



TOWN OF MANSFIELD
TOWN COUNCIL MEETING
MONDAY, September 27, 2004
COUNCIL CHAMBERS
AUDREY P. BECK MUNICIPAL BUILDING
7:30 p.m.

AGENDA

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ROLL CALL	
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EXECUTIVE SESSION

REGULAR MEETING-MANSFIELD TOWN COUNCIL-SEPTEMBER 13, 2004

Mayor Elizabeth Paterson called the regular meeting of the Mansfield Town Council to order at 7:32 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building.

I. ROLL CALL

Present: Blair, Clouette, Hawkins, Paterson, Paulhus
Absent: Haddad, Koehn, Redding, Schaefer

II. APPROVAL OF MINUTES

Ms.Blair moved and Mr. Paulhus seconded to adopt the minutes of August 9, 2004 as presented.

So passed unanimously.

III. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

The following residents of Holinko Estates spoke to the Town Council on the many problems they were having with the parties held at Carriage House apartments. These weekend, all night parties, are leaving the residents with trash, property damage and concerns for their own well-being.

Mr. Tyler Morgan spoke on the parking issue. The students are parking in all the assigned places and all over the property. When their cars are towed the students become verbally abusive and often did damage to the property.

Mr. Kyunghoon Lee was attempting to ask the students not to park in the area of the apartments when he was hit by one car. He told the UConn police and the State police about the incident but nothing has happened.

Ms. Clemente Quinones said that her back window of her car was broken.

Kreeta Knapp said she had lived there for 13 years. She has never seen the parties as bad as they have been the past three weekends. Although the housing authority has issued passes for residents to get into their complex the numbers of students are so great that they can't park anywhere. There is so much trash and broken bottles that children may be hurt. The road itself is unsafe as residents attempt to get to their complex.

Carlos Jurado asked for clarification on who or which police force to contact with problems. The trash and littering has gotten out of hand.

Judith Hamilton has lived in the complex for 12-13 years. This year has been very bad. She has two children and a husband who works at night. She does not feel safe at night.

Melissa Doten fears for her husband's safety, as he is the maintenance man.

Maria DeMesa spoke on the dangers of the trash and broken glass, the loud noise and verbal yelling.

Mark Knapp spoke about the trash and noise. He had his wallet and other items stolen from his car.

Xyinting Wang, left a note on the car of the person who parked in his allocated spot, but they did not move it. He tries to be nice, as he does not want damage to be done to the property. However intoxicated students can be both verbally and physically abusive.

Rosa Diaz saw a bike vandalized and then thrown against her parked car.

Sgt. Sean Cox, Mansfield resident trooper told the group that they were doing their best with limited troop power. It is difficult to contain or to move 3,500 plus students.

Azizun Nessa said that her husband tried to talk with the students but they would not listen and attempted to run him over. Party nights are very scary.

The Mayor said that the Town has been doing everything they can to diminish the party problem off campus. There University Student Conduct now applies to off campus students. However there is just so much the town can do. The complex is on private property. She agreed that this situation does nothing to enhance the quality of life in Mansfield. She will continue to work with the Town Manager, the police and the University to get this situation under control.

IV. OLD BUSINESS

1. Issues Regarding the UConn Landfill Including the UConn Consent Order, Public Participation Relative to the consent Order and Well Testing.

No action taken.

2. University Spring Weekend and Campus/Community Relations

No action taken.

V. NEW BUSINESS

3. Financial Statements Dated June 30, 2004

Mr. Clouette moved and Ms. Blair seconded to refer this to the Finance Committee.

So passed unanimously.

4. Historic Documents Preservation Grant

Mr. Clouette moved and Mr. Hawkins seconded to adopt the following resolution:

Resolved, effective September 13, 2004, that Martin H. Berliner, Town Manager, is empowered to execute and to deliver in the name of and on behalf of this municipality, an application and a contract with the State Library for a Historic Document Preservation Grant.

So passed unanimously.

5. NECASA grant Program to Support the Activities of Local Alcohol, Tobacco and Other Drug Abuse Prevention Councils.

Mr. Hawkins moved that effective September 13, 2004, to authorize the Town Manager to submit the attached application to the Northeast Communities Against Substance Abuse, Inc. requesting \$3,300 in grant funding to support the activities of Mansfield's local alcohol, tobacco and other drug abuse prevention council. Seconded by Ms. Blair.

So passed unanimously.

6. Windham Region Council of Governments Regional Transportation Plan Update

Ms. Blair moved that effective September 13, 2004, to authorize the Town Planner to submit to the Windham Region Council of Governments the attached recommendations for revisions to the Regional Transportation Plan. Seconded by Mr. Paulhus.

So passed unanimously.

7. Connecticut Conference of Municipalities' 2005 Legislative Program.

Mr. Hawkins moved and Mr. Paulhus seconded that effective September 13, 2004, to authorize the Town manager to present staff's recommendations to the Connecticut Conference of Municipalities for inclusion in its 2005 Legislative Program, which would include, under Public Safety, two additional recommendations on funding for regional Fire Schools.

So passed unanimously.

8. An Ordinance Regarding the Exemption of Property leased to Charitable, Religious or Nonprofit Organizations

Mr. Clouette moved and Ms. Blair seconded to schedule a public hearing for 7:30 p.m. at the regular meeting on September 27, 2004, to solicit public comment regarding the Ordinance.

So passed unanimously.

9. Amendment to an Ordinance Regulating the Possession of Alcohol by Minors

Mr. Hawkins moved and Ms. Blair seconded to schedule a public hearing at 7:45 p.m. at the regular meeting on September 27, 2004, to solicit public comment regarding the amendment to the Ordinance.

So passed unanimously.

10. Budget Transfers 2003-2004

Mr. Clouette moved and Mr. Hawkins seconded to accept the budget transfers of 2003/04 as requested by the Finance Director.

So passed unanimously.

VI. DEPARTMENTAL REPORTS

None

VII. REPORTS OF COUNCIL COMMITTEES

VIII. REPORTS OF COUNCIL MEMBERS

Town of Mansfield
Legal Budget Transfers
FY 2003/2004

Account No.	Description	Adjusted Budget	Add'l.	Reduction	Adjusted Approp.
111 11100 54999 06	Legislative	54,680	3,778	-	58,458
111 12100 54999 06	Municipal Mgmt.	177,050	806	-	177,856
111 12200 54999 06	Personnel Mgmt.	55,160	38,891	-	94,051
111 13100 54999 06	Town Attorney	12,000	18,680	-	30,680
111 13200 54999 06	Probate	1,820	-	(1,556)	264
111 14200 54999 06	Registrars	31,420	-	(1,606)	29,814
111 15100 54999 06	Town Clerk	166,510	9,057	-	175,567
111 15200 54999 06	General Elections	17,510	-	(5,171)	12,339
111 16100 54999 06	Finance Admin	71,380	-	(11,095)	60,285
111 16200 54999 06	Accounting & Disb.	209,110	6,698	-	215,808
111 16300 54999 06	Revenue Collections	118,980	1,829	-	120,809
111 16401 54999 06	Board of Assessment Appeals	-	94	-	94
111 16402 54999 06	Property Assessmt	157,430	3,591	-	161,021
111 16510 54999 06	Central Copying	40,000	-	(2,254)	37,746
111 16511 54999 06	Central Services	38,500	-	(4,289)	34,211
111 16600 54999 06	Information Technology	96,650	-	(2,839)	93,811
	Total General Government	1,248,200	83,424	(28,810)	1,302,814
111 21200 54999 06	Patrol Services	676,110	8,357	-	684,467
111 21300 54999 06	Animal Control	76,590	4,365	-	80,955
111 22101 54999 06	Fire Marshal	93,350	-	(739)	92,611
111 22155 54999 06	Fire & Emerg Services Adm	67,510	18	-	67,528
111 22200 54999 06	Mansfield Fire Dept	718,050	-	(20,289)	697,761
111 22300 54999 06	Eagleville Fire Dept	585,960	3,541	-	589,501
111 22400 54999 06	Four Corners Fire Dept	6,100	-	-	6,100
111 23100 54999 06	Civil Preparedness	26,390	-	(512)	25,878
	Total Public Safety	2,250,060	16,281	(21,540)	2,244,801
111 30100 54999 06	Public Works Admin	150,410	870	-	151,280
111 30200 54999 06	Supervision & Operations	74,650	-	(15,819)	58,831
111 30300 54999 06	Road Services	628,530	-	(28,139)	600,391
111 30400 54999 06	Grounds Maintenance	261,900	-	(2,531)	259,369
111 30600 54999 06	Equipment Maintenance	308,570	-	(10,114)	298,456
111 30700 54999 06	Engineering	150,890	2,097	-	152,987

Town of Mansfield
Legal Budget Transfers
FY 2003/2004

Account No.	Description	Adjusted Budget	Add'l.	Reduction	Adjusted Approp.
111 30800 54999 06	Building Inspection	91,640	-	(3,799)	87,841
111 30900 54999 06	Building Maintenance	462,810	34,786	-	497,596
	Total Public Works	2,129,400	37,753	(60,402)	2,106,751
111 41200 54999 06	Health Reg. & Inspection	5,000	-	(176)	4,824
111 42100 54999 06	Social Service Admin.	169,730	515	-	170,245
111 42202 54999 06	Mansfield Challenge	2,430	-	(85)	2,344
111 42203 54999 06	Peer Outreach	360	-	(232)	128
111 42204 54999 06	Youth Employment-MMS	4,000	-	(27)	3,973
111 42210 54999 06	Youth Services	155,650	-	(4,496)	151,154
111 42300 54999 06	Senior Services	149,410	-	(4,973)	144,437
111 43100 54999 06	Library Administration	485,660	-	(5,869)	479,791
111 44100 54999 06	Recreation Administration	117,190	2,562	-	119,752
111 45000 54999 06	Contrib. To Area Agencies	237,480	-	(9,735)	227,745
	Total Community Development	1,326,910	3,077	(25,594)	1,304,393
111 51100 54999 06	Planning Administration	199,740	-	(1,354)	198,386
111 52100 54999 06	Plan/Zoning Inland/Wetland	20,180	-	(2,188)	17,992
111 58000 54999 06	Boards & Commissions	4,050	1,740	-	5,790
111 71000 54999 06	Employee Benefits	1,250,390	56,402	-	1,306,792
111 72000 54999 06	Insurance	105,000	621	-	105,621
111 73000 54999 06	Contingency	60,540	-	(59,410)	1,130
111 92000 54999 06	Other Financing Uses	551,500	-	-	551,500
	Total Other Financing	2,191,400	58,763	(62,952)	2,187,211
	TOTAL	9,145,970	199,298	(199,298)	9,145,970

IX. TOWN MANAGER'S REPORT

There is a Town/Gown meeting on Tuesday, September 14, 2004 at 4:00 p.m.

X. FUTURE AGENDAS

XI. PETITIONS, REQUEST AND COMMUNICATIONS

11. Mansfield Police Department Press Release-Unsanctioned Events at Off-Campus Residences
12. D. Dagon re: OEMS Equipment Grant for Emergency Medical Services
13. Department of Public Works Press Release-Route 44 Bikeway to Begin Construction
14. Planning and Zoning commission Application Referral-Four Lot Subdivision Along Cedar Swamp Road/Old Tolland Turnpike
15. Aquifer Protection Regulations
16. Environmental Impact Evaluation
17. 2004 Mansfield Recycling Brochure (enclosed)
18. "Celebrate Mansfield" Saturday, September 18, 2004.
19. Apartments & Condominiums in the Windham Region 02004/05 Edition
20. Mansfield Parks and Recreation-Fall 2004 Brochure (enclosed)
21. Mansfield Community Center News-Summer 2004(enclosed)

XII. EXECUTIVE SESSION

Not needed.

XIII. ADJOURNMENT

At 8:38 p.m. Ms. Blair moved and Mr. Paulhus seconded to adjourn the meeting.

So passed unanimously.

Elizabeth Paterson, Mayor

Joan E. Gerdson, Town Clerk

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TOWN OF MANSFIELD
PUBLIC HEARING
"AN ORDINANCE REGARDING THE EXEMPTION OF PROPERTY LEASED TO
CHARITABLE, RELIGIOUS OR NONPROFIT ORGANIZATIONS"

September 27, 2004

The Mansfield Town Council will hold a public hearing at their regular meeting on September 27, 2004, at 7:30 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building to solicit public comment on an Ordinance regarding the exemption of property leased to charitable, religious or nonprofit organizations.

The Ordinance is designed to accomplish two goals: 1) allow the town to exempt any real or personal property leased by an existing charitable, religious or nonprofit organization to another existing charitable, religious or nonprofit organization; and 2) clarify that the town may tax any real or personal property leased by an existing charitable, religious or nonprofit organization to a for-profit entity or other organization that does not have nonprofit status.

At this hearing persons may heard and written communication may be received.

A copy of the entire proposed ordinance is available and on file with the Town Clerk, 4 South Eagleville Road, Mansfield.

Dated at Mansfield, Connecticut this 14th day of September, 2004.

Joan E. Gerdson, Town Clerk

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TOWN OF MANSFIELD
PUBLIC HEARING
"AMENDMENT TO AN ORDINANCE REGULATING THE POSSESSION OF
ALCOHOL BY MINORS"

September 27, 2004

The Mansfield Town Council will hold a public hearing at their regular meeting on September 27, 2004, at 7:45 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building, to solicit public comment regarding the following Proposed Amendments to the Ordinance Regulating Possession of Alcohol by Minors.

This amendment would lower the fine for a violation from \$100 to \$90.

At this hearing persons may be heard and written communication may be received.

The entire Ordinance and the proposed Amendment are available at the Town Clerk's office, 4 South Eagleville Road, Mansfield.

Dated at Mansfield, Connecticut this 14th day of September, 2004

Joan E. Gerdson, Town Clerk

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Assistant Town Manager *Matt*
CC: Martin Berliner, Town Manager; Jeffrey Smith, Director of Finance; Walter Topliff, Assessor
Date: September 27, 2004
Re: An Ordinance Regarding the Exemption of Property Leased to Charitable, Religious or Nonprofit Organizations

Subject Matter/Background

As you will recall, at the previous meeting staff presented the Council with the attached proposed ordinance regarding the exemption of property leased to charitable, religious or nonprofit organizations. Under state law, the town has the ability to tax real or personal property leased by a charitable, religious or nonprofit organization to another entity, regardless of whether the lessee organization is a nonprofit or a for-profit entity. With the considerable volume of state property located in the community, this could one day become an important revenue source for the town. However, we do think it is appropriate to treat a charitable, religious or nonprofit lessee organization differently from a for-profit entity, and state law allows cities and towns to make this distinction via local ordinance. Consequently, staff has prepared this ordinance to specifically exempt real or personal property leased by an existing charitable, religious or nonprofit organization to another existing charitable, religious or nonprofit organization.

Under the proposed ordinance, there are three primary criteria that must be satisfied to qualify leased real and personal property for the exemption: a) the lessor must be exempt from local taxation as of the date of the applicable tax list; b) the lessee must be exempt from local taxation as of the date of the applicable tax list; and c) the leased property must be used exclusively for the purposes of the lessee organization.

Furthermore, the ordinance requires any charitable, religious or nonprofit organization leasing property from another exempt organization to submit evidence of its tax-exempt status on a quadrennial basis in order to continue to receive the exemption. The ordinance also provides an exempt organization with the ability to request a certificate of correction from the assessor to remove leased property from the tax list and to obtain a refund for certain previous tax payments.

Financial Impact

Clearly, there is a potential loss of revenue in adopting this legislation. However, we do not believe that it is significant. More importantly, our intention is to allow the tax exemption to flow through a tax-exempt owner to a tax-exempt lessee on the theory that the community benefits from having these types of organizations in town.

Legal Review

Staff has prepared the draft ordinance in consultation with the Town Attorney.

Recommendation

For the reasons enumerated above, staff recommends that, following the public hearing, the Town Council adopt the ordinance as presented.

If the Town Council concurs with this recommendation, the following motion is in order:

Move, effective September 27, 2004, to adopt "An Ordinance Regarding the Exemption of Property Leased to Charitable, Religious or Nonprofit Organizations" as presented by staff in its draft dated September 13, 2004, and which ordinance shall become effective 21 days after publication in a newspaper having circulation the Town of Mansfield.

Attachments

- 1) Proposed Ordinance Regarding the Exemption of Property Leased to Charitable, Religious or Nonprofit Organizations

**Town of Mansfield
Code of Ordinances
Ordinance 2004-5**

"An Ordinance Regarding the Exemption of Property Leased to Charitable, Religious or Nonprofit Organizations"

September 13, 2004 Draft

Section 1. Title.

This ordinance shall be known and may be cited as the "Exemption of Property Leased to Charitable, Religious or Nonprofit Organizations Ordinance."

Section 2. Legislative Authority.

This ordinance is enacted pursuant to the provisions of *Connecticut General Statutes* §12-81(58), as amended.

Section 3. Intent and Purpose.

This ordinance is designed to implement the provisions of *Connecticut General Statutes* §12-81(58), as it may be amended from time to time, to allow the Town to exempt from local taxation certain real and personal property that is leased by a charitable, religious or nonprofit organization from another charitable, religious or nonprofit organization and is used exclusively for the purposes of the lessee charitable, religious or nonprofit organization.

Section 4. Exemption of Real or Personal Property.

Pursuant to the provisions of Section 12-81(58) of the *Connecticut General Statutes*, the Town of Mansfield does hereby exempt any real or personal property leased by a charitable, religious or nonprofit organization to another charitable, religious or nonprofit organization, provided that: a) the lessor is, as determined by the assessor, exempt from local taxation as of the date of the applicable tax list; b) the lessee is, as determined by the assessor, exempt from local taxation as of the date of the applicable tax list; and c) the leased property is used exclusively for the purposes of the lessee. Said exemption shall apply to the tax list of October 1, 2004, and to each tax list thereafter.

Section 5. Quadrennial Submission of Proof of Tax Exempt Status.

On a quadrennial basis in accordance with the assessor's schedule, any charitable, religious or nonprofit organization leasing property from another charitable, religious or nonprofit organization, shall submit evidence in a form prescribed by the assessor demonstrating that the lessee organization is, as determined by the assessor, exempt from local taxation as of the date of the applicable tax list and that the leased property is used exclusively for the purposes of such charitable, religious or nonprofit organization.

Section 6. Certificate of Correction.

Pursuant to *Connecticut General Statutes* §12-57, any charitable, religious or nonprofit organization may at any time prior to the payment of the tax or within one year subsequent to the payment thereof, request a certificate of correction from the assessor to remove certain leased property from the tax list of the municipality. Thereafter, in the event of prior payment of the tax, any charitable, religious or nonprofit organization may make application, in writing, to the collector of revenue for a refund of said tax pursuant to Section 12-129 of the *Connecticut General Statutes*. Any such charitable, religious or nonprofit organization requesting a certificate of correction must submit evidence in a form prescribed by the assessor demonstrating that the organization is, as determined by the assessor, exempt from local taxation as of the date of the applicable tax list and that the leased property is used exclusively for the purposes of such charitable, religious or nonprofit organization.

Section 7. Construction.

Whenever used, the singular number shall include the plural, and the use of the plural the singular.



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Assistant Town Manager *MWH*
CC: Martin Berliner, Town Manager; SGT Sean Cox, Resident Trooper Sergeant
Date: September 27, 2004
Re: Amendment to An Ordinance Regulating the Possession of Alcohol by Minors

Subject Matter/Background

At the request of our local prosecutor and Resident Trooper Sergeant, we are asking the Council amend the ordinance regulating the possession of alcohol by minors to lower the fine for a violation from \$100 to \$90. The reasoning behind this request is that under state law most municipal fines of \$90 or less are treated as infractions, whereas fines in excess of \$90 usually require the officer to issue a summons to Superior Court. In general, infractions are simpler to administer and less time consuming for the issuing officer and the court. When the Council adopted this ordinance in December 2003, we were not aware of this important distinction.

Since this past August, our law enforcement officers have been very active responding to large parties and related events at various off-campus student apartment complexes in town. As part of this effort, our officers have issued a significant number of infractions for violations of the town's open container ordinance. The purpose behind the adoption of the ordinance regulating the possession of alcohol by minors was to provide our police with another preventative measure at their disposal, and converting this ordinance to an infraction would make it much simpler to administer.

Financial Impact

The ordinance was not designed as a revenue producing measure, and staff believes that lowering the fine from \$100 to \$90 will have little impact on the offender.

Legal Review

Staff has prepared the revision in consultation with our local prosecutor and Resident Trooper Sergeant.

Recommendation

For the reasons enumerated above, staff recommends that, following the public hearing, the Town Council adopt the amendment as presented.

If the Town Council concurs with this recommendation, the following motion is in order:

Move, effective September 27, 2004, to amend "An Ordinance Regulating the Possession of Alcohol by Minors" as presented by staff in its draft dated September 13, 2004, and which amendment shall become effective 21 days after publication in a newspaper having circulation the Town of Mansfield.

Attachments

- 1) Proposed Amendment to An Ordinance Regulating the Possession of Alcohol by Minors

**Town of Mansfield
Code of Ordinances
Chapter 101, Alcoholic Beverages
Article III, Possession of Alcohol by Minors**

Proposed Amendments to "An Ordinance Regulating Possession of Alcohol by Minors"

September 13, 2004 Draft

Section 1. Findings and Purpose.

The Town Council of the Town of Mansfield finds that:

- A. The unregulated possession of alcoholic liquor by minors is detrimental to the general welfare, health and safety of all residents of Mansfield, especially to its youth; and
- B. The consumption of alcohol by minors while unsupervised by a parental authority creates not only a health and safety risk to those young persons, but presents a public nuisance to the general public as well.

Therefore, the Town of Mansfield seeks to protect, preserve and promote the health, safety, welfare and quality of life of all its residents by regulating the possession of alcohol by minors.

Section 2. Definitions.

- A. "Alcoholic liquor" shall have the same meaning as the term is defined in *Connecticut General Statutes* §30-1(3), as it may be amended from time to time.
- B. "Host" shall mean to organize a gathering of two or more persons, or to allow the premises under one's control to be used with one's knowledge for a gathering of two or more persons, for personal, social or business interaction.
- C. "Minor" shall have the same meaning as the term is defined in *Connecticut General Statutes* §30-1(12), as it may be amended from time to time.
- D. "Person" shall mean any individual, firm, partnership, association, syndicate, company, trust, corporation, limited-liability company, municipality, agency, or political or administrative subdivision of the state or other legal entity of any kind.

Section 3. Possession of Alcoholic Liquor Restricted.

No minor shall possess any container of alcoholic liquor, whether opened or unopened, within the Town of Mansfield except when accompanied by or in the presence of his parent, guardian, or spouse who is of legal age to purchase alcoholic beverages in the State of Connecticut. This restriction shall apply to both public and private property.

Section 4. Hosting an Event or Gathering Restricted.

No person shall host an event or gathering at which alcoholic liquor is consumed by or dispensed to any minor unless such minor is accompanied by or is in the presence of his or her parent, guardian, or spouse who is of legal age to purchase alcoholic beverages in the State of Connecticut. This prohibition shall apply to any event or gathering within the Town of Mansfield, whether conducted on public or private property.

Section 5. Possession Otherwise Permitted by Law.

Notwithstanding the above, nothing herein shall prohibit the serving or selling of alcoholic liquor by a minor if otherwise permitted by state law.

Section 6. Enforcement.

The Town Manager as the Director of Public Safety, or his designee(s), is charged with enforcing the provisions of this Ordinance.

Section 7. Violations and Penalties.

- A. For the first violation, any person cited under Section 3 of this Ordinance shall be subject to a fine of **ninety dollars (\$90)** ~~one hundred dollars (\$100)~~ OR required to complete a substance abuse awareness and prevention program, which cost shall not exceed **ninety dollars (\$90)** ~~one hundred dollars (\$100)~~. For each subsequent violation, any person cited under Section 3 of this Ordinance shall be subject to a fine of **ninety dollars (\$90)** ~~one hundred dollars (\$100)~~.
- B. For the first violation, any person cited under Section 4 of this Ordinance shall be subject to a fine of **ninety dollars (\$90)** ~~one hundred dollars (\$100)~~ OR required to complete a substance abuse awareness and prevention program, which cost shall not exceed **ninety dollars (\$90)** ~~one hundred dollars (\$100)~~. For each subsequent violation, any person cited under Section 4 of this Ordinance shall be subject to a fine of **ninety dollars (\$90)** ~~one hundred dollars (\$100)~~.
- C. All fines paid pursuant to this Ordinance shall be payable to the Collector of Revenue of the Town of Mansfield

Section 8. Appeals Procedure.

Any person fined pursuant to this Ordinance may appeal such fine pursuant to the provisions of the Town of Mansfield Hearing Procedure for Citations Ordinance.

Section 9. Construction.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of either gender shall include both genders.



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Assistant Town Manager *MH*
CC: Martin Berliner, Town Manager
Date: September 27, 2004
Re: Open Space Acquisition – Morneau Property

Subject Matter/Background

As previously discussed, staff has executed a tentative agreement to purchase the .9-acre Morneau property on Clover Mill Road. The agreement is subject to approval of the Town Council.

The parcel is located on the west side of Clover Mill Road abutting the Harrison Marsh portion of Schoolhouse Brook Park, and consists of a portion of the marsh and upland area adjacent to the road. The Open Space Preservation Committee supports the purchase, and believes that it would serve several goals:

- Complete the acquisition goals for this section of Schoolhouse Brook Park
- Provide some off-road parking for visitors using the Marsh Trail. (Current parking is along the road, which always raises safety concerns.)
- Prevent future inappropriate uses by a future private owner that could impact water quality to the marsh
- Serve as a possible site for an observation deck to view the marsh and its wildlife

Financial Impact

The purchase price of this property is \$4,300, and the town has available funds in the open space account.

Legal Review

The Town Attorney has reviewed and approved the purchase agreement.

Recommendation

In keeping with our customary procedure, staff recommends that the Council refer this item to the Planning and Zoning Commission for review, and schedule a public hearing to solicit public comment on the proposed purchase.

If the Council supports this recommendation, the following motion would be in order:

Move, effective September 27, 2004 to refer the acquisition of the Morneau property to the Planning and Zoning Commission for review pursuant to Connecticut General Statutes §8-24, and to schedule a public hearing for 7:30 p.m. at the Town Council's regular meeting on October 12, 2004 to solicit public comment on the proposal.

Attachments

- 1) Tentative Purchase Agreement
- 2) Open Space Preservation Committee Recommendation to Town Council

AGREEMENT TO SELL AND PURCHASE REAL ESTATE

This agreement is entered into on Sept. 13, 2004 by and between the Town of Mansfield (Purchaser) and Rachel G. Morneau, Trustee (Seller).

1. Contingent upon final approval by the Mansfield Town Council, the Seller agrees to sell to the Purchaser 1 (more or less) acre of unimproved land situated on the westerly side of Clover Mill Road as depicted on the attached map. The subject parcel is depicted on assessors map 23, block 60. The subject property was acquired by the Seller in 1976 (Mansfield Land Records Volume 146, Page 137).
2. The purchase price shall be \$4,300.00 (Four Thousand Three Hundred Dollars) and shall be paid as follows:
 - a. \$500.00 this date
 - b. Total balance at the time of closing, unless alternative arrangement are mutually agreed upon
3. The Seller agrees to execute, acknowledge and deliver a Warranty Deed conveying title to the subject property, free on all encumbrances, to the Purchaser.
4. The premises are being sold "AS IS" and Buyer has either inspected the property or has waived any inspection.
5. The closing shall take place on or before November 15, 2004 unless an alternative date is mutually agreed upon.

Town of Mansfield (Purchaser)

Rachel G. Morneau, Trustee (Seller)

Martin H. Berliner 9-9-04
 Martin H. Berliner Date
 Town Manager

Rachel G. Morneau 9/13/04
 Rachel G. Morneau Date
 Trustee

OPEN SPACE PRESERVATION COMMITTEE
RECOMMENDATION TO THE TOWN COUNCIL

The Morneau Property

DESCRIPTION

The proposed area for Town acquisition is a 0.9-acre parcel on the west side of Clover Mill Road abutting the Harrison Marsh portion of Schoolhouse Brook Park (see map). The property consists of a portion of the marsh and a small upland area adjacent to the road, which has been used for parking in the past.

GOALS

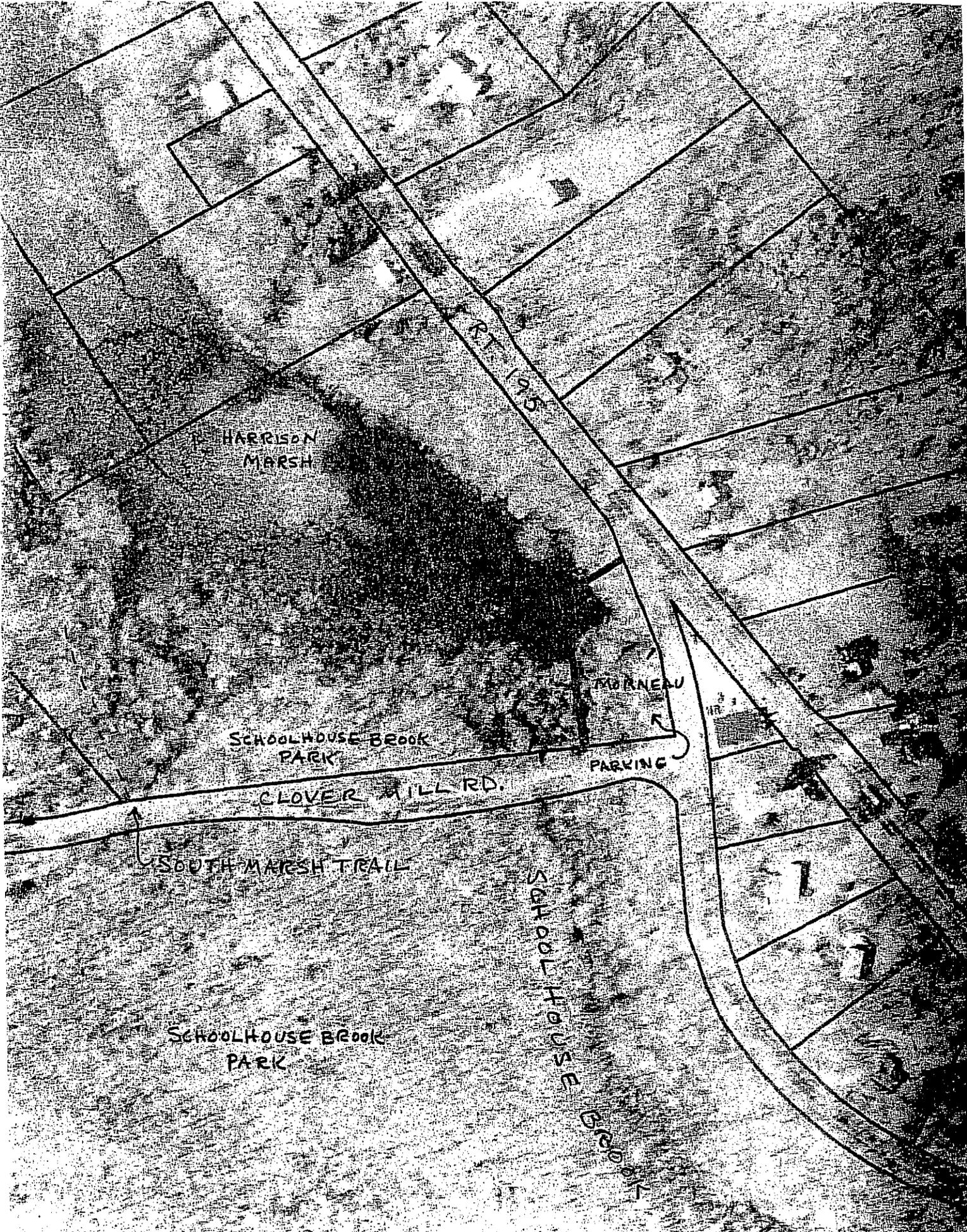
Town ownership of this property would achieve the following goals:

Complete the acquisition goals for this section of Schoolhouse Brook Park.

Provide off-road parking for 2-to-3 cars for park visitors using the Marsh Trail, which enters the park approximately 450 west of the parking area. (see map). Currently, trail parking is along the road, and it is not possible to place cars completely off the road at the trail entrance.

Prevent potentially inappropriate uses of this area by a private owner, which could impact water quality in the marsh and in Schoolhouse Brook, which flows out of the marsh just west of this parcel.

The committee noted that this could be a potential site for an observation deck to view the marsh and its wildlife. Perhaps construction could be funded by a grant and be part of a Scout project, as at Mt. Hope Park.



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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Assistant Town Manager *MWH*
CC: Martin Berliner, Town Manager; Lon Hultgren, Director of Public Works
Date: September 27, 2004
Re: Amendment to Solid Waste Regulations

Subject Matter/Background

As our solid waste collection system continues to evolve, the applicable Town regulations (first adopted in 1990) need to be revised from time-to-time. In this case, staff recommends changing the definition of a "multi-family" residence from three units to two units to accommodate the occasional need for a dumpster at a two-unit residence. To effect this change, staff has prepared the attached amendment to Section A196-6(L) of the regulations.

Financial Impact

As the collection services are contractual and the Town collects fees to pay for these services, there would be no financial impact to this change.

Legal Review

The Town Attorney has reviewed the proposed amendment, and does not anticipate any legal ramifications.

Recommendation

Staff recommends that the Council, in its role as the Mansfield Resources Recovery Authority (MRRA), schedule a public hearing for the Town Council's next regular meeting to solicit public comment on the proposed amendment.

If the MRRA agrees with this recommendation, the following motion is in order:

Move, effective September 27, 2004, to schedule a public hearing for 7:45 p.m. at the Town Council's regular meeting on October 12, 2004 to solicit public comment on the proposed amendment to Section A196-6(L) of the Solid Waste Regulations.

Attachments

- 1) Memorandum from L. Hultgren and V. Walton
- 2) Excerpt from Mansfield Solid Waste Regulations

TOWN OF MANSFIELD
MEMORANDUM
9/16/04

TO: Martin H. Berliner, Town Manager
FROM: Lon R. Hultgren, Director of Public Works
Virginia Walton, Recycling/Refuse Coordinator
RE: **Change to solid waste regulations multifamily definition**

At its August 26, 2004 meeting the Solid Waste Advisory Committee discussed changing the definition of a multifamily residence. The issue was raised by an owner of a duplex who wanted dumpster service, which is available only to multifamily residences. Currently the solid waste regulations define multifamily residences as three or more dwelling units. When the Regulations were originally crafted in 1990, duplexes were excluded from the multifamily definition in order to limit the number of dumpster accounts, as it was a new program of the Town and we wanted the number of single family customers to remain approximately the same.

It was recommended by the Committee to change the definition of multifamily to two or more dwelling units thereby allowing duplexes the option of having dumpster service. It is anticipated that very few will elect this option since it is over twice the expense of the highest single-family service. In order to reflect these changes, section A196-6 (L) of the solid waste regulations needs to be modified. Below is the proposed regulation change to reflect the amended Town Code.

L. For the purposes of these regulations only, multifamily residential establishments shall refer to apartments, trailer parks and condominiums which include ~~three~~ two or more dwelling units owned or managed by a common entity as well as buildings or parts thereof containing ~~three~~ two or more dwelling units, including apartments, row houses and townhouses. Dormitories (including fraternity and sorority houses) shall also be considered multifamily residential establishments.

Council's action, acting as the Mansfield Resource Recovery Authority is respectfully requested to adopt these regulation changes.

cc: File

A. It shall be mandatory for all persons, except those physically disabled, who are owners, lessees or occupants of residential property, single-family or multifamily, to separate or cause to have separated from other solid waste all materials designated as recyclable in § A196-5 above. Cause to have separated for each rental property having collection service shall include:

- (1) Beginning 60 days after the effective date of this amendment, causing to have all lessees and/or principal occupants sign and date a document stating the lessee and/or principal occupant has received and read the Town's current recycling information, been informed of the day and place of recycling collection and has a recycling bin in their unit (if pertinent), and thereafter requiring notification of the responsibilities of Chapter 161, Solid Waste, and regulations to be included in each lease.
- (2) Providing for the collection and removal of recyclables.
- (3) Providing individual recycling bins for each unit for the term of the lease or providing centralized containers with a prominent description of mandated items on or near the containers.
- (4) Disseminating current recycling information, provided by the Town, to each unit no more than twice yearly.
- (5) Instructing on-site managers in recycling procedures.
- (6) Assisting and cooperating with Town enforcement personnel in determining recycling compliance.

B. Residential recycling collection of newspaper, magazines, household cardboard, glass and metal food containers and other paper shall be only as authorized by the MRRA utilizing the recycling/refuse collector under contract with the Authority.

C. Residential recycling collection shall be available to the owners of all single-family and multifamily residences only at such times, schedules, fees and service levels as shall be designated by the MRRA. At the owner's option, said collection may be refused in favor of self-hauling one's own recyclables to the Town's designated recycling facility.

D. Effective October 1, 1990, the provisions of this section shall apply to all residences in Mansfield, with the exception of multifamily residences (apartments and condominiums) where owners have current collection contracts that extend past October 1, 1990. The owners of said establishments shall, at their option, continue with their contract collection until such time as their current contract expires, at which time the full provisions of this section shall become effective.

E. Clean and unsoiled newspaper and magazines shall be tightly placed in standard grocery shopping bags, placed in corrugated boxes or securely tied in flat bundles, none of which shall weigh more than 35 pounds. Junk mail may also be included in said bags, boxes or bundles, provided that all plastics are removed. Plastic bags shall not be used to contain recyclables.

F. Corrugated cardboard and boxes shall have all packing materials removed and shall be collapsed and placed in paper grocery shopping bags or tied in bundles not weighing more than 35 pounds. Flattened household cardboard shall also be included in said bundles, provided that all plastic materials, inner liners and packing materials have been removed.

G. Unbroken glass and metal food and beverage containers shall be separated from other refuse and recyclables and combined in one or more upright containers used only for this category of recyclables and containing no paper or other rubbish. These recyclables should not be flattened or processed in any

way, but should be rinsed. Labels, lids and neck rings need not be removed. Container(s) must be kept clean and in such a place as not to constitute a nuisance or be otherwise objectionable. PETE No. 1 and HDPE No. 2 plastic containers shall be included with said food containers as per Subsection M below.

H. Yard waste shall be separated from all other refuse and recyclable materials and either composted or disposed of on the property from which it was generated. Yard waste may also be taken to the Town's recycling area after first being further separated into brush and trees, leaves, grass clippings and stumps. Yard waste shall not be disposed of with other refuse or recyclables.

I. Storage batteries shall be separated from all other refuse and recyclable materials and taken to the designated dropoff area at the Town's solid waste/recycling area, or otherwise recycled, reused or sold for scrap in a manner consistent with these regulations and Connecticut DEP requirements.

J. Waste oil, used oil filters and antifreeze shall be collected in clean, covered containers and taken to the designated dropoff area at the Town's solid waste/recycling area or otherwise recycled, reused or sold to a state-licensed waste oil collector in a manner consistent with these regulations and Connecticut DEP requirements.

K. Scrap metals shall be separated by type from all other refuse and recyclable materials and taken to the Town's solid waste/recycling area or otherwise recycled, reused or sold for scrap in a manner consistent with these regulations and Connecticut DEP requirements.

* L. For the purposes of these regulations only, multifamily residential establishments shall refer to apartments, trailer parks and condominiums which include three or more dwelling units owned or managed by a common entity as well as buildings or parts thereof containing three or more dwelling units, including apartments, row houses and townhouses. Dormitories (including fraternity and sorority houses) shall also be considered multifamily residential establishments.

M. PETE No. 1 and HDPE No. 2 plastic containers excepting motor oil containers shall be separated from other refuse and included with the glass and metal food and beverage containers, provided that they are clean. Labels, lids and neck rings need not be removed.

N. Unbroken fluorescent lights shall be separated from all other refuse and recyclable materials and taken to the designated drop-off area at the Town's solid waste/recycling area, or otherwise recycled in a manner consistent with these regulations and Connecticut DEP requirements. [Added 9-24-2001, effective 11-1-2001]

O. Computer monitors, computer accessories and televisions shall be separated from all other refuse and recyclable materials and taken to the designated drop-off area at the Town's solid waste/recycling area, or otherwise recycled or reused in a manner consistent with these regulations and Connecticut DEP requirements. [Added 9-24-2001, effective 11-1-2001]

§ A196-7. Commercial recycling.

A. Effective October 1, 1990 it shall be mandatory for all persons who are owners, lessees or occupants of nonresidential establishments and public institutions or facilities to establish recycling programs and to separate from other solid wastes or arrange to separate, collect, transport and market all materials so designated as recyclable in § A196-5 of these regulations.

B. This section shall also apply to multifamily residential establishments having a current collection contract that extends past October 1, 1990, until said contract expires.

C. All solid waste collectors permitted to collect refuse and recyclables in Mansfield under Code § 161-11 who collect refuse or recyclables from nonresidential establishments or public institutions are required by this section to: [Added 9-24-2001, effective 11-1-2001]

- (1) Distribute the Town's current recycling brochure to each new customer.
- (2) Report to the Town's Refuse/Recycling Coordinator recycling violations, including a lack of recycling and the mixing of recyclables with trash.
- (3) Where the solid waste collector has assumed responsibility for providing recycling containers, provide clear, accurate labeling on containers.

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ANIMAL CONTROL ACTIVITY REPORT

FOR REPORT PERIOD:

August 2004

PERFORMANCE DATA:	THIS MONTH	LAST MONTH	SAME MONTH LAST YEAR	THIS FY TO DATE	LAST FY TO DATE
Complaints Investigated:					
Wildlife Calls	8	14	26	22	40
Cat Calls	68	59	93	127	148
Phone Calls	242	221	263	463	451
Road Calls	12	12	28	24	39
Dog Calls	74	93	136	167	248
Complaints Unanswered at End of Month	0	0	0	0	0
Notices to License Issued	10	10	8	20	13
Notices to Vaccinate Issued	0	0	0	0	0
Warnings to Vaccinate	0	0	0	0	0
Other Written Warnings Issued	3	2	48 (Survey)	5	48
Warnings Needing to be Issued	4	4	0	8	-
Dog Bite Quarantines	0	0	1	0	2
Dog Strict Confinement	0	0	-	0	0
Cat Bite Quarantines	3	0	-	3	1
Cat Strict Confinement	0	0	-	0	0
Horse Quarantines	0	0	-	0	0
Number of Arrests	2	1	-	3	0
Dogs on Hand at Start of Month	4	6	7	10	9
Cats on Hand at Start of Month	15	27	6	42	13
Impoundments	39	38	29	77	59
DISPOSITIONS:					
Owner Redeemed	7	8	5	15	10
Sold as Pets - Cats	17	23	11	40	26
Sold as Pets - Dogs	3	10	9	13	13
Total Destroyed	3	12	1	15	2
Road Kills Taken for Burial	2	0	0	2	0
Euthanized at Owners Request	0	0	0	0	0
Euthanized as Unclaimed/Unplaceable	1	12	1	13	2
Total Dispositions	30	53	26	83	51
Dogs on Hand at End of Month	4	4	3	8	10
Cats on Hand at End of Month	24	15	13	39	19
Total Fees Collected	\$850	\$1890	\$845	\$2740	\$2006

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Mansfield Downtown Partnership

1244 Storrs Road
PO Box 513
Storrs, CT 06268
(860) 429-2740
Fax: (860) 429-2719

September 8, 2004

Board of Directors
Mansfield Downtown Partnership

Re: Item #4 - Meeting Minutes

Dear Board members:

Attached please find the minutes for the Board meeting held on August 3, 2004.

The following motion would be in order:

Move, to approve the minutes of August 3, 2004.

Sincerely,

A handwritten signature in cursive script that reads "Cynthia van Zelm". The signature is written in dark ink and is positioned above the printed name and title.

Cynthia van Zelm
Executive Director

Attach: (1)

MANSFIELD DOWNTOWN PARTNERSHIP, INC.
BOARD OF DIRECTORS MEETING
Mansfield Downtown Partnership Office
Tuesday, August 3, 2004

MINUTES

Present: Steve Bacon, Tom Callahan, Dale Dreyfuss, Mike Gergler, Al Hawkins, Philip Lodewick, Janet Jones, Fred Maryanski, Betsy Paterson, Caroline Redding, Steve Rogers, Frank Vasington, David Woods

Staff: C. van Zelm, L. Cole-Chu

1. Call to Order

Philip Lodewick called the meeting to order at 4:05 pm.

2. Welcome New Board Members – Caroline Redding and Fred Maryanski

Mr. Lodewick welcomed Fred Maryanski to the Board (Caroline Redding arrived later in the meeting).

3. Opportunity for Public to Comment

There was no Public Comment.

4. Approval of Minutes

Betsy Paterson made a motion to approve the May 4, 2004 minutes and the June 10, 2004 (Special Meeting) minutes. Dale Dreyfuss seconded the motion. The motion was approved unanimously.

5. Election of Officers to Board of Directors for 2004-2005

Betsy Paterson made a motion to approve Philip Lodewick as President, Betsy Treiber as Vice President, Steve Rogers as Secretary, Dave Pepin as Treasurer, and Marty Berliner as Assistant Treasurer as officers for the Mansfield Downtown Partnership for 2004-2005. Mike Gergler seconded the motion. The motion was approved unanimously.

6. Appointment of Committee Chairs and Members for 2004-2005

Ms. van Zelm noted that Caroline Redding should be added as a member of the Nominating Committee to the list of Committee members provided for consideration.

Steve Bacon made a motion to approve the list of Mansfield Downtown Partnership Committee Chairs and members (as attached) including Caroline Redding to the Nominating Committee. Mr. Gergler seconded the motion. The motion was approved unanimously.

7. Review and Discussion of Development Agreement with Storrs Center Alliance

Tom Callahan noted that the Board had authorized the Finance and Administration Committee to enter into negotiations with Storrs Center Alliance on the development agreement between Storrs Center Alliance and the Partnership. (Storrs Center Alliance is a limited liability corporation formed for the development of the Storrs Center project that has one member currently – LeylandAlliance).

Mr. Callahan said two objectives needed to be met before the agreement could be recommended by the Finance Committee to the Board: reviewing LeylandAlliance's finances related to their ability to put equity into the project, and the requirement that UConn agreement with Storrs Center Alliance to transfer portions of its land to Storrs Center Alliance was in place.

Dave Pepin and Mr. Lodewick met with the investors in LeylandAlliance and one of the proposed builders/sources of funding while Cynthia van Zelm met with one of the proposed builders/sources of funding. Mr. Callahan said their report was that the investors were prudent and patient, and undertaking responsible development in their projects.

Today, the UConn Board of Trustees met to consider the conveyance of land for the Storrs Center project to Storrs Center Alliance. Both Ms. Paterson and Mr. Lodewick spoke at the Board meeting. The Board of Trustees approved going ahead with the conveyance of land.

Mr. Callahan said the development agreement was essentially the same as the agreement initially approved by the Board in April when Marquette Property Investments was part of the team but with some significant changes related to timeline and guarantees. The development agreement calls for the preliminary Business Plan to be completed 30 days after it is signed and for the Municipal Development Plan (MDP) to be completed 120 days after the development agreement is signed. Permits will be secured subject to the approval of the MDP. The agreement includes a provision that construction would begin 60 days after a construction loan is approved. A special design district is contemplated that would in place 60 days after approval of the MDP. There are notification provisions if Storrs Center Alliance is in default and a guaranty agreement (guaranty of performance) from Storrs Center Alliance is included as part of the agreement.

Lee Cole-Chu added that the development agreement added some safeguards for the Partnership that the Finance and Administration Committee wanted including notification of claims against the developer, and payment of any Partnership legal fees related to financing by the developer.

Mr. Callahan said the Finance and Administration Committee unanimously recommended that the Board approve the development agreement with Storrs Center Alliance provided that UConn's agreement with Storrs Center Alliance is in place, and that the Partnership's attorney Lee Cole-Chu, had a chance to review the development agreement in full from the changes made by Storrs Center Alliance. As this has

occurred, Mr. Callahan made a motion that the President of the Partnership be authorized to enter into a development agreement with Storrs Center Alliance. Ms. Paterson seconded the motion. The motion was approved unanimously.

Mr. Callahan noted that a lot of progress has been made on the project. He thanked Ms. van Zelm, Dale Dreyfuss in his efforts to get the land conveyance agreement done quickly, the Finance and Administration Committee for their due diligence, and Mr. Cole-Chu for all his work, and thanks to Mr. Lodewick, and Ms. Paterson for speaking on behalf of the project at the Board of Trustees meeting.

Mr. Callahan said there would be a lot of work in the next few months to start engaging the public even more in the project.

Mr. Lodewick recognized Mr. Callahan for all his hard work.

8. Director's Report

Ms. van Zelm said that earlier this week a group from the Board had met with Storrs Center Alliance to lay out the next steps including the public engagement process. There will be a meeting to introduce Storrs Center Alliance to the public in early Sept. and a meeting in October to review the design. She said that a weekly telephone call with the Storrs Center Alliance team is now taking place.

The Festival on the Green planning is going well with vendors being secured. She directed Board members to their volunteer assignments the day of the Festival, which had been previously e-mailed to them. She asked Board members to let her know if there are any changes.

With respect to grants, Ms. van Zelm said the Town of Mansfield on behalf of the Partnership had applied for another Small Town Economic Assistance Program grant for \$500,000 that would focus on the town green. She said a decision should be made by the Office of Policy Management in September. The Town also has applied for a Small Cities grant from the Department of Economic and Community Development for streetscape improvements.

9. Report from Committee

Festival on the Green

Ms. Paterson reported that more artists were being secured for the Festival. She thanked Janet Jones for her work on food and Mr. Dreyfuss for helping out with art work on the back of Husky Blues. Ginny Walton, Town Recycling Coordinator, is making a big effort to have Festival participants recycle 90 percent of their waste. Kristin Schwab is preparing the map of the site.

The Festival on the Green Committee decided not to tie in fireworks after the Festival.

Business Development and Retention

Mr. Gergler reported that the Business Development and Retention Committee had met with Steve Maun of Storrs Center Alliance, and Joanne Maislin of Intrawest. There was

discussion about how Intrust would work with the Partnership to choose tenants and work with the current businesses in Storrs Center. Mr. Gergler said the feedback he received from Committee members was very positive and they look forward to seeing Ms. Maislin's further analysis of the market.

Planning and Design

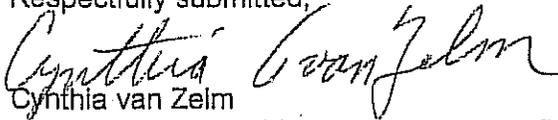
Steve Bacon reported that the Planning and Design Committee was joined by Lou Marquet from Storrs Center Alliance, and Michael Klemens again at their meeting.

They gave an update of their analysis of the wetlands on the site and how some of the wetlands issues might be addressed. The Committee will meet again in September.

10. Adjourn

Mr. Callahan made a motion to adjourn the meeting. Frank Vasington seconded. The motion was approved unanimously. The meeting adjourned at 4:50 pm.

Respectfully submitted,



Cynthia van Zelm
Executive Director, Mansfield Downtown Partnership

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MINUTES
MANSFIELD INLAND WETLAND AGENCY
Regular Meeting, Tuesday, September 7, 2004
Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), B. Gardner, J. Goodwin, R. Hall, K. Holt, P. Kochenburger,
P. Plante, G. Zimmer
Members absent: A. Barberet, P. Plante
Alternates present: B. Mutch, B. Pociask
Alternates absent: B. Ryan
Staff present: G. Meitzler (Wetlands Agent)

Chairman Favretti called the meeting to order at 7:07 p.m., appointing Alternates Mutch and Pociask to act as voting members.

Holt MOVED, Gardner seconded to add receipt of new application W1274, KMC, LLC, to the Agenda under New Business; MOTION PASSED unanimously.

Minutes: 8/2/04 – Mr. Mutch stated that he had heard the relevant tapes and felt qualified to vote; Mr. Pociask disqualified himself. Zimmer MOVED, Gardner seconded that the Minutes be approved as presented; MOTION CARRIED, all in favor except Pociask (disqualified).

9/1/04 field trip – Favretti MOVED, Holt seconded that the Minutes be approved as presented; MOTION CARRIED, Holt and Favretti in favor, all else disqualified.

Communications – Draft Minutes of Conservation Commission 8/18/04 meeting (regarding W1268, Miner; W1269, Grand Shart; W1270, Town Clover Mill Rd. project, and W1271, Peterson-Blinn), Wetlands Agent's 9/1/04 Monthly Business memo.

Holt reported that she had heard that possible violations related to lake-dredging and sediment/erosion control concerns have been occurring at the site of the application recently approved at 32 Centre St./18 Edgewood Ln. During discussion with the Wetlands Agent, concerns were also expressed about whether work could be completed within the time schedule outlined by the applicants. Mr. Meitzler said he has visited the site frequently and has observed no violations as extreme as those mentioned by Mrs. Holt and the neighbors. However, he will revisit the site after the upcoming predicted rains and will report on the applicant's plans for future construction at a special meeting to be scheduled for this purpose on Sept. 20th.

Old Business

W1267, Yankee, Hillyndale Rd., request for extension – The Wetlands Agent's 9/2/04 memo noted the requested extension of time to allow for revision of previously-submitted house plans to comply with requirements of the Eastern Highlands Health District. Holt MOVED, Hall seconded to grant an extension of time until October 4, 2004, to James Yankee, to allow time for completion of a site plan for a new house with septic system and related site work on Hillyndale Rd.. MOTION PASSED unanimously.

W1268, Miner, N. Eagleville Rd., deck expansion within buffer area – Mr. Meitzler's 9/1/04 memo and comments from the Conservation Commission (above) were noted; the site was also visited as part of the 9/1/04 field trip. Holt MOVED, Hall seconded to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to Russell Miner (file W1268) for replacement of an existing deck on property owned by the applicant located at 391 North Eagleville Rd., as shown on a map dated 7/19/04, and as described in other application submissions. This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned upon the following provisions being met:

1. Appropriate erosion and sedimentation controls shall be in place prior to construction, maintained during construction, and removed when disturbed areas are completely stabilized;
2. This approval is valid for a period of five years (until September 7, 2009), unless additional time is requested by the applicant and granted by the Inland Wetland Agency. The applicant shall notify the Wetlands Agent

before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this agency for further review and comment. MOTION PASSED unanimously.

W1269. Grand Shart, LLC, proposed 4-lot subdivision on Cedar Swamp Rd. – Mr. Meitzler's 9/1/04 memo and comments from the Conservation Commission (above) were noted; the site was also visited as part of the 9/1/04 field trip. Holt MOVED, Mutch seconded to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to Grand Shart, LLC, c/o Samuel L. Schrage (file W1269) for a four-lot residential subdivision on property owned by the applicant located at Cedar Swamp Rd., as shown on a map dated 7/26/04, and as described in other application submissions. This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned upon the following provisions being met:

1. Appropriate erosion and sedimentation controls shall be in place prior to construction, maintained during construction, and removed when disturbed areas are completely stabilized;
2. Silt fencing shall be provided across the old turnpike where the shared drive meets it, to limit downhill movement of sediment;
3. Silt fencing shall be added downhill of construction areas on Lot 1, uphill of the shared drive;
4. This approval is valid for a period of five years (until September 7, 2009), unless additional time is requested by the applicant and granted by the Inland Wetland Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this agency for further review and comment. MOTION PASSED unanimously.

W1270. Town of Mansfield, Clover Mill Rd., reconstruction, guardrail – Mr. Meitzler's 9/1/04 memo, 8/6/04 comments from the Windham Water Works and comments from the Conservation Commission (above) were noted; the site was also visited as part of the 9/1/04 field trip. Following discussion, during which members discussed comments by the Conservation Commission supporting the concept of a more natural-looking guard rail, Holt MOVED, Hall seconded to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to the Town of Mansfield Department of Public Works (file W1270), for reclamation overlay of pavement and installation of a guard rail on property owned by the applicant (road right-of-way) on Clover Mill Rd., as shown on a map dated 6/18/04 and as described in other application submissions. This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned upon the following provisions being met:

1. Appropriate erosion and sedimentation controls shall be in place prior to construction, maintained during construction, and removed when disturbed areas are completely stabilized;
2. Sediment and erosion protection shall be added at stations 4+100 and 8+70 on the portion of the road to be reconstructed;
3. Areas of disturbance around the guard rail end anchors shall be protected by spreading with hay or by covering with filter fabric if the season does not permit seed growth;
4. This approval is valid for a period of five years (until September 7, 2009), unless additional time is requested by the applicant and granted by the Inland Wetland Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this agency for further review and comment. MOTION PASSED unanimously.

In addition, the Agency added the following: "In addition, the Inland Wetland Agency requests the Public Works Department to consider the 8/18/04 recommendations of the Conservation Commission regarding alternative guard rail options."

W1271. Peterson-Blinn, Mansfield City Rd., single-family house within regulated area - Mr. Meitzler's 9/1/04 memo, 8/6/04 comments from the Windham Water Works, 8/11/04 comments from the Eastern Highlands Health District, and comments from the Conservation Commission (above) were noted; the site was also visited as part of the 9/1/04 field trip. Holt MOVED, Hall seconded to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to Elizabeth Peterson-Blinn (file W1271) for construction of a single-family dwelling with associated site improvements on property owned by the applicant located at 577 Mansfield City Rd., as shown on a map dated 7/8/04 and as described in other application submissions. This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned upon the following provisions being met:

1. Appropriate erosion and sedimentation controls shall be in place prior to construction, maintained during construction, and removed when disturbed areas are completely stabilized;

2. Silt fence shall be installed along the south side of the driveway, uphill of the Tanner property;
3. This approval is valid for a period of five years (until September 7, 2009), unless additional time is requested by the applicant and granted by the Inland Wetland Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this agency for further review and comment. MOTION PASSED unanimously.

New Business – The Wetlands Agent’s 9/2/04 memo discusses W1272 (Town of Mansfield, Codfish Balls Rd.) and W1273, Cheney, Rt. 32).

W1272. Town of Mansfield Dep’t. of Public Works. drainage improvements on Codfish Falls Rd. – Goodwin MOVED, Holt seconded to receive the application submitted by the Town of Mansfield, Department of Public Works, under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for drainage improvements at the north end of Codfish Falls Road in front of Lot 344, on property owned by the applicant, as described in a map dated September 1, 2004 and as shown in other application submissions, and to refer the application to the staff and Conservation Commission for review and comment. MOTION PASSED unanimously.

W1273. Cheney. construction of building, 164 Stafford Rd. – Goodwin MOVED, Holt seconded to receive the application submitted by Richard and Verna Cheney as Highland Ridge Golf Range, under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for the construction of a 50-ft. by 70-ft. golf training building at 164 Stafford Road, on property owned by the applicants, as described in a map dated 9/1/04 and as shown in other applications submissions, and to refer the application to the staff and Conservation Commission for review and comment.

During discussion, Mr. Dancosse, an abutting property-owner, stated that the DEP has been conducting water tests to determine the origin of pollution which has affected his well and two others. He described other activities by Mr. Cheney in the area and requested that no land in the vicinity of the testing be disturbed until the DEP has reached its conclusions regarding the cause and location of the pollution. Mr. Padick agreed that the matter should be further investigated. The MOTION to receive the application then was PASSED unanimously.

W1274. KMC. LLC (Radell). 852 Middle Turnpike. single-family home – Goodwin MOVED, Holt seconded to receive the application submitted by KMC, LLC under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for the construction of a single-family home on property owned by Anton Radell, as described in a map dated 7/15/04 revised through 8/25/04 and as shown in other applications submissions, and to refer the application to the staff and Conservation Commission for review and comment. It was noted that this application is for house construction instead of previously-approved greenhouses. MOTION PASSED unanimously.

Field trip – By consensus, a field trip was scheduled for 1 p.m. on Tuesday, September 14th.

Wetlands Regulations Review Committee – A meeting is to be scheduled in the near future.

Communications and Bills – As listed on the Agenda.

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary

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**TOWN OF MANSFIELD
OPEN SPACE PRESERVATION COMMITTEE**

Minutes of the August 17, 2004, Meeting

Members Present: Jim Morrow, Steve Lowery, Ken Feathers, and Vicky Wetherell

1. The meeting was called to order at 7:30 p.m.
2. The minutes of the July 13, 2004 meeting were approved with a correction of the meeting date.

3. Field Trips and Recommendations to the Town Council

The committee continued its review of the Towell property. Since the last meeting, the town planner confirmed that there were no contiguous open space properties that allowed public access; therefore this isolated property was not seen as a high priority for preservation. The committee referred the property back to the Town Manager with the request that he get back to the owner and ask if the property would be offered at a conservation price. If so, the committee would consider the property again as a possible resource for residents in this densely populated area.

4. The meeting was adjourned at 8:30.

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MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Tuesday, September 7, 2004

Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), B. Gardner, J. Goodwin, R. Hall, K. Holt, P. Kochenburger, G. Zimmer
Members absent: A. Barberet, P. Plante
Alternates present: B. Mutch, B. Pociask
Alternates absent: B. Ryan
Staff present: G. Padick (Town Planner), C. Hirsch (Zoning Agent)

Chairman Favretti called the meeting to order at 7:55 p.m., appointing Alternates Mutch and Pociask to act as voting members.

Minutes: 8/2/04 – Zimmer MOVED, Gardner seconded to approve the Minutes as presented; MOTION PASSED, all in favor except Pociask, who was disqualified.

9/1/04 field trip – Favretti MOVED, Holt seconded to approve the Minutes as presented; MOTION PASSED, Favretti and Holt in favor, all else disqualified.

Holt MOVED, Gardner seconded to add discussion regarding the Pine Grove subdivision to the Agenda as part of the Zoning Agent's report; MOTION PASSED unanimously.

Zoning Agent's Report – The Monthly Activity and Enforcement Update reports for July were acknowledged.

Live Music Permit renewals – Current permits will expire Nov. 1st. By consensus, members agreed to schedule a Public Hearing on the 7 renewal requests for October 4, 2004.

Pine Grove Estates subdivision, file 1187-2 – Mr. Padick's 9/7/04 memo discusses applicant J. Guarnaccia's request to put off completion of road work and repaving of the 2 existing cul-de-sac driveways on Adeline Place until 2005. However, the owners of the driveways want the work to be completed as specified in the bonding agreement (Sept. 1, 2004) or as soon thereafter as possible. Members agreed by consensus with Mr. Padick's recommendation that the Commission take no action until after a planned meeting between Town staff, the developer and the property-owners.

Old Business

"Toll Road" subdivision, 4 proposed lots off Cedar Swamp Rd., Grand Shart, LLC, o/a, file 1221 – A memo was received from the Fire Marshal (8/31/04). Other staff reports are still to be received; for this reason, the presentation for this subdivision was postponed; action must be taken by 10/4/04. It was requested that during the presentation, 8/16/04 comments from the Conservation Commission also be addressed by the developer.

Regional Transportation Plan Update – The Town Planner's 9/2/04 memo included a draft of proposed Mansfield comments, which must be submitted to WINCOG by the end of September, was attached. The PZC had previously reviewed the comments, and no major changes are anticipated as a result of review by staff, the Traffic Authority and Town Council. Holt suggested that the Eastbrook Mall/Rt. 195 walkway be continued within the Mall property; Mr. Padick noted that that is private property and suggested that Mrs. Holt's suggestion may be appropriate when an expected site modification application for a Kohl's department store in the former Ames space is received. Members agreed by consensus to forward the suggested revisions to the Traffic Authority and Town Council for review and transmittal to the WINCOG staff. There will be an additional opportunity for comment on final drafts prior to WINCOG adoption.

Town Planner's Verbal Updates

Storrs Center Downtown project – A public session to introduce the development team selected to oversee the project is scheduled for 9/8/04, with a follow-up meeting a month later to discuss design issues. The development team is also tentatively scheduled to give a ½-hr presentation at the 9/20 PZC meeting, since PZC/TWA

regulatory decisions will be necessary for some parts of the project, and some revisions to our Zoning Regulations as a result of the project are also anticipated. A Downtown Partnership-sponsored festival is planned for 9/18/04.

EIE comments on UConn football/training center complex – The University's responses to the EIE request for comments were included in members' packets. A public information session is planned to discuss major issues such as drainage from this and other projects is to be scheduled.

Aquifer protection – Because the PZC is the Town's designated aquifer protection agency, members have been invited to a 9/15/04 Conservation Commission meeting to hear the Acting Director of the Planning and Standards Division of the DEP Bureau of Water Management address aquifer protection issues in Mansfield.

Continued Public Hearing, Bovino request for zone change from RAR-40 to R-20, 27 acres north of Conantville Rd./south of Puddin Ln., file 1220 – The Public Hearing was reconvened at 8:20 p.m.. Members and Alternates present were Favretti, Gardner, Goodwin, Hall, Holt, Kochenburger, Mutch and Zimmer. Mr. Pociask disqualified himself; Mr. Mutch stated he had heard all relevant tapes. There was no legal notice; communications received since the last Public Hearing session were: Town Planner (9/2/04); J. Haas (8/31/04); K. Randolph (8/29/04); K. English (8/27/04); R.&J. Bee (8/23/04); D.&B. Kolb (8/20/04); Karin Randolph (8/20/04); B. Brown (8/17/04); J. Watson/E. Lang (8/16/04); M. Beldin (9/3/04); D. Beal (8/28/04); S.&A. Dodd (8/31/04); B. Puppro de Pilar (9/5/04); P. &A. Veilleux (9/2/04); J. &B. Hankins (9/3/04), and a petition in opposition to the proposal signed by over 20% of abutting property-owners. Under State Statute, the petition requires a 2/3 vote (6 votes) of the PZC for passage of the proposal. Project engineer M. Dilaj displayed mapping of the proposal. Public comment was then invited.

M. Beal, 159 Puddin Ln., representing a number of persons, read comments in opposition to the proposal. He expressed concern that the character of the neighborhood and residents' quality of life would be adversely affected, concern for a higher-density use, and traffic concerns. He noted that the Plan of Development encourages recreational use of Puddin Lane, and this could be seriously compromised by this proposal's passage. His written comments were submitted to the Commission.

B. Brown, abutter, expressed concern for her back pasture and the horses on her property, and submitted a photo of the pasture. She also requested that a screening fence be constructed along her property, should the zone change be approved.

R. Bee, 124 Puddin Ln., requested an accurate plan of what is proposed if this proposal is approved. He is opposed to greater density as an abstract concept in his back yard.

H. Swadlow, 120 Puddin Ln., expressed concerns relating to the already high volumes of traffic and speeding on Puddin Ln. and requested that the Town control this before allowing the increased traffic which he feels this proposal would generate.

L. & D. Fecho, 22 Puddin Ln., expressed concern regarding access roads onto Puddin Ln., citing high incidence of speeding traffic. Mrs. Fecho requested the installation of speed bumps and perhaps an entrance into any planned housing development from Conantville Rd.

Mr. Dilaj noted that this area would be ideal in terms of Plan of Development recommendations for medium and high-density areas in Mansfield, and such a redesignation could also comply with the State Plan of Conservation & Development and the State Public Health Code regarding individual wells. He pointed out that it is one of the very few areas available in town which has sewer and water connection possibility. He emphasized that the larger issue is not traffic (no traffic studies have been done), but the redesignation of the area as a medium to high-density area, which is much needed in Mansfield.

Mr. Dilaj also agreed to consider an entrance/exit on Conantville Rd.; Mr. Padick noted that there are some very steep slopes on Conantville Rd. which would prevent access; he felt Puddin Lane would provide much better access. Mr. Dilaj agreed, but said a secondary access might be possible.

In response to members' queries, Mr. Dilaj said that the WRTD bus stop is within easy walking distance. He also said he could obtain a statement from the Windham Water Works that they were willing to supply water.

K. Randolph, 95 Puddin Ln., expressed concerns regarding an increase to a medium to high-density area and requested a definition of that term and also cluster housing; Mr. Padick supplied these definitions.

P. Veilleux, 48 Pudding Ln., stated that, in reality, medium to high-density occupancy already exists in that area, and there is therefore no need for a redesignation. He also noted frequent recreational jogging, biking and walking on Puddin Ln. and was opposed to anything that might make those activities more dangerous.

Mr. Padick stated that the PZC cannot require and could not consider or condition a decision on this type of application on any plan for proposed subsequent activity. The Public Hearing was closed at 9:12 p.m.

Plan of Conservation & Development update – Mr. Padick said that a draft can be ready this fall (see Town Planner's 9/2/04 memo with attached potential revisions and Minutes of most recent POCD Committee meeting). Members were asked to review the proposed revisions and offer any comments as soon as possible, really soon.

New Business

Forest Acres, Sec. 2 subdivision, request for 2nd filing extension, file 1216 – The Town Planner's 9/1/04 memo was noted. After brief discussion, Holt MOVED, Gardner seconded that the PZC, pursuant to Section 6.15 of the Subdivision Regulations, grant a second 90-day extension for filing final subdivision plans for the Forest Acres, Section 2 subdivision (file 1216). MOTION PASSED unanimously.

Proposed food service use, 125 No. Eagleville Rd., file 832 – A request was recently received for permission for a food service use on the second floor of the Nanos building at 125 No. Eagleville Rd. The Building and Health departments must be consulted on this request, and there are parking space issues which would also have to be resolved. At the meeting, Ms. Saad, the applicant, was present with attorney J. McGrath, who said the applicant is now in conversation with the Health and Building departments; Mr. McGrath submitted traffic/parking data. Ms. Saad said that only take-out service would be provided, and there would be no seating in the proposed food service use. The applicant was asked to supply a menu and summary of open hours. By consensus, the issue was referred to staff for review.

Request for interpretation of zoning regulations regarding potential Starbucks drive-through restaurant – Att'y. L. Jacobs's 8/12/04 letter states that he would like to make sure that the Commission agrees that, based upon the definition in the Zoning Regulations, a Starbucks would not be a restaurant, and therefore, the restriction against drive-through food service would not apply. The Starbucks would be located in the PB-1 zone across from the McDonalds next to the Eastbrook Mall. Members agreed by consensus to refer the question to staff.

Notice of proposed DOT salt storage facility improvements, No. Frontage Rd. – (See 9/1/04 memo from Town Planner.) It is understood that the project does not require Town approvals, but any comments from the Town would be considered by the DOT. Mr. Padick feels that no significant impact is to be expected from the project, and no action is considered necessary at this time. Any further information will be passed on to the Commission.

Request for tree removal on Lot 4, Homestead Dr., file 1085 – Mr. Padick's 8/31/04 memo outlines the request from the lot-owner, R. Lopez, based upon Mr. Lopez's 8/30/04 letter. Holt MOVED, Gardner seconded to authorize the removal of a large oak tree on Lot 4 (54 Homestead Drive) of the Homestead Acres subdivision, as depicted and described in 8/30/04 submissions from R. Lopez, subject to the condition that there be no below-grade stump removal or disturbance of soil or vegetation adjacent to the subject tree. Members discussed the request for removal of the tree, which is within a conservation easement, and decided to TABLE THE MOTION and visit the tree during the 9/14 field trip. Mr. Padick recommended that members consider the nature and significance of the conservation easement at that location, and whether removal of the tree would have any serious effect on the conservation easement.

Chatham Hill, Sec. 2 subdivision requests for frontage waiver on Lot 25, and for use of Letter of Credit, file 1131-3 – Mr. Padick's 9/1/04 memo explains both of these requests. Holt disqualified herself. After Mr. Padick briefly explained the reasons for the requests, Gardner MOVED, Hall seconded that the PZC amend condition #5 of its 7/6/04 approval of the Chatham Hill, Section 2 subdivision to include Lot 25 as one of the lots where the PZC approves a waiver or reduction of lot frontage. MOTION PASSED unanimously.

Gardner then MOVED, Hall again seconding, that the PZC Chairman, with staff assistance, be authorized to accept a Letter of Credit from the Savings Institute for the Chatham Hill, Section 2 subdivision, subject to compliance with the Letter of Credit requirements of Article VI, Section C.2 of the Zoning Regulations. MOTION PASSED unanimously.

Outside storage display 497 Middle Tpk., file 1096-2 – Mr. Padick reported that a revised layout plan has been submitted to staff, who plan to meet with the applicants and owner soon. The modification request was, therefore, tabled by consensus.

Communications and Bills – as listed on the Agenda

Zoning Board of Appeals signage issue – Mr. Padick reported that the PZC officers feel that a meeting between the officers of both boards would not be beneficial.

CT Civil Liberties Union communications regarding political signs – The requested Mansfield sign regulations have been sent to the ACLU for review.

The meeting was adjourned at 9:56 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary

MINUTES

MANSFIELD SCHOOL READINESS COUNCIL

Tuesday, July 13, 2004

Conference Room C

2:00-4:00 PM

PRESENT: L. Bailey (staff), M.J. Newman, J. Goldman, D. Adams, S. Baxter (staff), K. Grunwald (staff), S. Tucker

REGRETS: J. Buck, N. Hovorka, T. Marr Smith, B. Maines, J. Pociask, B. Lehmann, D. McLaughlin, S. Daley, R. LeClerc

- I. **INTRODUCTIONS:** The attendees agreed to have an informal meeting, given the lack of a quorum.
- II. **MINUTES:** Mansfield School Readiness Council; May 19, 2004: some discussion of the minutes but no formal action was taken.
- III. **COMMUNICATIONS**
 - A. **Graustein Foundation: Comments and Observations memo:** This stimulated some discussion re: institutionalizing the function of ECE in Town Government. J. Goldman pointed out that a comprehensive approach includes health, education, social services and recreation; and her feeling is that this should be reflected in the Council's position on this issue.
 - B. **Revised Discovery action plan and budget:** S. Baxter and K. Grunwald explained the revisions and the monetary award of \$30,000 for this year. The group discussed increased parent involvement, and the challenges of involving young parents in the collaborative. L. Bailey suggested looking at changing the location (Community Center, Library?) and length of meetings. The goal would be to make the meetings more "parent friendly." The Council needs to decide whether or not we want to use the Sept. 8 meeting as an opportunity to invite new members to increase parent involvement.
 - C. **Report on "Capacity Building" workshop in Hamden:** S. Baxter talked about a meeting that she and J. Buck attended on capacity building supports.

- D. **Funding Opportunity: Early Learning Opportunities Act Discretionary Grant:** There was some discussion re: the Council acting as the lead agency in applying for funding through this grant. Several ideas for the grant application were discussed, and K. Grunwald and S. Baxter will review the application and decide whether or not it is feasible to complete this by the deadline of July 27.
- E. **Community Assessment Tool:** The Community Assessment Tool was reviewed, and would need to be submitted as part of the ELOA grant application.

IV. Program Updates

- A. **Discovery 2004:** Revised action plan and budget
- B. **Community Conversation Subcommittees** S. Baxter distributed materials from the sub-committee on disseminating information. They are putting together information for a packet that will be distributed to newcomers to Town. The focus will be early care and education for parents of young children.
- C. **Full-Day Kindergarten: Survey Results** K. Grunwald and S. Baxter gave an overview of the findings from the survey. Ken Dautrich presented an analysis of the data to the Board of Education, and will follow-up with a written report and a presentation to the Town Council.

V. OLD BUSINESS

- A. **Communications re: School Readiness**
- B. **Work Session on Mission, Goals and Objectives; selection of a new name: postponed**
- C. **Other: none.**

VI. NEW BUSINESS

- A. **Other (motion to include other new business needs 2/3 vote of members present): none.**

VII. NEXT MEETING: September 8

VII. ADJOURNMENT: meeting adjourned at 4:00 PM

Respectfully submitted,
Kevin Grunwald, Director of Social Services

MINUTES

MANSFIELD SCHOOL READINESS COUNCIL

Wednesday, May 19, 2004

Conference Room C

6:30-9:00 PM

PRESENT: K. Grunwald (staff), S. Patwa (Board of Ed.), J. Buck (chair), J. Goldman, D. Adams, L. Bailey (staff), B. Lehmann, S. Tucker, B. Maines, S. Baxter (staff), M.J. Newman, N. Hovorka, J. Pociask, M. Esquilin
REGRETS: S. Daley, A. Hawkins, A. Blair, R. LeClerc, P. Wheeler,

- I. **INTRODUCTIONS:** The Chair called the meeting to order at 6:38 PM; members and guests introduced themselves.
- II. **MINUTES:** The minutes of the Mansfield School Readiness Council meeting of March 17, 2004 were accepted as written.
- III. **COMMUNICATIONS:** J. Buck reviewed the following items that were included in the packets:
 - A. "Advocates Push For Preschool Funding"; Chronicle, March 30, 2004
 - B. "Spending On Kids: A Business Argument"; ct.now.com
 - C. Discovery 2004-07, Action Plan, Section C (5 pages)
 - D. "CCC Update; March 2004
 - E. Mission, Goals, Objectives and Action Plan
 - F. List of Potential New Names for MSRC
- IV. **Program Updates**
 - A. Status of current School Readiness grant; enrollments and plans for next year: K. Grunwald reported that as expected, we did not submit an application for next year. There was some question as to whether or not "Care 4 Kids" may be an option for some families. M. Esquilin reported that supposedly funding has been restored to that program and they are starting to take families off of the waiting list. The question was also raised as to whether any of these children would be eligible for the pre-school program in our public schools. Screening will be done during the month of June. M.J. Newman mentioned that this presents an opportunity to connect with the Board of Ed. on responding to the needs of these eight children. K. Grunwald will draft a letter to be sent to the enrolled families and Rep. Denise Merrill. A motion was made and carried to authorize K. Grunwald to inform the State Dept. of Education that we are not submitting an application for this year due to our inability to secure additional funding. A question was also raised as to whether or not the MSRC needs

approval from the Town Council to continue as a sanctioned group.

B. Community Conversation: May 13, 2004: S. Baxter reported that 14 individuals attended a meeting to form sub-committees suggested by the Community Conversation. Attendees at that meeting including N. Hovorka and B. Lehmann reported on the work they've done on disseminating information. L. Bailey pointed out that the calendar of events is the most comprehensive source of information at this time. A suggestion was made to connect with the Newcomer's Group, which is a sub-group of the UConn League, which will meet next on 6/28. S. Tucker suggested connecting with healthcare providers to get information out, and M. Esquilin mentioned that in Enfield there is a Pediatrician's Breakfast held. We are working with the high school to develop a program on community access TV on early care and education. J. Goldman will connect with the Provost's Council on the issue of data collection. There was also a suggestion to connect with families who do not have children in formal care settings. J. Pociask and B. Maines are part of the sub-committee on Full-Day K, and they agreed to pull information together to make a presentation. This raised a question concerning the timeline for Full-Day K, and S. Patwa that the Board of Ed. is waiting for the survey results. They will also look at Willington's experience with implementation. D. Adams and M.J. Newman reported low enrollment in their Full-Day K programs, but the demand for part-day K is up. We will contact other private providers to determine their enrollment. CCC will be doing a pilot Full-Day K program this year, and will be evaluating their experience.

C. Discovery 2004-2007: Discussion with David Nee, May 6, 2004: K. Grunwald, S. Baxter, J. Buck reported that this meeting went very well, and as a result we have submitted a revised budget and action plan, requesting more of the grant award in the first two years. We will be exploring partnerships with other Discovery communities in the area to maximize existing resources.

D. Other: none.

V. OLD BUSINESS

A. Evaluation Committee Update: K. Grunwald handed out evaluation packets.

B. Update on MSRC Mission, Goals & Objectives: J. Buck distributed the existing mission, goals and objectives. We will

focus on this at our next meeting and will explore getting technical assistance through Graustein to assist us in this process.

- C. New Name; process for defining new mission and objectives: Agreed that we will focus on this at our July meeting.
- D. Update on CCC: S. Baxter read an email that she received from Pam Wheeler on the status of the move. They do not expect to move before Memorial Day, and will hold an open house once they are settled in their new building.
- E. Other: none.

VI. NEW BUSINESS

- A. Report on Freddie Mac Early Childhood Initiative and Annual Conference: S. Baxter reported on the conference that she attended in Portland, OR. J. Pociask suggested that we look at doing a presentation on early care and education to the Rotary Club.
- B. Report on meeting: "School Transitions Are Family Transitions: J. Buck reported on her attendance at this meeting.
- C. Other (motion to include other new business needs 2/3 vote of members present): none.

VII. NEXT MEETING: July 13, 2004; 2-4 PM.

VII. ADJOURNMENT: meeting adjourned at 9:00 PM

Respectfully submitted,
Kevin Grunwald, Director of Social Services

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**TOWN/UNIVERSITY RELATIONS COMMITTEE
COMMITTEE MEETING
Tuesday, July 13, 2004
Audrey P. Beck Municipal Building
Council Chambers**

Minutes

Present: P. Barry, T. Callahan, E. Daniels, R. Hudd; E. Paterson

Absent: A. Barberet, B. Clouette, AJ Pappanikou, L. Schilling, W. Simpson

Staff: M. Berliner, M. Hart, G. Padick

1. Opportunity for Public to Address the Committee

None

2. May 11, 2004 Meeting Minutes

Due to a lack of a quorum, there were no minutes from the May 11, 2004 meeting.

At this point of the meeting, Tom Callahn introduced Tom Szigethy, who has recently been hired by the University as the Director of Alcohol and Other Drug Education Services. Tom has considerable experience in child welfare and substance abuse issues, and is excited to be at UConn in his new role.

3. Update re: Mansfield Downtown Partnership

Tom Callahan reported that there was a split in the two firms that had formed as the master developer for the Storrs Center project. The Partnership then decided to interview each firm separately, and elected to proceed with Leyland Alliance, LLC. Leyland has added to its team the firm of Intrawest-The Village People, which has considerable experience with resort planning. The parties are now in the process of negotiating a final development agreement, and things are moving along well.

Betsy Paterson reminded the committee that the Partnership's Festival on the Green would be held on September 18th from 2:00 to 6:00 p.m., following the Know Your Town Fair.

4. Community-Campus Partnership on Substance Abuse

Martin Berliner and Tom Callahan reported that both the town and the university are committed to the concept of establishing a community-campus partnership on substance abuse, and hope to have a slate of members identified by September.

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Town of Mansfield
Transportation Advisory Committee
Minutes of the Meeting
June 22, 2004

Present: Stephens (Chair), Taylor, Nash, Koehn, Hultgren (staff)

The meeting was called to order by Chair Stephens at 7:38 p.m.

The minutes of the March 30th meeting were approved on a motion by Nash/Taylor.

Hultgren and Nash reported on the status of the fare free bus program. The USG has been contacted but the new President said they won't be able to commit until UConn begins again this fall. The UConn Administration has been asked several different times, but has not yet responded. Nash will follow-up with the undergraduate students and staff will continue to try to get an answer from the administration. In any event, the fare free program for Mansfield residents can continue at least until the Town's '04-'05 appropriation of \$15,000 is exhausted. (Note - I have subsequently learned that the Mansfield '03-'04 program is paid through July 28th, and the UConn program [if and when the administration makes good on its promise to pay] is paid through September 5th). Hultgren also said that some regional transit system grant funds formerly used by Windham might be available to Mansfield on a 20% local match basis. He will follow-up with WRTD to see if this is indeed the case. If it is, Committee members suggested (1) transportation to and from the UConn area (as in from other cities such as Hartford) as well as (2) bus service to Wal-Mart and (3) Dial-A-Ridge funding be considered.

The committee discussed accommodating public transportation in the Downtown Partnership project. Several courses of action to try to make sure this is a priority were discussed. Hultgren will find the letter requesting this that the committee sent a year or so ago. Taylor will discuss it with the Partnership's Executive Director and determine appropriate follow-up.

Hultgren updated members on the status of the enhancement projects: Rt. 44/Birch Road bids open this week; Separatist Road easements are being surveyed and two Downtown streetscape grant projects are being drafted by the Partnership (with Town Engineering assistance).

Hultgren also updated members on the status of road projects: Maple Road right-of-way acquisition is 99% complete; Chaffeeville/Rt. 195 intersection is in design; the Birch Road roundabout is scheduled for this construction season; the Clover Mill Road loop pavement reclamation project is almost to final plans and specifications; and design work on Rt. 89 near the Mt. Hope Road bridge has not yet begun.

The Mansfield section of the Regional Transportation Plan was reviewed and the following comments offered which will be forwarded to the Town Planner for incorporating into the update:

1. Public Transportation to and from the area should be emphasized
2. Bike and Pedestrian projects should remain a high priority
3. The Fare Free program should continue
4. The Downtown Project should also serve as an important area transportation 'hub' accommodating all applicable modes.
5. Transportation and Development should be done so as to minimize travel on local, neighborhood roads.

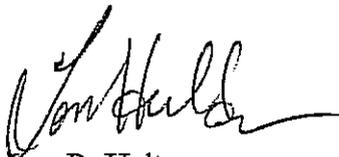
6. Walkway/bikeway priorities should be realigned with the committee's March 30th priority listing recommendations, and correctly labeled.
7. Property may exist for a park and ride facility north of Four Corners – this should remain a potential project.

Koehn reported that a rideshare page now exists on the Town website and she said it was being used. She sent a list of transportation links to staff to incorporate if possible on the page. Publicity will follow, particularly at the upcoming Know Your Town Fair.

The next meeting was scheduled for September 15th, subject to the need to meet earlier.

The meeting was adjourned at approximately 9:00 p.m.

Respectfully submitted,



Lon R. Hultgren
Director of Public Works

cc: Town Manager, Town Clerk, Town Planner, Assistant Town Engineer, Project Engineer, Social Services Director, Janet Freniere, file

attach: Spreadsheet – priorities
USG Act
USG Petitions

SUMMARY

<i>Total Acres of Land with Buildings/Facilities:</i>	161.40
<i>Total Acres of Land with Individual Management Plans:</i>	1338.03
<i>Total Acres of Land with Grouped Management Plans:</i>	197.81
<i>Total Acres in Easements:</i>	241.07
<i>Total Acres of Town Owned Land and Easements</i>	1938.31

Overall Notes:

1. Excludes roads owned by the Town
2. Does not include two parcels owned by the Mansfield Housing Authority
3. Through a lease arrangement, the Town manages active recreational uses at the 55-acre Lions Club property west of Wormwood Hill Rd.
4. Through a lease arrangement, the Town manages a 44-acre open space parcel along Nelson's Brook between Birch Road and Middle Turnpike.
5. Through a lease arrangement, the Town maintains limited public access rights from Depot Road to the Willimantic River.
6. Through an easement arrangement with J. James, the Town maintains an open space and recreation easement on approximately 4.5 acres of land adjacent to Schoolhouse Brook Park (between Clover Mill Road and Browns Road)
7. There is a trail agreement with John Troyer for a trail on his property connecting to the Southern portion of Dunhamtown Forest.
8. Through a conservation easement with the Prignano family a portion of Nipmuck trail along Sawmill Brook is permanently preserved.

Town Owned Land and Conservation Easements As of July 1, 2004

Land with Buildings/Facilities		
Name	Location	Acreage
Audrey P. Beck Building	So. Eaglville Rd	5.40
Buchanan Center(Library)	Warrenville Rd. (Rt.89)	4.10
Discovery Depot (Childcare center)	Depot Rd.	15.60
Eagleville Fire Dept.	Storrs Rd.(Rt. 195	1.00
Goodwin School	Hunting Lodge Rd.	11.80
Gurley (Pink Ravine) Cemetery	Bonemill Rd	1.80
Middle School	Spring Hill Rd.	25.00
New Mansfield Center Cemetery	Cemetery Rd	4.40
Old Eagleville Schoolhouse	Stafford Rd (Rt 32/S. Eagleville Rd.(Rt. 275)	1.70
Old Mansfield Center Cemetery	Storrs Rd. at Cemetery Rd	1.50
Old Town Hall (Historical Society)	Storrs Rd.(Rt, 195	0.70
Reynolds School (storage use	Depot Rd.	1.00
Senior Center	Maple Rd.	1.90
Southeast School	Warrenville Rd. (Rt.89)	16.10
Town Garage/Dog Pound	Clover Mill Rd.	20.00
Transfer Station	Warrenville Rd. (Rt.89)	26.70
Vinton School	Stafford Rd (Rt 32)	22.70
Total Acres of Land with Buildings/Facilities:		161.40

Parks and Other Land with Site-Specific Management Plans

Name	Location	Acreage
Baxter Farm	E. side of Baxter Rd.	25.80
Bodwell Farm	Spring Hill Rd. (N. of Mansfield Middle School)	6.50
Bicentennial Pond/Schoolhouse Brook Pond	N. Side of Clover Mill Rd.	170.00*
Crane Hill Field	950' of frontage along Crane Hill Road	12.23
Common Fields/Col. E Storrs Field	Bassetts Br/Cemetery/Storrs Rd	19.00
Coney Rock Preserve	Mulberry Road includes a 9-acre open space dedication from Horseshoe Hts subdiv.	68.25
Dunhamtown Forest	S. of Dunham Pond Rd./, Fieldstone Drive, former Dunnack Property, former Sibley Property, and Maplewoods Subdivision	226.13
Eagleville Preserve	Stafford Rd./ E. of Willimantic River	23.00
Echo Lake	off Echo Rd.	13.00
Fifty Foot	East/ Storrs Roads	102.00
Ferguson Property	Crane Hill Road	1.19
Harakaly Property	Warrenville Rd. (South of Mt Hope Rd)	0.80
Little Lane Property	Little Lane	1.90
McGregor Property	Stonemill Rd./ E of Fenton River	2.20
Merrow Meadow	Merrow Road	16.00
Middle Turnpike Property	N. of Northeast Correctional Center	43.60
Mt. Hope River Park	Warrenville Rd.	35.33
Porter Meadow	Storrs. Rd. opposite Puddin Lane	6.80
Schoolhouse Brook Park	So. Side of Clover Mill Rd (Includes Barrows, Hall, Swanson Larkin Property)	328.50
Shelter Falls Park	Birch/ Hunting Lodge Roads	75.10
Spring Hill Field	Spring Hill Road	16.00*
Sunny Acres park	Meadowbrook Lane	6.50
Thornbrush Road Property	Thornbrush Road (Off Old Kent Rd)	0.90
Torrey Property	S. side of Gurleyville Rd. W of Fenton River	28.80

Town Owned Land and Conservation Easements As of July 1, 2004

Saw Mill Brook Preserve	South of Crane Hill Rd along Sawmill Brook Includes Feslk property and Landlock parcel purchased from the Vernon Family).	78.50
White Cedar Swamp	Mansfield City/ White Oak Roads	30.00
Total Acres of Land with Individual Management Plans:		1338.03

Note: * = portions of one 231-acre parcel

Town Owned Land and Conservation Easements As of July 1, 2004

Open Space Land with Grouped Management Plans		
Name		Acreage
Birchwood Heights Rd.		1.40
Boulder Lane		6.30
Candide Lane (N. of Stearns Rd. includes segment of Cider Mill Brook)		3.61
Chatham Drive (3 parcels)		8.30
Cheney Drive		1.10
Costello Circle		0.90
Coventry Rd.		1.20
Coventry Rd. (Smith Farms Subdivision)		32.70
Crane Hill Rd.		1.20
Davis Rd.		1.50
Deerfield Lane		17.00
Elizabeth Rd.		4.00
Ellise Road		1.80
Farmstead Road		2.10
Fellen Road		0.90
Fellen Road		0.90
Gurleyville Road (east of Bundy Lane)		1.20
Highland Road (corner of Stearns Rd.)		21.90
Hillcrest Drive		0.20
Hillyndale Road		2.10
Holly Drive		1.60
Homestead Drive (2 parcels)		5.70
Jacobs Hill Road		2.70
Kaya Lane		9.40
Lorraine Drive		2.10
North Eagleville Road(two groups of parcels at Meadowood Road)		3.70
North Eagleville Road/ Hillyndale Rd.		3.30
Phillip Drive		5.90
Meadowbrook Ln opposite Pollack Rd (Pine Grove Subdivision)		0.85
Meadowbrook Ln opposite Pollack Rd (Pine Grove Subdivision)		0.85
Quail Run Road (Vinton Woods subdivision)		6.45
Russet Lane		0.90
Sawmill Brook Lane		13.80
Stafford Road (North of Coventry Road)		9.90
Stafford Road (South of Cider Mill Road)		6.00
Stearns Road (No. side East of Vinton School)		2.30
Stearns Road (So. Side between Stafford and Woodmont Roads)		6.20
Warrenville Rd. (South of Mt Hope Rd)-Stephen Estates		0.80
Storrs Road (So. Of Cedar Swamp Road)		4.00
Thomas Drive		5.50
Westgate Lane		0.90
Woodmont Drive		1.70
Total Acres of Land with Grouped Management Plans:		204.86

Conservation Easements	
Land Protected with Written Agreements with the Town	
Name	Acreage
Adeline Pl. (Pine Grove subdivision)	1.60
Bassetts Bridge Rd. (Hawthorne Park Subdivision)	1.47
Birch Road/Hunting Lodge Rd.(Highbrook subdivision)	3.80
Brookside Lane (Deer Ridge subdlvision)	3.00
Brookside Lane (Deer Ridge subdivision)	3.00
Browns Rd. (Southern portion of Schoolhouse Brook Park)	4.50
Browns Rd. (Well House Subdivision)	1.58
Candide Lane (Ouimette/ Pichey Parcels)	1.00
Candide Lane/Stearns Road (Pond View Estates)	0.73
Cantor/Grous Subdivision, Storrs Rd.	6.40
Chatham Dr. (2 parcels)	1.60
Conantville Rd. (Ledgebrook)	3.00
Coventry Rd. (Smith Farms Subdivision)	32.30
Crane Hill Road (Dressler & Weitz Subdivsion)	2.75
Crane Hill Road (Palmer Property (DevelopmentRights))	14.00
Davis Rd. (Gifford Estates subdivision)	15.00
Dunnock (Dunnock Acres)	5.52
East Rd/Windswept Ln (Windswept Manor subdivision)	6.30
Fieldstone Drive/Maplewoods subdivision)	13.80
Highland Rd./Stoneridge Lane(Laurel Ridge subdivision)	7.00
Hillyndale Rd. (Lynwood subdivision)	1.90
Homestead Dr. (Homestead Acres subdivision)	2.00
Lorraine Dr.(Woodland Estates subdivision)	5.00
Maple Rd/MaxFelix Dr. (Maplewoods Sect. 2 subdivision)	18.93
Maple Road (Mapleview Farms subdivision)	11.50
Maple Road (Nursing and Rehab Center)	3.00
Middle Turnpike (Favretti property)	7.70
Moulton Rd. (Raynor Subdivsion)	1.18
Mulberry Road (Partridge Way subdivision section 2)	4.75
Mulberry Road (Partridge Way subdivision)	4.30
Nipmuck Rd. (Fenton Valley subdivision)	0.50
South Bedlam Rd. (Buhrman Estates Subdivision, Sections 1,2 and 3)	16.70
South Eagleville Rd. (Crossing at Eagle Brook subdivision)	11.80
South Eagleville Rd. (Mansfield Cooperatives project)	15.70
Spring Hill Rd. (resubdivision of Gifford Estates, lot 27)	2.90
Stearns Rd./Candide Ln (Pondview subdivision)	0.73
Storrs Heights Rd. (Janes property)	1.70
Storrs Rd. (Norling property)	7.00
Warrenville Rd.(Roaring Brook subdivision)	3.20
Warrenville Rd.(Stephen Estates) 2 parcels	12.50
White Oak Rd. (Cider Farms II subdivision)	6.00
Wildwood Rd.(Nichols/Heppele property)	0.50
Woodland Rd. (Best Subdivision)	5.20
Wormwood Hill Rd. (Abbe Estates subdivision)	0.30

Town Owned Land and Conservation Easements As of July 1, 2004

Wormwood Hill Rd. (Abbe Estates subdivision)		2.49
Wormwood Hill Rd. (Little Divide subdivision)		4.00
Total Acres in Easements:		279.83

Town of Mansfield Open Space Acquisitions* (1/1/90-7/1/04)

Property	Acres	Sale Price	Price/Acre	Frontage	Date Aqc	Property Description
Reed (Shelter Falls Park)	30	\$120,000	\$4,000	710' Hunting Lodge Road	03/05/90	RAR -40, abuts Town lands, borders Highbrook subdivision, limited wetlands, purchased in association with State/Federal Grant Program
White Cedar Swamp	30.3	\$50,000	\$1,650	25' Mansfield City Road 150' White Oak Road	12/17/92	RAR -40 Flood Hazard, major portion of the swamp and adjacent woods, access from Maple and Mansfield City Roads, rare cedar swamp, purchase price based on approved subdivision lot
Reed/SBM (Shelter Falls Park)	23.7	\$69,000	\$2,911	171' Hunting Lodge Road	03/09/93	RAR -40 / MF, 10.8 acres of wetlands, abuts Town land (Shelter Falls Park)
McGregor	2.1	\$8,400	\$4,000	207' Stone Mill Road	06/03/93	RAR -90 Flood Hazard, rear portion of existing house lot which borders the Fenton River, near Gurleyville Grist Mill contains a portion of the Nipmuck Trail
Porter P-68	6.7	\$119,400 (net price after house sale)	\$17,820	1,090' Storrs Road	10/6/93	RAR-20 at purchase, 1.3 A w/existing house subsequently sold for \$110,000, Town acreage borders Willimantic Res., mostly open field, some woods
Eaton (Commonfields)	8.6	\$160,000	\$18,604	312' Storrs Road 303' Bassetts Bridge Road	12/21/93	RAR-40 and Neighborhood Business at purchase, includes portions of Eaton Bog, within Historic Village area, Parcel One 3.6 A, Parcel Two 5.0 A, a portion of the land is within an aquifer area
Watts (Eagleville Preserve)	23.5	\$90,600	\$3,855	300' Stafford Road	3/1/95	RAR-40 & Flood Hazard, area to be used as community gardens, rear area prime farmland, leased to farmer 1,500' of river frontage, 50' strip for access to railroad crossing, adjacent to State land linking site with Eagleville Dam park
Boettiger/Orr Parrish (Dunhamtown Forest)	106	\$99,000	\$934	50' Dunham Pond Road	8/3/95	RAR-40, primarily wooded/sloping, many options to connect to other Town trails, parks and easements, includes some wetlands. Deed restrictions limit future use.
Bodwell (Old Spring Hill Field)	6.5	\$42,000	\$6,461	960' Spring Hill Road	4/18/96	RAR-40, land adj. to Mansfield Middle School, valuable buffer, abandoned field, certain areas wetlands, purchase price based on approved subdiv. lot

Crossen (Commonfields)	8.23	\$127,500	\$15,492	600' Bassetts Bridge Road	4/25/96	RAR-90, prime farmland field, no wetlands, adjacent to Eaton property, Historic Village area, purchase price based on 3 approved subdivision lots.
Torrey	29.5	\$90,000	\$3,050	450' Gurleyville Road	6/1/96	RAR-90, abuts Town land on Holly Drive, includes a portion of Nipmuck Trail, primarily wooded, 3 A of field, some wetlands, some steep slopes, former Bundy Homestead
Holinko (Shelter Falls Park)	18.6	\$58,900	\$3,167	293' Hunting Lodge Road 2 segments	5/23/97	RAR-40/MF, wooded parcel adjacent to Shelter Falls Park & Carriage House Apts., some wetlands at northerly & easterly boundaries, Hunting Lodge Rd. frontage offers trail access opportunities
Baxter	25.8	\$159,000	\$6,163	1,375' Baxter Road 418' Storrs Road	7/1/97	RAR-40/MF, areas along Baxter Rd. consist of cleared prime farm land, a brook, wooded areas exist along Rt. 195 & easterly boundary, some wetlands near Rt. 195, farm pond situated near agricultural fields
Warren (Dunhamtown Forest)	6.8	\$22,430	\$3,300	none	9/30/97	RAR-40, consists of 150' linkage between existing Town land to south (Boettiger/Orr/Parrish parcel) & Joshua's Tract land to north, wooded w/portion of Gardiner Brook & some wetlands, to be used for trail connection
Swanson (Schoolhouse Brook Park)	29	\$62,750	\$2,164	none	7/2/98	RAR-40, includes 50' wide access easement to Browns Rd. (east of Kidder Brook); wooded parcel immediately adjacent to Schoolhouse Brook Park & existing trails
Rich (Fifty- Foot)	102	\$280,000	\$2,745	28' Storrs Rd., 445' on East Road (3 segments)	11/30/98	RAR-90; includes access rights to Carter Hill Rd. (abandoned). Primarily wooded, includes Fifty-Foot (Cliff) w/prominent views to east and southeast; adjacent to State and Federal lands; includes segment of historic Nipmuck Trail
Vernon	3	\$26,500	\$8,833	330' on Crane Hill Rd.	1/25/99	RAR-40; open field area used agriculturally for field crops; prime agricultural soils; adjacent to active agricultural areas
Hatch/Skinner (Mt. Hope Park)	35.33	\$285,000	\$8,067	1,157' on Warrenville Rd.	10/29/99	RAR-90; mixture of open fields, agricultural fields, and woodlands; includes pond and section of Mt. Hope River; fishing access easement and trails exist
Dunnack	32.26	\$35,000	\$1,085	22' on Mansfield City Rd.	5/1/00	RAR-40; Abuts Dunhamtown forest. Mix of woodland and marshland and includes segment of old farm road providing potential trail link between

Ferguson	1.19	\$ 45,000	\$37,815	150.57' on Crane Hill Road	6/5/01	Dunhamtown Forest and Mansfield City Road. RAR-40; Abuts Wolf Rock Preserve owned by Joshua's Trust. Wooded site that includes segment of Nipmuck Trail.
Olsen (Coney Rock Preserve)	59.25	\$100,000	\$1,688	202.42' on Mulberry Road	7/30/01	RAR-90; Abuts former Chapin property, which owned by Joshua's Trust. Primarily wooded with a portion of Coney Rock Ledges. Provides link between Chapin parcel and Mansfield Hollow State Park. Provides direct link between Nipmuck Trail and Chapin parcel.
Sibley		\$90,000		130' of frontage on White Oak Rd.	1/22/02	Abuts Dunhamtown Forest.
Vernon	68.41	\$240,000	\$3,809	950' of Frontage on Crane Hill Road	4/29/02	RAR-40; Managed as two separate parcels: 12.23-acre field with prime ag soils, extending a contiguous area of preserved farmland. Preserves a corridor for Nipmuck Trail, contains portion of Sawmill Brook, Beaver dam & lodge. Abuts Joshua Trust's Wolf Rock Preserve.
Fesik	11.16	\$7,000	\$ 627.00	none	11/26/02	RAR-40; Surrounded on three sides by Town Land purchased from the Vernon Family, contributes to a protected corridor for a section of the Nipmuck Trail.
Vernon	11.16	\$9,450	\$847	none	3/20/03	RAR-40; Surrounded on three sides by Town Land purchased from the Vernon Family, contributes to a protected corridor for a section of the Nipmuck Trail.
Larkin	12.5	\$23,400	\$1,872	330' Frontage on Clovermill Road	4/8/03	RAR-40; Wooded parcel abutting Schoolhouse Brook Park. Contains a portion of the wetlands at the head of the brook that flows into Barrows Pond. Buffers existing trails and provides opportunities to expand park trails.

*This list does not include open space acquisitions obtained due to regulatory actions of the Planning and Zoning Commission and Inland Wetland Agency.

TOWN OF MANSFIELD
TOWN COUNCIL



Elizabeth C. Paterson, Mayor

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE RD
MANSFIELD, CT 06268-2599
(860) 429-3336
Fax: (860) 429-6863

September 14, 2004

Mr. Thomas Q. Callahan
Special Assistant to the President
University of Connecticut
(Hand delivery)

Re: Town Representatives to Community-Campus Partnership on Substance Abuse

Dear Tom:

I am very pleased to inform you that the following members of our community have volunteered to serve as the initial town representatives to our new Community-Campus Partnership on Substance Abuse:

- Elizabeth Paterson, Mayor
- Martin Berliner, Town Manager
- Frank Christison-Lagay, School Psychologist, Edwin O. Smith High School
- SGT Sean Cox, Resident State Trooper Sergeant
- Sharry Goldman, Community Representative
- Kevin Grunwald, Director of Social Services

As Mayor, I am willing to serve as a co-chair of the committee. For your reference, I have attached a revised action plan and background memorandum regarding this project.

We appreciate the opportunity to work more closely with the University to help address this most important issue for our community.

Sincerely,

Elizabeth C. Paterson
Mayor

CC: Town Council
Town University Relations Committee
Town Representatives to Community-Campus Partnership on Substance Abuse

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TOWN OF MANSFIELD
TOWN MANAGER'S OFFICE



AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE RD
MANSFIELD, CT 06268-2599
(860) 429-3336
Fax: (860) 429-6863

September 22, 2004

Ms. Eileen Higgins
Warden
Donald T. Bergin Correctional Institute
251 Middle Turnpike
Mansfield, CT 06268

Dear Ms. Higgins:

We wholeheartedly thank you and your staff for the services of the inmate work crew that you have donated over the past several months. The staff and the crew have done an excellent job on our town roads.

Please extend our thanks and appreciation to your staff and the crew for a job well done

Sincerely,

Elizabeth C. Paterson
Mayor

Martin H. Berliner
Town Manager

CC: Kelly Smayda, Deputy Warden
Town Council
Matthew Hart, Assistant Town Manager
Lon Hultgren, Director of Public Works
Sean Cox, Resident Trooper Sergeant

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TOWN OF MANSFIELD
TOWN MANAGER'S OFFICE

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE RD
MANSFIELD, CT 06268-2599
(860) 429-3336
Fax: (860) 429-6863

September 22, 2004

Ms. Valerie Connell
Postmaster
Storrs/Mansfield Post Office
2 South Eagleville Road
Mansfield, CT 06268

Dear Ms. Connell:

We wholeheartedly thank you for the drive-up mailbox your office installed at the Town Hall.

Many seniors and persons with disabilities can now make use of this service to further preserve and enhance their independence. On behalf of our residents, we thank you for a job well done.

Sincerely,

Elizabeth C. Paterson
Mayor

Martin H. Berliner
Town Manager

CC: Town Council
Mansfield Advisory Committee on Needs of Persons with Disabilities
Matthew Hart, Assistant Town Manager
Kevin Grunwald, Director of Social Services
Sheila Thompson, Social Worker

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