addition, the Town included objectives that the garage and parking system ultimately be self-supporting using parking revenues to cover the costs of operation, maintenance, and deferred maintenance.

"Finalizing this development agreement is a great accomplishment for all parties involved," said Mansfield Mayor Betsy Paterson. "Storrs Center will provide many tangible benefits, such as an expanded tax base and new job opportunities. It will also strengthen the sense of community within the Town by providing a place for friends and neighbors to gather, from simply meeting for a cup of

coffee or to celebrate together at the annual *Festival on the Green*. Mansfield residents have waited a long time for a downtown, and this agreement moves us ever closer to that goal."

Along with the civic and environmental benefits, Storrs Center will provide economic benefits for Mansfield. It will increase the Town's grand list by four percent, and Storrs Center Alliance and EDR will become the Town's largest taxpayers. Approximately 174 jobs will be created in Phases 1A and 1B. And, in addition to the new businesses that will open in the downtown, Storrs Center will bring new customers and opportunities for existing businesses in the area.

Philip Lodewick, President of the Partnership's Board of Directors, characterized the development agreement as "the next step, and a crucial step, in the realization of a new, vibrant downtown, including a Mansfield Town Square, twenty-five acres of public open space, substantial improvement to Storrs Road and all the community, cultural, and economic benefits" the downtown will bring to Mansfield.

Conversations about the need for a true town center in Mansfield date back to at least the 1960s. In the late 1990s, former Mayor Mike Schor began discussions in earnest with Town Council members, Town staff, and University officials about the possibility of creating a downtown for Mansfield. In 2001, the Mansfield Downtown Partnership was formed as an independent, 501 (c) (3) non-profit organization, funded by the Town and the University as well as by individual members of the community. The Town designated the Partnership to act as its municipal development agency for Storrs Center the following year. The Partnership has since worked to bring to life the community's vision of a downtown. With the selection of Storrs Center Alliance as the master developer in 2004, plans began to develop more fully, culminating with the creation of the Storrs Center Special Design District, which was approved unanimously by the Town's Planning and Zoning Commission in 2007.

Since then, work has continued to progress: key state and federal permits and licenses have been received; \$23 million in state and federal funding has been secured; twelve businesses have signed letters of intent for Phase 1A; and design of the first buildings has been completed.

"From its outset, Storrs Center has been a partner-

ship among the Town, the citizens and businesses of the Mansfield area, and the University. The University Board of Trustees and successive University administrations have reiterated our commitment to Storrs Center," commented Interim President of the University of Connecticut Philip Austin. "The development agreement is a milestone which brings Mansfield one step closer to having a true college town."

"We applaud the dedication, care, and thoroughness displayed by the Town of Mansfield in negotiating and approving this important development agreement," stated Howard Kaufman, Executive Vice President of LeylandAlliance LLC, on behalf of master developer Storrs Center Alliance. "From the beginning, it has been a true team effort to bring the vision of Storrs Center to reality. With the development agreement in place, Storrs Center Alliance and our development partner, Education Realty Trust, stand ready to break ground in 2011."

"The Storrs Center master plan is a comprehensive strategy to enhance the area's livability and accelerate economic growth," said Tom Trubiana, Executive Vice President and Chief Investment Officer of Education Realty Trust. "We are excited to be a part of this project and look forward to watching it come to life beginning with the groundbreaking in the spring."

The Town of Mansfield Director of Planning recently authorized the zoning permit for Phases 1A and 1B of the Storrs Center project. Tenancing of the first two phases continues to progress with ongoing discussions between Storrs Center Alliance and potential businesses. The firms selected by the Town to design the intermodal transportation hub, transit pathways, and parking garage are finalizing their applications for zoning permits. All of the combined efforts of the partners in the Storrs Center project are focused on readying for a ground-breaking in 2011.

For more information on the development agreement between the Town of Mansfield, Storrs Center Alliance, and Education Realty Trust (EDR), please visit the Town's website: [www.mansfieldct.gov](http://www.mansfieldct.gov).

For more information about the Storrs Center project, please visit the Mansfield Downtown Partnership's website, [www.mansfieldct.org/mdp](http://www.mansfieldct.org/mdp), or [www.storrscenter.com](http://www.storrscenter.com).

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Courtesy of LeylandAlliance

This rendering depicts the planned mixed-use building which will be built at the corner of Storrs Road and the realigned Dog Lane as part of Phase 1A. Please see the image on page 2 to see the location of Phase 1A.

## Request for Demolition Bids Advertised

On March 29, 2011, the Town of Mansfield advertised and requested bids for the Demolition of the Publications Building and Hazardous Material Abatement at 1266 Storrs Road, Mansfield. Demolition of the former University of Connecticut Publications building is one of the first steps toward construction of Phase 1A of Storrs Center.

“The demolition of the former Publications building is an important first step in the physical development of Storrs Center,” explained Macon Toledano, Vice President for Planning and Development for LeylandAlliance, LLC, the master developer of Storrs Center. “Removing the former Publications will simultaneously allow us to realign Dog Lane and to begin our first phase of construction on the north side of the future Town Square.”

The intersection of Dog Lane and Storrs Road (Route 195) will be shifted northward as part of the requisite road work for the new downtown. Funding for this project comes from a STEAP (Small Town Economic Assistance Program) Grant that the Town received in 2009 and from the Federal Omnibus Budget for the Fiscal Year 2009. The Town’s plans call for maintaining access to Storrs Road from Dog Lane while removing the lighted traffic signal at the intersection.

Motorists will be able to turn north on Storrs Road from Dog Lane (but not south), and will be able to turn onto Dog Lane when traveling north or south along Storrs Road. Motorists traveling west on Dog Lane will be directed to the lighted intersection of Storrs and Bolton Roads to turn south towards Windham. The residential neighborhoods to the east will retain their access to Storrs Road.

“We wanted to improve the traffic flow in this area,” said Mansfield Director of Public Works Lon Hultgren. “Currently, there are two lighted intersections close together with a driveway exit between them. The new alignment will have a four-way, lighted intersection at Bolton Road that will serve as the main entrance to the project. While Dog Lane residents and the surrounding neighbors will still have direct access to Storrs Road, the main flow will be directed to the Bolton Road intersection.”

The driveway currently between the two intersections allows people to exit the Marketplace Building. As part of the construction of Storrs Center, the Marketplace building will eventually be removed, thus eliminating the driveway. The new Town Square will be constructed in the general area of the Marketplace building and the current alignment of Dog Lane.

“For motorists, the new alignment will be clearer and easier to follow,” said Mr. Hultgren. “For pedestrians, the enhanced crosswalk and less confusing light system will make the area safer for crossing from UConn’s School of Fine Arts and E. O. Smith High School.”

First, though, the former Publications must be demolished. The work for which the Town has requested bids will include, but not be limited to, building demolition and disposal, backfilling, hazardous material abatement, possible impacted soil removal and disposal, possible Underground Storage Tank (UST) removal and disposal, and all related work. For specific information about the bid process, please see the legal ad on the Town’s website, [www.mansfieldct.gov](http://www.mansfieldct.gov).

“Demolition of the former Publications building, to allow for the eventual realignment of Dog Lane, is an exciting first step,” said Cynthia van Zelm, Executive Director of the Mansfield Downtown Partnership. “The removal of the former Publications building will also pave the way for construction of the first mixed-use building for Storrs Center.”

Mr. Toledano added, “The goal is to create a real main street environment along Storrs Road and throughout the new downtown. Storrs Center will be pedestrian-oriented, and improvements to Storrs Road will promote better pedestrian access and safety for people walking from the existing civic uses – such as Town Hall, the Mansfield Community Center, and E. O. Smith High School – to the new commercial and residential buildings.”

Other improvements planned for Storrs Road include the addition of a turning lane to improve vehicle access to the existing commercial buildings. Existing bus stops will be reorganized so that they better fit the needs of bus passengers. And, there will be enhanced crosswalks, new pedestrian collection points, wider walkways, new landscaping elements, and new ornamental lighting.

Ms. van Zelm explained, “In addition to the primary goal of improving traffic flow and pedestrian access, the work on Storrs Road will create a visually distinct place so that visitors realize they are entering a special area, Storrs Center.”

For the full bid request announcement, please visit [www.mansfieldct.gov](http://www.mansfieldct.gov). The bid announcement is posted under “News and Announcements.” Bids will be received by the Town of Mansfield, CT, at the Office of the Director of Finance, Audrey P. Beck Municipal Building, 4 South Eagleville Road, Mansfield, CT, until 2:00 pm on Monday, April 18, 2011.



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**Business Member Spotlight:**

**G. M. Thompson & Sons, Inc**



*Partnership photo*

**(L - R) Burnie Thompson, Jr.; George Thompson, Jr.; and George Thompson III stand in front of G. M. Thompson & Sons, which has been serving the greater Mansfield community for generations.**

The Thompson family has served the greater Mansfield community for over eighty years at their store, G. M. Thompson & Sons, Inc. The store – known around town as simply Thompson’s store – offers feed and bedding for livestock and pets, farm supplies, wood pellets and heating supplies, and lawn and garden supplies. There is also a deli counter where residents can pick up a grinder or a hot cup of coffee. In addition, the Thompsons make daily deliveries to farms and other stores throughout eastern Connecticut and southern Massachusetts.

While G. M. Thompson & Sons, Inc. has been around for over eighty years, the store itself dates back to the 1870s. “My grandfather had worked at the store when it belonged to Martin Hansen and purchased it around 1928,” George Thompson, III explains. The store is now owned by George, III, and his father, George, Jr., and cousin, Burnie Thompson, Jr. A true family-affair, four generations currently work there. And, the support from customers is also multigenerational. “We have customers who started coming to the store as children who now bring their children to shop with them,” says George III.

G. M. Thompson & Sons, Inc. was among the first supporters of the Mansfield Downtown Partnership when they joined as a business member in 2002. Now a Patron, the store continues its support of the Partnership and the Storrs Center project because, as George III says, “It’s important for businesses to support each other, and the new downtown is something that will help all of us. The downtown will attract more people to the area, which will help all of Mansfield’s businesses.”

**Continued on page 8**

**Gregory Padick:  
30 Years of Service**

To devote the majority of one’s career to a single position requires a great deal of dedication and, as Gregory Padick would say, strong support from one’s colleagues and family. After thirty years, Mr. Padick has announced plans to retire as the Town of Mansfield’s Director of Planning.

“When I first started in Mansfield, I had no real expectations of how long I would be here,” says Mr. Padick. “But I’ve really enjoyed working on a wide variety of projects and with many community members over the years.”

Its rural nature is one of the attributes which first attracted Mr. Padick to the Town. Having grown up in Meriden, Mr. Padick enjoyed the opportunities for hiking and other outdoor activities as a student at the University of Connecticut. After earning a B.S. in Finance and a Masters in Business Administration with a concentration in Real Estate and Land Use Economics from UConn, Mr. Padick took a position as the Assistant Town Planner and Zoning Agent in Cheshire, CT. During his tenure there, the state created its first inland wetlands laws, and Mr. Padick became Cheshire’s Inland Wetlands Agent.

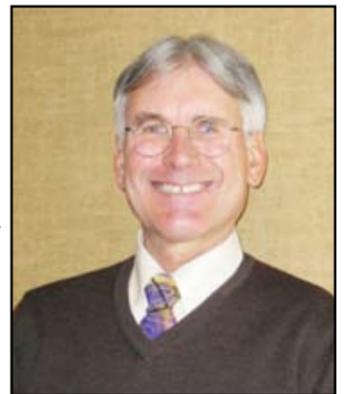
“Working in Cheshire was good preparation for my subsequent roles,” Mr. Padick comments. “They have a Town Manager form of government, an elected Planning and Zoning Commission, and a progressive local government.” And, with the changes in state laws, Mr. Padick became more familiar with the natural resources considerations of planning and land use.

In 1976, Mr. Padick returned to eastern Connecticut as the Town Planner in Coventry. He also enjoyed that position as there was, and continues to be, a strong group of dedicated citizen volunteers serving on the land use commissions.

Mr. Padick credits Frank Connelly for his guidance and support at Coventry. “Frank was Coventry’s first Town Planner, and after he became the Town Manager, he hired me to succeed him,” explains Mr. Padick. “He was a great mentor, and he was always a good teacher and supporter.”

When the position in Mansfield opened up in 1980, Mr. Padick was happy to return to the town and its unique circumstances of being a fairly rural town that is also home to the state’s flagship university. Padick relates that his work in Mansfield was greatly enhanced by the strong leadership and commitment of the Planning and Zoning Commission and

**Continued on page 10**



*Partnership photo*

**Greg Padick,  
Director of Planning for  
the Town of Mansfield,  
recently announced that  
he will retire  
later this year.**

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# Tons of Fun – and Snow! – at 5<sup>th</sup> Annual Winter Fun Day



Partnership photo

Representatives from UConn's Dining Services transform a block of ice into a character from the popular PBS series *Dinosaur Train*.

The 5<sup>th</sup> Annual Winter Fun Day, hosted by the Mansfield Downtown Partnership, the Mansfield Community Center, and the Town of Mansfield, took place Saturday, February 12 outside the Community Center. Results of record-setting snowfalls provided a perfect backdrop for the traditional horse drawn wagon rides, provided by Cedar Knoll Farm, and ice skating.

In addition to annual favorites, visitors enjoyed "snow tie-dyeing" and a demonstration by the Tolland County Dive and Rescue Team. For the snow tie-dyeing, spray bottles filled with water mixed with food coloring were used to decorate the snow banks around the Community Center's ice rink. The activity proved very popular, and the ice rink was quickly transformed by the colorful splashes.

The Tolland County Dive and Rescue Team had a large display of their equipment set up so that visitors could learn about the Team's efforts, especially their winter work. The highlight of their presence was a demonstration of an ice rescue conducted on the rink. The "victim," gamely played by Mansfield Parks and Recreation Director Curt Vincente, was successfully rescued to the great relief of the crowd.

While the drama played out on the ice, more ice was being transformed from single blocks into works of art by representatives from the University of Connecticut's Department of Dining Services. Rob Landolphi and Eric Janssen returned to Winter Fun Day to display their talents. Mr. Landolphi and Mr. Janssen brought one finished sculpture with them and carved the other on-site. This year's sculptures depicted characters from the popular PBS children's series "Dinosaur Train."

When the weather felt a bit too cold, visitors were able to warm up inside while enjoying storytelling and crafts, courtesy of staff from the Mansfield Public Library. Louise Bailey and Judy Stoughton provided winter-themed tales and a special craft project. Each child created a winter scene, and the finished works were assembled into one large winter "quilt."

Another attraction at the 5<sup>th</sup> Annual Winter Fun Day was a performance by Notes Over Storrs, the newest student a cappella group at UConn. The co-ed group sang a selection of songs for a captive audience. An unexpected air guitar performance in one song prompted giggles from kids and parents alike.

Throughout the entire event, donations for the Town of Mansfield's Human Services Department's Food Pantry were accepted. Many generous residents contributed to the drive. The Food Pantry provides area families in need with food items but also helps with necessary household goods, such as toothpaste and soap. Donations are welcomed year-round. Please contact the Human Services Department (860.429.3315) for more information.

The Partnership, the Town, and the Community Center would like to thank the volunteers and participants who helped with another successful Winter Fun Day!



Partnership photo

Danny and Dakota from Cedar Knoll Farm get ready to take some passengers for a wagon ride during the 5<sup>th</sup> Annual Winter Fun Day.

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## Moss Sanctuary: Mansfield's "Village Woods"



Photos courtesy of Mansfield's Parks and Recreation Department

### Members of CFPA's Eastern CT Roving Trail Crew work on trail improvements in the Moss Sanctuary.

When discussing the future Storrs Center, residents often cite the new shops, restaurants, and cafés as the attractions they are looking forward to the most. With a vibrant mix of retail and commercial spaces, residential options, and civic spaces, the new downtown will quickly become the place to be. For residents of Storrs Center and adjacent neighborhoods, many cultural, recreational, and employment opportunities will be within an easy walking distance.

But, what to do on those times when one wishes to "get away from it all?" Fortunately, the Town of Mansfield boasts a number of wonderful parks and preserves, including the Albert E. Moss Forest, Wildflower, and Wildlife Sanctuary.

Located between South Eagleville Road (Route 275) and Storrs Road (Route 195), the Moss Sanctuary is a 135-acre preserve which the Town acquired in 2010 from the University of Connecticut. The Connecticut Forest and Park Association (CFPA) holds a conservation restriction on the property to preserve it as a well-managed forest and wildlife habitat.

For future residents of Storrs Center and current residents of nearby neighborhoods, the Moss Sanctuary is easily accessed by foot near the Mansfield Apartments. For residents from other areas of Town, parking and bicycle racks are available across the street in the Mansfield Community Center and Town Hall parking lot. There are stairs that bisect the apartments and lead to the Sanctuary's entrance.

Once inside the Moss Sanctuary, visitors will follow the white trail blazes past an area of new woodlands, through a grove of majestic evergreens, and past the five-acre Tift (or Sullivan's) Pond. Boating and fishing are permitted on the pond, which was created in the early 1800's to serve as an auxiliary water source for the first silk mill in the United States, which was built a mile downstream at Hanks Hill in 1810. By following the trail around the pond, one can view the historic stone dam.

Other features within the Moss Sanctuary include a section of matured forest wherein mature oaks and hickory trees enjoy a dry, well-drained area. Unfortunately, deer browse the young oak and hickory seedlings, so in the future the area will likely have more trees that deer dislike, such as red maple and black birch. Further along at the high point of the trail, in a cool, moist site on the east side of the hill, there is a grove of hemlock trees.

Visitors walking near the pond and along the perimeter trail will cross several bridges and boardwalks. These structures were built by CFPA's Eastern CT Roving Trail Crew with help from the Mansfield Mustangs, a community service organization sponsored by the Mansfield Parks and Recreation Department for middle-school students. The funding for the trail improvements was provided by a grant from The Last Green Valley, Inc. The Roving Trail Crew from CFPA received Mansfield's 2011 Natural Area Volunteer Award in recognition of their contributions to the Moss Sanctuary.

The area that comprises the Moss Sanctuary was once a farm owned, at different times, by the Tift and Sullivan families. UConn acquired the property in the early 1900's and in 1989 designated it as the Albert E. Moss Forest, Wildflower, and Wildlife Sanctuary. Professor Moss taught in the school's Forestry Department from 1914 through 1942. During his tenure he established the first curricula in forest management and in wildlife management at UConn.

"The Town of Mansfield, the CT Forest and Park Association, and UConn had great foresight in cooperating together to achieve permanent protection of this 135-acre village woods," said Jennifer Kaufman, the Town of Mansfield's Parks Coordinator. "The Moss Sanctuary provides existing Town residents, including future residents of Storrs Center, easy access to a rich natural area in which to walk through trails and discover a variety of natural habitats."

A new trail guide for the Moss Sanctuary is in production now. The guide will show the full 1.3 mile perimeter loop trail, side trail spurs, and points of interest in the preserve. A new signage program is also in the works. As with the trail improvements, the funding for the trail guide and signage has been provided by a grant from The Last Green Valley, Inc.

Residents are invited to attend the Dedication of the Albert E. Moss Forest, Wildflower, and Wildlife Sanctuary on Sunday, June 5, 2011 from 2:00 pm to 4:00 pm. There will be a ribbon cutting ceremony followed by a guided walk led by local naturalists Sue and Tom Harrington. The event is free and open to the public and is appropriate for families with children age five and older. Please plan to meet at the Mansfield Community Center at 2:00 pm.

For more information about the Albert E. Moss Forest, Wildflower, and Wildlife Sanctuary and all of Mansfield parks and preserves, please visit [www.mansfieldct.gov](http://www.mansfieldct.gov). To download trail guides of Mansfield's Parks and Preserves go to [www.mansfieldct.org/trailguides](http://www.mansfieldct.org/trailguides).



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# More Businesses Added to Storrs Center Roster

As the Mansfield Downtown Partnership progresses in its work on the new downtown for Mansfield, Storrs Center, interest in the project continues to build, especially among potential business tenants. LeylandAlliance, the master developer of Storrs Center, has been working steadily to craft a roster of businesses that will reflect the preferences and needs of the Mansfield community and the greater region.

Since the beginning of the project, LeylandAlliance has worked to create a mix of local, regional, and national businesses with unique offerings that cater to the varied tastes and ages of the Mansfield community. To date, The Vanilla Bean Café, Moe's Southwest Grill, Storrs Automotive, Cosimo's Restaurant Group, Travelplanners, Wings Over Storrs, Campus Cuts, Body Language, Skora's, and Tailoring by Tima have all signed letters of intent for the first phase of the project.

The Partnership and LeylandAlliance recently announced the addition of two more businesses to the growing list for Storrs Center: Insomnia Cookies and Select Physical Therapy. Insomnia Cookies will open its twentieth location in Storrs while Select Physical Therapy will relocate from its current location on Dog Lane to the first phase of the new downtown.

Select Physical Therapy has been providing outpatient physical therapy and sports medicine in Mansfield since 1998. Scott Cross, David Hoyle, and Dorinda Miller have been with the facility for over ten years. While the name has changed from Physical Therapy and Sports Medicine Associates to HealthSouth to Select Physical Therapy, the mission of providing quality care for area residents remains the same.

Mr. Cross remarked "We are excited to move into Storrs Center and look forward to continuing our strong presence in the community as the premier provider of sports medicine and physical therapy." For Select Physical Therapy, the location is key. They have been providing athletic training services for E.O. Smith High School for almost 10 years, and they offer aquatic based physical therapy at the Mansfield Community Center, both within walking distance of the new downtown.

In a reflection of the diversity visitors will find in the new downtown, the other recently added business represents an entirely different industry and service. Offering a variety of sweet treats for night owls, Insomnia Cookies began on the campus of the University of

Pennsylvania as two students' solution to the lack of variety in late-night delivery options. Their search for an alternative to heavy, greasy food inspired them to begin baking cookies for themselves. As other students began asking for cookies, Insomnia Cookies was born. Now, the company has nineteen locations on or near college campuses; the Storrs location will be the company's twentieth.

Seth Berkowitz, President of Insomnia Cookies, expressed great excitement about joining the roster of Storrs Center businesses. "We've been considering opening in Storrs since the first or second year of the business," explained Mr. Berkowitz. "We think that the combination of the new development and the location next to campus will be very successful for us."

Insomnia Cookies offers fresh-baked cookies for delivery, which Mr. Berkowitz said sets them apart from other cookie concepts. "The delivery option makes us unique, but the business is split about fifty-fifty between delivery and retail sales," commented Mr. Berkowitz. Another unique feature is that the cookies are baked fresh once a customer has ordered. Other offerings include cupcakes, beverages, and occasional specials, such as ice cream cookie sandwiches in the summer.

"We are happy to have added both Insomnia Cookies and Select Physical Therapy to the diverse list of businesses that will be in Storrs Center," said Mansfield Downtown Partnership Executive Director Cynthia van Zelm. "With a range of businesses, from restaurants to retail to services, Mansfield residents will find the new downtown a convenient place to accomplish their daily tasks."

*Interested in commercial or retail opportunities in Storrs Center? Contact Charter Realty & Development Corp (203.227.2922 or www.chartweb.com) for more information.*

## G.L. Thompson & Sons

Continued from page 5

As a life-long Mansfield resident, George III is most looking forward to the new Town Square. "I think the town really needs a place like the new Town Square where everybody feels they are a part of it," he explains. "Even when there is not a big event, people will be able to just walk around, talk to people, and enjoy being a community."

George III's deliveries take him all over the region from as far north as Ware, Massachusetts and as south as Westbrook, Connecticut, and he is familiar with many towns that have traditional town greens. "Every time I'm in Lebanon, I always see people on the green," he says. "The Town Square will be a real connecting point for our town."

Mansfield has already received a taste of that feeling of connection through the annual *Festival on the Green*, which the Thompson family has supported over the years. The store provides the hay bales that are used to help transform the parking lots into a community gathering space, and George, Jr. has appeared in the Celebrate Mansfield Parade, driving an antique fire truck.

As with operating the store, multiple generations have served the Town by their work with the Fire Department. George, Jr. was Chief of the former Eagleville Fire Department, now a part of the Town of Mansfield's Fire Department. When his father stepped down, George III became Deputy Chief and continues to serve. Burnie, Jr. also served in the Eagleville Fire Department until recently, when he stepped down to focus on his family and his farm.

The Thompson's civic contributions also include service on the board of the Storrs Cemetery Association, which oversees one of the seven active cemeteries in Mansfield. Both George III and his father have served on the board, and George, Jr. is the current superintendent.

Through the years, the Thompson family has forged a strong bond with the Mansfield community. As their business has evolved to meet the changing needs of the community, so has the Town. G. M. Thompson & Sons, Inc. looks forward to the next chapter of Mansfield's history with the much-anticipated start of construction of the new downtown, Storrs Center.

*G. M. Thompsons and Sons, Inc. is located at 54 Middle Turnpike (Route 44) in Mansfield Depot. They are open Monday - Friday from 8:00 am - 5:30 pm and Saturday 8:00 am - 3:00 pm (Closed Sunday). For more information, visit their website www.gmthompson.net*



Courtesy of Janine Callahan

The award-winning *Festival on the Green* has fun activities for all ages.

### 8<sup>th</sup> Festival on the Green: New Date, New Location!

Continued from page 1

Planning for both the *Festival on the Green* and for the School of Fine Arts anniversary weekend will continue in the coming months. Among the SFA events in the works are open studios, outdoor concerts, and roaming performers. As with Celebrate Mansfield Weekend, all of the outdoor events will be free and open to the public. "Vintage Mansfield," a fund-raising event for the *Festival on the Green* and select SFA events held indoors will be open to the public but will require tickets. All in all, Mansfield residents can expect an exciting weekend full of arts, culture, and fun for all ages!

*The Festival on the Green will be Sunday, September 25 from noon - 5:00 pm at E.O. Smith High School. Celebrate Mansfield Weekend events will run Friday, September 23 through Sunday, September 25. The School of Fine Arts anniversary weekend events will run Thursday, September 22 through Saturday, September 24. For more information, please visit www.mansfieldct.org/mdp.*

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# Mark Your Calendar for These Upcoming Events

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Monday, May 30, 2011  
9:00 AM  
Mansfield Center Cemetery  
Free and open to the public  
**For more info:**  
[www.mansfieldct.gov](http://www.mansfieldct.gov)

## CRT's Nutmeg Summer Series

*Guys and Dolls*  
June 2 – June 12

*Seussical, The Musical*  
June 16 – June 26

*My Fair Lady*  
July 7 – July 17

**For info & tickets:**  
[www.crt.uconn.edu](http://www.crt.uconn.edu)  
860.486.4226

## Albert E. Moss Forest, Wildflower, & Wildlife Sanctuary Dedication

Sunday, June 5  
2:00 – 4:00 pm  
Meet at the Mansfield Community Center  
Free and open to the public  
Appropriate for families with children age 5 and over  
**For more info:**  
860.429.3015 x204

## Mansfield Parks and Recreation Summer Concert Series

Thursdays in July  
6:30 pm – 8:00 pm  
Mansfield Community Center  
Free and open to the public  
  
July 7 – Airborne Jazz  
July 14 – On Call  
July 21 – Memphis Soul Spectacular  
July 28 – Kidsville Kuckoo Revue  
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## Celebrate Mansfield Weekend

Friday, Sept. 23 – Sunday, Sept. 25  
Various locations, times  
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## 8th Annual Festival on the Green

Sunday, Sept. 25  
Noon – 5:00 pm  
E.O. Smith High School  
Free and open to the public  
**For more info:**  
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## 6th Annual Tour de Mansfield: Village to Village Bike Tour

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Harriet S. Jorgensen Theatre  
June 2 through June 12



Nafe Katter Theatre  
June 16 - June 26



Harriet S. Jorgensen Theatre  
July 7 - July 17

## 2011 Nutmeg Summer Series Announced!

There will be singing in Storrs this summer! Connecticut Repertory Theatre (CRT) has announced a musical-filled lineup for the 2011 Nutmeg Summer Series. This year's productions will be: *Guys and Dolls*; *Seussical, the Musical*; and *My Fair Lady*.

*Guys and Dolls* premiered on Broadway over fifty years ago and continues to delight audiences with its bright, brassy score, including favorite tunes "Luck Be a Lady" and "Sit Down You're Rockin' the Boat." CRT's performance will be staged in the Harriet S. Jorgensen Theatre beginning June 2 and continuing through June 12.

Children and their families are sure to enjoy *Seussical, The Musical*, which will play in the Nafe Katter Theatre from June 16 – June 26. In addition to many of Dr. Seuss's beloved characters, audiences will be treated to a wide range of musical styles, from Latin to pop, swing to gospel. The 80-minute family musical will feature master comedian Steve Hayes – winner of the Backstage Bistro Award for Comedy Performer of the Year and three time winner of the MAC Award for Outstanding Comedian – and International Artist Bradford Scobie. Special children's tickets for *Seussical, the Musical*, or any show this summer, are just \$10.

Rounding out the trio of performances will be the classic *My Fair Lady*. Based on George Bernard Shaw's play *Pygmalion*, *My Fair Lady* tells the tale of phonetics professor Henry Higgins' efforts to transform a common flower girl into an elegant lady of society. The musical features some of Broadway's favorite songs, including "I Could Have Danced All Night."

The Nutmeg Summer Series production of *My Fair Lady* will be led by Broadway legend Terrence Mann, who originated the roles of Rum Tum Tugger in *Cats*, Javert in *Les Miserables*, and the Beast in *Beauty and the Beast* on Broadway. The show will be expertly choreographed by Charlotte D'Ambrose, who recently starred on Broadway as Roxie Hart in *Chicago*. *My Fair Lady* will run at the Harriet S. Jorgensen Theatre from July 7 through July 17.

"We are looking forward to a great summer season in Storrs," said Frank Mack, Director of CRT. "The Nutmeg Summer Series is a well-loved tradition that offers wonderful performances for residents and visitors."

Tickets for the Nutmeg Summer Series are available in series packages or by performance. Series subscribers also have the option of adding specially discounted dinner packages from the Nathan Hale Inn & Conference Center or a special dessert option from the UConn Dairy Bar to their subscriptions. The dinner and dessert packages are a perfect way to enjoy a summer evening or afternoon in Storrs.

For more information about the Nutmeg Summer Series or to order tickets, please visit [www.crt.uconn.edu](http://www.crt.uconn.edu) or call the CRT ticket office (860.486.4226).

### Gregory Padick

Continued from page 5

Town Council, by Town Managers Martin Berliner and Matt Hart, and by dedicated fellow staff members. Mr. Padick emphasizes that during his 30 year tenure in Mansfield there have been three Planning and Zoning Chairs and two Town Managers which he considers a "remarkable indication of stability."

Throughout his career, the presence of the University has been the source of both opportunities and challenges. "The relationship between the Town and UConn has greatly improved since I first began here," says Mr. Padick. In addition to the efforts of the Town – University Relations Committee and the Mansfield Downtown Partnership, Mr. Padick points to the creation of a master plan for UConn, with input from the Town's Planning Department, in the late 1990s as a contributing factor in the improvement of the relationship. "Really, two things happened. UConn came to the realization that it was better to work cooperatively with the Town, and the Town's attitudes toward economic growth began to shift."

These two changes could be attributed to a couple of failed development attempts, the Pfizer project and the UConn Educational Properties, Inc. (UCEPI), both of which Mr. Padick describes as "disappointments."

"I think we all collectively had not paid enough attention to our infrastructure and then saw the negative effects of that oversight, especially with the UCEPI project," Mr. Padick reflects. "After those two missed opportunities, both the Town and UConn became more focused on infrastructure improvements and in sharing information in a more cooperative manner."

A result of this new focus was the formation of the Mansfield Downtown Partnership in 2001. Over the years ("Nothing takes a short time in Mansfield," quips Mr. Padick), the work of the Partnership, which brings together Town and UConn staff and community members has helped to strengthen the cooperative relationship between the municipal and university entities.

Mr. Padick says that, in relation to his work with the Partnership, he is most pleased with the creation of the Storrs Center: Special Design District. "It is really a unique set of regula-

tions," he comments. "They are unlike any other in Mansfield. In fact, they are unlike any other town's."

"The process was a true collaboration between the Town, the Partnership, and Storrs Center master developer LeylandAlliance," he continues. "I am proud to have been a part of the team to help make it happen."

Another point of professional pride for Mr. Padick is the Town's accomplishments in conserving over 1,000 acres of open space during his tenure. Over the last fifteen years alone, Mansfield has preserved over 50% of subdivided lands as open space, a remarkable feat achieved with the revised subdivision regulations passed by the Planning and Zoning Commission

"Mansfield has a history of intelligent land use and a commitment to preserving open space," explains Mr. Padick. "In fact, Mansfield created its first Plan of Conservation and Development in 1965, well before most towns in the state."

During Mr. Padick's time in Mansfield, he has overseen three revisions to the Plan of Conservation and Development and numerous revisions to Mansfield's Zoning Map and land use regulations, all of which have been done in-house. "We relied on input from dedicated citizens who served on committees, attended public meetings, and provided thoughtful input," he says. "The result is that Mansfield's Master Plan and the Town's land use regulations have the support of residents."

The preservation of the Town's rural character, the creation of new parks, and the expansion of the trail systems resulted from serious efforts from the Conservation Commission, Open Space Preservation Committee, the Parks Advisory Committee, and Planning and Zoning Commission. "Mansfield is fortunate to have many dedicated volunteers who are willing to commit so much of their time and talents to their community," comments Mr. Padick.

Likewise, the Town of Mansfield is fortunate to have had such a faithful public servant as Gregory Padick. He has worked tirelessly for thirty years to maintain a balance between preserving the rural character and future economic needs of the Town, to conduct Town business in an open and professional fashion, and to incorporate the wishes of community members in shaping a shared vision of our town.



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- Catherine Jarjisian
- Toni Moran
- Alexandria Roe
- Stephanie Wick
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Members of the Mansfield Downtown Partnership contribute to its successes in many ways. Members lend their time and talents to the committees, volunteer for annual events, and provide financial support. In addition, Partnership members provide important guidance on the Storrs Center project by representing the views of the community during all stages of its development. The strong support of Partnership members is also an important consideration of grantors when looking at the value of the project; with over \$23 million in state and federal grants plus a number of state-wide awards from planning and downtown organizations, this support has received widespread recognition.

For members, there are several benefits. All Partnership members may serve on committees, hold office within the organization, and vote at the Annual Meeting. Business members, Patrons, and Sponsors receive additional benefits, as outlined in the Membership Brochure (available upon request or on the Partnership website, [www.mansfieldct.org/mdp](http://www.mansfieldct.org/mdp)). And, of course, all members enjoy being a part of a very special project – creating a downtown from scratch!

Consider joining the Mansfield Downtown Partnership today! For more information, please contact the Partnership office ([mdp@mansfieldct.org](mailto:mdp@mansfieldct.org) or 860.429.2740).

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Fax: 860.429.2719

**Questions?** 860.429.2740 or [mdp@mansfieldct.org](mailto:mdp@mansfieldct.org)

\*Members must either reside in the Town of Mansfield, pay taxes to the Town of Mansfield, own or operate a business in the Town of Mansfield, own residential or business property in the Town of Mansfield, be an employee of a Mansfield-located business, or be affiliated with the University of Connecticut as a student, alumnus, or faculty/staff (current or former).

\*\*Friend Memberships are designed for non-town supporters who wish to contribute but will not have voting or office privileges.



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