



**TOWN OF MANSFIELD**  
**TOWN COUNCIL MEETING**  
**MONDAY, January 22, 2007**  
**COUNCIL CHAMBERS**  
**AUDREY P. BECK MUNICIPAL BUILDING**  
**7:30 p.m.**

**AGENDA**

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<b>CALL TO ORDER</b>	
<b>ROLL CALL</b>	
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**EXECUTIVE SESSION**

REGULAR MEETING-MANSFIELD TOWN COUNCIL

January 8, 2007

Mayor Elizabeth Paterson called the regular meeting of the Mansfield Town Council to order at 7:30 p.m. in the Council Chambers of the Audrey P. Beck Building.

I. ROLL CALL

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

II. APPROVAL OF MINUTES

Mr. Hawkins moved and Mr. Paulhus seconded to approve the minutes of the December 11, 2006 meeting.

Motion so passed with Mr. Schaefer abstaining.

III. MOMENT OF SILENCE

Mayor Paterson requested a moment of silence in honor of and respect for our troops around the world.

IV. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Matthew W. Hart, Town Manager, introduced Maria Capriola, the new Assistant to the Town Manager.

Ed Austin, President of the Board of Directors of the Mansfield Retirement Community at Juniper Hill Village and also a town resident, outlined the current efforts of his organization to install a sprinkler system. Currently the organization has enough funds to install a system in all of the 64 units in the main building. He expects that this work will be completed by the end of February. After this work is finished there will still be a number of cottages that do not have sprinklers. The Town is exploring the possibility of applying for a block grant or a HUD grant to help with the cost of completion. Mr. Austin described the recent fire in the cottages, which is reminiscent of the fire two years ago. He complimented the Mansfield Fire Department on not only their quick response to the fire but also their ability to handle the residents with great care.

William "Chip" Jordan, 233 South Eagleville Road, spoke in support of the sprinkler system for Juniper Hill and asked the Town Council to do what they can to assist in the procurement of funds.

Mayor Paterson announced that she had been invited to attend the Governor's Inaugural Ball as a guest of the Jordans to hear their daughter, Amanda, sing

the National Anthem. The Mayor complimented Amanda, who is also a volunteer firefighter, on her wonderful performance.

V. PUBLIC INFORMATION SESSION

1. Four Corners Sewer Project

Earth Tech Project Director, Dennis Setzko, outlined the process used to define the sewer service area in the Four Corners area of town. He stated that the plan is preliminary and subject to changes based on the incorporation of comments from the public.

In response to a question, Lon Hultgren, Director of Public Works, commented that the study will continue for a number of months and there will be additional opportunities for public input.

VI. OLD BUSINESS

2. Community/Campus Relations

Matthew Hart, Town Manager, reported that the selection process for a Director of Off Campus Housing is progressing with a second round of interviews to take place soon.

3. Community Water and Wastewater Issues

The information provided in the Town Council packet outlines the process for the development of a Master Plan for Water and Wastewater Issues. Mr. Paulhus requested information on the discoloration of water at 1254 and 1250 Stafford Road. Ms. Koehn asked if the town is supportive of the inclusion of an environmental representative on the advisory board. The Town Manager stated that he would discuss these issues with staff and report back to the Council.

VII. NEW BUSINESS

4. Sprinkler System for Juniper Hill Village

Mr. Hawkins distributed 2 documents, a NFPA report on the reliability of fire sprinklers and a USFA report on fire deaths of children and the elderly. He endorsed the earlier remarks of Mr. Austin. The Town Manager pledged to work with Marcia Zimmer, Executive Director of Juniper Hill, to look for funding for the completion of the fire sprinkler system. John Jackman, Fire Marshall, complimented the Juniper Hill administration on their efforts to be proactive in working to update the facility. Marcia Zimmer announced that soon the complex will have 24-

hour security and an alarm system. She also thanked the Fire Department for all their services and support.

5. Mansfield Community Center Membership Development and Marketing Strategies

Curt Vincente, Director of Recreation, updated the Council on the current membership and attendance status of the Community Center. He noted that even though the total number of members is down attendance has shown a 9.13% increase. Heather DeCarli, Membership Coordinator, reviewed a number of the marketing plans currently underway and said that member retention was the main focus of her work.

6. Proclamation Designating February 2, 2007 as "Wear Red For Women Day"

Mr. Schaefer moved and Mr. Paulhus seconded, effective January 8, 2007, to designate February 2, 2007 as "Wear Red For Women Day" in the Town of Mansfield and to authorize the Mayor to issue the proclamation as presented by town staff.

Motion so passed.

7. Amendment to Flexible Benefit Plan

Mr. Schaefer moved and Mr. Clouette seconded to approve the following resolution:

Resolved, effective January 1, 2007, pursuant to Section 9.01 of the Town of Mansfield Supplemental Medical Expense Reimbursement Plan ("Plan"), the Town hereby amends Section 5.02(b) of the Plan by increasing the maximum benefit amount limit eligible for reimbursement for a Plan Year (January 1-December 31) to \$6,000 from the current limit of \$3,000.

Resolved, that the Town Manager of the Town, or any officer of the Town he designates, is authorized to execute whatever written plan amendment is necessary to amend the Plan in accordance with the above resolution.

Motion so passed.

8. Town Sponsored Organic Land Care Effort

The Town Manager explained that in keeping with the sustainability efforts of the Town, we are sponsoring a program designed to make

organic land care more prominent in Mansfield. The program is offered in conjunction with the Department of Environmental Protection and consists of workshops on organic land care.

Members questioned the feasibility of enforcing an ordinance limiting or eliminating the use of certain pesticides. Ms. Koehn will work with the Town Manager to investigate options.

9. 2007 Child Day Care Application

Mr. Paulhus moved and Mr. Schaefer seconded to approve the following resolution:

Resolved, that the Town Manager, Matthew W. Hart, is empowered to enter into and amend contractual instruments in the name and on behalf of the Town of Mansfield with the Department of Social Services of the State of Connecticut for a Daycare Services Grant Program for the Mansfield Discovery Depot, and to affix the corporate seal of the Town.

Motion so passed.

10. Pre-Disaster Hazard Mitigation Plan Grant

Mr. Hawkins moved and Mr. Paulhus seconded, effective January 8, 2007, to authorize the Town Manager, Matthew W. Hart, to execute on behalf of the Town of Mansfield the Pre-Disaster Hazard Mitigation Plan Grant application and any related documents.

Lon Hultgren, Director of Public Works, informed the Council that the properties referenced in the grant do not qualify under FEMA cost/benefit criteria.

Mr. Hawkins withdrew his motion.

VIII. QUARTERLY REPORTS

Previously distributed

IX. DEPARTMENTAL REPORTS

X. REPORTS OF COUNCIL COMMITTEES

Ms. Redding, Chair of the Committee on Committees, moved the reappointment of Joan Christinson-Lagay to the Mansfield Housing Authority for a period ending October 31, 2011.

Motion so passed.

Mr. Haddad reported on the meeting of the Personnel Committee. At that meeting the Town Manager provided an overview of the human resource and labor organizational structures of the Town. The Committee is examining what role they can play in the management of town employees. They also discussed the goals and benchmarks of the Town Manager.

#### XI. REPORTS OF COUNCIL MEMBERS

Mr. Hawkins attended a meeting regarding the preliminary report of the wastewater plan. He stated that since it a preliminary report there are still a lot of unanswered questions. He also attended the Agricultural Committee meeting, along with the Mayor and the Town Manager, where they heard an excellent presentation from Elizabeth Moore, Director of the Connecticut Farmland Trust. Her presentation offered new ideas on various ways to preserve farmland.

Mayor Paterson will be attending the Leadership Council meeting sponsored by the National League of Cities. While there she will be participating in round table discussions and asked for input regarding town/university issues. Ms. Koehn asked that the issue of rent control vs. no rent control and the escalating cost of higher education be explored. Mr. Hawkins recommended participants review the web page [www.campusfirewatch.org](http://www.campusfirewatch.org).

#### XII. TOWN MANAGER'S REPORT

Attached

Council members expressed sadness regarding the death of Darren Fegen on New Years Day. He leaves a wife and 5 children and was an active member of the community. A fund has been established for the family at New Alliance Bank.

#### XIII. FUTURE AGENDAS

Previously flagged as an area of interest, Matthew Hart asked if the Council was amenable to a presentation on sustainable economic development. By consensus the Council agreed.

Mr. Haddad suggested that during the upcoming visit by our legislators Council members should concentrate on asking questions about specific areas that affect Mansfield. Members were in agreement with the suggestion.

Mayor Paterson reported that just recently she has contacted Denise Merrill to discuss with her what can be done to open up a better line of communication regarding what she is doing in Hartford and what we need done in the Town of Mansfield. She asked that members come prepared with specifics.

Mr. Schaefer will ask the status of changing the source of fuel for the Middle School legislation.

Mr. Clouette will investigate what the state is proposing to do regarding recycling.

Mr. Hawkins will inquire as to the status of the Fire Service Training Bill.

Ms. Koehn noted that the state is in the process of developing an energy plan for the next 10 years. Based on her reading she can find no municipal input into the process. Ms. Koehn will come prepared to ask questions about the process and the priorities of the plan.

#### XIV. PETITIONS, REQUEST AND COMMUNICATIONS

11. CCM re: CCM Legislative Action Plan- In 2005 Mr. Hawkins was appointed to the Public Safety Committee and since then has had no communication from them. The Town Manager will investigate
12. Chicago Sun-Times "*UCONN Builds Its Own Town*"
13. Chronicle '*Military Gets Help From Local Teen*'
14. Chronicle '*Storrs Project Plans Comes Into Focus*'
15. ConnCAN The State of Connecticut Public Education: A 2006 Report Card for Elementary and Middle Schools (excerpt)
16. The Day '*Needed in Storrs: A College Town*'
17. Norwich Bulletin '*College-town Project Makes Sense for UConn*'
18. State of Connecticut Department of Environmental Protection re: Notice of Intent to Issue General Permits for Various Water Diversion Activities and to Waive Public Hearing- Ms. Koehn inquired as to what effect these regulatory changes will have in Mansfield? The Town Manager will report back.
19. UConn Daily Campus '*Paterson Appointed As Board Member*'
20. T. Veillette re: Hunting Lodge Road Bikeway/Walkway
21. William Caspar Graustein Memorial Fund re: Mansfield Discovery Grant

#### XV. EXECUTIVE SESSION

Mr. Paulhus moved and Ms. Blair seconded to move into Executive Session. Motion so passed.

Issue: Personnel

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

Also Present: Matthew Hart, Chief Dave Dagon

Issue: Open Space Acquisition

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

Also Present: Matthew Hart

XVI. ADJOURNMENT

Mr. Paulhus moved and Ms. Blair seconded a motion to adjourn the meeting.

Motion so passed.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk

# Memo

To: Town Council  
From: Matt Hart, Town Manager *MWH*  
CC: Town Employees  
Date: January 8, 2007  
Re: Town Manager's Report

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Below please find a report regarding various items of interest to the Town Council, staff and the community:

- Mayor, Elizabeth Paterson, has been appointed to head the National League of Cities (NLC) University Communities Council (UCC) for 2007, and will chair the UCC for a one-year term. The University Communities Council (UCC) is a voluntary group of elected officials from municipalities with a university or institution of higher education within its borders or within an adjacent municipality. This NLC member group was formed in 1977 to encourage the active involvement of university communities in the organization, its policy-making process and in programs at NLC. Its objectives are to assist cities, NLC, and state municipal leagues in gathering, sharing and analyzing information about opportunities, issues and policies of interest to university communities. It also serves to foster a spirit of cooperation between universities, colleges and city and town governments. With a diverse membership of urban, suburban and rural communities, the UCC is governed by a Steering Committee with a Chair and two Vice Chairs appointed by the President. It is an honor to have our Mayor serve as President on such an important council. Congratulations, Betsy!
- Amanda Jordan, daughter of William "Chip" Jordan, was given the distinct honor of singing our National Anthem at Governor M. Jodi Rell's inauguration ceremony at the capitol on January 3, 2007. Mayor Elizabeth Paterson was among those in attendance. Amanda, we are all very proud of you and thanks for representing our town so well.
- Deputy Mayor Gregory Haddad was recently promoted to Assistant Chief of Staff and Director of Legislative Services at the Connecticut General Assembly. This is a very important position for the General Assembly, and we know that Gregg will do a great job in his new role. Congratulations, Gregg!
- Upcoming meetings over the next two weeks:
  - Mansfield Charter Revision Commission, 7:00 PM, January 9, 2007, Audrey P, Beck Municipal Building, Council Chambers

- Mansfield Downtown Partnership Board of Directors, 4:00 PM, January 10, 2007, Partnership Office
- Public Safety Committee, 3:00 PM, January 17, 2007, Audrey P. Beck Municipal Building, Council Chambers
- School Building Committee (postponed until February)
- Town-University Relations (postponed until February)
- WINCOG Legislative Summit, 8:30 AM, January 12, 2007, ECSU, Paul E. Johnson, Sr. Community Room

I am working with Mary Stanton and the committee members to set a meeting of the Committee on Committees to discuss the assisted/independent living project. Our goal at that meeting will be to prepare a slate of nominees and a charge for the project advisory committee, for review and approval by the Town Council.

Our state legislators will be in attendance at our January 22<sup>nd</sup> Town Council Meeting to discuss priorities for the upcoming session of the Connecticut General Assembly.

## NFPA report finds higher estimated reliability of fire sprinklers and reaffirms their life-saving impact, especially in homes

The National Fire Protection Association (NFPA) released an updated report with new evidence on the tremendous value of automatic fire sprinkler systems. The report finds sprinklers to be even more reliable than previously estimated in reducing U.S. fire deaths.

But the "U.S. Experience with Sprinklers and Other Fire Extinguishing Equipment" report also confirms that the century-old technology remains underused, especially in the place where the risk of fire death is greatest, the American home.

The report states that when sprinklers are installed, the chances of dying in a fire are reduced by one-half to three-fourths, compared to fires where sprinklers are not present. Sprinklers are now estimated to operate in 9% of fires large enough to activate them. And for the first time, it is possible to document that nearly all sprinkler failures involve errors of human judgment, including 65% that occurred because the systems had been shut off prior to the fire.

Sprinklers appear to be present in most health care facilities, high-rise hotels, and high-rise offices buildings and, to a lesser extent, in department stores and manufacturing facilities.

But most fires still occur in properties without sprinklers, says the report, and the systems remain especially rare in homes. NFPA estimates sprinklers are present in less than 1% of the reported fires that occur in one- and two-family dwellings and in less than 8% of reported fires in apartments. Where sprinklers are present in homes, their impact on life safety is as large as it has been in other properties where sprinklers have been long-established.

With most of the small number of home sprinkler installations still occurring as a result of ordinances and other mandates rather than owner preference, NFPA has taken a lead role in raising awareness of residential sprinkler availability among homeowners.

The home sprinkler installation tide may be beginning to turn. An historic floor action by NFPA's membership in June established provisions requiring sprinklers in new one- and two-family dwellings in the 2006 editions of NFPA 101<sup>®</sup>, Life Safety Code<sup>®</sup>; NFPA 5000<sup>®</sup>, Building Construction and Safety Code<sup>®</sup>; and NFPA 1, Uniform Fire Code<sup>™</sup>. The codes, issued by the NFPA Standards Council in August 2005, also require fire sprinklers in all nursing homes, among other properties.

*(Continued from page 16)*

- Recognize and use NIOSH regulations for emergency responder PPT as an integral baseline for NFPA codes and standards.
- Provide technical expertise and guidance to NPPTL on its long-term technology development programs related to emergency responder organizations and the emergency responders.

USFA REPORT: NEARLY 5,000 CHILDREN AND SENIORS INJURED OR KILLED  
IN RESIDENTIAL FIRES IN UNITED STATES

WASHINGTON D.C. - Two new reports from the U.S. Fire Administration show that 2,500 children and 2,300 seniors were injured or killed in residential fires in the United States in 2002. Michael D. Brown, Under Secretary of the U.S. Department of Homeland Security for Emergency Preparedness and Response, and head of the Federal Emergency Management Agency (FEMA), today called the results "tragic."

The reports, issued today by the FEMA's United States Fire Administration (USFA) examine the causes and characteristics of residential fires involving children and older adult casualties.

"Fires in the home involving children and older adults are often preventable," said Under Secretary Brown. "Because children and older adults account for a substantial portion of the nation's fire deaths and injuries, it's important that we take steps to reduce this fire problem."

According to the reports, an estimated 2,500 children age 14 or younger were injured or killed in residential fires. Of these fire casualties, almost half were under the age of five and 70 percent were under the age of 10. An estimated 2,300 adults age 65 or older were injured or killed in residential fires. Over 80 percent of older adult fire casualties were between the ages of 65 and 84.

The two reports, Residential Fires and Child Casualties and Residential Fires and Older Adult Casualties, were developed by the National Fire Data Center, part of FEMA's U.S. Fire Administration. The reports explore factors that influence residential fires resulting in deaths or injuries of younger and older adult populations and are based on 2002 data from the National Fire Incident Reporting System (NFIRS), the National Center for Health Statistics (NCHS), and U.S. Census Bureau data.

"The U.S. Fire Administration has developed fire safety campaigns specifically targeted at these high risk populations," said U.S. Fire Administrator R. David Paulison. "Through these campaigns, we are able to provide important information to parents and caregivers and aid in reducing the risk of fire death and injury."

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**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *MH*  
**CC:** Maria Capriola, Assistant to Town Manager; Lon Hultgren, Director of Public Works; Greg Padick, Director of Planning  
**Date:** January 22, 2007  
**Re:** Hunting Lodge Road Walkway/Bikeway – Public Information Session

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**Subject Matter/Background**

At the December 11, 2006 meeting, Council authorized a public meeting for the January 22<sup>nd</sup> meeting so that comments on the concept design could be received. Following Monday's public meeting, staff will prepare a final design and begin to obtain the needed property easements for the project.

**Financial Impact**

If the Town builds this facility, the cash/material costs will total close to the \$200,000 budgeted in the 06-07 capital budget. Depending on the exact cost of easements and the final design, a small amount of additional funds may be needed in 07-08. As the Town will maintain this new section of the walkway/bikeway along Hunting Lodge Road, some additional maintenance costs will be incurred as well.

**Legal Review**

Both an appraiser and an attorney will be involved in the drafting and purchase of easements for this project.

**Recommendation**

At this time, the Town Council does not need to take action on this item. In addition to the public information meeting, comments on the design can be made directly to the Department of Public Works at 429-3340.

**Attachments**

- 1) Information sheet
- 2) Sample letter sent to property owners and handed out to occupants of the houses on both sides of the street

# Hunting Lodge Road Bikeway

January 2007

Update

The Town of Mansfield Department of Public Works is submitting conceptual design for a proposed 8 foot wide paved bikeway/walkway along the southwest side of Hunting Lodge Road. The new trail will begin at the intersection of North Eagleville Road and Hunting Lodge Road and proceed north to Carriage House Drive where it will connect to the terminus of the existing paved trail on the northeast side of Hunting Lodge Road, which extends to Birch Road.

The project was conceived by the Town's Transportation Advisory Committee (TAC) a number of years ago, and has been designed at the urging of The University of Connecticut. At the March 2004 TAC meeting four members of the UConn Undergraduate Student Government addressed the Committee regarding the need for this facility. The students presented a petition signed by hundreds of students in favor of this bikeway/walkway, and showed a video of a weekend night along this stretch of road. The video depicted the unsafe conditions that can exist between pedestrians and vehicular traffic. Following the students' presentation the Committee re-prioritized the Town's walkway projects. The Hunting Lodge Road Bikeway was given a high priority, based on the need for pedestrian safety.

During the summer of 2006 the Town hired a survey firm to produce the base mapping for the corridor. After the survey was complete, the Town then engineered the conceptual design. The design is now ready to be presented to the Town Council, appropriate Town offices, adjacent property owners and the general public for comment. The section of this multi-purpose trail is 2,940 feet long. The total cost of construction is approximately \$475,000; however, the materials and right of way costs are approximately \$170,000. The Town may provide the labor and equipment as it has for the Separatists Road Bikeway project. The Town has already budgeted some funds for this project within its capital budget.

Final design and easement mapping/acquisition should take place during the 2006-07 winter. It is anticipated that construction will begin in 2007 and continue into 2008.



**TOWN OF MANSFIELD  
DEPARTMENT OF PUBLIC WORKS**

Lon R. Hultgren, P.E., Director

AUDREY P. BECK BUILDING  
FOUR SOUTH EAGLEVILLE ROAD  
MANSFIELD, CONNECTICUT 06268-2599  
(860) 429-3331 TELEPHONE  
(860) 429-6863 FACSIMILE

January 12, 2007

Subject: Hunting Lodge Road Bikeway/Walkway  
Town of Mansfield

Dear Property Owner/Renter:

The Town of Mansfield has completed the proposed conceptual design for a proposed 8 foot wide paved bikeway/walkway along the southwest side of Hunting Lodge Road, between North Eagleville Road and Carriage House Drive.

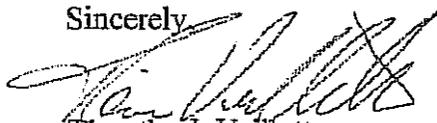
This letter is to make you aware of the project and to allow you an opportunity to review it prior to the Town's first public meeting, which is scheduled for Monday, January 22, 2007 at 7:30. This meeting will give you an opportunity to raise any questions or concerns publicly.

The project has been in the planning for several years. It has been given a high priority based on the need for pedestrian safety in the area.

It is anticipated that construction will begin in 2007 after the necessary easements are acquired. Most of the fronted properties will require easements for the Town to construct the trail. Easement maps are not yet prepared. We will be working on them over the winter.

If you have any questions or would like to review the plan prior to the first public meeting please do not hesitate to contact me at (860) 429-3340.

Sincerely,



Timothy J. Veillette  
Project Engineer

Enclosure

Cc: Lon R. Hultgren, Director of Public Works  
Mathew W. Hart, Town Manager  
Gregory J. Padick, Director of Planner  
file

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**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *M.H.*  
**CC:** Maria Capriola, Assistant to Town Manager; Robert Miller, Director of Health  
**Date:** January 22, 2007  
**Re:** Issues Regarding the UConn Landfill

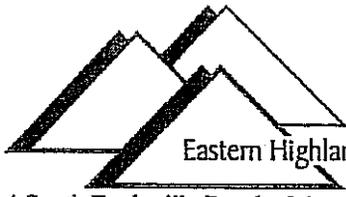
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**Subject Matter/Background**

I have attached for your information recent correspondence regarding the UConn landfill, including comments from our Director of Health. At this time, the Town Council does not need to take any action on this item.

**Attachments**

- 1) 01-08-07 Memo from R. Miller
- 2) UConn Landfill Long Term Monitoring Plan Report
- 3) 01-17-07 Memo from R. Miller
- 4) UConn Landfill Quarterly Progress Report



Eastern Highlands Health District

4 South Eagleville Road • Mansfield CT 06268 • Tel: (860) 429-3325 • Fax: (860) 429-3321 • Web: [www.EHHD.org](http://www.EHHD.org)

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## Memo

**To:** Matt Hart, Town Manager

**From:** Robert Miller, Director of Health

**Date:** 1/8/2007

**Re:** Uconn Landfill, Long Term Monitoring Plan Report, Active Residential Well results, dated  
~~December 2006~~

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Per your request, I have reviewed the above referenced report. These results indicate that the drinking water quality for those wells sampled, for the parameters analyzed were potable at the time of sampling.

I identify no concerns of note in this report.

This office will continue to review these reports, as they are made available.



Letter of Transmittal

Haley & Aldrich, Inc.  
800 Connecticut Blvd.  
Suite 100  
East Hartford, CT 06108-7303

Tel: 860.282.9400  
Fax: 860.282.9500  
HaleyAldrich.com

Date 7 December 2006  
File Number 91221-641  
From Richard P. Standish

To Connecticut Department of Environmental Protection  
Bureau of Water Protection and Land Reuse  
79 Elm Street  
Hartford, Connecticut 06106-5127

Attention Raymond L. Frigon, Jr.

Copy to B. Toal, CTDPH  
R. Miller, EHHD  
M. Hart, Town of Mansfield  
S. Soloyanis, Mitretek Systems  
B. Feldman, UConn (Certification letter only)  
J. Pietrzak, UConn  
J. Kastrinos, Haley & Aldrich

Subject UConn Landfill  
Long Term Monitoring Plan Report

Copies	Date	Description
1 each	December 2006	Long Term Monitoring Plan Report October/November 2006 - Round #1

Transmitted via  First class mail  Overnight express  Hand delivery  Other

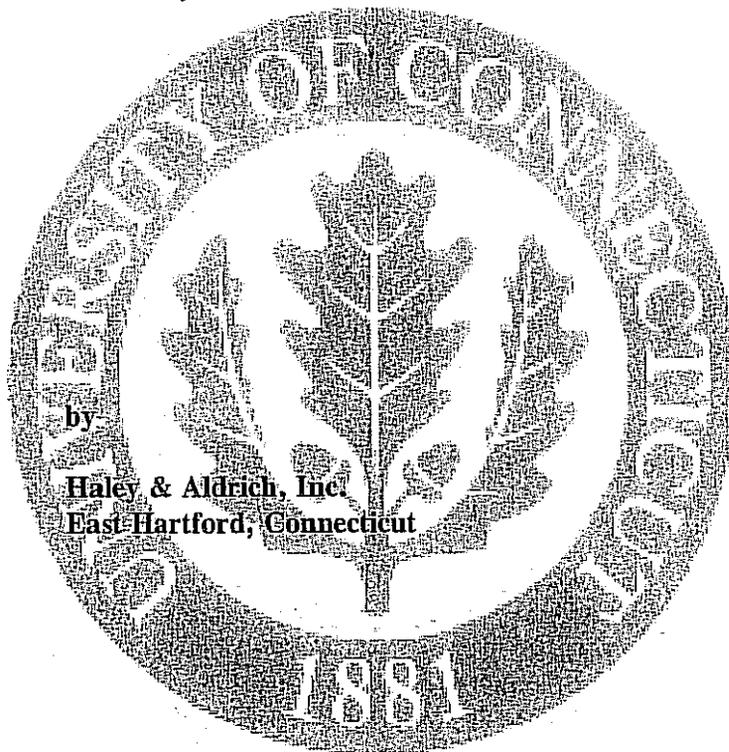
Remarks

RECEIVED

DEC 11 2006

EHHD

**LONG-TERM MONITORING PLAN  
OCTOBER/NOVEMBER 2006 SAMPLING ROUND #1  
UCONN LANDFILL  
STORRS, CONNECTICUT**



by

**Haley & Aldrich, Inc.  
East Hartford, Connecticut**

for

**University of Connecticut  
Storrs, Connecticut**

**File No. 91221-641  
December 2006**

Haley & Aldrich, Inc.  
800 Connecticut Blvd.  
Suite 100  
East Hartford, CT 06108-7303  
Tel: 860.282.9400  
Fax: 860.282.9500  
HaleyAldrich.com

**HALEY &  
ALDRICH**

29 November 2006

Connecticut Department of Environmental Protection  
Bureau of Water Protection and Land Reuse  
79 Elm Street  
Hartford, Connecticut 06106-5127

Attention: Raymond L. Frigon, Jr.

Subject: Long Term Monitoring Plan  
October/November 2006 Sampling Round #1  
UConn Landfill  
Storrs, Connecticut

Ladies and Gentlemen:

The following certification is being submitted to the Department of Environmental Protection in accordance with the terms as delineated in the Consent Order No. SRD-101 issued 26 June 1998 for the document specified below:

**OFFICES**

Boston  
Massachusetts

Cleveland  
Ohio

Dayton  
Ohio

Detroit  
Michigan

Kansas City  
Kansas

Los Angeles  
California

Manchester  
New Hampshire

Parsippany  
New Jersey

Portland  
Maine

Providence  
Rhode Island

Rochester  
New York

San Diego  
California

Santa Barbara  
California

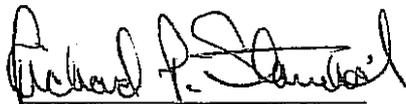
Tucson  
Arizona

Washington  
District of Columbia

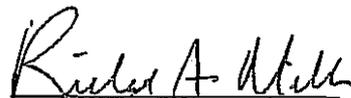
■ Long Term Monitoring Plan  
October/November 2006 Sampling Round #1  
UConn Landfill  
Storrs, Connecticut

I have personally examined and am familiar with the information submitted in this document and all attachments and certify that based on reasonable investigation, including my inquiry of those individuals responsible for obtaining the information, the submitted information is true, accurate and complete to the best of my knowledge and belief, and I understand that any false statement made in this document or its attachments may be punishable as a criminal offense.

Agreed and accepted as stated above:



Richard P. Standish, P. G., LEP  
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C: Barry Feldman, UConn

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## 1. INTRODUCTION

This Long Term Monitoring Plan (LTMP) was prepared pursuant to the Consent Order # SRD-101 between the State of Connecticut and the University of Connecticut (UConn) regarding the solid waste disposal area on North Eagleville Road (Landfill and Former Chemical Pits) and the former disposal site in the vicinity of Parking Lot F (F Lot). An Interim Monitoring Program (IMP) had been previously implemented in order to monitor shallow ground water, surface water and bedrock groundwater quality in nearby domestic water supply wells until a LTMP required pursuant to paragraph B.4.e of the Consent Order was implemented. In September 2005, the University began transitioning from the IMP to the LTMP. As part of this process, samples were collected from both the IMP and LTMP locations for three sampling quarters. These quarters, referred to as "transition rounds" were conducted in September and December 2005 and May 2006. In October and November 2006, samples were only collected from the LTMP locations.

This LTMP is intended to replace the current IMP. The goal of the IMP was to ensure that water in domestic wells was safe to drink while the Hydrogeologic Investigation was ongoing. The objectives of the LTMP are:

- To assess the effectiveness of the remediation
- To monitor groundwater and surface water quality and trends, and
- To act as sentinel wells to protect human health and the environment.

Groundwater, surface water and soil gas samples will be obtained to verify that the new remediation systems are working as planned. The Plan is also designed to protect human health and the environment by evaluating the concentrations of contaminants in groundwater and surface water over time. If increasing concentrations are observed, UConn and the Connecticut Department of Environmental Protection (CTDEP) will be prepared to reassess the remediation system design, expand the monitoring program, and take additional measures to protect human health and the environment.

The LTMP includes sampling of media at multiple locations: (1) six surface water locations; (2) five shallow groundwater monitoring wells; (3) five bedrock monitoring wells; (4) six active domestic wells; and (5) four soil gas monitoring locations. The locations are shown on Figure 1. The domestic wells are located on Meadowood Road and Separatist Road. At the time of this sampling event, construction of the landfill cap was underway. Two of the surface water sampling locations (SW-B and SW-C) were not sampled due to sediment remediation activities. The five shallow groundwater monitoring wells, and the four soil gas monitoring locations will be installed upon completion of the landfill cap therefore; they were not sampled as part of this quarter.

The University proposes to conduct quarterly sampling for two years after the elements of the Remedial Action Plan are in place. Based on the results of the initial year, UConn may

suggest reducing the sampling to twice a year. The results will be reported to the key parties and the public.

This report documents the sampling round conducted in October and November 2006, also referred to as Round #1. Subsequent sampling will be conducted on a quarterly basis.

## **2. SCOPE OF PROGRAM**

As part of this Comprehensive Hydrogeological Investigation and Remedial Action Plan, the LTMP is being proposed. The objectives of the LTMP are:

- To assess the effectiveness of the remedial actions.
- To establish sampling points and analytical parameters to monitor groundwater and surface water quality and trends and soil gas concentrations and trends, and
- To establish a network of monitoring wells and active domestic wells to function as sentinel wells to protect human health and the environment.

The LTMP is designed to monitor groundwater and surface water quality as well as soil gas in the vicinity of the landfill, former chemical pits, and F Lot on a long-term basis. The program consists of five sampling elements: shallow groundwater monitoring wells, deep (125 to 300 ft) bedrock groundwater monitoring wells, surface water monitoring locations, active residential water supply wells, and soil gas monitoring locations. All locations to be monitored under the program are shown on Figure 1. The following paragraphs describe the rationale for each proposed location based upon the conceptual model of the study area.

### **2.1 Shallow Groundwater Monitoring Wells**

Upon completion of the landfill cap installation, five shallow groundwater monitoring wells will be installed and sampled. Three shallow wells, approximately 20 ft deep, will be constructed in overburden south, southeast and north of the landfill downgradient of the Leachate Intercepter Trenches (LIT). These wells (B401, B403 & B404) will monitor shallow groundwater quality migrating out of the landfill area. Similarly, two previously existing shallow monitoring wells, MW-3 and MW-4, will be re-installed and included in the LTMP to monitor shallow groundwater quality downgradient of F Lot. The five shallow groundwater monitoring wells will be installed at a later date; therefore they were not sampled as part of this sampling event.

### **2.2 Deep Groundwater Monitoring Wells**

Five bedrock (125 to 300 ft) groundwater monitoring wells are proposed to be included in the LTMP. Three existing wells, MW-105R, B201R(MW), and B302R(MW) are located south and west of the landfill and former chemical pits. These wells were selected because they are situated in the direction of either suspected

historical or known bedrock groundwater flow. Two former residential water supply wells, located at 156 Hunting Lodge Road and 202 North Eagleville Road, will also be included in the LTMP because of their locations and construction depths. The University has not yet received permission to access the well at 156 Hunting Lodge Road therefore; it was not sampled as part of this quarterly event.

Permanent systems that allow the monitoring of discrete fracture intervals have been installed in two bedrock wells, B201R(MW) and MW-105R. Groundwater samples will be collected from two fracture zones in each monitoring well.

### **2.3 Surface Water Monitoring Locations**

Five surface water-monitoring locations, designated SW-A through SW-E, used during the IMP are also included in the LTMP. These locations are strategically placed at the primary surface waters north (wetland and Cedar Swamp Brook drainage) and south (western tributary of Eagleville Brook drainage) of the landfill and former chemical pits area. A sixth surface water monitoring location immediately downgradient of F Lot (SW-F) on an eastern tributary to Eagleville Brook has been added. The surface water monitoring locations have been selected to assess surface water quality migrating from the landfill, former chemical pits, and F Lot areas.

### **2.4 Active Residential Water Supply Wells**

Six active residential water supply wells will be included in the LTMP:

38 Meadowood Road  
41 Meadowood Road  
65 Meadowood Road; and  
202 Separatist Road  
206 Separatist Road  
211 Separatist Road

These active residential wells are the closest bedrock wells to the landfill and former chemical pits in the direction of suspected historical and known groundwater migration pathways in fractured bedrock.

### **2.5 Soil Gas Monitoring Locations**

Upon completion of landfill cap construction, four soil gas-monitoring points B501(GW), B502(GW), B503(GW) and B504(GW) will be installed in the east, southeast, southwest and northwest quadrants of the landfill immediately outside the cap perimeter to monitor for potential gas migration away from the landfill. The monitoring points will be 4-in. diameter PVC wells extending to a depth of 10 to 15 ft bgs with a slotted screen interval from the surface seal (approximately 2 ft bgs) to the depth of completion. The proposed locations are lateral to the LITs where the likelihood of soil gas migration is presumed to be greatest.

## 2.6 Sampling Parameters

During the course of the Hydrogeologic Investigation, a comprehensive suite of analytical methods was selected to determine the nature of the contamination in the Study Area. A wide range of methods was used to ensure that any potential contaminant identified during review of historical records or interviews with knowledgeable personnel would be detected if present. Multiple rounds of groundwater and surface water sampling have shown that the contamination is confined to a few classes of compounds. Furthermore, monitoring a select number of analytical methods will accomplish the objectives of the LTMP, that is, to assess effectiveness of remediation, monitor groundwater quality and trends and be protective of human health and the environment.

Groundwater and surface water samples will be analyzed from the 22 proposed groundwater and surface water monitoring locations for the following parameters:

- VOCs by EPA Method 524.2

- Total metals by EPA Method 200 Series

- Other Inorganic Parameters

  - ammonia, nitrate and nitrite, total phosphorus, total dissolved solids, total suspended solids, alkalinity, hardness, chloride, sulfate, chemical oxygen demand, total organic carbon, biological oxygen demand and cyanide

- Field Screening Data

  - turbidity, conductivity, dissolved oxygen, ORP, pH, and temperature

Soil gas monitoring points will be analyzed for methane and carbon dioxide using a multiple gas detection meter.

## 2.7 Sampling Frequency

Quarterly sampling is proposed for a period of two years following the completion of the Remedial Action Plan (RAP). Depending on the results of the initial year of monitoring, UConn may petition to reduce the monitoring to a semiannual schedule (twice per year).

### 3. SAMPLING PROCEDURES

Sampling procedures and analytical methods for the groundwater monitoring wells and surface water samples were followed in accordance with the Supplemental Hydrogeological Investigation Scope of Work dated May 2000.

Sampling procedures for the residential water supply wells were conducted in accordance with procedures previously established by CTDEP and the DPH for the health consultation study completed in 1999. Samples were collected from the water supply system prior to treatment after running the tap for approximately eight minutes.

Samples from the residential water supply wells were analyzed using EPA drinking water methods as noted on the enclosed Table I.

#### 4. SUMMARY OF RESULTS

The analytical results from the October/November 2006 LTMP round #1 sampling are summarized in Table I. A discussion of the results below is organized by general sample types and locations – deep bedrock monitoring wells, surface water samples, and active residential wells.

##### **Deep Bedrock Monitoring Wells**

In August 2005, permanent systems were installed in LTMP bedrock groundwater monitoring wells MW-105R and B201R(MW) which would facilitate the collection of samples from two discrete intervals within each well. Both wells are approximately 125 ft deep. Monitoring wells 202-NERD (unused domestic well at 202 N. Eagleville Road) and B302R(MW), which range in depths from 300 to 320 ft do not have a discrete sampling systems installed. Integrated samples were collected from these locations. Samples were collected and submitted to Phoenix Environmental Laboratories, Manchester, Connecticut for analysis of VOCs, total metals, and nutrients. Permission has not yet been obtained to access the well at 156 Hunting Lodge Road; therefore it was not sampled as part of this quarterly event.

VOCs were detected in discrete samples collected from the deep fracture of MW-105R and both fracture zones of B201R(MW), which are located south of the landfill, within the Eagleville Brook drainage basin. Concentrations of benzene, 1,2-dichloroethane, and trichloroethene (TCE) exceeded the groundwater protection criteria in samples from both MW105R and B201R(MW). Tetrachloroethene (PCE) was detected at concentrations exceeding groundwater protection criteria (5 µg/L) in the sample collected from the deep fracture (111 ft) of MW-105R. A trace concentration of toluene was detected in the sample collected from 202-NERD and a trace concentration of Benzene was detected in the sample collected from B302R(MW). The plume signature in this area comprises a mixture of the landfill and former chemical pits indicators. VOCs were not detected above laboratory detection limits in the discrete sample collected from the 74 ft fracture of MW-105R.

Metal and nutrient parameters were within typical groundwater water ranges for all the bedrock monitoring well samples.

For quality control purposes, a duplicate discrete sample was collected from the 38 ft fracture of monitoring well B201R(MW). Results were in general agreement with the original sample.

In general, the results are consistent with previous sampling events conducted in September and December 2005 and May 2006.

##### **Surface Water Samples**

Four surface water samples were collected and analyzed in this round of sampling. Surface water locations SW-B and SW-C are located within areas of sediment remediation which was underway during this sampling event; therefore these locations were not sampled. Surface water samples were submitted for analysis of VOCs, metals and nutrients. No VOCs were

detected at any of the surface water locations. Antimony was detected at a concentration (0.01 mg/l) exceeding the groundwater protection criteria (0.006 mg/l) in the sample collected from SW-A. Antimony has not been detected in previous samples collected from this location and is likely the result of laboratory contamination or a false positive due to compound interference. Metal and nutrient parameters were within typical surface water ranges for the other locations.

#### **Active Residential Domestic Wells**

Six active domestic wells (38 Meadowood Road, 41 Meadowood Road, 65 Meadowood Road, 202 Separatist Road, 206 Separatist Road and 211 Separatist Road) were sampled as part of this quarterly event. Four of the six wells did not contain VOCs above the method reporting limits. Trace concentrations of chloroform were detected in the samples collected from 206 and 211 Separatist Road. These results are consistent with findings from previous sampling events. No other VOCs were detected above method reporting limits at these locations. In the sample collected from 65 Meadowood Road, copper was detected above surface water protection criteria; however the concentration was below drinking water criteria. Metal and nutrient concentrations at all locations were within acceptable drinking water ranges.

TABLE I  
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS  
LONG-TERM MONITORING PLAN  
UCONN LANDFILL  
STORRS, CONNECTICUT

SAMPLE DESIGNATION	RSR GAGPC	RSR SWPC	RSR RVC	MW105R-74	TB-100606	EB-100606	MW105R-111	B201R(MW)-38	B201RP(MW)-38	
SAMPLING DATE				10/6/2006	10/6/2006	10/6/2006	10/6/2006	10/11/2006	10/11/2006	
COMMENTS				Discrete	Field-Blank	Field-Blank	Discrete	Discrete	Duplicate	
WELL DEPTH (ft.)										
LOCATION				MW105R			MW105R	B201R-MW	B201R-MW	
VOLATILE ORGANIC COMPOUNDS (VOCs) (ug/l)		(ug/l)	(ug/l)	(ug/l)						
METHOD	6242									
1,1-Dichloroethane	70	NE	3,000	ND	ND	ND	2.1	1.2	1.2	
1,2,4-Trichlorobenzene	70	NE	NE	ND	ND	ND	11	1.6	2	
1,2-Dichlorobenzene	600	170,000	5,100	ND	ND	ND	5.3	1.5	1.6	
1,2-Dichloroethane	1	2,970	6.5	ND	ND	ND	12	7.1	6.8	
1,4-Dichlorobenzene	75	26,000	1,400	ND	ND	ND	17	3.1	3	
Benzene	130	710	130	ND	ND	ND	100	2.8	3.2	
Bromobenzene	NE	NE	NE	ND	ND	ND	36	8.9	8.9	
Chlorobenzene	100	420,000	1,800	ND	ND	ND	46	15	15	
Chloroform	6.5	14,100	26	ND	ND	ND	0.5	ND	ND	
1,1,2,2-Tetrachloroethane	70	NE	830	ND	ND	ND	14	5.8	6.9	
1,1,1,2-Tetrachloroethane	75	880	340	ND	ND	ND	8.3	1.7	1.4	
1,1-Dichloroethene	1,000	4,000,000	7,100	ND	ND	0.68	0.76	ND	ND	
Trichloroethene	1	2,340	27	ND	ND	ND	13	5.3	5.3	
Vinyl chloride	2	15,750	16	ND	ND	ND	ND	ND	0.9	
TOTAL METALS (mg/l)	METHOD									
Aluminum	200.7/6010	NE	NE	NE	0.034	—	ND	0.015	0.077	0.103
Antimony	200.7/6010	0.006	86	NE	ND	—	ND	ND	ND	0.005
Arsenic	200.7/6010	0.05	0.004	NE	ND	—	ND	ND	ND	ND
Barium	6010/E200.7	NE	NE	NE	0.058	—	ND	0.09	0.076	0.077
Calcium	200.7/6010	NE	NE	NE	90.8	—	0.063	67.1	90.8	93.7
Chromium, hexavalent	200.7/6010	NE	NE	NE	ND	—	ND	ND	ND	ND
Chromium, total	200.7/6010	50	NE	NE	ND	—	ND	ND	ND	ND
Chromium, trivalent	200.7/6010	NE	NE	NE	ND	—	ND	ND	ND	ND
Copper	6010/E200.7	13	0.040	NE	ND	—	ND	ND	ND	ND
Iron	6010/E200.7	NE	NE	NE	0.397	—	ND	0.296	0.62	0.645
Lead	741/S3113B	0.015	0.013	NE	0.001	U	ND	0.001	U	ND
Magnesium	200.7/6010	NE	NE	NE	13	—	ND	7.18	8.49	8.46
Manganese	200.7/6010	NE	NE	NE	0.33	—	ND	0.208	0.157	0.157
Mercury	7470/E245	0.002	0.004	NE	ND	—	ND	ND	ND	ND
Nickel	200.7/6010	0.1	0.88	NE	0.012	—	ND	ND	ND	0.001
Potassium	6010/E200.7	NE	NE	NE	12.7	—	ND	2.99	6.21	6.18
Silver	200.7/6010	0.036	0.012	NE	ND	—	ND	ND	ND	ND
Sodium	200.7/6010	NE	NE	NE	34.6	—	ND	10.7	13.1	13
Vanadium	200.7/6010	0.05	NE	NE	ND	—	ND	ND	ND	ND
Zinc	200.7/6010	5	0.123	NE	0.007	U	0.005	0.004	U	0.006

TABLE I  
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS  
LONG-TERM MONITORING PLAN  
UCONN LANDFILL  
STORRS, CONNECTICUT

SAMPLE DESIGNATION		RSR GAGPC	RSR SWPC	RSR RVC	MW105R-74	TB-100608	EB-100608	MW105R-11.1	B201R(MW)-98	B201R(MW)-38
SAMPLING DATE					10/6/2006	10/6/2006	10/6/2006	10/6/2006	10/11/2006	10/11/2006
COMMENTS					Discrete	Trip Blank	Field Blank	Discrete	Discrete	Duplicate
WELL DEPTH (ft.)										
LOCATION					MW105R			MW105R	B201R-MW	B201R-MW
OTHER ANALYSES (mg/l)										
Alkalinity (CaCO3)	SM2920B				240	-	ND	110	160	200
Ammonia as Nitrogen	SM4506NH3				ND	-	ND	ND	ND	ND
B.O.D./5 day	SM5210B				ND	-	ND	ND	ND	ND
C.O.D.	SM5220D				22	-	ND	ND	15	15
Chloride	SM3000/9056				20	-	ND	12	13	13
Hardness (CaCO3)	SM3000/9056				280	-	0.16	197	262	269
Nitrate as Nitrogen	SM3000/9056				ND	-	ND	ND	0.05	0.06
Nitrite as Nitrogen	SM3852				ND	-	ND	ND	ND	ND
Phosphorus as P	SM6010/3353				0.12	-	ND	0.41	0.04	0.07
Sulfate	SM3000/9056				100	-	ND	17	22	23
Tot. Diss. Solids	SM2540C				430	-	ND	240	300	290
Tot. Org. Carbon	SM415.1/SW9060				11	U	1.2	2.5	4.2	35
Total Suspended Solids	SM2540D				8.5	-	ND	11	6	6.5
FIELD SCREENING DATA										
Turbidity (NTU)					4	-	-	0	0	-
Conductivity (uS/cm)					832	-	-	459	468	-
Dissolved Oxygen (ppm)					0.23	-	-	4.77	5.26	-
ORP (mV)					-16	-	-	-122	-165	-
pH					6.65	-	-	5.67	5.82	-
Temperature (°C)					11.6	-	-	11.4	11.77	-

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NOTES AND ABBREVIATIONS:

1. Samples were submitted to Phoenix Environmental Laboratories, Inc., Manchester, CT for analysis
2. RSR GA GPC: Connecticut Department of Environmental Protection (CTDEP) Remediation Standard Regulations (RSR) Groundwater Protection Criteria.
3. RSR SWPC: CTDEP RSR Surface Water Protection Criteria
4. RSR RVC: CTDEP RSR Proposed Residential Volatilization Criteria
5. NE: RSR criteria not established
6. ND: compound not detected
7. Blank spaces, "-" or "NA" indicate compound not analyzed
8. uS/cm: microsiemens per centimeter.
9. ug/l: micrograms per liter, mg/l: milligrams per liter
10. NTU: Nephelometric Turbidity Units.
11. Methods are EPA unless otherwise specified.
12. Organic qualifier codes: (J): estimated result; (U): not detected above associated value
13. Inorganic qualifier codes: (U): not detected above associated value
14. Bold values exceed one or more of the RSRs
15. Due to high pH, a sample for total metals was not collected from B201R-MW-6D

TABLE I  
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LONG-TERM MONITORING PLAN  
UCONN LANDFILL  
STORRS, CONNECTICUT

SAMPLE DESIGNATION	RSR GAGPC	RSR SWPC	RSR IRVC	B201R(MW)-60	EB-101108	EB-101108	B302R(MW)	TSW-A	SW-D
SAMPLING DATE				10/11/2006	10/11/2006	10/11/2006	11/3/2006	10/11/2006	10/11/2006
COMMENTS				Discrete	Field Blank	Top Blank			
WELL DEPTH (ft.)									
LOCATION				B201R-MW			B302R-MW		
VOLEATILE ORGANIC COMPOUNDS (VOCs) (ug/l)									
METHOD	524.2								
1,1-Dichloroethane	70	NE	3,000	1.6	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	70	NE	NE	3.2	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	600	170,000	5,100	2.2	ND	ND	ND	ND	ND
1,2-Dichloroethane	1	2,970	6.5	9.4	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	75	26,000	1,400	6	ND	ND	ND	ND	ND
Benzene	1	710	130	5.0	ND	ND	0.59	ND	ND
Bromobenzene	NE	NE	NE	13	ND	ND	ND	ND	ND
Chlorobenzene	100	420,000	1,800	20	ND	ND	ND	ND	ND
Chloroform	6	14,100	26	0.73	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	70	NE	830	9.3	ND	ND	ND	ND	ND
Tetrachloroethene	5	88	340	3.4	ND	ND	ND	ND	ND
Toluene	1,000	4,000,000	7,100	ND	ND	ND	ND	ND	ND
Trichloroethene	5	2,340	27	4.9	ND	ND	ND	ND	ND
Vinyl chloride	2	15,750	116	ND	ND	ND	ND	ND	ND
TOTAL METALS (mg/l)	METHOD								
Aluminum	2007/6010	NE	NE	NE	0.478	ND	0.478	0.103	3.98
Antimony	2007/6010	0.006	66	NE	ND	ND	ND	0.01	ND
Arsenic	2007/6010	0.057	0.004	NE	ND	ND	ND	0.004	U
Barium	6010/2007	1	NE	NE	0.323	ND	0.016	0.037	0.052
Calcium	2007/6010	NE	NE	NE	204	0.014	14.8	22.7	16.7
Chromium, hexavalent	2007/6010	NE	NE	NE	0.01	ND	ND	ND	ND
Chromium, total	2007/6010	50	NE	NE	0.006	ND	0.001	U	0.01
Chromium, trivalent	2007/6010	NE	NE	NE	ND	ND	ND	ND	0.01
Copper	6010/2007	13	0.048	NE	ND	ND	ND	0.002	0.005
Iron	6010/2007	NE	NE	NE	0.002	ND	0.177	1.17	3.19
Lead	7421/5911/38	0.015	0.013	NE	ND	ND	0.001	ND	0.009
Magnesium	2007/6010	NE	NE	NE	3.53	ND	0.124	6.69	4.85
Manganese	2007/6010	NE	NE	NE	0.006	ND	0.004	0.638	0.501
Mercury	7470/2451	0.002	0.0004	NE	ND	ND	ND	ND	ND
Nickel	2007/6010	0.1	0.88	NE	0.001	ND	ND	ND	0.008
Potassium	6010/2007	NE	NE	NE	23.6	ND	5.4	8.11	1.54
Silver	2007/6010	0.036	0.012	NE	ND	ND	ND	ND	ND
Sodium	2007/6010	NE	NE	NE	26.7	ND	52.4	11.4	6.88
Vanadium	2007/6010	0.05	NE	NE	0.002	ND	0.02	ND	0.009
Zinc	2007/6010	5	0.123	NE	0.004	ND	0.007	0.003	0.025

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TABLE I  
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS  
LONG-TERM MONITORING PLAN  
UCONN LANDFILL  
STORRS, CONNECTICUT

SAMPLE DESIGNATION	RSR GAGPC	RSR SWPC	RSR RVC	B201R(MW)-80	EB-101-06	B-101-06	B302R(MW)	SW-A	SW-D
SAMPLING DATE				10/11/2006	10/11/2006	10/11/2006	11/3/2006	10/11/2006	10/11/2006
COMMENTS				Discrete	Field Blank	Trip Blank			
WELL DEPTH (ft)									
LOCATION				B201R-MW			B302R-MW		
OTHER ANALYSES (mg/l)									
Alkalinity (CaCO <sub>3</sub> )	SM2320B			310	ND	—	380	46	40
Ammonia as Nitrogen	SM4500NH3E			ND	ND	—	ND	1	ND
B.O.D./5 day	SM5210B			ND	ND	—	2.9	ND	ND
C.O.D.	SM5220D			ND	ND	—	15	20	15
Chloride	300.0/9056			11	ND	—	3.1	32	10
Hardness (CaCO <sub>3</sub> )	300.0/9056			524	ND	—	37.5	84.2	81.7
Nitrate as Nitrogen	300.0/9056			ND	ND	—	0.07	0.36	0.16
Nitrite as Nitrogen	E3852			ND	ND	—	ND	0.8	ND
Phosphorus as P	9010/3353			0.05	ND	—	0.05	0.06	0.05
Sulfate	300.0/9056			37	ND	—	46	35	16
Total Diss. Solids	SM2540C			350	ND	—	210	180	98
Total Org. Carbon	1511/SW9060			47	ND	—	8.8	U 6.5	3.5
Total Suspended Solids	SM2640D			8	ND	—	32	7.5	220
FIELD SCREENING DATA									
Turbidity (NTU)				1	—	—	3.2	6	23
Conductivity (uS/cm)				510	—	—	369	362	207
Dissolved Oxygen (ppm)				1.38	—	—	0.58	9.09	9.45
ORP (mV)				153	—	—	-119	145	158
pH				10.12	—	—	8.29	8.02	8.66
Temperature (°C)				12	—	—	9.12	15.4	14.3

NOTES AND ABBREVIATIONS:

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3. RSR SWPC: CTDEP RSR Surface Water Protection Criteria
4. RSR RVC: CTDEP RSR Proposed Residential Volatilization Criteria
5. NE: RSR criteria not established
6. ND: compound not detected
7. Blank spaces, "-" or "NA" indicate compound not analyzed
8. uS/cm: microsiemens per centimeter.
9. ug/l: micrograms per liter, mg/l: milligrams per liter
10. NTU: Nephelometric Turbidity Units.
11. Methods are EPA unless otherwise specified.
12. Organic qualifier codes: (J): estimated result; (U): not detected above associated value
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14. Bold values exceed one or more of the RSRs
15. Due to high pH, a sample for total metals was not collected from B201R-MW-80

TABLE I  
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS  
LONG-TERM MONITORING PLAN  
UCONN LANDFILL  
STORRS, CONNECTICUT

SAMPLE DESIGNATION	RSR GAGPC	RSR SWRC	RSR RVCC	SW-E	SW-F	38-MWRD	1B-10100B	41-MWRD	65-MWRD	
SAMPLING DATE				10/11/2006	10/11/2006	10/10/2006	10/10/2006	10/10/2006	10/10/2006	
COMMENTS						Active	Tip Blank	Active	Active	
WELL DEPTH (ft.)						Unknown		Unknown	Unknown	
LOCATION						Meadowood Road		Meadowood Road	Meadowood Road	
VOLATILE ORGANIC COMPOUNDS (VOCs) (ug/l)	(ug/l)	(ug/l)	(ug/l)							
METHOD	524.2									
1,1-Dichloroethane	70	NE	3,000	ND	ND	ND	ND	ND	ND	
1,2,4-Trichlorobenzene	70	NE	NE	ND	ND	ND	ND	ND	ND	
1,2-Dichlorobenzene	600	170,000	5,100	ND	ND	ND	ND	ND	ND	
1,1,2-Dichloroethane		2,970	6.5	ND	ND	ND	ND	ND	ND	
1,4-Dichlorobenzene	75	26,000	1,400	ND	ND	ND	ND	ND	ND	
Benzene		710	130	ND	ND	ND	ND	ND	ND	
Bromobenzene	NE	NE	NE	ND	ND	ND	ND	ND	ND	
Chlorobenzene	100	420,000	1,800	ND	ND	ND	ND	ND	ND	
Chloroform	6	14,100	26	ND	ND	ND	ND	ND	ND	
1,1,2-Dichloroethane	70	NE	830	ND	ND	ND	ND	ND	ND	
tetrachloroethene	5	100	340	ND	ND	ND	ND	ND	ND	
toluene	1,000	4,000,000	7,100	ND	ND	ND	ND	ND	ND	
Trichloroethene	5	2,340	27	ND	ND	ND	ND	ND	ND	
Vinyl chloride	2	15,750	1.6	ND	ND	ND	ND	ND	ND	
TOTAL METALS (mg/l)	METHOD									
Aluminum	200.7/6010	NE	NE	NE	0.248	0.019	0.016	-	0.015	0.012
Antimony	200.7/6010	0.0064	85	NE	ND	ND	ND	-	ND	ND
Arsenic	200.7/6010	0.05	0.004	NE	ND	ND	ND	-	ND	ND
Barium	6010/200.7	NE	NE	NE	0.022	0.035	0.014	-	ND	0.018
Calcium	200.7/6010	NE	NE	NE	15.7	55.9	44.3	-	17	22.2
Chromium, hexavalent	200.7/6010	NE	NE	NE	ND	ND	ND	-	ND	ND
Chromium, total	NE	NE	NE	NE	ND	ND	ND	-	ND	ND
Chromium, trivalent	200.7/6010	NE	NE	NE	ND	ND	ND	-	ND	ND
Copper	6010/200.7	1.3	0.048	NE	0.002	0.002	0.008	-	0.003	0.237
Iron	6010/200.7	NE	NE	NE	7.23	1.33	0.181	-	0.057	0.041
Lead	7421/5311/38	0.015	0.013	NE	0.002	U	ND	-	ND	0.003
Magnesium	200.7/6010	NE	NE	NE	3.65	12.2	7.25	-	2.49	7.84
Manganese	200.7/6010	NE	NE	NE	0.311	0.289	0.318	-	0.082	0.001
Mercury	7470/245.1	0.002	0.0004	NE	ND	ND	ND	-	ND	ND
Nickel	200.7/6010	0.1	0.88	NE	0.002	ND	ND	-	ND	0.002
Potassium	6010/200.7	NE	NE	NE	1.66	4.91	1.87	-	1.22	3.09
Silver	200.7/6010	0.036	0.012	NE	ND	ND	ND	-	ND	ND
Sodium	200.7/6010	NE	NE	NE	9.17	29.4	8.71	-	6.37	21.5
Vanadium	200.7/6010	0.05	NE	NE	ND	ND	ND	-	ND	ND
Zinc	200.7/6010	5	0.123	NE	0.017	0.003	ND	-	0.002	U

TABLE I  
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS  
LONG-TERM MONITORING PLAN  
UCONN LANDFILL  
STORRS, CONNECTICUT

SAMPLE DESIGNATION	RSR GAGPC	RSR SWPC	RSR RVC	SW-E	SW-F	38-MWRD	TB-101006	41-MWRD	65-MWRD
SAMPLING DATE				10/11/2006	10/11/2006	10/10/2006	10/10/2006	10/10/2006	10/10/2006
COMMENTS						Active	Trip Blank	Active	Active
WELL DEPTH (ft)						Unknown		Unknown	Unknown
LOCATION						Meadowood Road		Meadowood Road	Meadowood Road
OTHER ANALYSES (mg/l)									
Alkalinity (CaCO <sub>3</sub> )	SM2320B			42	130	100	--	52	52
Ammonia as Nitrogen	B4500NH3			0.12	0.11	0.03	--	ND	ND
BioD/5 day	SM5210B			ND	ND	ND	--	ND	ND
ClO <sub>2</sub> D	SM5220D			120	11	ND	--	ND	ND
Chloride	300.0/9056			18	88	20	--	4.6	35
Hardness (CaCO <sub>3</sub> )	300.0/9056			54.2	190	140	--	52.7	87.7
Nitrate as Nitrogen	300.0/9056			0.08	0.06	0.07	--	ND	4.2
Nitrite as Nitrogen	E8052			ND	ND	ND	--	ND	ND
Phosphorus as P	9010/335A			1.4	0.05	0.21	--	0.14	0.02
Sulfate	300.0/9056			7.3	31	19	--	13	24
tot Diss Solids	SM2540G			110	310	190	--	81	180
tot Org Carbon	15176/9060			13	3.1	1.2	--	1	1.1
total Suspended Solids	SM2540D			64	ND	ND	--	ND	ND
FIELD SCREENING DATA									
Turbidity (NTU)				10	2	0	--	8.3	7.5
Conductivity (uS/cm)				234	720	341	--	158	342
Dissolved Oxygen (ppm)				9.42	9.51	14.74	--	12.33	16.24
ORP (mV)				161	-35	141	--	210	246
pH				7.94	8.60	6.21	--	5.85	5.78
Temperature (°C)				14.1	14.2	14.13	--	23.24	13.79

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NOTES AND ABBREVIATIONS:

1. Samples were submitted to Phoenix Environmental Laboratories, Inc., Manchester, CT for analysis
2. RSR GA GPC: Connecticut Department of Environmental Protection (CTDEP) Remediation Standard Regulations (RSR) Groundwater Protection Criteria.
3. RSR SWPC: CTDEP RSR Surface Water Protection Criteria
4. RSR RVC: CTDEP RSR Proposed Residential Volatilization Criteria
5. NE: RSR criteria not established
6. ND: compound not detected
7. Blank spaces, "--" or "NA" indicate compound not analyzed
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9. ug/l: micrograms per liter, mg/l: milligrams per liter
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11. Methods are EPA unless otherwise specified.
12. Organic qualifier codes: (J): estimated result; (U): not detected above associated value
13. Inorganic qualifier codes: (U): not detected above associated value
14. Bold values exceed one or more of the RSRs
15. Due to high pH, a sample for total metals was not collected from B201R-MW-60

TABLE I  
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS  
LONG-TERM MONITORING PLAN  
UCONN LANDFILL  
STORRS, CONNECTICUT

SAMPLE DESIGNATION		RSR GAGRC	RSR SWPC	RSR RVC	202-NERD	EB-110306	TB-110306	202-SRD	206-SRD	211-SRD
SAMPLING DATE					11/3/2006	11/3/2006	11/3/2006	10/10/2006	10/10/2006	10/10/2006
COMMENTS					Inactive	Field Blank	Trip Blank	Active	Active	Active
WELL DEPTH (ft)					320			Unknown	375	130
LOCATION					North Eagleville Road			Separatis Road	Separatis Road	Separatis Road
VOLATILE ORGANIC COMPOUNDS (VOCs) (ug/l)		(ug/l)	(ug/l)	(ug/l)						
METHOD	5242									
1,1-Dichloroethane	70	NE	3,000	ND	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	70	NE	NE	ND	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	600	170,000	6,400	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	1	2,970	615	ND	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	75	26,000	1,400	ND	ND	ND	ND	ND	ND	ND
Benzene	1	710	130	ND	ND	ND	ND	ND	ND	ND
Bromobenzene	NE	NE	NE	ND	ND	ND	ND	ND	ND	ND
Chlorobenzene	100	420,000	1,800	ND	ND	ND	ND	ND	ND	ND
Chloroform	6	14,100	26	ND	ND	ND	ND	2.1		3.8
1,1,2-Trichloroethane	70	NE	830	ND	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	5	80	340	ND	ND	ND	ND	ND	ND	ND
o-xylene	1,000	4,000,000	7,100	0.54	ND	ND	ND	ND	ND	ND
Trichloroethene	5	2,340	27	ND	ND	ND	ND	ND	ND	ND
Vinyl chloride	2	15,750	1.6	ND	ND	ND	ND	ND	ND	ND
TOTAL METALS (mg/l)	METHOD									
Aluminum	200.7/6010	NE	NE	NE	0.228	ND	--	0.014	0.015	0.016
Antimony	200.7/6018	0.006	06	NE	ND	ND	--	ND	ND	ND
Arsenic	200.7/6010	0.05	0.004	NE	ND	ND	--	ND	ND	ND
Barium	6010/200.7	1	NE	NE	0.003	ND	--	0.012	0.004	0.011
Calcium	200.7/6010	NE	NE	NE	19.1	0.025	--	34.4	37.4	32
Chromium, hexavalent	200.7/6010	NE	NE	NE	ND	ND	--	ND	ND	ND
Chromium, total	200.7/6010	50	NE	NE	0.002	U	ND	0.001	ND	ND
Chromium, trivalent	200.7/6010	NE	NE	NE	ND	ND	--	ND	ND	ND
Copper	6010/200.7	1.3	0.048	NE	ND	ND	--	0.009	0.011	0.029
Iron	6010/200.7	NE	NE	NE	2.3	0.005	--	0.018	U	0.005
Lead	7421/31138	0.015	0.013	NE	ND	ND	--	ND	ND	0.002
Magnesium	200.7/6010	NE	NE	NE	2.53	ND	--	8	6.14	7.45
Manganese	200.7/6010	NE	NE	NE	0.023	ND	--	ND	ND	0.002
Mercury	7470/245.10	0.082	0.0004	NE	ND	ND	--	ND	ND	ND
Nickel	200.7/6010	0.1	0.88	NE	0.001	ND	--	ND	ND	ND
Potassium	6010/200.7	NE	NE	NE	1.98	ND	--	3.34	5.33	4.07
Silver	200.7/6010	0.036	0.012	NE	ND	ND	--	ND	ND	ND
Sodium	200.7/6010	NE	NE	NE	6.53	ND	--	7.97	10.3	12.1
Vanadium	200.7/6010	0.05	NE	NE	ND	ND	--	ND	ND	ND
Zinc	200.7/6010	5	0.123	NE	0.021	ND	--	0.014	U	0.008
									U	0.04

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LONG-TERM MONITORING PLAN  
UCONN LANDFILL  
STORRS, CONNECTICUT

SAMPLE DESIGNATION	RSR GAGPC	RSR SWPC	RSR RVC	202-NERD	EB-110308	STB-110308	202-SRD	206-SRD	211-SRD
SAMPLING DATE				11/3/2006	11/3/2006	11/3/2006	10/10/2006	10/10/2006	10/10/2006
COMMENTS				Inactive	Field Blank	Trip Blank	Active	Active	Active
WELL DEPTH (ft)				320			Unknown	075	180
LOCATION				North Eagleville Road			Separatist Road	Separatist Road	Separatist Road
OTHER ANALYSES (mg/l)									
Alkalinity (CaCO3)	SM2320B			52	ND	--	66	78	74
Ammonia as Nitrogen	S4500NH3			ND	ND	--	ND	ND	ND
B.O.D./5 day	SM5210B			ND	ND	--	ND	ND	ND
C.O.D.	SM5220D			ND	ND	--	ND	ND	ND
Chloride	300.0/9056			3.7	ND	--	34	27	29
Hardness (CaCO3)	300.0/9056			58.1	ND	--	119	119	111
Nitrate as Nitrogen	300.0/9056			0.63	ND	--	1.8	2.3	2.6
Nitrite as Nitrogen	E3652			0.01	ND	--	ND	ND	ND
Phosphorus as P	9010/3353			0.12	ND	--	0.03	0.02	0.02
Sulfate	300.0/9056			17	ND	--	17	19	18
Diss. Solids	SM2540G			99	ND	--	190	190	180
Org. Carbon	4151/SW908b			6.2	U	5.2	1.6	1.8	1.1
Suspended Solids	16M2640E			26	ND	--	ND	ND	ND
FIELD SCREENING DATA									
Turbidity (NTU)				3.6	--	--	1	0	2.1
Conductivity (uS/cm)				150	--	--	369	842	336
Dissolved Oxygen (ppm)				4.93	--	--	11.5	10.38	16.66
ORP (mV)				9	--	--	109	205	142
pH				6.6	--	--	7.24	6.59	6.15
Temperature (F-C)				11.09	--	--	12.47	13.02	13.09

NOTES AND ABBREVIATIONS:

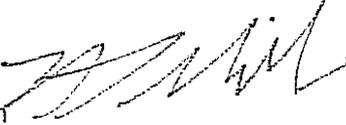
1. Samples were submitted to Phoenix Environmental Laboratories, Inc., Manchester, CT for analysis
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## Memo

**To:** Matt Hart, Town Manager   
**From:** Robert Miller, Director of Health  
**Date:** 1/17/2007  
**Re:** Consent order #SRD 101, CT DEP, Quarterly Progress Report, December 2006, Uconn Landfill Project

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Per your request, I have reviewed the above reference progress report. As part of this review, I have also discussed the report content with Ray Frigon of the Connecticut Department of Environmental Protection.

To the best of my knowledge and belief, the progress and information reported on the above referenced project is generally consistent with the Health District's expectations.

Please contact me if you have any questions.



University of Connecticut  
*Office of the Vice President and  
Chief Operating Officer*

RECD JAN 09 2007

Office of Environmental Policy

Richard A. Miller  
*Director*

**January 3, 2007**

Raymond L. Frigon, Jr.  
Environmental Analyst  
State of Connecticut, Department of Environmental Protection  
Waste Management Bureau/PERD  
79 Elm Street  
Hartford, CT 06106-5127

**RE: CONSENT ORDER #SRD 101, STATE OF CONNECTICUT  
DEPARTMENT OF ENVIRONMENTAL PROTECTION (CTDEP)  
QUARTERLY PROGRESS REPORT – OCTOBER, NOVEMBER & DECEMBER 2006  
UNIVERSITY OF CONNECTICUT LANDFILL, STORRS, CT  
PROJECT # 900748**

Dear Mr. Frigon:

The University of Connecticut (UConn) is issuing this Quarterly Progress Report to the Connecticut Department of Environmental Protection (CTDEP). Project progress is discussed for the following topics:

1. Tentative Closure Schedule - Construction Schedule
2. Monthly Construction Activity Reports –October, November, December
3. Activities Completed in October 2006
4. Activities Completed in November 2006
5. Activities Completed in December 2006
6. Project Permits, Approvals, Conditions
7. Long-Term Monitoring Plan (LTMP)
8. Technical Review Session Information
9. Proposed Sampling Year 2006 – 2007
10. Background-Remedial Action Plan Implementation, Landfill and Former Chemical Pits
11. Hydrogeologic Investigation Groundwater and Soil Sampling – UConn Landfill Project
12. UConn Project Web Site
13. UConn's Technical Consultants - Hydrogeologic Investigation Team
14. Schedule for Compliance (Revision No. 3)
15. Remedial Action Implementation Construction Photographs
16. Listing of Project Contacts
17. Project Documents
18. Certification

*An Equal Opportunity Employer*

31 LeDoyt Road Unit 3055  
Storrs, Connecticut 06269-3055

Telephone: (860) 486-8741  
Facsimile: (860) 486-5477  
e-mail: rich.miller@uconn.edu

**1. Tentative Closure Schedule – Construction Schedule**

UConn has issued a Notice to Proceed to O&G Industries, Inc. (CM). The CM has provided an updated schedule as of December 04, 2006:

<u>Construction Task</u>	<u>Estimated Start Date</u>	<u>Estimated Completion Date*</u>
Preparation of Bid Documents	Completed	Completed
Hire Project Construction Management	Completed	Completed
Pre-Qualified Trade Contractors Notifications	Completed	Completed
Review Contractor Submittals	Completed	Completed
Mobilization, Site Preparation, and Stormwater and Erosion Control	July-06	Completed
Contaminated Sediment Removal and Relocation	Sept-06	Completed
Construction of the leachate interceptor trenches (LITs)	Nov-06	Completed
Waste Consolidation	Aug-06	Completed
Land Reshaping and Grading	Aug-06	Nov-07
Installation of Monitoring Wells	Feb-07	Feb-07
Stormwater Ponds & Outfall Installations	Jan-07	Feb-07
Cover System Installation	Aug-07	Oct-07
Road and Parking Lot Construction	Oct.-07	Dec-07
Closeout - Project Completion, Demobilization	Dec-07	Dec-07
Preparation of closure certification report	Following Project Closeout	90 - 120 Days Following Project Closeout

\* Contingent on ACOE and CTDEP approvals; construction bidding market; weather conditions; numerous permitting issues; along with State and Local reviews and conditions.

**2. Monthly Construction Activity Reports**

In accordance with General Condition #8 of the IW-2003-112/WQC-200302988 Permit, UConn submitted monthly reports to indicate our compliance with this permit for aspects of the subject project. The following are excerpts from those reports.

**October 2006**

Bates has shut down the dewatering pumps in the northern wetlands and is finishing excavation and restoration in the southern wetlands. The next steps will involve consolidation of outlying waste from the landfill perimeter and preparing the site for leachate interceptor trench (LIT) construction (anticipated to begin about the beginning of November).

During October, R. Bates completed sediment removal and organic material placement in all areas of the wetlands.

Bates has completed phase 1 of dynamic compaction. Bates also started creating platform areas needed for LIT installation. Bates began excavation of trench for Celeron Square sanitary force main relocations.

## November 2006

R. Bates and Sons, Inc. (Bates) completed excavating contaminated sediment, restoring grades, and placing organic soils in the wetland areas A, C-North, C-South, and C-West. Wetland soils were replaced with the organic soil mix as the work progressed. Other materials, such as boulders and basking logs, were placed in the wetlands in accordance with conceptual drawings provided by the Project Wetland Scientist, Chris Mason of Mason & Associates, Inc. (Mason). The contaminated wetland soils were transferred to the landfill for capping.

Mason met with the landscape contractor, Al Leavitt of EDI, to review the initial plantings in wetland restoration area C-North. Skunk cabbage, tussock sedge, alder, winterberry and red maples were planted and the plant material appeared to be in good condition. Mason provided guidance on the planting scheme, with trees and shrubs to be planted on the "islands" within the restoration area, and herbaceous material planted at the lower elevations (with no plantings in the pool areas).

Kristin Schwab of the UConn Plant Science department prepared a planting scheme for a portion of wetland to be restored just north of the northern stormwater basin.

Additional erosion and sedimentation controls were installed at the north end of the wetland restoration area A, including coir logs at the top of slope near the bike path, stone/gravel at the culvert inlet and outlet, an erosion control blanket (netting and straw) along the northern wetland/upland slope, and hydroseeding of the northwestern slope area. EDI installed some woody plantings in Wetland A, including red maple, alder, and blueberry.

Based on a detail that Mason prepared, Bates installed riprap in the wetland creation area, to prevent surface erosion at the outlet of the plunge pool that receives stormwater drainage from Hillside Road.

Based on field observations, erosion and sedimentation controls in Wetland A withstood heavy rains (~ 3 inches on 10/28/06) well, with only minor silt staining of vegetation beyond the approved limit of disturbance.

The Dewatering basin in the northern section of Wetland C-North continues to function well, with most of the incoming water infiltrating the subsurface. Its use has been discontinued and it will be dismantled soon.

In early November, R. Bates & Sons and MJ Daly relocated the Celeron Force Main in two locations to allow for the construction of the LIT trenches and the Southern Storm water Pond. This work was completed successfully without major interruptions to the residents of Celeron.

R. Bates and Sons completed preparing the site for the construction of the Leachate Interceptor Trenches (LIT). Their subcontractor, GeoCon, began LIT construction in the Northern area of the landfill. This Northern LIT trench was complete by Thanksgiving, and the start of the Southern LIT trench began immediately after the holiday.

R. Bates and Sons began the consolidation of trash within the landfill site. They began placing and compacting lifts of trash in the Southern area of the landfill.

**CTDEP Consent Order**  
**Quarterly Progress Report-October, November, December 2006**  
**December 29, 2006**

Bates also began the construction of the Southern and Northern storm water ponds. They installed the 15" line from the Southern Storm water Pond into area A1. Other items that were accomplished in November were the construction of the Vernal Pool in the North of the site and the partial relocation of the Celeron bike path. The bike path was rerouted by R. Bates & Sons and the light poles were relocated by Ducci Electric. In early December, the bike path should be completed.

**December 2006**

Bates finished placing and compacting excavated waste in the Southern area of the landfill, and continued building the northern and southern stormwater ponds. Construction of the Vernal Pool in the northern area and the partial relocation of the Celeron bike path were completed. The newly graded upland buffer slope between the bike path and the Wetland Restoration Area A was stabilized using hydroseed, erosion control straw blanket, and plantings. The silt fence along the eastern boundary of Wetland F was relocated closer to Wetland F, with no breach of sediment observed. Straw wattles were placed along various sections of the perimeter silt fence.

Equipment staging and trenching associated with the Celeron Force Main relocation work were completed.

Monitoring of the stormwater basin located near North Wetland Creation Area C-3 and the eastern edge of Area C-3 continues during and after rain events. Various stone swales were previously installed within C-3 and along western boundary of C-3. Double silt fences and haybales were installed where needed and have been effective. Overall erosion controls are functioning well according to site inspections by the project wetland scientist and others.

The contractor's Weekly Inspection Reports and Dust Monitoring Logs were reviewed by CDM, who determined that they were prepared in accordance with the Stormwater Pollution Control Plan. Recent rains have kept the site wet, and no dust issues were reported.

There is ongoing coordination between Chris Mason of Mason & Associates, Inc. and Haley & Aldrich about restoring streams and stream flows in the wetland restoration areas.

The following is a summary of the estimated quantities of sediment removal/replacement completed by Bates to date on the Remedial Work Plan Project:

C-North	2,000 cy
C-South	1,090 cy
C-West	1,100 cy
Area A	550 cy
Area A-1	200 cy

**3. Activities Completed in October 2006**

<u>Organization</u>	<u>Activity</u>
UConn	Attended weekly construction progress meetings
Haley & Aldrich	Attended weekly construction progress meetings Contract Administration and Inspection
Earth Tech	Attended weekly construction progress meetings
USGS	No activity
Mitretek	Reviewed landfill webpage text.
Phoenix	Analytical laboratory work
Regina Villa Associates (RVA)	Reviewed landfill webpage text about remedial construction activities Continued to communicate with public and respond to public queries Followed up on outreach to community re construction startup

**4. Activities Completed in November 2006**

<u>Organization</u>	<u>Activity</u>
UConn	Discussion with CM regarding landfill closure Attended weekly construction progress meetings Reviewed landfill webpage text
Haley & Aldrich	Discussions with UConn regarding Celeron Square lease agreement Attended weekly construction progress meetings Contract Administration and Inspection Discussion with CM regarding landfill closure Reviewed landfill webpage text
Earth Tech	Contract administration services Attended weekly construction progress meetings
USGS	No activity
Mitretek	Reviewed landfill webpage text
Phoenix	No activity
Regina Villa Associates (RVA)	Reviewed landfill webpage text

**5. Activities Completed in December 2006**

<u>Organization</u>	<u>Activity</u>
UConn	Discussion with CM & Trade Contractors regarding landfill closure Reviewed landfill webpage text. Attended weekly construction progress meetings.
Haley & Aldrich	Discussion with CM & Trade Contractors regarding landfill closure Contract Administration and Inspection Reviewed landfill webpage text Attended weekly construction progress meetings
Earth Tech	Contract administration services Attended weekly construction progress meetings
USGS	No activity
Mitretek	Reviewed landfill webpage text
Phoenix	Analytical laboratory work
Regina Villa Associates (RVA)	Updated landfill webpage text regarding remedial construction activities

## 6. Project Permits, Approvals, Conditions

- A. Sequence of Construction: In order to avoid potential re-contamination of the sediment removal areas, UConn had anticipated that the LITs would be installed and functional prior to performing the sediment removal work. But, because of schedule considerations, wetlands excavation work will occur jointly with the LIT installations. During interim periods excavated sediments will be dewatered for eventual incorporation into the landfill closure.
- B. Environmental Performance: In order to secure approval of and proceed with construction, the Owner is committed to comply with terms of the following permits and approvals:
1. A letter dated February 14, 2004 from Connecticut Light and Power (CL&P), a division of Northeast Utilities System, granting permission for work within a CL&P right-of-way, and the following associated guidelines:
    - a. Guidelines for permitting compatible woody vegetation to be planted or to exist on electric transmission rights of way
    - b. Operation of equipment under and adjacent to Northeast Utilities lines on rights of way
    - c. General guidelines for landowner uses proposed within Northeast Utilities' rights of way
  2. A Section 404 Individual Permit from U.S. Army Corps of Engineers, approved May 18, 2005
  3. The following permits and approvals from the CTDEP:
    - a. Inland Wetlands and Watercourses Permit, approved May 10, 2005
    - b. 401 Water Quality Certificate, approved May 10, 2005
    - c. General Permit for Discharge of Groundwater Remediation Wastewater to a Sanitary Sewer, approved October 8, 2002
    - d. Flood Management Certificate, approved December 9, 2004
    - e. Closure Plan Approval, approved November 22, 2004
    - f. Waste disruption permit, approved November 22, 2004
    - g. Landfill closure permit, approved November 22, 2004 - Remedial Action Plan Implementation, Landfill and Former Chemical Pits University of Connecticut, Storrs, CT Summary of Work 01010-5, Revised March 6, 2005
    - h. Post-closure use permit, approved November 22, 2004
    - i. State Traffic Commission Certificate (904-G) from CTDOT - on November 22, 2006, a one-year extension was requested
  4. Before Substantial Completion, inspect, test, and adjust performance of all systems and facilities of the work to ensure that overall performance is in compliance with terms of the permits and manufacturer's recommendations, as applicable
  5. 180 to 300 days after the date of Substantial Completion, inspect, test, and adjust all systems and facilities of the work. Measure performance relative to terms of the above permits to demonstrate and record compliance. Submit a report of results to the Owner
  6. Instruct the Owner's operating personnel on operational requirements needed to maintain compliance.
  7. Report performance of completed installations after adjustments that appear unable to comply with the requirements of the permits or manufacturer's recommendations

**7. Long-Term Monitoring Plan (LTMP)**

UConn has started construction activities to remediate and close the landfill and former chemical pits in accordance with the closure plan approved by the CTDEP. During the past six years, an Interim Monitoring Plan (IMP) has been established to sample active residential water supply wells in the study area on a quarterly basis during the hydrogeologic investigation. Results from these sampling rounds have been forwarded to the homeowners and to CTDEP.

UConn has transitioned from the IMP sampling to the LTMP sampling. This means that some of the residential wells previously sampled are no longer to be sampled and some other wells will be added to the LTMP. The active residential wells sampled under each plan are as follows:

**LTMP (Active)**

38 Meadowood Road  
41 Meadowood Road  
65 Meadowood Road  
202 Separatist Road  
206 Separatist Road  
211 Separatist Road

**LTMP (Inactive)**

202 North Eagleville Road  
156 Hunting Lodge Road

Beginning in January 2006 and thereafter, only the LTMP wells are sampled. Haley & Aldrich, as representatives of UConn, collects quarterly tap samples for water quality analyses from the residences noted above. The Long Term Monitoring Plan – October/November 2006 Sampling Round #1 was submitted by Haley & Aldrich to CTDEP on November 29, 2006.

UConn and Haley & Aldrich will continue to evaluate the results in coordination with CTDEP and Eastern Highland Health District (EHHD) and provide copies of the results to the homeowners.

**8. Technical Review Session Information**

General: To summarize, the public involvement process is being utilized to provide public involvement in the CTDEP decision-making process regarding the investigation, environmental monitoring programs, and potential cleanup of the site.

Public Availability Review Session: There were no public sessions held during this period

**9. Proposed Sampling Year 2006 - 2007**

UConn is utilizing Phoenix Laboratory (Phoenix) for project analytical analyses that include the following:

- LTMP Drinking Water Samples
- LTMP Surface Water Samples
- LTMP Monitoring Well Samples (existing)
- Stormwater Discharge & Frac Tank
- Remediation/Confirmation Sampling (Sediments)
- LTMP Monitoring Well Samples (existing)

## 10. Background - Remedial Action Plan Implementation, Landfill and Former Chemical Pits

The CM represents UConn on the job and will also be the liaison for issues that may arise in the community during construction. While the design and implementation plan tried to anticipate problems during construction, if any problems arise, the on-site manager will be the person to address them as quickly as possible.

The CTDEP approved the Closure Plan for the UConn landfill on November 22, 2004.

### Redevelopment

The site redevelopment scheme and specific information for post-closure redevelopment is provided in the Remedial Action Plan (RAP) and IMP. Post-closure redevelopment and use is proposed as part of the closure approach. With regulatory approval, UConn intends to construct a parking lot on the landfill and continue to use the F-Lot area as a parking lot. An environmental land use restriction (ELUR) will be placed on the landfill area, the chemical disposal pits and F-Lot to protect the landfill cap and limit site use.

### Closure Plan

On August 4, 2003, the Closure Plan Report was submitted to CTDEP, Town of Mansfield, EHHD, and the USEPA. The plan describes how the RAP will be implemented to close the UConn landfill, former chemical pits and F-Lot disposal site. Elements of the closure plan included:

- Site preparation, limited waste relocation, compaction and subgrade preparation and capping;
- Landfill cap construction, which includes a gas collection layer, low permeability layer and protective cover/drainage layer;
- Construction and operation of a gas collection system to manage methane gas emissions from the landfill and prevent uncontrolled migration;
- Construction of a leachate collection system;
- Construction and operation of a storm water management system;
- Development of a comprehensive post-closure maintenance and monitoring program;
- Development of the former chemical pits area as green space; and
- Use of the landfill and F-Lot site as parking lots.

### Post-Closure

Post-closure developments at the site, along with the post-closure use plans, were prepared in accordance with the requirements of the Solid Waste Management Regulations and the Remedial Standard Regulations (RSRs). Further, post-closure use design considered the need to:

- Maintain the integrity of the final cover;
- Provide for long-term maintenance of the final cover;
- Protect public health, safety, and the environment;
- Mitigate the effects of landfill gas both vertically and laterally throughout post-closure;
- Maintain final cap integrity considering site settlement and post-closure use; and
- Landfill closure and redevelopment objectives.

The closure plan sets aside areas for a number of activities to take place, including soil processing and stockpiling, room for storing materials and equipment, and soil and waste removal areas. UConn's CM firm will have to comply with odor, noise, dust and other controls, including keeping any relocated waste

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covered. The contractor will also build a construction fence around the site for security. The first steps in closing the landfill will focus on removing sediments and consolidating waste.

Narrative Report - Nature of Construction

The project consists of capping of the former UConn landfill and former chemical pits area. Paved parking areas are planned on the top, relatively flat portion of the landfill. Drainage from the parking areas will be managed by a proposed stormwater drainage system. Leachate interceptor trenches are proposed to the north and south of the landfill to intercept leachate-contaminated groundwater that would otherwise discharge to adjacent streams and wetlands.

Contaminated sediments will be remediated by excavation, dewatering and placement of sediments in the landfill prior to final grading and capping. Excavation, filling and construction activities will be required along the perimeter of the landfill to consolidate landfill refuse that was disposed of in areas now comprised of wetlands. The closure of the UConn landfill and former chemical pits is an integrated approach designed to manage contaminated sediments and solid waste through consolidation and capping, and collect leachate-contaminated groundwater to prevent discharge to waters of the State of Connecticut.

Intended Sequence of Operations

The following is a sequential list of the proposed operations:

- Mobilization, Site Preparation, and Stormwater/Erosion Control
- Staging of field offices and related equipment
- Security fencing
- Construction of service roads
- Contaminated Sediment Removal and Relocation
- Leachate Interceptor Trench (LIT) Construction
- Waste Consolidation
- Installation of Pre-Cast Concrete Buildings
- Land reshaping and grading
- Cover System Installation
- Road and Parking Lot Construction
- Project Completion, Demobilization and Closeout

Wetlands Mitigation

Based on coordination with the various regulatory agencies, a proposed wetland mitigation plan has been developed in accordance with the ACOE-NE "New England District Mitigation Guidance" and "New England District Mitigation Plan Checklist" dated December 15, 2003. The wetland mitigation plan has evolved in response to guidance received from the CTDEP and ACOE-NE. Alternative wetland mitigation sites were evaluated.

Some or all of these sites will be used to create wetlands by excavating and removing fill and natural soils to a pre-determined depth below the water table. The excavated materials will be used to backfill sediment remediation areas within existing wetlands adjacent to the landfill. Principal criteria used in the evaluation of mitigation area suitability were:

- Site construction should not disturb valuable wildlife habitat.
- Site hydrology must be reliable to support desired wetland hydroperiod.
- Sites should be isolated from human activity.

Other components of the Mitigation Plan include restoration of wetland areas disturbed by waste consolidation, landfill closure or sediment remediation, establishing an open space corridor and controlling invasive species.

The wetland mitigation program's main goal is to provide compensation for wetland functions and values that will be adversely affected by the proposed site remediation. As documented in the Owner's Section 404 Permit Application and associated "Wetland Assessment: UCONN Landfill" (Wetland Assessment), the principal wetland function of the affected wetlands is wildlife habitat. Water quality improvement, sediment retention, and education are also important functions.

**11. Hydrogeologic Investigation Groundwater and Soil Sampling – UConn Landfill Project**

Phoenix Laboratory located in Manchester, CT, is an independent State-certified laboratory (<http://www.phoenixlabs.com/Profile.html>). UConn is utilizing Phoenix for project analytical analyses.

**12. UConn Project Web Site**

UConn announced in Spring 2003 that a new web site would provide up-to-date information on the UConn Landfill Remediation Project. The web site was created in response to comments made by the public during public involvement review. The site's Internet address is <http://landfillproject.uconn.edu/> and the web site includes a description of the project, timeline, project contacts and list of places to find documents, copies of recent notices, releases and publications that site visitors can download a project map and links to other sites, such as the CTDEP. A subsection contains updated construction information (see: <http://landfillproject.uconn.edu/files/construction.html>).

**13. UConn's Technical Consultants - Hydrogeologic Investigation Team**

**Haley & Aldrich:** Haley & Aldrich is conducting construction contract administration and inspection services, as well as monitor well samplings. Work also included technical input and the review of permitting and design work for landfill and former chemical pits remediation based on final RAP. Consultant prepared the submitted Closure Plan, provided construction drawings and specifications, and prepared the submitted Permit applications to CTDEP and ACOE. Consultant assisted in the preparation of the Comprehensive Hydrogeologic Report and RAP, as well as public meeting preparation. Consultant will provide contract administration and inspection services during construction.

**Earth Tech:** Earth Tech is conducting construction contract administration, conducted roadway layout and parking lot design work, and State Traffic Commission Certificate permitting services. Consultant will provide contract administration and inspection services during construction.

**Mitretek Systems:** Mitretek's work included meeting attendance and input, technical review of data, fieldwork and coordination with the project hydrogeologic team. Consultant assisted in the preparation of the Comprehensive Hydrogeologic Report and RAP, as well as public meeting preparation and reviewed *UConn Update*. Responses to Comments on the Comprehensive Hydrogeologic Investigation Report and RAP, and various other responses to regulatory comments on permit applications.

**United States Geologic Survey:** The USGS work tasks included Final Supplemental Hydrogeologic Investigation Scope of Work contribution and reviews. The USGS interpreted surface geophysical survey data, conducted and interpreted borehole geophysical surveys, and is collecting bedrock ground-water level information. USGS was also involved in hydrogeologic data assessment and evaluation.

**Phoenix Environmental Laboratories, Inc.:** Phoenix is conducting sample analyses as part of the UConn Landfill project and IMP.

**Regina Villa Associates:** RVA is the community information specialist and continues to produce and distribute the *UConn Update*. Work also included the integration of review comments and assistance with public involvement as well as public meeting preparation.

**14. Schedule for Compliance (Revision No. 3)**

The submitted Plan for presentation and the Schedule for Compliance for Consent Order SRD-101 Hydrogeologic Investigation - University of Connecticut Landfill, F-Lot and Chemical Pits, Storrs, CT, has been proposed for modification as follows (completed items in italics):

<b>Schedule for Compliance Hydrogeologic Investigation of UConn Landfill, F-Lot, and Former Chemical Pits, Storrs, CT - Updated December 6, 2006 (COMPLETED ITEMS IN ITALICS)</b>		
<b>Consent Order Deliverable</b>	<b>Contents</b>	<b>Dates of Presentations and Submittals to CTDEP</b>
UConn Landfill and Former Chemical Pits — Ecological Assessment	<i>Results of Ecological Assessment and Implications of the Assessment on Evaluation of Remedial Alternatives</i>	<i>January 9, 2002 (presentation completed); April 11, 2002 (interim report submitted*)</i>
UConn Landfill and Former Chemical Pits — Conceptual Site Model (CSM), impact on bedrock groundwater quality	<i>CSM details and supporting geophysical, hydrological, and chemical data</i>	<i>February 7, 2002 (presentation completed) April 8, 2002 (interim report submitted*)</i>
Remedial alternatives for the UConn Landfill, former chemical pits, F-Lot, and contaminated ground water	<i>Report will be included as the Remedial Action Plan in the Comprehensive Report</i>	<i>June 13, 2002 (presentation completed)</i>
Comprehensive Hydrogeologic Report and Remedial Action Plan - integration of information in all interim reports and all previous reports	<ul style="list-style-type: none"> <li>▪ <i>Results of Comprehensive Hydrogeologic Investigation</i></li> <li>▪ <i>Remedial Action Plan</i></li> <li>▪ <i>LTMP</i></li> <li>▪ <i>Schedule (to include public and agency review, permitting, design, and construction)</i></li> <li>▪ <i>Post-Closure</i></li> <li>▪ <i>Redevelopment Plan for the UConn Landfill and F-Lot</i></li> </ul>	<i>August 29, 2002 (presentation**)</i>  <i>October 31, 2002 (Comprehensive Report Submitted to CTDEP)</i>
Comprehensive Final Remedial Action Plan Report	<i>Release of Report and Plan for CTDEP and public review of remedial design</i>	<i>January 2003</i>
Remedial Action Design to include comprehensive interpretive design of the Landfill final cap	<i>Detailed design drawings and specifications of the preferred remedial alternative(s)</i>	<i>A Technical Review Committee Meeting was held Wednesday, June 25, 2003. Summer 2003 (Comprehensive Design Submittal)</i> <i>A public review session for the UConn landfill design took place at the Town of Mansfield, September 3, 2003.</i>

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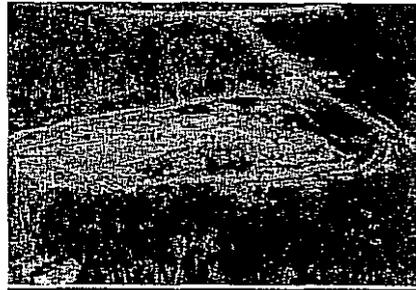
<b>Schedule for Compliance Hydrogeologic Investigation of UConn Landfill, F-Lot, and Former Chemical Pits, Storrs, CT - Updated December 6, 2006 (COMPLETED ITEMS IN ITALICS)</b>		
<b>Consent Order Deliverable</b>	<b>Contents</b>	<b>Dates of Presentations and Submittals to CTDEP</b>
Implement Remedial Action Plan for the UConn Landfill, former chemical pits, F-Lot and contaminated groundwater	<i>Finalize detailed construction drawings, and specifications</i> <i>Develop bid packages based on approved Remedial Action Plan</i> - Competitive Bidding Process - Select Contractor - Obtain Permits as detailed in the Remedial Action Plan <i>Mobilization &amp; Fieldwork</i>	<i>July 2003 through 2005</i> <i>(Contractor selection June/July 2004</i> <i>Notice of Award Sent to O&amp;G)</i> REVISED ***
Initiation of Construction of Approved Remedial Option	<i>Selection of contractors and the beginning of Pre-Construction Phase Services and construction of approved remedial options</i>	<i>On-going – Construction activities began July 2006</i> <i>Mobilize contractor(s) (Contingent on Construction Timetable ***)</i> REVISED ***
Initiation of Long Term Monitoring Plan (LTMP)	<i>IMP/LTMP sampling continues quarterly.</i>	<i>LTMP started January 2006</i> REVISED ***
Completion of Remedial Construction	<i>Comprehensive final as-built drawings and closure report for the UConn Landfill, former chemical pit area.</i>	<i>December 2007- Anticipated completion of construction (Contingent on Construction Timetable ***)</i> REVISED ***
Post-Closure Monitoring	<i>Begin post-closure monitoring program of the Remedial Action upon approval from CTDEP</i>	<i>January 2008 (Contingent on Construction Timetable ***)</i> REVISED ***

- \* Interim reports submittals are the data packages that support the presentation accompanied by interpretive text sufficient for review. Comments received will be addressed.
- \*\* Results will not be complete until evaluation of data from MW 208R, if permission to drill from the property owner is received or an alternate is approved.
- \*\*\* Contingent on CTDEP approvals, construction timetable based on bidding market, weather conditions, numerous permitting issues, along with State and local reviews and conditions.

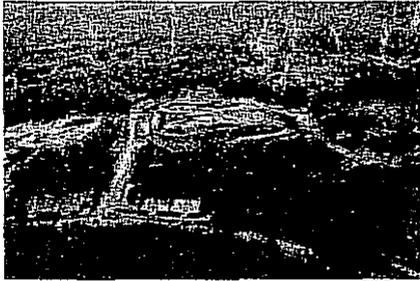
15. Remedial Action Implementation Construction Aerial Photographs (October 31, 2006)



Project Site, Looking Northwest



Project Site, Looking East



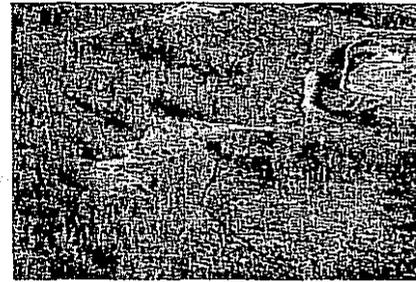
Project Site, Looking West



Project Site, Looking West



Project Site Looking South



Wetlands Work Area, Looking South



Project Site, Looking North



Wetlands Work Area, Looking West

**16. Listing of Project Contacts**

Matthew Hart, Town Manager  
Town of Mansfield  
Audrey P. Beck Building  
4 South Eagleville Road  
Mansfield, CT 06268-2599  
(860) 429-3336

U.S. Environmental Protection Agency  
Northeast Region  
1 Congress Street (CCT)  
Boston, MA 02114-2023  
(617) 918-1554

Rick Standish, L.E.P.  
Haley & Aldrich, Inc.  
800 Connecticut Blvd.  
East Hartford, CT 06108-7303  
(860) 282-9400

Raymond Frigon, Project Manager  
CT Department of Environmental Protection Water Management Bureau,  
79 Elm Street  
Hartford, CT 06106-5127  
(860) 424-3797

Scott Brohinsky, Director  
University of Connecticut, Communications  
1266 Storrs Road, Unit 4144  
Storrs, CT 06269-4144  
(860) 486-3530

Richard Miller, Director  
University of Connecticut, Environmental Policy  
31 LeDoyt Road, Unit 3038  
Storrs, CT 06269-3038  
(860) 486-8741

James Pietrzak, P.E., CHMM, Senior Project Manager  
University of Connecticut, Architectural & Engineering Services  
31 LeDoyt Road, Unit 3038  
Storrs, CT 06269-3038 (860) 486-5836

**17. Project Documents**

Copies of project documents are available at:

Town Manager's Office  
Audrey P. Beck Bldg.  
4 South Eagleville Road  
Mansfield, CT 06268  
(860) 429-3336

CT Dept. of Environmental Protection  
Contact: Ray Frigon  
79 Elm St.  
Hartford, CT 06106-5127  
(860) 424-3797

Mansfield Public Library  
54 Warrenville Road  
Mansfield Center, CT 06250  
(860) 423-2501

UConn at Storrs  
Contact: Scott Brohinsky  
University Communications  
1266 Storrs Road, U-144  
Storrs, CT 06269-4144  
(860) 486-3530

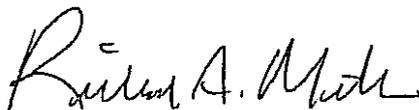
**18. Certification:**

As part of this submission, I am providing the following certification:

I have personally examined and am familiar with the information submitted in this document and all attachments and certify that based on reasonable investigation, including my inquiry of those individuals responsible for obtaining the information, the submitted information is true, accurate and complete to the best of my knowledge and belief, and I understand that any false statement made in this document or its attachments may be punishable as a criminal offense.

Please contact James M. Pietrzak, P.E. at (860) 486-5836 or me at (860) 486-8741 if you need additional information.

Sincerely,



Richard A. Miller  
Director, Office of Environmental Policy

RAM/JMP

**CTDEP Consent Order**  
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cc:

Robert Bell, CTDEP  
James Bradley, UConn  
Scott Brohinsky, UConn  
Thomas Callahan, UConn  
Marion Cox, Resource Associates  
Elida Danaher, Haley & Aldrich  
Nancy Farrell, RVA  
Barry Feldman, UConn  
Salvatore Giuliano, NU Real Estate  
Peter Haeni, F.P. Haeni, LLC  
Matthew Hart, Town Manager, Mansfield  
Allison Hilding, Mansfield Resident  
Traci Iott, CTDEP  
Carole Johnson, USGS  
Ayla Kardestuncer, Mansfield Common Sense  
John Kastrinos, Haley & Aldrich  
Alice Kaufman, USEPA  
Wendy Koch, Epona  
George Kraus, UConn  
Chris Mason, Mason & Associates  
Robert Miller, Eastern Highlands Health District  
Gregory Padick, Mansfield Town Planner  
James Pietrzak, UConn  
John Sobanik, Celeron

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**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *Matt*  
**CC:** Maria Capriola, Assistant to Town Manager  
**Date:** January 22, 2007  
**Re:** Meeting with State Legislators

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**Subject Matter/Background**

State Representative Denise Merrill and State Senator Donald Williams will attend Monday night's meeting to review the upcoming legislative session with the Town Council, and to address any related concerns that you may have. For your reference, I have attached information from the Connecticut Conference of Municipalities (CCM), the Connecticut Council of Small Towns (COST) and HomeConnecticut, a relatively new entity established to foster housing and economic growth based on effective planning and local control. With regards to HomeConnecticut, I plan to meet with this group at a staff level, and then perhaps invite them to make a presentation to the Town Council and/or Planning and Zoning Commission.

Also, Mayor Paterson and I have briefly discussed as to how we could be more proactive with respect to preparing an annual legislative program for the town. In the near future, we will report back to the Town Council on this issue.

**Attachments**

- 1) Connecticut Conference of Municipalities, 2007 CCM Legislative Priorities
- 2) Connecticut Council of Small Towns, "COST Key Issue Bills"
- 3) HomeConnecticut, "Connecticut Housing Program for Economic Growth"



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With a growing state-budget surplus, Connecticut has a rare opportunity to take giant steps toward the long-elusive goals of reforming our property tax and land use systems. And we can begin to make front-end investments in Connecticut's future.

It is clear that our citizens and businesses are hungry for reform: the property tax system is overburdened and swamps the ability of residents and small businesses to pay for local services. People across Connecticut see the devastating effects that sprawl development is having on our quality of life, and they fear that the face of their state will be permanently disfigured unless something is done. Further, the State can seize this opportunity to make strategic investments that will provide long-term economic and social benefits. The relationship between state agencies and municipalities should be streamlined, for example by establishing municipal liaisons in key agencies, so that both levels of government can work expeditiously on economic development, transportation and environmental projects.

The time for more reports, forums, studies and task forces is over. The time to act is now.

**Provide Property Tax Relief**

**Reduce the reliance on property taxes to fund local government services, particularly K-12 public education**

- Make permanent existing real estate conveyance tax rates. Unless the General Assembly and the Governor act, towns and cities will lose over \$40 million in non-property tax revenue as of July 1, 2007.
- Use the broader and more equitable revenue-raising capacity of the State to (1) increase state funding to towns and cities, and (2) restore funding to municipal aid programs that were cut in previous tough-budget years, particularly the Pequot-Mohegan Fund.
- Increase the State's share of the costs of K-12 public education by:

- a. Fully funding the ECS formula so that it better reflects the original formula. Changes should include: Increasing the foundation to an amount reflective of actual costs; Increasing the minimum aid component so that every community receives an appropriate minimum level of state aid; and un-capping every town; and
  - b. Requiring the State to reimburse municipalities for at least 50% of Special Education costs statewide. To reach that goal, either re-establish the need-based 30% - 70% reimbursement program, established by PA 89-355 but later eliminated, or significantly reduce the reimbursement threshold under the excess cost program.
- Fully fund mandates on municipalities, including full funding of payments in-lieu-of taxes PILOT reimbursements for revenues lost due to state-mandated property tax exemptions.
  - Enact a statutory prohibition against new unfunded mandates, unless there is a two-thirds vote of both chambers of the General Assembly.
  - Provide for state assumption of the administration and cost of municipal programs where it would bring about greater efficiency and overall tax savings. For example, have the State assume all or part of the costs of providing health care benefits for municipal employees - such a change would bring significant reductions in property tax rates.

## **Stop Sprawl**

### **Improve Land Use Decision-making**

- A. Encouraging Regional Cooperation and Decision-Making
  - Create incentives for the establishment of newly empowered councils of government (COGs) in each of the 15 planning regions of our state so that municipal CEOs in each region meet, on a regular basis, to discuss and act on issues of mutual concern - including economic development, land-use planning and joint service delivery.
  - Enable such COGs to (a) share the property tax benefits of economic development in order to encourage cooperation and smart growth, (b) share a portion of state sales tax and other revenues collected within a region, and (c) exercise other powers that encourage intermunicipal cooperation, decision-making and regional success.
- B. Strengthen State-Local Planning Capabilities
  - Increase the land use planning and technical assistance capacity of the state Office of Policy and Management and regional planning organizations, as called for by the Governor's Executive Order 15.
  - Implement a coordinated statewide Geographic Information System (GIS).
  - Complete, and disseminate the results from, the build-out analysis established in last year's transportation investment initiative.

## **Invest In Connecticut's Future**

**The state surplus provides a rare opportunity to supplement bond authorizations**

- Help municipalities meet the clean water needs of Connecticut by providing funding through the Clean Water Fund -- \$157 million for FY 08 and \$137 million for FY 09 -- for grants and loans to municipalities that are ready to proceed with Clean Water projects.
- Commit to re-building Connecticut by improving infrastructure investment in programs such as the Local Capital Improvement Program (LoCIP), Urban Action Program, Small Town Economic Assistance Program (STEAP), Town Aid Roads (TAR), School Construction grants, and grants to convert municipal buildings and facilities to alternative energy sources.
- Help fight sprawl by increasing funding for open space and agricultural land preservation. Spur economic development by remediating contaminated "brownfield" properties.
- Build on the positive transportation investments made in 2006 to (1) alleviate traffic congestion throughout the state, and (2) invest in multi-modal mass transit and highway expansion where appropriate. Explore and implement innovative revenue sources that have worked in other states and nations (electronic user fees, public-private partnerships, etc.).

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## COST KEY ISSUE BILLS

### **I. AN ACT RESTORING FUNDS FOR THE TOWN AID FOR ROADS PROGRAM**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. Section 13a-175a of the general statutes is repealed and the following is substituted in lieu thereof (*Effective July 1, 2007*):

For each fiscal year there shall be allocated [twelve] seventy-five million [five hundred thousand] dollars out of the funds appropriated to the Department of Transportation, or from any other source, not otherwise prohibited by law, to be used by the towns for construction, reconstruction, improvement or maintenance of highways, sections of highways, bridges or structures incidental to highways and bridges or the improvement thereof, including the plowing of snow, the sanding of icy pavements, the trimming and removal of trees, the installation, replacement and maintenance of traffic signs, signals and markings, and for traffic control and vehicular safety programs, traffic and parking planning and administration, and other purposes and programs related to highways, traffic and parking, and for the purposes of providing and operating essential public transportation services and related facilities.

Statement of Purpose: To provide adequate funding for the Town Aid for Roads Program.

### **II. AN ACT CONCERNING THE CLEAN WATER FUND**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

That the sum of one hundred million dollars be deposited into the Clean Water Fund, for the fiscal year ending June 30, 2008, and that the sum of one hundred million dollars be deposited into the Clean Water Fund, for the fiscal year ending June 30, 2009, for the purpose of funding grants in accordance with the Clean Water Fund provisions.

Statement of Purpose:

To provide funding for clean water projects.

**III. AN ACT CONCERNING FUNDING OF THE SMALL TOWN ECONOMIC ASSISTANCE PROGRAM**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

That the State Bond Commission be empowered to authorize the issuance of bonds of the state in accordance with section 3-20 of the general statutes, in principal amounts not exceeding in the aggregate thirty million dollars for each year of the 2005-2007 biennium, the proceeds of which shall be used by the Secretary of the Office of Policy and Management for the purposes of funding the Small Town Economic Assistance Program under Section 4-66g of the general statutes.

Statement of Purpose:

To fund the small town economic assistance program at thirty million dollars per year to meet the ongoing economic development needs of the 139 suburban and rural towns eligible for the program.

**IV. AN ACT CONCERNING THE SPECIAL EDUCATION EXCESS COST GRANT**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

That section 10-76g of the 2006 supplement to the general statutes be amended to reduce the reimbursement threshold for special education costs to two and one-half times the average per pupil cost.

Statement of Purpose:

To reduce towns' burden caused by unanticipated costs.

**V. AN ACT CONCERNING A THRESHOLD FOR PREVAILING WAGE REQUIREMENTS.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

That subsection (g) 31-53 of the general statutes be amended to provide that the prevailing wage shall not apply to public works projects for new construction where the total cost is less than one million dollars or for remodeling, refurbishing, rehabilitation, alteration or repair where the total cost is less than one million dollars and to index the threshold for all municipal construction projects to the inflation rate.

Statement of Purpose:

To increase the prevailing wage thresholds for municipal construction projects.

**COST 2007 LEGISLATIVE PLATFORM**  
***KEY ISSUES***

**EXPAND FUNDING OF THE TOWN AID ROAD (TAR) PROGRAM**

For many smaller communities the Town Aid Road (TAR) program is one of their few sources of state aid. It provides towns with an essential source of financial support with which to make critically important improvements in the local road network. COST has been leading a campaign to increase TAR funding levels when the program suffered drastic cuts in 2002 – from \$35 million to \$12.5 million. While the program has been gradually increased to a funding level that are close to what it was when the program was established *more than 20 years ago*, effective funding is essentially 50% less due to real inflation. COST will lead a campaign in 2007 to expand TAR funding significantly.

**Legislator's Name** \_\_\_\_\_

**District #** \_\_\_\_\_

**Signature** \_\_\_\_\_

**COST 2007 LEGISLATIVE PLATFORM**  
***KEY ISSUES***

**RESTORE AND EXPAND SUPPORT FOR**  
**THE STATE CLEAN WATER FUND**

The State of Connecticut has failed to maintain its pledge to work with towns toward the goal of clean water and a clean Long Island Sound. Funding commitments for pending sewer and denitrification projects have not been provided for in the state budget process. In fact, tens of millions of authorized funds for Clean Water Fund projects have been diverted out of the Fund for other State priorities. Thus, many towns have projects under construction - or have projects that are pending construction and are in need of planning - cannot proceed because of inadequate State funding. Consequently, these communities faced with the prospect of either deferring necessary Clean Water Projects at the expense of the environment, or paying for the projects without the promised state aid. COST recommends that the funds diverted from the Clean Water Fund be restored and that a sufficient annual commitment for funding be reestablished to assist in implementing backlogged sewer and denitrification construction and facility planning projects.

**Legislator's Name** \_\_\_\_\_

**District #** \_\_\_\_\_

**Signature** \_\_\_\_\_

**COST 2007 LEGISLATIVE PLATFORM**  
***KEY ISSUES***

**INCREASE FUNDING FOR THE SMALL TOWN**  
**ECONOMIC ASSISTANCE PROGRAM (STEAP)**

COST advocates expanding the Small Town Economic Assistance Program (STEAP) to a minimum of \$30 million per year. Increased STEAP funding is necessary to meet the ongoing economic development needs of the, now, 139 suburban and rural towns that are eligible for the program.

**Legislator's Name** \_\_\_\_\_

**District #** \_\_\_\_\_

**Signature** \_\_\_\_\_

**COST 2007 LEGISLATIVE PLATFORM**  
***KEY ISSUES***

**INCREASE FUNDING FOR EXCESS COST GRANTS**  
**(SPECIAL EDUCATION)**

The cost of special education continues to grow at an exponential rate and is placing an untenable fiscal burden on many towns. COST advocates a reduction in the State threshold for special education excess cost grants to a maximum of two and one-half times the average educational cost of the school district.

**Legislator's Name** \_\_\_\_\_

**District #** \_\_\_\_\_

**Signature** \_\_\_\_\_

**COST 2007 LEGISLATIVE PLATFORM**  
***KEY ISSUES***

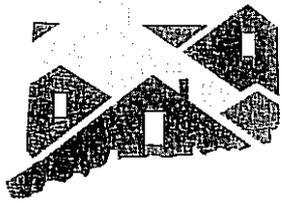
**INCREASE PREVAILING WAGE THRESHOLD**  
**ON MUNICIPAL PROJECTS**

COST will seek the passage of legislation to increase the minimum amount a municipal public works project must be worth before the prevailing wage must be paid to workers on the project. COST proposes making the prevailing wage law apply to municipal projects involving new construction and renovations costing one million dollars; further, COST proposes indexing this threshold to annual inflation rates.

**Legislator's Name** \_\_\_\_\_

**District #** \_\_\_\_\_

**Signature** \_\_\_\_\_



**HOMECONNECTICUT**  
For Our Economy, Our Families, Our Future

# Connecticut Housing Program for Economic Growth

## Program Summary

**Connecticut's economy is being seriously harmed by the rapid increase in home prices and lack of housing stock over the last six years.** We see only modest growth in employment and a continuing outmigration of population (particularly among 25-34 year olds), with a continuation of home price appreciation. To enable the private sector to expand and grow jobs, there must be policies and practices that will allow employees to find places to live.

To address this issue, HOMEConnecticut is proposing the Connecticut Housing Program for Economic Growth to **foster housing and economic growth based on effective planning and local control.**

- Municipalities will be encouraged to establish Overlay Zoning Districts that will enable developers to build single- and multi-family housing at density levels that will achieve economies of scale and bring down housing costs.
- Municipalities establishing Overlay Zoning Districts will receive payment from the State for every new housing unit possible within the zone.
- Additional bonus payments will be made to the municipality once building permits are issued.
- An education cost reimbursement fund will provide on-going payments for net additional school costs, if any are incurred by a municipality, due to new housing in the Overlay Zoning District.
- The project-based rental assistance will be increased to help developers target a portion of the housing to lower-income families.
- Technical assistance will be provided to help towns and developers use the program.
- Funds will be available for municipalities to improve infrastructure in Overlay Zoning Districts to stimulate market demand.

**Projections are that for every "new" dollar committed to this program, two additional new dollars will flow to the General Fund. The program will pay for itself by the fourth year.**

*HOMEConnecticut is a statewide campaign aimed at increasing the stock of housing affordable to workers, families, young professionals and elderly residents of Connecticut. Over the past year, leaders in business, banking, academia, land use, housing and government have come together as the steering committee of HOMEConnecticut to identify solutions to the state's dramatically rising housing costs.*

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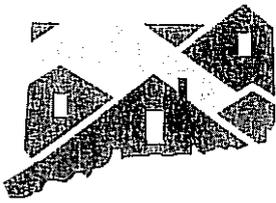
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| <b>Cynthia Russell</b>              | Connecticut Housing Investment Fund  |
| <b>Robert Santy</b>                 | Regional Growth Partnership  |
| <b>Ed Schmidt</b>                   | Curtis, Brinckerhoff & Barrett   |
| <b>Richard Sears</b>                | First Selectman, Town of Washington; Council of Small Towns                    |
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| <b>Diana Urban</b>                  | State Representative   |
| <b>Roger Vann</b>                   | American Civil Liberties Union of Connecticut                                  |
| <b>Patricia Wallace</b>             | Office of Urban Affairs of the Archdiocese of Hartford                         |
| <b>Carla Weil</b>                   | Greater New Haven Community Loan Fund  |

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**STAFFED BY THE PARTNERSHIP FOR STRONG COMMUNITIES** Diane Randall   Mike Hanley  
 David Fink   Shelby Mertes





# Connecticut Housing Program for Economic Growth

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## Components of the Plan

The Connecticut Housing Program for Economic Growth is projected to create 63,000 new units of housing over 15 years – more than 20% of them affordable – through a set of features designed to accomplish **5 goals**:

1. **Assist municipalities** that want to allow new housing development by providing them with incentive and bonus payments, and by reimbursing them for any net increases in ongoing education costs resulting from the new housing.
2. **Provide technical assistance** to municipalities, regional planners and developers that they need to produce housing.
3. **Offer subsidies** to developers, where needed, to enhance affordability.
4. **Award infrastructure aid** to municipalities to enhance locations where housing is created.
5. **Reduce administrative and regulatory barriers** to the creation of housing.

The voluntary plan would be available to any Connecticut municipality. If a municipality created an Overlay Zoning District at a location of its choosing and agreed to (a) allow housing densities of at least 6 single-family homes per acre or 20 multi-family homes per acre, and (b) require that at least 20% of the housing units in the zone be affordable to households earning 80% or less of the area's median income:

- The municipality would receive a **one-time Incentive Payment** of \$2,000 per unit for every unit possible in the Overlay Zoning District, at the time the municipality creates the district and it is approved by the state.
- The municipality would receive a **one-time Bonus Payment** of \$2,000 per multi-family unit or \$5,000 per single-family unit when a building permit is issued for that unit.
- The municipality would receive **annual payments from the state** for any additional net public school education costs it incurs for children who move into housing in the Overlay Zoning District **for a period of 15 years after the units are created.**
- The municipality would retain design control under this program over the appearance of the new housing in the Overlay Zoning District.
- The plan would provide \$3 million annually for technical and planning assistance to Office of Policy and Management, towns, regional planning organizations and for-profit and non-profit developers involved in creating Overlay Zoning Districts or advancing housing developments within the Districts.
- Developers creating housing in the Overlay Zoning Districts would be eligible for grants from the state's Housing Trust Fund to develop units affordable to residents earning less than 80% of median income.
- Developers willing to make at least 10% of a project's units affordable to those earning 50% of the area's median income or less could receive project-based Rental Assistance Payments from the state.
- Municipalities would be eligible for grants or loans to cover infrastructure improvements within Overlay Zoning Districts.

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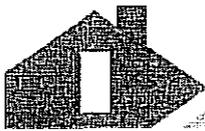
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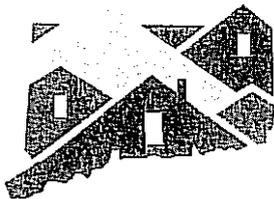
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# HOUSING IS VITAL TO THE STATE'S ECONOMIC FUTURE

## Higher Prices, Mounting Affordability Problems...

Housing costs have increased 3½ times faster than wages: Since 2000, housing costs have risen 63.6% while wages have risen 18.5%.

Housing affordability is a huge problem: 257,000 Connecticut households (19%) earn less than 80% of median income, and pay 30% or more of that income for housing.

Virtually all towns are unaffordable: In 2004, a family making median income couldn't qualify for the median sales price home in 102 of the state's 169 municipalities. By 2005, that number had risen to 157 towns.

Young professionals are leaving Connecticut: Since 2000, Connecticut has lost a higher percentage of 25-34 year-old population than any other state.

Workers are adversely affected: Workers employed in 16 of the 20 Connecticut occupations projected to grow fastest through 2012 won't be able to afford a typical 2BR apartment. Of 630 occupations in Connecticut, the median wage of 321 of them is less than the state's \$20.42 housing wage, the hourly pay needed to afford that apartment.

Labor pool is shrinking—businesses suffer: In CT Business & Industry Association's 2006 Annual Member Survey, 70% of executives said the lack of affordable housing in Connecticut makes it harder to attract new employees. 56% said the affordable housing problem is worsening.

Competition from neighboring states: New York, New Jersey, Massachusetts, Rhode Island and other neighboring states are developing programs to build more housing for workers, families and young professionals, making them more attractive for business investment and job development.

State revenue could decrease: Economist Don Klepper-Smith found that workers likely to leave Connecticut because of high housing prices could cost the state up to \$133 million annually in state income and sales tax revenue.

Housing supply is low: Connecticut was 47<sup>th</sup> among the states in construction of units per capita between 2000 and 2005. Lack of supply drives up prices.

Poll responses underscore the problem: A May 2006 UConn/Courant poll found

- 43% of state residents have considered leaving Connecticut due to high housing costs.
- 66% say housing in their communities is not very affordable or not affordable.
- 55% say housing prices are an extremely serious or very serious problem.

## Support the Connecticut Housing Program for Economic Growth

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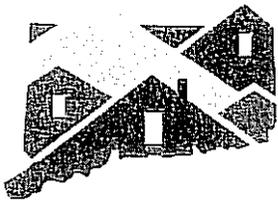
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# Connecticut Housing Program for Economic Growth

## Examples of Payments to Towns That Voluntarily Create Overlay Zoning Districts for Housing

The Connecticut Housing Program for Economic Growth is projected to create 63,000 new units of housing over 15 years – more than 20% of them affordable. A key component of the plan is to offer financial incentives to municipalities to encourage and assist them to zone for greater density of housing.

Overlay Zoning Districts may be several acres or less than an acre, and will be an overlay zone to existing zoning.

At least 20% of the units created will be for families and individuals at 80% of median income or below.

Towns will receive school cost reimbursement for net additional education costs for children living in new housing developed in Overlay Zoning Districts.

One-time payment for a creating an Overlay Zoning District that allows for density of at least 6 single-family housing units per acre or 20 multi-family housing units per acre.

- For every unit that is allowed, the municipality will receive a one-time payment of \$2,000.

One-time payment for issuing building permits in Overlay Zoning Districts.

- For every multi-family unit that receives a permit, the municipality will receive a one-time payment of \$2,000.
- For every single family unit that receives a permit, the municipality will receive a one-time payment of \$5,000.

# of Units	Unit Mix		Incentive Payments for Establishing Overlay Zoning District	Bonus Payments for Issuing Building Permits		Total Payments
	10 Single Family (SF)	15 Multi- Family (SF)	25 units x \$2,000 Zoning Payment = \$50,000	(10 Single Family units x \$5,000) +	(15 Multi-Family units x \$2,000) = \$80,000	Zoning Payments + Building Permit Payments =
<b>EXAMPLE</b> 25 units	17 SF	33 MF	\$100,000	+	\$151,000	= \$251,000
50 units	25 SF	25 MF	\$100,000	+	\$175,000	= \$275,000
	33 SF	17 MF	\$100,000	+	\$199,000	= \$299,000
100 units	25 SJ	75 MF	\$200,000	+	\$275,000	= \$475,000
	50 SF	50 MF	\$200,000	+	\$350,000	= \$550,000
	75 SF	25 MF	\$200,000	+	\$425,000	= \$625,000
300 units	75 SF	225 MF	\$600,000	+	\$825,000	= \$1,425,000
	150 SF	150 MF	\$600,000	+	\$1,050,000	= \$1,650,000
	225 SF	75 MF	\$600,000	+	\$1,275,000	= \$1,875,000
500 units	125 SF	375 MF	\$1,000,000	+	\$1,375,000	= \$2,375,000
	250 SF	250 MF	\$1,000,000	+	\$1,750,000	= \$2,750,000
	375 SF	125 MF	\$1,000,000	+	\$2,125,000	= \$3,125,000
1,000 units	250 SF	750 MF	\$2,000,000	+	\$2,750,000	= \$4,750,000
	500 SF	500 MF	\$2,000,000	+	\$3,500,000	= \$5,500,000
	750 SF	250 MF	\$2,000,000	+	\$4,250,000	= \$6,250,000

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<b>Andrea Pereira</b> VICE CHAIR III	Local Initiatives Support Corporation
<b>John Rathgeber</b> VICE CHAIR	Connecticut Business & Industry Association
<b>John Atkin</b>	Regional Plan Association
<b>Aaron Bayer</b>	Wiggin & Dana
<b>Bruce Blakey</b>	Bruce Blakey & Associates
<b>Joan Carty</b>	Housing Development Fund
<b>Stephen Cassano</b>	Former Mayor, Town of Manchester
<b>Bill Ethier</b>	Home Builders Association of Connecticut
<b>James Finley</b>	Connecticut Conference of Municipalities
<b>Jeff Freiser</b>	Connecticut Housing Coalition
<b>Shelley Geballe</b>	Connecticut Voices for Children
<b>Judith Greiman</b>	Connecticut Conference of Independent Colleges
<b>Tim Hollister</b>	Shipman & Goodwin
<b>Albert Ilg</b>	former Town Manager, Windsor; former City Manager, Hartford
<b>Robert Kantor</b>	Fannie Mae, Connecticut Community Business Center
<b>Robert Kennedy</b>	Connecticut Association of Realtors
<b>Mary Ellen Kowalewski</b>	Capitol Region Council of Governments
<b>Meghan Lowney</b>	Operation Hope of Fairfield
<b>Joseph McGee</b>	Business Council of Fairfield County
<b>Barbara McGrath</b>	University of Connecticut School of Law, Connecticut Urban Legal Initiative
<b>Michael Meotti</b>	United Way of Connecticut
<b>Susan Merrow</b>	1000 Friends of Connecticut
<b>Alisa Morrison</b>	Stonington Affordable Housing Committee
<b>Seila Mosquera</b>	Mutual Housing Association of South Central Connecticut
<b>Matthew Nemerson</b>	Connecticut Technology Council
<b>Mark Pellegrini</b>	Town of Manchester, Planning & Economic Development
<b>Rafie Podolsky</b>	Legal Assistance Resource Center of CT
<b>Ivan Pour</b>	Glastonbury Housing Authority
<b>Calvin Price</b>	Liberty Bank
<b>Ruth Price</b>	RBS National Bank
<b>Howard Rifkin</b>	Office of Connecticut State Treasurer
<b>Brian Robinson</b>	Stamford Housing Authority
<b>John W. Rowland</b>	Corporation for Supportive Housing
<b>Cynthia Russell</b>	Connecticut Housing Investment Fund
<b>Robert Santy</b>	Regional Growth Partnership
<b>Ed Schmidt</b>	Curtis, Brinckerhoff & Barrett
<b>Richard Sears</b>	First Selectman, Town of Washington; Council of Small Towns
<b>Vin Tufo</b>	Stamford Housing Authority
<b>Greg Ugalde</b>	T&M Building Company
<b>Diana Urban</b>	State Representative
<b>Roger Vann</b>	American Civil Liberties Union of Connecticut
<b>Patricia Wallace</b>	Office of Urban Affairs of the Archdiocese of Hartford
<b>Carla Weil</b>	Greater New Haven Community Loan Fund

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**STAFFED BY THE  
PARTNERSHIP FOR  
STRONG COMMUNITIES**

Diane Randall    Mike Hanley  
David Fink        Shelby Mertes



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**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *#6111*  
**CC:** Maria Capriola, Assistant to Town Manager; Curt Vincente, Director of Parks & Recreation; Jay O'Keefe, Assistant Director of Parks & Recreation; Gregory Padick, Director of Planning; Curt Hirsch, Zoning Enforcement Officer  
**Date:** January 22, 2007  
**Re:** Program Sponsorship Signs/Banners in Town Parks

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**Subject Matter/Background**

In January of 2003, the Town Council hosted a public hearing on proposed amendments to the Park Regulations to allow the location of temporary program sponsorship signs/banners in Town parks. The Council later approved an amendment to the Park Regulations, adding item "J" to section A194-1 "permitted activities" under the Park Regulations of the Mansfield Code (see attached). The attached correspondence from the Mansfield Little League requests that a less restrictive regulation be considered as it relates to section J(3), Duration.

Prior to the approved amendment to the Park Regulations, the Planning and Zoning Commission also reviewed this issue as it relates the Zoning Regulations. The PZC subsequently amended the Zoning Regulations to further clarify the definition of "Public Signs" and also to clarify that temporary sponsorship signs/banners as provided for in the Park Regulations shall not be considered advertising for the purposes of the Zoning Regulations.

**Financial Impact**

None for the Town, but potentially for the Mansfield Little League.

**Legal Review**

None required at this time.

**Recommendation**

Since the Mansfield Little League falls under the Town's Co-sponsorship Policy and is subject to review annually by the Recreation Advisory Committee (RAC), staff recommends that this issue be referred to RAC to review and to develop a recommendation for the Town Council. Depending upon RAC's recommendation and any subsequent action by the Town Council, referral to the PZC may be in order as well.

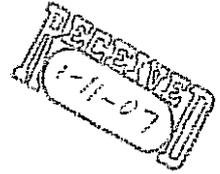
If the Town Council supports this recommendation, the following motion is in order:

*Move, to refer the request from the Mansfield Little League concerning program sponsorship signs/banners in town parks to the Recreation Advisory Committee, to review and to develop a recommendation for the Town Council.*

**Attachments**

- 1) Mansfield Little League correspondence, January 10, 2007
- 2) Park Regulations

# MANSFIELD LITTLE LEAGUE BASEBALL & SOFTBALL



January 10, 2007

Town Council  
Town of Mansfield

Dear Council Members:

Mansfield Little League respectfully requests that you reconsider your decision regarding banners displayed at Southeast Park. Currently, Mansfield Little League can display a sponsor banner as long as it is put up at the start of a game and taken down at the end of the game. After two years, this system has not been beneficial to our league and has seriously affected our league finances. This season we were not able to solicit one banner sponsor.

Our coaching and administrative volunteer staff dedicates a great deal of time and energy to make the program a success. When it is difficult to find enough volunteers to staff all of our positions, it has been impossible to recruit anyone who has been able to consistently display and take down the banners six days each week. The increased handling and folding of the banners has resulted in a shortened longevity of only one season instead of three.

Little League Baseball only allows each league one fundraiser per year that involves the players. At this time our one fundraiser is with the Defenders baseball team in which a majority of our participants are involved. However, the most financially successful fundraising program of any Little League program in our area is the banner sponsorship program. We are the only league in District 11 and surrounding towns that do not have sponsor banners displayed throughout the season.

We respectfully request that you allow us to display these banners recognizing the support of local businesses from the start of the season to the end of the season. They will be promptly removed when the last game is completed.

Thank you for your continued support and your consideration of this matter. I look forward to working with you. I can be reached if necessary at 428-7739.

Sincerely,

Diane Nadeau, President  
Mansfield Little League

Chapter A194

PARK RULES AND REGULATIONS

Town Council  
AGENDA ITEM Summary  
ATTACHMENT  
SEE SECTION A194-1  
ITEM 3.3

§ A194-1. Permitted activities.

§ A194-2. Prohibited activities.

[HISTORY: Adopted by the Town Council of the Town of Mansfield 11-25-1974, effective 12-3-1974. Amendments noted where applicable.]

GENERAL REFERENCES

Alcoholic beverages -- See Ch. 101.  
Outdoor burning -- See Ch. 114.  
Parks and recreation areas -- See Ch. 137.

§ A194-1. Permitted activities.

The following park uses and/or activities are permitted subject to additional specific regulations which may be adopted by the Town Council or its designated agency:

- A. Hiking, picnicking, organized nature study, bicycling and horseback riding in designated areas.
- B. Ice skating, swimming, cross country skiing and fishing at specific times and/or places.
- C. Day and/or night camping only in specified areas, with a permit issued by the Town Manager or other designated person or agency of the town. [Amended 7-25-1983]
- D. Open fires only in fireplaces in designated picnic areas around Bicentennial Pond. [Amended 7-25-1983]
- E. Open camping fires are thus prohibited in the remainder of Schoolhouse Brook Park. [Added 7-25-1983]

- F. Organized games in designated areas.
- G. Posting of signs only with permission issued by the Town Manager or other designated person or agency of the town. **[Amended 7-25-1983]**
- H. Special activities and/or programs only upon approval by the Town Manager or other designated person or agency.
- I. Pets on leash only.
- J. Subject to compliance with applicable provisions of the Mansfield Zoning Regulations, the Parks and Recreation Department may authorize not-for-profit organizations to erect temporary program sponsorship signs/banners in Town parks, subject to the following conditions: **[Added 1-27-2003, effective 2-25-2003]**
  - (1) Eligibility. Only not-for-profit organizations that operate to serve Mansfield residents are eligible to erect signs/banners under this subsection. The eligible not-for-profit organizations may erect temporary signs/banners for only those businesses, organizations, individuals and other entities that provide monetary or other material assistance to the eligible organization. Subject to the conditions expressed herein, the Parks and Recreation Department has the discretion to determine which not-for-profit organizations and program sponsors are eligible to erect signs/banners under this subsection.
  - (2) Location. The location of temporary program sponsorship signs/banners in Town parks shall be limited to three sites:
    - (a) Around the interior perimeter of the outfield fence at Southeast Park Field A;
    - (b) Adjacent to the Southeast Park Football Field; and

(c) Adjacent to the playing fields at the Lions Club Memorial Park.



- (3) Duration. Signs/banners permitted under this subsection may be erected or displayed only for the duration of a single game or event, or for the duration of a series of games and events occurring on a single day. Signs/banners must be removed or covered promptly following the expiration of the game or event, or following the conclusion of a series of games and events occurring on a single day.
- (4) Construction. Signs/banners permitted under this subsection must be single-sided, nonilluminating, temporary or portable in design, and constructed with weather-proof material.
- (5) Size. Signs/banners permitted under this subsection cannot exceed 32 square feet in area.
- (6) Color/format. Signs/banners permitted under this subsection must be consistent in format and have a dark background. Wording on signs/banners permitted under this subsection is limited to the name and logo of the program sponsor.
- (7) Enforcement. The Parks and Recreation Department shall administer and enforce the requirements of this subsection.
- (8) Other. Subject to the conditions expressed herein, the Parks and Recreation Department has the discretion to develop additional location requirements at the three sites defined in Subsection J(2) above, and other restrictions and guidelines for signs/banners permitted under this section.

**§ A194-2. Prohibited activities.**

Prohibited activities shall be as follows:

- A. Commercial advertising, except for temporary program sponsorship signs/banners as permitted in § A194-1J above. [Amended 1-27-2003, effective 2-25-2003]
- B. Vending or soliciting of any type except as authorized by the Town Council.
- C. Littering.
- D. Removal of or injury to trees, shrubs, flowers and/or other plants.
- E. Molesting of birds and/or other fauna.
- F. Destruction, misuse and/or defacement of park property.
- G. Use or possession of explosives, firearms and/or fireworks.
- H. Hunting and/or trapping.
- I. Pets in swimming area.
- J. All motorized vehicles except on designated public access roads and parking areas.
- K. Use of the park, including parking areas, between sunset and sunrise without proper permit.
- L. Disorderly conduct.
- M. Drinking or possession of alcoholic beverages. [Added 3-10-1975, effective 3-19-1975]
- N. Golfing. [Added 7-28-1997, effective 8-23-1997]

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**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *MH*  
**CC:** Maria Capriola, Assistant to Town Manager; Jeffrey Smith, Director of Finance; Kevin Grunwald, Director of Social Services; Irene LaPointe, Town Assessor  
**Date:** January 22, 2007  
**Re:** An Ordinance Establishing Property Tax Relief for Certain Elderly Homeowners

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**Subject Matter/Background**

According to a 2005 Legislative Program Review and Investigations Committee study of the state's tax system, "property taxes in Connecticut take a larger share of the incomes of the lower and moderate income taxpayers in most states." This is certainly true in Mansfield, and elderly residents often express concern regarding their ability to continue to live in town when faced with rising property taxes. In 2006 the legislature passed sHB 5093, which allows municipalities to freeze the property taxes on homes owned by certain elderly individuals, and specifies how they may do so. The bill identifies guidelines for eligibility, and allows the municipality to impose asset limits for eligibility and to put a lien on the property. Staff has drafted a proposed ordinance that would allow the town to offer this freeze to qualifying seniors who are interested in applying.

**Financial Impact**

Unlike Connecticut's circuit breaker program, this bill does not provide state reimbursement for lost revenue to a town that chooses to offer this optional tax freeze. At this time we still have one resident enrolled under the previous tax freeze program, and no residents enrolled in the elderly tax deferral program. We currently have 106 individuals enrolled in the homeowner's circuit breaker program, which is for individuals 65 years old and older. Based on our experience, we estimate that approximately 25 residents would apply for this program. While we anticipate that a limited number of seniors would apply and be eligible for this tax freeze, we believe that for those individuals it may be significant in terms of their ability to continue to be able to afford to live in this town. Staff should be able to administer this program without any additional resources and the Town of Mansfield would recover the difference between the taxes paid and the actual tax at the time the property is transferred.

**Legal Review**

The Town's attorney has reviewed and approved the form and legality of the proposed ordinance.

**Recommendation**

Staff recommends that the Town Council set a public hearing to solicit public comment regarding the proposed ordinance.

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

*Move, effective January 22, 2007, to schedule a public hearing for 7:30 p.m. at the Town Council's regular meeting on February 12, 2007, to solicit public comment regarding the proposed Ordinance Establishing Property Tax Relief for Certain Elderly Homeowners.*

**Attachments**

- 1) Proposed Ordinance Establishing Property Tax Relief for Certain Elderly Homeowners



**Town of Mansfield  
Code of Ordinances**

**“An Ordinance Concerning Property Tax Relief for Certain Elderly Homeowners”**

*January 12, 2007 Draft*

**Section 1. Title.**

This Ordinance shall be known and may be cited as the “Ordinance Concerning Property Tax Relief for Certain Elderly Homeowners.”

**Section 2. Legislative Authority.**

This Ordinance is enacted pursuant to the provisions of Public Act No. 06-176 of the State of Connecticut.

**Section 3. Findings and Purpose.**

The Town Council of the Town of Mansfield finds that it is fair and equitable and in the best interests of the Town of Mansfield to provide property tax relief to certain eligible elderly homeowners as permitted by State law. Accordingly, pursuant to the authority granted to municipalities by Public Act No. 06-176, the Town of Mansfield seeks to improve the quality of life for its senior residents and encourage continued residence and property ownership in the Town of Mansfield by establishing this “Ordinance Concerning Property Tax Relief for Certain Elderly Homeowners.”

**Section 4. Applicability and Benefits.**

(a)(1) An owner of real property in the Town of Mansfield or any tenant for life or for a term of years liable for property taxes to the Town of Mansfield under Connecticut General Statutes section 12-48 who meets the qualifications stated in this subsection shall be entitled to pay the tax levied on such property, calculated in accordance with the provisions of subsection (b) of this section for the first year the claim for such tax relief is filed and approved in accordance with the provisions of section 2 of this act, and such person shall be entitled to continue to pay the amount of such tax or such lesser amount as may be levied in any year, during each subsequent year that such person meets such qualifications, and the surviving spouse of such owner or tenant, qualified in accordance with the requirements pertaining to a surviving spouse in this subsection, or any owner or tenant possessing a joint interest in such property with such owner at the time of such owner's death and qualified at such time in accordance with the requirements in this subsection, shall be entitled to continue to pay the amount of such tax or such lesser amount as

may be levied in any year, as it becomes due each year following the death of such owner for as long as such surviving spouse or joint owner or joint tenant is qualified in accordance with the requirements in this subsection.

(2) After the first year a claim for such tax relief is filed and approved, application for such tax relief shall be filed biennially on a form prepared for such purpose by the assessor of the Town of Mansfield.

(3) Any such owner or tenant who is qualified in accordance with this section and any such surviving spouse or joint owner or joint tenant surviving upon the death of such owner or tenant, shall be entitled to pay such tax in the amount as provided in this section for so long as such owner or tenant or such surviving spouse or joint owner or joint tenant continues to be so qualified.

(4) To qualify for the tax relief provided in this section a taxpayer shall meet all the following requirements: (1) On December thirty-first of the calendar year preceding the year in which a claim is filed, be (A) seventy years of age or over, (B) the spouse of a person, seventy years of age or over, provided such spouse is domiciled with such person, or (C) sixty-two years of age or over and the surviving spouse of a taxpayer who at the time of such taxpayer's death had qualified and was entitled to tax relief under this section, provided such surviving spouse was domiciled with such taxpayer at the time of the taxpayer's death, (2) occupy such real property as his or her home, (3) either spouse shall have resided within this state for at least one year before filing the claim under this section and section 2 of this act, (4) the taxable and nontaxable income of such taxpayer, the total of which shall hereinafter be called "qualifying income", in the tax year of such homeowner ending immediately preceding the date of application for benefits under the program in this section, was not in excess of limits set forth in section 12-170aa of the 2006 supplement to the general statutes, as adjusted annually, evidence of which income shall be submitted to the assessor of the Town of Mansfield in such form and manner as the assessor may prescribe.

(5) The amount of any Medicaid payments made on behalf of such homeowner or the spouse of such homeowner shall not constitute income.

(6) The income of the spouse of such homeowner shall not be included in the qualifying income of such homeowner for purposes of determining eligibility for tax relief under this section, if such spouse is a resident of a health care or nursing home facility in this state, and such facility receives payment related to such spouse under the Title XIX Medicaid program.

(b)(1) The tax on the real property for which the benefits under this section are claimed shall be the lower of the tax due with respect to the homeowner's residence for the assessment year commencing October first of the year immediately preceding the year in which the initial claim for tax relief is made, or the tax due for any subsequent assessment year.

(2) If title to real property is recorded in the name of the person or the spouse making a claim and qualifying under this section and any other person or persons, the claimant hereunder shall be entitled to pay the claimant's fractional share of the tax on such property calculated in accordance with the provisions of this section, and such other person or persons shall pay the person's or persons' fractional share of the tax without regard for the provisions of this section.

(3) For the purposes of this section, a "mobile manufactured home", as defined in section 12-63a of the general statutes, shall be deemed to be real property.

(c)(1) If any person with respect to whom a claim for tax relief in accordance with this section and section 2 of this act has been approved for any assessment year transfers, assigns, grants or otherwise conveys subsequent to the first day of October, but prior to the first day of August in such assessment year the interest in real property to which such claim for tax relief is related, regardless of whether such transfer, assignment, grant or conveyance is voluntary or involuntary, the amount of such tax relief benefit, determined as the amount by which the tax payable without benefit of this section exceeds the tax payable under the provisions of this section, shall be a pro rata portion of the amount otherwise applicable in such assessment year to be determined by a fraction the numerator of which shall be the number of full months from the first day of October in such assessment year to the date of such conveyance and the denominator of which shall be twelve.

(2) If such conveyance occurs in the month of October the grantor shall be disqualified for such tax relief in such assessment year.

(3) The grantee shall be required within a period not exceeding ten days immediately following the date of such conveyance to notify the assessor thereof, or in the absence of such notice, upon determination by the assessor that such transfer, assignment, grant or conveyance has occurred, the assessor shall determine the amount of tax relief benefit to which the grantor is entitled for such assessment year with respect to the interest in real property conveyed and notify the tax collector of the reduced amount of such benefit.

(4) Upon receipt of such notice from the assessor, the tax collector shall, if such notice is received after the tax due date in the municipality, no later than ten days thereafter mail or hand a bill to the grantee stating the additional amount of tax due as determined by the assessor.

(5) Such tax shall be due and payable and collectible as other property taxes and subject to the same liens and processes of collection, provided such tax shall be due and payable in an initial or single installment not sooner than thirty days after the date such bill is mailed or handed to the grantee and in equal amounts in any remaining, regular installments as the same are due and payable.

#### **Section 5. Application.**

(a)(1) No claim shall be accepted under section 4 of this ordinance unless the taxpayer or authorized agent of such taxpayer files an application with the assessor of the Town of Mansfield, in such form and manner as the assessor may prescribe, during the period from February first to and including May fifteenth of any year in which benefits are first claimed, including such information as is necessary to substantiate such claim in accordance with requirements in such application. The responsibilities of the assessor regarding the processing of applications may be delegated by the assessor to the Department of Social Services of the Town of Mansfield

(2) An extension to August fifteenth may be granted by the assessor in the case of extenuating circumstance due to illness or incapacitation as evidenced by a physician's certificate to that

extent, or if it is determined there is good cause for doing so.

(3) The taxpayer shall present to the assessor a copy of such taxpayer's federal income tax return and the federal income tax return of such taxpayer's spouse, if filed separately, for such taxpayer's taxable year ending immediately prior to the submission of the taxpayer's application, or if not required to file a federal income tax return, such other evidence of qualifying income in respect to such taxable year as may be required.

(4) Each such application, together with the federal income tax return and any other information submitted in relation thereto, shall be examined and a determination shall be made as to whether the application is approved.

(5) Upon determination that the applying homeowner is entitled to tax relief in accordance with the provisions of section 1 of this act and this section, the homeowner and the municipal tax collector shall be notified of the approval of such application.

(6) The municipal tax collector shall determine the maximum amount of the tax due with respect to such homeowner's residence and thereafter the property tax with respect to such homeowner's residence shall not exceed such amount.

(7) After a taxpayer's claim for the first year has been filed and approved such taxpayer shall file such an application biennially.

(8) In respect to such application required after the filing and approval for the first year the assessor shall notify each such taxpayer concerning application requirements by regular mail not later than February first of the assessment year in which such taxpayer is required to reapply, enclosing a copy of the required application form.

(9) Such taxpayer may submit such application by mail provided it is received not later than March fifteenth in the assessment year with respect to which such tax relief is claimed.

(10) Not later than April first of such year the assessor shall notify, by certified mail, any such taxpayer for whom such application was not received by said March fifteenth concerning application requirements and such taxpayer shall submit not later than May fifteenth such application personally or for reasonable cause, by a person acting in behalf of such taxpayer as approved by the assessor.

(b)(1) Any person knowingly making a false application for the purpose of claiming property tax relief under section 1 of this act and this section shall be fined not more than five hundred dollars.

(2) Any person who fails to disclose all matters relating thereto or with intent to defraud makes a false statement shall refund to the municipality all tax relief improperly taken.

(c) The Town of Mansfield will establish a lien on such property in the amount of the total tax relief granted, plus interest applicable to the total of unpaid taxes represented by such tax relief, at a rate to be determined by the Town. Any such lien shall have a priority in the settlement of such person's estate.

(d) Any such property tax relief granted to any such resident in accordance with the provisions of section 4 of this Ordinance and this section shall not disqualify such resident with respect to any benefits for which such resident shall be eligible under the provisions of sections 12-129b to 12-129d, inclusive, of the 2006 supplement to the Connecticut General Statutes, section 12-129n and section 12-170aa of the 2006 supplement to the general statutes, and any such property tax relief provided under this section shall be in addition to any such benefits for which such resident shall be eligible under said sections 12-129b to 12-129d, inclusive, and sections 12-129n and 12-170aa.

**Section 6. Severability of Provisions.**

Should any court of competent jurisdiction declare any section or clause or provision of this Ordinance to be unconstitutional or *ultra vires*, such decision shall affect only such section, clause or provision so declared unconstitutional and shall not affect any other section, clause or provision of this Ordinance.

**Section 7. Construction.**

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

**Section 8. Effective date.**

Following its adoption by the Town Council, this Ordinance shall become effective on the twenty-first day after publication in a newspaper having circulation within the Town.

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**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *M.H.*  
**CC:** Maria Capriola, Assistant to Town Manager; Jeffery Smith, Director of Finance; Cheryl Trahan, Controller/Treasurer  
**Date:** January 22, 2007  
**Re:** Budget Transfers for FY 2006/2007

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**Subject Matter/Background**

Attached please find the requested salary budget transfers for 2006/07. Three union contracts were up for negotiations this year, and we have settled with two of those unions. Therefore, the Cost of Living Adjustments are included here for the affected positions and employees. However, one contract is still in negotiations, so adjustments for those employees will not be processed until the agreement is settled.

In addition to contract settlements, energy costs continue to be a problem. Also, I am concerned that we did not set aside a sufficient reserve in our contingency account and am currently estimating that, in total, we could potentially be over budget by as much as \$100,000. In an effort to cover these over-expended items within the current budget, I am instituting a spending freeze on all discretionary spending, effective immediately.

**Recommendation**

Staff will be available to take any questions that the Town Council may have, and recommends that the Council approve the budget transfers as presented.

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

*Move, effective January 22, 2007, to approve the attached Budget Transfers for FY 2006/07, as presented by the Director of Finance in his correspondence dated January 15, 2007.*

**Attachments**

1) J. Smith re: Budget Transfers 2006/07

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INTEROFFICE MEMORANDUM

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TO: MANSFIELD TOWN COUNCIL  
FROM: JEFFREY H. SMITH   
SUBJECT: BUDGET TRANSFERS 2006/2007  
DATE: 1/15/2007

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The items listed below are for requested salary budget transfers for the fiscal year 2006/2007. A brief description of the requested transfers over \$1,000 is detailed below.

- Municipal Management Regular – Decrease \$16,690 – Due to the retirement and replacement of the Town Manager and the hiring of an Assistant to the Town Manager.
- Town Clerk – Increase \$5,825 – Due to contract settlement.
- Finance Administration – Increase \$5,995 – Due to contract settlement.
- Revenue Collections – Increase \$2,195 – Due to contract settlement.
- Property Assessment – Increase \$4,940 – Due to contract settlement.
- Info. Technology – Increase \$1,205 – Due to contract settlement.
- Animal Control – Increase \$2,130 – Due to contract settlement.
- Fire & Emergency Services Administration – Increase \$2,745 – Due to contract settlement.
- Fire & Emergency Services – Increase \$4,500 – Due to contract settlement.
- Public Works Administration & Supervision – Increase \$7,925 – Due to contract settlement and promotions within the department.
- Road Services – Increase \$21,385 – Due to contract settlement and promotions within the department.
- Grounds Maintenance – Increase \$16,750 – Due to contract settlement and promotions within the department.

- Equipment Maintenance – Increase \$2,450 – Due to contract settlement and promotions within the department.
- Engineering – Increase \$6,180 – Due to contract settlement.
- Building Inspection – Increase \$12,245 – Due to contract settlement.
- Housing Inspection – Decrease \$8,760 - Due to vacancy and new hires being hired at a lower rate than expected.
- Building Maintenance Personnel – Increase \$11,970 – Due to contract settlement.
- Social Services Administration – Increase \$6,060 – Due to contract settlement and retirement payout.
- Senior Services – Increase \$11,820 – Due to contract settlement and retroactive pay for raises that were not given in the previous fiscal year.
- Library Administration – Increase \$4,430 – Due to contract settlement.
- Recreation Administration – Increase \$5,220 – Due to contract settlement.
- Planning Administration – Increase \$5,850 – Due to contract settlement.

## ADJUSTMENTS

TOWN OF MANSFIELD  
SALARY BUDGET TRANSFERS  
FY 2006/07

ACCOUNT NUMBER	DEPT	OBJECT	APPROP	ESTIMATED	INCREASE	(DECREASE)	ADJUSTED APPROP
111 12100 51601 06	Municipal	Regular	199,150	196,370		(2,780)	196,370
111 12200 51601 06	Personnel	Regular	41,800	27,890		(13,910)	27,890
111 15100 51201 06	Town Clerk	Regular - CSEA	87,290	90,195	2,905		90,195
111 15100 51601 06	Town Clerk	Regular	56,110	59,030	2,920		59,030
111 16100 51601 06	Finance Adm	Regular	62,240	64,440	2,200		64,440
111 16200 51201 06	Acctg & Disb.	Regular - CSEA	109,030	120,245	11,215		120,245
111 16200 51601 06	Acctg & Disb.	Regular	132,010	124,600		(7,410)	124,600
111 16300 51201 06	Revenue Coll	Regular - CSEA	100,020	102,215	2,195		102,215
111 16402 51201 06	Assessment	Regular - CSEA	150,270	155,210	4,940		155,210
111 16600 51601 06	Info. Tech.	Regular	34,170	35,375	1,205		35,375
111 21200 51302 06	Police Serv	Part time - NB	61,460	61,320		(140)	61,320
111 21300 51201 13	Animal Cntrl	Regular - CSEA	40,040	42,170	2,130		42,170
111 22101 51201 06	Fire Marshall	Regular - CSEA	7,940	8,205	265		8,205
111 22101 51601 06	Fire Marshall	Regular	43,010	44,530	1,520		44,530
111 22101 51605 06	Fire Marshall	Part time - NB	27,480	28,440	960		28,440
111 22155 51203 06	Fire & Emer Svc	Part time	18,370	18,970	600		18,970
111 22155 51601 06	Fire & Emer Svc	Regular	82,540	85,430	2,890		85,430
111 23100 51601 06	Emer Mgmt	Regular	28,680	29,690	1,010		29,690
111 30100 51201 06	PW Admn.	Regular - CSEA	51,610	53,315	1,705		53,315
111 30100 51601 06	PW Admn.	Regular	103,740	107,390	3,650		107,390
111 30200 51601 07	PW Oper.	Regular	73,530	76,100	2,570		76,100
111 30300 51401 07	Road Serv.	Regular	553,870	575,255	21,385		575,255
111 30400 51401 07	Grounds Maint	Regular	226,960	243,710	16,750		243,710
111 30600 51401 07	Equip. Maint	Regular	148,990	151,395	2,405		151,395
111 30700 51201 06	Engineering	Regular - CSEA	188,130	194,310	6,180		194,310
111 30800 51201 06	Building Insp	Regular - CSEA	31,740	32,800	1,060		32,800
111 30800 51601 06	Building Insp	Regular	69,840	81,025	11,185		81,025
111 30810 51201 06	Housing Code Insp	Regular - CSEA	31,010	31,840	830		31,840
111 30810 51601 06	Housing Code Insp	Regular	42,730	38,940		(3,790)	38,940
111 30810 51605 06	Housing Code Insp	Part time (NB)	23,200	17,400		(5,800)	17,400
111 30900 51103 06	Bldg. Maint	Maint. Personnel	142,300	151,290	8,990		151,290
111 30900 51601 06	Bldg. Maint	Regular	85,090	88,070	2,980		88,070
111 42100 51201 06	Social Serv	Regular - CSEA	94,460	97,550	3,090		97,550
111 42100 51601 06	Social Serv	Regular	84,720	87,690	2,970		87,690
111 42210 51201 06	Youth Serv	Regular - CSEA	124,280	124,700	420		124,700
111 42300 51201 12	Senior Serv	Regular - CSEA	159,350	170,570	11,220		170,570
111 42300 51605 12	Senior Serv	Part time	28,570	29,170	600		29,170
111 43100 51201 08	Library Adm	Regular - CSEA	106,710	109,200	2,490		109,200
111 43100 51601 08	Library Adm	Regular	220,000	222,800	2,800		222,800
111 43100 51605 08	Library Adm	Part time	56,920	56,060		(860)	56,060
111 44100 51201 06	Recr. Admn	Regular - CSEA	50,120	51,770	1,650		51,770
111 44100 51601 06	Recr. Admn	Regular	89,590	92,760	3,170		92,760
111 44100 51605 06	Recr. Admn	Part time (NB)	15,000	15,400	400		15,400
111 51100 51201 06	Planning Adm	Regular - CSEA	112,970	115,650	2,680		115,650
111 51100 51601 06	Planning Adm	Regular	89,740	92,910	3,170		92,910
111 73000 56312 06	Contingency					(116,615)	
			<u>4,286,780</u>	<u>4,403,395</u>	<u>151,305</u>	<u>(151,305)</u>	<u>4,403,395</u>

Animal Control Activity Report

REPORT PERIOD 2006 / 2007

PERFORMANCE DATA	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	This FY to date	Last FY to date
Complaints investigated:														
phone calls	197	219	183	211	167	170							1147	1275
road calls	13	17	11	20	17	13							91	127
dog calls	89	93	75	111	80	99							547	371
cat calls	83	82	71	90	65	59							450	287
wildlife calls	9	23	11	4	9	4							60	38
Notices to license issued	3	5	9	6	2	7							32	52
Warnings issued	4	5	3	4	1	3							20	174
Warning letters issued	1	248	0	160	1	0							410	64
Infractions issued	2	0	0	0	0	0							2	2
Misdemeanors issued	0	0	0	0	0	0							0	0
Dog bite quarantines	4	3	2	0	0	0							9	4
Dog strict confinement	0	0	0	0	1	0							1	0
Cat bite quarantines	0	0	0	0	0	0							0	4
Cat strict confinement	0	0	0	0	0	0							0	0
Dogs on hand at start of month	4	3	6	5	2	3							23	30
Cats on hand at start of month	15	21	16	17	20	15							104	61
Impoundments	42	40	29	34	28	17							190	198
Dispositions:														
Owner redeemed	3	15	5	8	3	8							42	32
Sold as pets-dogs	4	1	1	7	2	3							18	43
Sold as pets-cats	33	23	21	16	23	9							125	110
Sold as pets-other	0	0	0	0	0	0							0	0
Total destroyed	2	3	2	3	4	2							16	17
Road kills taken for incineration	1	0	0	2	1	1							5	5
Euthanized as sick/unplaceable	1	3	2	1	3	1							11	12
Total dispositions	37	42	29	34	32	22							196	202
Dogs on hand at end of month	3	6	5	2	3	0							19	27
Cats on hand at end of month	21	16	17	20	15	13							102	60
Total fees collected	2,028	1,574.50	956	949	1,251	580							\$7,338.50	\$ 7,501

Scotland dogs FY 06/07 to date 4                      Total 9  
 Hampton dogs FY 06/07 to date 5



**CHARTER REVISION COMMISSION**  
**Tuesday, December 12, 2006**  
**7:00 p.m.**  
**Audrey P. Beck Municipal Building**  
**Council Chambers**

Minutes

**I. Call to Order**

Chairman Bacon called the meeting to order at 7:00 p.m.

**II. Roll Call**

**Members present:** S. Bacon, A. Booth (Late Arrival), N. Cox, D. Dzurec, L. Eaton, S. Grunwald, D. Keane, H. Krisch, G. Nesbitt, S. Quinn-Clark

**Members Absent:** L. Weiss

**III. Opportunity for Public to Comment**

No audience members were present at this meeting.

**IV. Approval of Minutes**

The minutes of the November 28, 2006 meeting were not prepared for approved at this meeting.

**VI. Communications**

A 12-11-06 letter was distributed to the Commission on behalf of Charles Eaton who is ill and could not attend this evenings meeting to share his comments and concerns with the Commission.

**VII. New Business**

Chairman Bacon noted that at the last meeting 5 members of the Commission were in favor of a budget referendum process, and 5 members were in favor of a budget adoption process without a referendum process. He requested that each side team together and create a motion for their side. Bacon mentioned at this time A. Booth is not present because of a commitment with another commission. Bacon questioned whether the Commission wants to continue to vote and discuss this issue tonight due to the absence of three members. Bacon feels this is the most important of the charges, and would like to have all members present. Krisch is in favor of postponing this topic this evening so that all

members can be present for discussion. Grunwald mentioned that at the last meeting it was discussed that if members were not present that discussion would continue. Bacon informed the Commission that it would take 6 affirmative votes of present Commission members to adopt any kind of recommendation in respect to the Charter. Under this rule, not everyone on the Commission has to be present, but 6 present members have to vote in favor of the motion. Bacon noted communications from Charter members via e-mail that contain significant information regarding the budget process decisions. He noted e-mails from Nesbitt, Weiss and Krisch.

Cox MOVED, Dzurec seconded, to recess in order to make copies of communications for all members. MOTION PASSED UNANIMOUSLY.

Upon returning from a brief recess, presentations were made for each of the proposals, and extensive discussion and arguments were held for and against each side by Commission members.

**VIII. Old Business**

None

**IX. Future Agenda Items**

Continue to work on proposed wording of the Budget revisions to the Charter to be presented to the Town Council.

**X. Adjournment**

Cox MOVED, Grunwald seconded to adjourn the meeting at 10:00 p.m.  
MOTION PASSED UNANIMOUSLY.

Respectfully submitted,

Jessie L. Shea  
Clerk



**CHARTER REVISION COMMISSION  
SPECIAL MEETING**

**Tuesday, December 19, 2006**

**7:00 p.m.**

**Mansfield Community Center  
Community Room**

**Minutes**

**I. Call to Order**

Chairman Bacon called the meeting to order at 7:08 p.m.

**II. Roll Call**

**Members present:** S. Bacon, A. Booth, L. Eaton, S. Grunwald (7:10) D. Keane, H. Krisch, G. Nesbitt, L. Weiss

**Members Absent:** N. Cox, D. Dzurec, S. Quinn-Clark

**III. Opportunity for Public to Comment**

No audience members were present at this meeting.

**IV. Approval of Minutes**

No approval action of minutes were taken at this meeting.

**VI. Communications**

**\*\*Henry Krisch e-mail correspondence**

A tentative draft of budget adoption language for the 12/19 meeting. Suggestions are most welcome.

**C402. Budget Development.**

Developing a budget proposal is the responsibility of the Town Manager under the oversight of the Town Council. Participating in the process, from its early stages to adoption, is the right and responsibility of the citizens of Mansfield. The town staff shall assist the council and provide information to the public at all stages of the budget process. Each department head, office, agency, board or commission of the town supported wholly or in part from town funds shall submit annual budget requests to the Town Manager in the form and at the time determined by the manager so as to indicate the programs, activities, and work accomplished in the current fiscal year and to be accomplished during the ensuing year. These forms shall be accompanied by detailed estimates of expenditures to be made and of revenues other than taxes to be collected during the ensuing fiscal year, along with such other information as may be requested by the council or the manager.

**C403. Manager's budget proposal.**

Same language as current charter, A-E

F. Such other information as will assist the Council and the voting residents of Mansfield in deciding on an annual appropriation and a capital improvement program.

**C404. Council budget action.**

The Council shall hold at least two (2) Town Budget Informational Meetings on the budget. At least two (2) weeks prior to the first of these meetings, the Town Council shall distribute by newsletter to each town (voter?) relevant budget information. [specify?]

The Town Council shall adopt the budget, including a recommended appropriation act, by April 25. This budget shall go into effect unless overridden by vote in a special budget referendum. Such a referendum shall be held if, within two (2) weeks of the Council's action, a petition calling for a referendum shall be duly submitted to the [??Town manager? Council?]

Such a petition, if duly signed by a number of [registered? certified? residents? voters?] equal to at least [xyz] percent of the registered [voters?] of the town, shall result in a budget referendum to be held [legal notification requirements?]. This referendum shall include one binding and two advisory questions. The binding question shall read: "Shall the budget as proposed be adopted?"

There shall be two advisory questions:

1. If not, is the town budget portion too high or too low?
2. If not, is the school budget portion too high or too low?

The budget adopted by the Town Council shall go into effect unless rejected by at least 60[?] percent of those voting. If the budget is defeated, the budget will be returned to the council for its consideration. The council shall bring the same or a revised town budget to a second referendum within 10 days. Should voters in the second referendum fail to adopt the budget, the budget proposed by the Town Council shall go into effect.

**\*\*David Dzurec's 12-19-06 e-mail correspondence- due to his inability to attend this evenings meeting.**

**C404. Council budget action.**

The Council shall hold at least two (2) Town Budget Informational Meetings on the budget. At least two (2) weeks prior to the first of these meetings, the Town Council shall distribute by newsletter to each town voter the budget and a brief explanation of budget items.

The Town Council shall adopt the budget, including a recommended appropriation act, by April 25. This budget shall go into effect unless overridden by vote in a special budget referendum. Such a referendum shall be held if, within two (2) weeks of the Council's action, a petition calling for a referendum shall be duly submitted to the Town Council.

Such a petition, if duly signed by 200 registered voters of the town, shall result in a budget referendum. This referendum shall include one binding and two advisory questions. The binding question shall read:

"Shall the budget as proposed be adopted?"

There shall be two advisory questions:

1. If not, is the town budget portion too high or too low?
2. If not, is the school budget portion too high or too low?

To be passed, the proposed budget must receive a simple majority of those voting. If the budget is defeated, the budget will be returned to the council for its consideration. The council shall bring the same or a revised town budget to a second referendum within 10 days. Should voters in the second referendum fail to adopt the budget, the budget from the previous fiscal year shall be in full effect for the current fiscal year.

Nesbitt MOVED, Keane seconded to recess in order to photo-copy notes received by Krisch from Quinn-Clark. MOTION PASSED UNANIMOUSLY.

## VII. New Business

None

## VIII. Old Business

Chairman Bacon summarized where the Committee left off at the last meeting. There were two presentations made by Sub-Committee's of the Charter Revision Commission. One of the presentations made was in support of the idea that the annual Town Budget would automatically go to a Town wide referendum. The other presentation made promoted the idea that the annual Town Budget Meeting (in some form or another) would be maintained as part of our Charter and that there would be no option for a Town Wide Referendum. After a long discussion it became evident that the Commission as a whole was not moving towards a decision in either direction. At which time Commissioner Cox suggested a compromised proposal. A straw vote was initiated, allowing each commission member to register 2 votes on 2 options. Two of the options were on the presentations that the Sub-Committee's presented, and the third option was the elimination of the Town Budget Meeting with the Town Council having the final authority to adopt the annual budget for the Town, with the provisions that there could be a citizen petition to referendum. There were ten members present, and seven members of the Commission voted for the third proposal, five members voted for the Town Budget Meeting, and four voted for automatic referendum. At that time it was decided by the Commission that at tonight's Special Meeting to pursue the idea of this third method of budget adoption.

The idea tonight is to put something together that might bring others on board for this proposal to present in the draft to the Town Council. Bacon proposed 10 questions that the Commission could focus on as to how this portion of the referendum proposal may be developed. Bacon's list of suggested questions include:

1. Who is eligible to sign a petition & Who is eligible to vote at referendum. What should be the qualifications of a person who's permitted to sign a petition seeking a referendum?
2. What should be the number of people who meet those qualifications that are required in order for the petition to force a referendum?
3. What would be the deadline that the petition must be filled? (filed with Town Clerk)
4. Timing of the referendum?
5. Would non-resident tax payers be permitted to vote at referendum?
6. What questions would be posed to voters when they go to referendum?
7. In order for a budget at referendum either to be approved or defeated, would it be a simple majority of the people who vote, would it be a super majority of the people that vote, or would the requirement of a percentage of total registered voters of approval or defeat?
8. How many referenda would you consider?
9. Regardless of how many referenda there are, if the budget is defeated, what would be required when the defeated budget goes back to the Town Council? What options do we give the Town Council when the budget is defeated at referendum?
10. Should the budget referendum be held at the same time or independent from the Region 19 budget referendum?
11. Form of the petition?
12. Super Majority of Town Council (2/3) for adoption?

Bacon asked members if they have any other questions that they feel should also be discussed and added to this list for tonight's discussion?

Keane MOVED, Weiss seconded that the 12-19-06 Krisch's version of C402 and C403 be adopted by the Charter Revision Commission. MOTION PASSED UNANIMOUSLY.

Members held extensive discussion on C404.

Weiss MOVED, Nesbitt seconded, that prior to adopting a budget, the Town Council shall hold at least two (2) Town Budget Information Meetings. At least 10 days prior to each meeting, the Town Council shall widely distribute budget information and notice of the meeting. MOTION FAILED.

Nesbitt MOVED to table the motion, Booth seconded, MOTION PASSED UNANIMOUSLY.

**IX. Future Agenda Items**

January 9, 2007 meeting will be a "Special Meeting". Discussion on Special Meetings for January and February 2007 to meet the deadline. Facilitator to help make meeting run more efficiently or to help facilitate writing the report.

**X. Adjournment**

Krisch MOVED, Grunwald seconded to adjourn the meeting at 9:40 p.m. MOTION PASSED UNANIMOUSLY.

Respectfully submitted,

Jessie L. Shea  
Clerk

## Mansfield Commission on Aging Agenda

2:30 PM – Senior Center

Tuesday, January 8, 2007

Members: Please call the Mansfield Senior Center at 429-0262 if you cannot attend.

I. **Call to Order** - Vice-Chair

II. **Appointment of Recording Secretary**

III. Acceptance of **Minutes** of the Dec. 11, 2006 meeting

IV. **Correspondence** – Chair and Staff

V. **Optional Reports** on Services/Needs of Town Aging Populations

A. Health Care Services

Wellness Center and Wellness Program - Jean Kenny

Mansfield Center for Nursing and Rehabilitation - Jean Kenny

B. Social, Recreational and Educational

Senior Center – Patty Hope      Senior Center Assoc. – John Brubacher

C. Housing

Assisted Living Committee, Wrights Way, Juniper Hill, Jensen's Park, Other

D. Related Town and Regional Organizations such as:

Com. on Physically and Sensorily Impaired, Town Community Center,

Conservation and Development, Charter Revision,

Senior Resources of Eastern CT

VI. **Old Business**

Survey on Senior Needs and Long Range Planning - Kevin Grunwald

Evaluation of Requests for Town Funds by Agencies

TVCCA – C. Phillips; McSweeney Center – T. Quinn; Companions and

Homemakers – M. Thatcher; Dial-a-Ride – K. Randolph

VII. **New Business**

IX. **Adjournment**

Next meeting: Monday, Feb. 12, 2007 at 2:30 pm at the Senior Center

## Mansfield Commission on Aging Minutes

2:30 PM – Senior Center

Tuesday, Dec.11, 2006

**Present:** K. Grunwald (staff), S. Thomas (Chair), W. Bigl, K. Doeg, C. Phillips, T. Quinn, M. Thatcher, S. Gordon, J. Kenny (staff), Jan Scottron (guest)  
**Regrets:** J. Quarto, P. Hope

- I. **Call to Order** - Chair S. Thomas called the meeting to order at 2:35 PM.
- II. **Appointment of Recording Secretary:** K. Grunwald agreed to take minutes for the meeting.
- III. **Acceptance of Minutes:** The minutes of the Nov. 13, 2006 meeting were accepted as written.
- IV. **Correspondence** – Chair S. Thomas distributed copies of a survey being done by the UConn Health Center. Members were encouraged to complete it and return it in the attached envelope.
- V. **Optional Reports on Services/Needs of Town Aging Populations**
  - A. **Health Care Services**
    - Wellness Center and Wellness Program – J. Kenny distributed copies of her monthly report.
    - Mansfield Center for Nursing and Rehabilitation – J. Kenny: no report.
  - B. **Social, Recreational and Educational**
    - Senior Center – P. Hope was not present; K. Grunwald distributed copies of her monthly report.
    - Senior Center Assoc. – J. Brubacher was not present; no report.
  - C. **Housing**
    - Assisted Living Plans: K. Grunwald reported that the Town Council will be considering a proposed process at their meeting tonight for the selection of developer. Members are encouraged to attend.
    - Wrights Way, Juniper Hill: no report.
    - Jensen's Park: W. Bigl reported that programs at Jensen's continue to be actively attended. Residents were recently invited to lunch at the Senior Center.
  - D. **Related Town and Regional Organizations such as:**
    - Advisory Committee on the Needs of Persons with Disabilities: continues to actively seek new members.
    - Town Community Center, Town Plan of Conservation and Development, Town Charter Revision, Senior Resources of Eastern CT: no report.

## VI. Old Business

Progress on Data from the Survey on Senior Needs – K. Grunwald distributed copies of the data from the 950 surveys that were received. He identified that key issues appear to be transportation, assisted living and taxes. He also indicated that there were some discrepancies between the number of respondents indicating that they had a need for services such as assisted living and geriatric services, and the comments that these services are clearly needed. Commission members were asked to review the data and identify trends and concerns that stand out. We will have a further discussion of these results at the January meeting, preliminary to hosting a community forum on the results and implications of the survey.

Evaluation of Requests for Town Funds by Agencies: K. Grunwald distributed the list of agencies that applications have been sent to, along with a copy of the application and the evaluation criteria. Members of the COA will receive the applications for review as they come in.

Report of Nominating Committee – C. Phillips presented the nomination of Carol Pellegrine to the Commission. She was accepted unanimously.

**VII. New Business:** none.

**IX. Adjournment**

The meeting was adjourned at 4:15 PM. The next meeting will be Monday, **January 8, 2007** at 2:30 pm at the Senior Center.

Respectfully submitted,  
Kevin Grunwald



COMMITTEE ON COMMITTEES

January 16, 2007

AUDREY P BECK BUILDING

Room B

6:00 P.M.

Present were Al Hawkins, Bruce Clouette and Caroline Redding  
Also in attendance were Matthew Hart and Kevin Grunwald

The Committee reviewed the draft, "Proposed Resolutions to Establish an Assisted/Independent Living Advisory Committee for the Town of Mansfield" and asked that staff include language that would charge the Advisory Committee with keeping the public informed. It was agreed that the language would be general so the Advisory Committee could decide the best way to accomplish this. Matt Hart drafted language regarding public access to the process, which was approved by the Committee.

It was agreed that the resolution and appointments to the Advisory Committee would be sent to the Council for approval as soon as the University provides names for their positions. By consensus the Committee also agreed that when Susanna Thomas is not available for meetings she may send a delegate from the commission on Aging to take her place. The Committee also agreed that the affiliations of the appointees should be added to the resolution.

The following recommendations for appointments were approved:

Carol Pellegrine to the Commission on Aging,  
Ida Millman will be recommended to the Mayor to fill the open position on the Cable Advisory Committee,  
James Silva to the Building Board of Appeals.

The Committee also agreed that Bruce Clouette would contact Dale Truman and Gail Bruhn regarding the appointment of Jason Mc Garry to the Historic District Commission.

Mary Stanton will contact Arthur Stone and let him know that there are currently no openings on the Correctional Facility Liaison & Public Safety Committee but that the Committee will keep his interest in mind should an opening arise.

Members will contact various residents who are interested in the Arts to see if they are interested in serving on the Arts Advisory Committee. There are currently 4 openings.

Caroline Redding will develop a work plan for the May 19<sup>th</sup> Volunteer Recognition Day.

The Committee decided to schedule monthly meetings on the third Monday of the month starting at 6 p.m.

The meeting was adjourned at 7:15 p.m.

Mary Stanton, Town Clerk

**Open Space Preservation Committee  
Agenda  
Tuesday, January 16, 2007  
Conference Room B, Audrey P. Beck Building 7:30 p.m.**

1. Selection of Secretary
2. Approval of Minutes
  - a. December 19, 2006
3. Open Space Initiative
4. Field Trips and Recommendations to Town Council
  - a. Thornbush Road
5. Other Business
  - a. Communications
    - Minutes
    - Correspondence
6. Future Agendas

**DRAFT**  
**TOWN OF MANSFIELD**  
**OPEN SPACE PRESERVATION COMMITTEE**  
Minutes of the December 19, 2006 meeting

Members Present: Quentin Kessel, Ken Feathers, Jim Morrow (chair), and Vicky Wetherell.

Town Staff: Jennifer Kaufman

1. The meeting was called to order at 7:34 P.M.
2. Kessel was selected as secretary. Kessel moved and Morrow seconded that the minutes of the November 21, 2006 meeting, be approved. The motion passed unanimously.
3. PZC File #907-29 - Proposed revisions to the Zoning Map and Zoning regulations were reviewed and discussed. This zone change would change the current Industrial and Professional Office-3 zones in the southern part of Mansfield to one that would permit multifamily housing, a proposed Pleasant Valley Design District. It is estimated that the new district would permit the construction of approximately 400 housing units. If approved, the PZC would have the right to require up to 50 percent of the prime agricultural acreage in a given parcel to be permanently preserved for agricultural use.

During the discussion, it was noted that there is no provision for an infrastructure (e.g. convenience shopping, etc.) to support 400 units of housing. The isolation of this acreage from many of the required support services would result in greatly increased traffic on the local roads, some of which are not equipped to handle the increased traffic. It was further noted that the proposed new housing units would likely be heavily utilized by students from Eastern Connecticut State University and young families whose children would attend Mansfield schools.

Feathers questioned Section 8-3-b regarding lot coverage, which seems incompatible with statements elsewhere regarding the minimization of impervious surfaces.

It was agreed that Feathers, Morrow, and/or Wetherell would attend the Jan. 2, 2007 continued hearing on this zone change to express the position of the OSPC. The OSPC will reiterate its 9/20/05 comments (Attachment #1 to the current minutes) against the revisions in the 8/15/05 draft of the proposed regulations, which revisions are essentially the same as the currently proposed changes in the regulations. At that time, it was agreed the current industrial and office zones were more compatible with agricultural neighbors than 400 housing units would be.

The OSPC notes that the provision for the preservation of up to 50 percent of the prime agricultural farmland in the proposed regulations might be incorporated into the current industrial and office zones. In either the currently proposed regulations or as an addition

to the present industrial/office space regulations the farmland preservation provisions could place the ownership and control of the dedicated agricultural land in the hands of either the Town or an agricultural trust.

4. Tree removal from Town property (Dunhamtown Forest) requested by the owners of 49 White Oak Road: The OSPC is against permitting these trees to be cut and is concerned by the precedent such permission might set. If the Town should see fit to grant this permission, the Town should request compensation compatible with the landscape value of the trees removed.

It was suggested that a small antenna tower on the garage side of the house, or the alternate use of cable, might be satisfactory alternatives to the tree removal.

5. Dunham Farm Estates Open space Dedication: Following a field trip to the site, the OSPC determined that a trail could be put in place without impacting wetland and recommends the following: that the open space dedication be owned by Joshua's Trust and become part of Dunham Woods Preserve; and that a trail beginning at Dunham Pond Road and crossing the dedication area to the existing preserve would provide an alternative (and safer) entrance to this preserve than currently exists at the entrance on South Eagleville Road. This trail would also afford easy and safe access to this preserve by the residents of the subdivision and residents of Dunham Pond Road. In order to further protect the pond and wetlands associated with it, the committee recommends that a conservation easement be granted by Joshua's Trust to the Town that limits public access to only the trail and a small parking area along Dunham Pond Road. Wetherell agreed to transmit these recommendations to the PZC

5. The meeting adjourned at 9:00 P.M.

Respectfully submitted

Quentin Kessel  
Secretary, Pro Tem.

ATTACHMENT #1  
OPEN SPACE PRESERVATION COMMITTEE

Comments on the 8/15/05 draft of  
Mansfield's Plan of Conservation and Development  
September 20, 2005

The Open Space Preservation Committee (OSPC) is submitting the following comments to the Planning and Zoning Commission as part of the October 5, 2005 public hearing on the Plan. The committee appreciates the commission's considerable effort to update the Plan and their consideration of the OSPC's comments in the past and in this current public hearing.

The OSPC is very supportive of the scope and direction of the Plan. Focusing future development near currently developed areas will help to preserve the town's agricultural and forested character that residents value and also preserve the natural resources that we rely on for clean air and water. Specific comments follow:

Policy Goal # 2 (p. 35)

The OSPC supports all of the objectives and recommendations to accomplish the goal "to conserve and preserve Mansfield's natural, historic, agricultural and scenic resources." In particular, the OSPC supports

Recommendations 1 and 3 under Objective a (p. 35), which together would provide greater flexibility in subdivision design to allow "clustering" of house lots. This approach would help preserve open space, especially farmlands and interior forests, both of which require large tracts to fulfill their function.

Recommendation 6 under Objective c (p. 38), which would create special zones to enable the protection of agricultural and forest resources.

Recommendation 1 under Objective c (p. 37) and recommendation 1 under Objective e both support continuation of the Town's open space program, which enables the Town to act quickly to protect priority open space properties.

The OSPC supports the agricultural lands and interior forests designations on Map 21 "Existing and Potential Conservation Areas"; however, the OSPC noted that areas outlined for medium-to-high density development need some work. The Horsebarn Hill area should not be included in such a designation, nor should the area off Maple Road that intrudes into an interior forest designation. Allowing these conflicting designations to remain on the map would create confusion about what the Plan intends for these areas. The OSPC recommends omitting both Horsebarn Hill and interior forest areas from medium-to-high density development designation.

On Map 21, the OSPC suggests creating a separate graphic for the UConn campus area that would clarify where it lies within the larger medium-to-high density area. The UConn campus area is currently shown on Map 22, and could be easily added to Map 21.

On Map 22, the OSPC supports the clustering of new development in areas of existing development, particularly medium-to-high density housing in the Four Corners area. The committee views the Four Corners area as currently the most accessible area for pedestrians, and the committee recommends that a larger area of high density housing be included in the plan for that area. The existing Jensen's Park on the south side of Rt. 44 is a large parcel of senior housing, and the committee recommends that the properties across Rt. 44 (on the north side) be also designated for senior housing to complement Jensen's residential use and to provide more senior housing within easy reach of groceries, drug stores, etc. on a sidewalk. This is currently the only area in town that offers this pedestrian opportunity. The committee also sees the increased traffic, lighting, etc. of the proposed commercial uses on the north side of Rt. 44 as adversely affecting the seniors currently living in Jensen's. Expanding Jensen's into a senior "village" that extends across Rt. 44 would be more helpful to seniors than the current senior housing

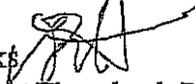
designation for a parcel farther west (and farther away) from the services at Four Corners.

On Map 22, the OSPC supports the designation of land on the south side of Pleasant Valley Road as Planned Industrial. Because the farming activities across the road are commercial enterprises (as opposed to small hobby farms), it would be appropriate to continue compatible industrial or commercial zoning for land on the south side of Pleasant Valley Road. Currently, this area is well buffered from high-density residential development, which means it is a good location for industry and farming to avoid conflict with residential traffic and neighbors.

Designating land on the south side of the road for residential development would create conflict between the many residents of such housing with the adjacent farming operations. This proximity creates complaints about noise, odors and also conflict between the higher volume of residential traffic and farm machinery traveling along the road. Mansfield should benefit from the hard lessons learned in other towns, which have experienced such conflicts resulting from residential development being allowed adjacent to agricultural operations. Usually these conflicts result in subsequent loss of farmland to development. The Plan recommends many actions to preserve farmland. Maintaining a compatible industrial zoning on Pleasant Valley Road would be consistent with these recommendations.

The committee noted that the proposed Planned Industrial zone on Mansfield City Road may not be compatible with the existing condominiums across the road. It was suggested that a business or commercial or mixed use designation would be more compatible with the adjacent condominiums.

MEMO  
Jan 8, 2007

To: Matt Hart, Town Manager  
From: Lon Hultgren, Director of Public Works   
Re: Pre Disaster Mitigation Grant Program - Thornbush Road Open Space

This weekend we surveyed the first-floor elevations of the potentially eligible properties for the FEMA Pre Disaster Mitigation grants program for FY 2007 and spoke with some of the eligible property owners. I also ran the FEMA benefit cost software to determine the benefit cost ratio for the one property that could be eligible and the owner is interested in selling the property.

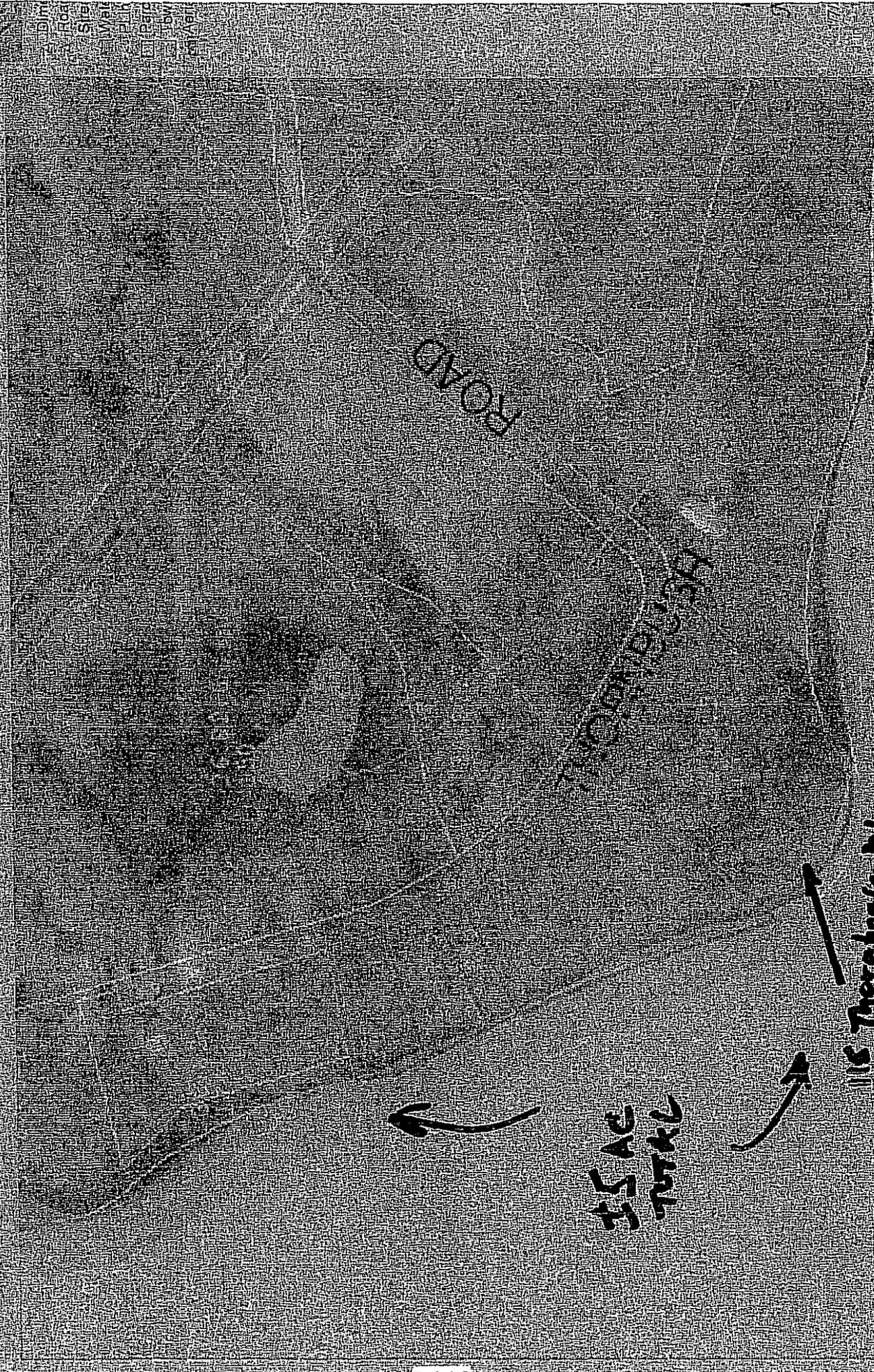
The benefit cost ratio for this property is well under 1.0, so the acquisition of the property under the FEMA PDM grant program is not possible. However, in making this analysis, we did see that there are just over 5 acres of contiguous properties fronting the river that along with the property that is currently for sale (115 Thornbush), could still make a small riverside park in Southern Mansfield (to compliment the canoe launching facilities being constructed in Northern Mansfield near Plains Road. Although the Assessor's value of all 5 of these properties is \$161,000, I think that since the one structure is empty and currently for sale all of these properties could be acquired for considerably less than the current assessed value (+\$70,000?).

By copy of this memo I will refer this data to the Parks and Recreation Department and the Town's Open Space Committee for further review.

cc: Curt Vincente  
Jennifer Kaufman ✓  
Grant Meitzler  
File

attach: map & 5 property cards

Town of Mansfield, CT - Lower Thornbush Road Properties



E CODES  
 NATURAL  
 Agricultural  
 Residential  
 Commercial  
 Industrial  
 Public Use  
 Forest  
 Wetlands  
 etc.

**MANSFIELD** Address 115 THORNBUSH RD 03/12/2005 3006  
 Owner: VALVO WILLIAM T JR ExCode Amount  
 115 THORNBUSH ROAD  
 MANSFIELD CENTER, CT 06250  
 Book / Page 494 49  
 Developers Lot # Census 9815  
 Zoning FH

036/0083/0005 Card 1 of 1  
 Work Year: 2004  
 Land Use Code R510 Prop Type 2 DWELLING  
 Neighborhood 01005 Desirability AVERAGE

LAND DATA AND COMPUTATIONS 2.100 Acres

Land Type	Frontage	Size	Depth	Base Rate	Rate Fct 1	Rate Fct 2	Adjusted Rate	Base Value	Other Code	Adjust Factor	Value
L1		.500 Ac		60000.00	1.00		60000.00	60000	1	-50	30000
A3		1.600 Ac		3000.00			3000.00	4800	1	-75	1200
Total Acreage											2.100
Total Land Value											31200

**OWNER HISTORY**

Name	Book	Page
VALVO WILLIAM T & REGINA &	452	404
VALVO WILLIAM T & REGINA	133	129

**SALES HISTORY**

Date	Price	Book	Page	Qual	Ord
01/02/2003		494	49	N	N
12/31/2002		494	39	N	N
07/05/2001		452	404	N	N

PROPERTY CHARACTERISTICS				LAND TYPE					
01 TOPO-ELEV		07 STREET AMNTS		B SQUARE FEET		A ACREAGE			
Street Level	1	Curb & Gutter	1	1 Primary Site (CALP)	1 SITE VALUE		LAND ADJUSTMENTS		
Above Street	2	Sidewalk	2	2 Primary Site (App Rate)			1 TOPOGRAPHY		
Below Street	3	Alley	3				2 UTILITIES		
		None	4				3 STREET/ROAD		
02 TOPO-TERRAIN		08 LOC REGION						4 LOCATION	
Rolling	1	Urban	1	<b>MEMORANDUM</b> ILAP - FLDHI ; 5 RMS BLUE CONCRETE HOUSE FLOODS DURING HEAVY RAIN SURVEY: VOL 3 PG 151 2000 -- ADDITIONAL DISCOUNTING HAS APPLIED TO THE LOT TO REFLECT THAT THE PROPERTY IS SITUATED IN A HIGH RISK FLOOD AREA 2004 REVAL CHG: APPLY DISCOUNTING FOR SAME FLOOD RISK SITUATION					
Steep	2	Suburban	2						
Low	3	Rural	3						
03 TOPO-EXTREME		09 LOC ENHANCE							
Swampy	1	Business District	4						
Lodge	2	Industrial	5						
04 PUBLIC UTIL		10 LOC RESTRICT							
All	1	Recreational	1						
Water	2	Waterfront	2						
Sewer	3								
Gas	4	Flood Plans	1						
05 PRIVATE UTIL									
Well	1	Non-Conforming	3						
Sepic	2	Obstructions	4						
		Zoning	5						
		Non-Buildable	6						
06 STREET/ROAD									
Paved	1								
SemiPaved	2								
Unpaved	3								
Propose	4								

**COMPARABLE SALES**

Parcel	Date	Adjusted Price	Points

**VALUE HISTORY**

Use	Quantity	Appraised Value	Assessed Value
RES LOT	.500	32900	23030
RES EX ACR	1.600	1300	910
RES DWELLI	1.00	108900	76230
<b>2004 Total</b>		<b>143100</b>	<b>100170</b>
RES LOT	.500	25300	17710
RES EX ACR	1.600	600	420
RES DWELLI	1.00	50600	35420
<b>2003 Total</b>		<b>76500</b>	<b>53550</b>

**VALUE SUMMARY**

	Land	Improvement	Total
Cost	31200	105500	136700
Market	38700	109900	148600
Predicted	34200	108900	143100
FVC	34200	108900	143100

**BUILDING PERMITS**

DATE	NUMBER	AMOUNT	PURPOSE









TOWN OF MANSFIELD  
CONSERVATION COMMISSION  
Minutes of the December 20, 2006 Meeting  
Conference Room B, Audrey P. Beck Building

Present: Peter Drzewiecki, Jennifer Kaufman, Quentin Kessel (acting chair), Scott Lehmann and Frank Trainor.  
Absent: Robert Dahn and John Silander.  
Town Staff: IWA agent Grant Meitzler.  
Guests: Mayor Betsy Paterson; Town Manager Matt Hart; Louis G. Marquet, Leyland Alliance; Tome Cody, Robinson and Cole (legal counsel for Leyland Alliance); Michael Klemens, environmental consultant; Cynthia van Zelm, Mansfield Downtown Partnership; Geoff Fitzgerald, BL Companies (Civil Engineer); Jason Coite, UConn Office of Environmental Policy, and Edward Wazer, resident.

1. The meeting was called to order at 7:32 PM.
2. It was agreed to depart from the order of the agenda in order to first discuss the storm water management strategy for the Storrs Center - Downtown Partnership. The majority of the guests were in attendance in response to CC questions on how the stormwater management plan for this major project would maintain the environment a the major vernal pool on the property.

Cody introduced Dr. Klemens who proceeded to provide an outline of the proposed stewardship of the critical natural resources within the property. These include two streams that eventually feed the Fenton River, a vernal pool and forest land that is adjacent to existing Joshua's Trust land.

Critical components of the stewardship plan include a one foot high barrier curb to prevent amphibians and other small wildlife from entering the area to be developed. Klemens described the developed area as a "sink," especially for any amphibians; once in the developed area, they were unlikely to survive for an extended time. Other features include hydrodynamic separators, filter basins, catch basins, and porous holding tanks that gradually release cleaned surface runoff into the watertable.

The CC noted that many of the components of the water handling system will require regular maintenance and questioned who would be responsible for this maintenance and the overseeing of the maintenance. Marquet responded that the system will be constructed by the developer, after approval by the IWA and the PZC. Over time, the property owners association will take on responsibility for the system. Van Zeln added that several agreements will have to be executed in order to make clear what entities are responsible for the various aspects of the development, including the storm water management system.

After the discussion, a majority of the guests left and the CC resumed the usual order of the agenda.

3. The minutes of the November 15, 2006 meeting, as revised by Lehmann, were approved unanimously on a motion by Kessel, seconded by Lehman.

4. Kessel reported that the Town Council had acted positively on the CC's request for an ordinance permitting the appointment of two alternate members to the commission. Kaufman spoke of the increasing responsibilities of her position with the Town and that she felt that it was appropriate for her to step down from the CC in the near future. The CC reviewed the process for the appointment of new members: following attendance at a regular CC meeting by the prospective new member, the CC forwards any positive recommendations to the Town Manager who has the authority to make the appointments.

5. IWA Referral.

IWA1369 - Szymkowicz - 198 Brown's Road. Map date: 11/14/06 revision. This application is for a gazebo and landscaping with the 150 foot regulated area adjacent to wetlands. No work is proposed in the wetlands. Trainor moved, and Drzewiecki seconded, that there should be no significant negative impact on the wetlands as long as appropriate erosion and sedimentation controls are in place during the construction and removed after the site is stabilized. The motion passed unanimously.

6. PZC Referral.

PZC File #907-29- Proposed revisions to the Zoning Map and Zoning regulations were reviewed and discussed. This zone change would change the current Industrial and Professional Office-3 zones in the southern part of Mansfield to one that would permit multifamily housing, a proposed Pleasant Valley Design District. It is estimated that the new district would permit the construction of approximately 400 housing units. If approved, the PZC would have the right to require up to 50 percent of the prime agricultural acreage in a given parcel to be permanently preserved for agricultural use.

Kessel reported on the OSPC recommendations and reviewed the position of the Mansfield Agricultural Committee, both of these advisory committees oppose the zone change. After a discussion of the positives and negatives of the proposed zone change, the CC concluded that the negatives, such as a likely negative tax impact, the necessity of widening and straightening a portion of the local roads outweigh the positives. It was agreed that the secretary should draft a CC statement for the January 2, 2007 public hearing on the zone change. The statement is to note that the CC fails to see the rationale for the proposed change in zone. However, given the opportunity, it is recommended that the proposed provisions to protect up to 50 percent of the prime farmland be added to the current industrial and office zones. The statement is to be circulated and voted on by email before being forwarded to the PZC.

7. The meeting adjourned at 9:07 P.M.

Respectfully submitted,

Quentin Kessel  
Secretary

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION  
Regular Meeting, Monday, December 4, 2006  
Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), B. Gardner, J. Goodwin, R. Hall, K. Holt,  
P. Kochenburger, P. Plante, B. Ryan, G. Zimmer  
Alternates present: C. Kusmer, B. Pociask  
Staff present: G. Padick (Director of Planning)

Chairman Favretti called the meeting to order at 7:46 p.m.

**Minutes:**

11/20/06 – Holt MOVED, Ryan seconded, to approve the Minutes of the 11/20/06 Meeting with the correction of the spelling of Monticello under New Business Item 2.c. and the change in date from February 16 to January 16 in New Business Item 1. MOTION PASSED UNANIMOUSLY.

**Scheduled Business:**

Zoning Agent's Report

- A. Noted; no member comments.
- B. Update on Hall site restoration, trailer removal activities  
Hirsch updated the Commission that a new deadline will be set on the trailer removal since Ashford has not granted approval for them to be moved to the proposed site. Hirsch also noted that there has been no new activity at the Eric Hall site.

**Old Business:**

1. Subdivision Application, Dunham Farm Estate, 3-lots on S. Eagleville/Dunham Pond Roads, EJK Properties LLC., Applicant, File #1252

Derek Allinson, a resident, and member of the Dunham Pond Association, LLC, updated the Commission on the Association's history. He stated that the Association would prefer to own the open space north of Dunham Pond rather than have it designated as open space to be owned by the Town. According to Mr. Allinson, the area north of the pond is very fragile with a high water table, and the Association would prefer not to have any trails go through there. This item was tabled awaiting action from the IWA.

**Public Hearing:**

Special Permit Application, proposed expansion of Gibbs Oil Company gasoline service station/convenience store, 9 Stafford Road, File #404-3

Chairman Favretti opened the Public Hearing at 8:04 p.m. Commissioner Kochenburger disqualified himself, and Favretti appointed alternate Pociask to act in his place. Members present were R. Favretti, B. Gardner, J. Goodwin, R. Hall, K. Holt, P. Plante, B. Ryan, G. Zimmer, and Alternates B. Pociask and C. Kusmer. Padick read the Legal Notice as it was printed in the Chronicle, and noted memos from E.H.H.D, the Fire Marshal, the Director of Planning, the Assistant Town Engineer, the Design Review Panel, and a memo from the applicant's attorney, Mark Branse. Padick updated the Commission that the applicant did not comply with the neighborhood notification requirements, and that the hearing should be continued pending notification. Attorney Branse was present to answer questions. Chairman Favretti asked if anyone in the audience was present for this application. Seeing no one, Holt MOVED, Hall seconded, to accept the applicant's request for an extension to the January 2, 2007 meeting. MOTION PASSED UNANIMOUSLY.

**Other Old Business Continued...**

2. Subdivision Application, Bennett Estates, 3 lots on Ash Street/South Frontage Road, D+S Properties LLC., o/a, File #1253

Item tabled awaiting public hearing scheduled for 12-18-06.

3. Request for site modification, driveway at 452 Sp. 121 Road, Home Selling Team, File #510-2  
Michael Dilaj of Datum Engineering, representing the applicant, described the proposed vehicular

entrance/exit and emergency fire-truck access. Commissioners questioned the layout and the traffic congestion problems that already occur at this location. Dilaj indicated that the DOT has approved this solution at other sites, and he considers it to be the best design solution for the subject site. Many Commission members expressed concerns, and suggested that Dilaj show alternative turnaround concepts for comparison. Favretti suggested a field trip to the site, and Dilaj offered to paint the layout on the ground so members could see the island and entrance/exit arrangement. The field trip date was set for December 12<sup>th</sup>, at 1:00 p.m. Item tabled.

**4. Bonding/Subdivision Issues:**

Items "a" through "e" are tabled.

**5. 8-24 Referral, proposed acceptance of new Town Roads**

Gardner MOVED, Holt seconded, that the Planning and Zoning Commission report to the Town Council that due to late fall construction, significant areas that have not been permanently revegetated and the lack of monumentation and as-built certifications, the Fellows Estates extension of Monticello Lane is not considered ready for Town acceptance. This matter will be reassessed in late spring 2007 and a recommendation for acceptance will be considered at that time.

Furthermore, based on work completed, the Planning and Zoning Commission authorizes its Chairman with staff assistance to reduce bonding requirements for Fellows Estates to the existing cash bond held by the Town (\$24,000 plus accumulated interest). A new bond agreement with completion date of June 1, 2007 shall be executed before authorizing the release of an existing Letter of Credit held by the Town. In addition, subject to a subdivider commitment to maintain safe access to all occupied lots, including all necessary sanding and snow plowing during the winter season, the PZC modifies condition #3 of its 9/19/05 approval of Fellows Estates to authorize up to four (4) Certificates of Compliance for new homes in this subdivision. MOTION PASSED UNANIMOUSLY.

**6. Regulatory Review Committee, proposed revisions to the Zoning Map and Zoning Regulations,**

**File #907-29**

Item tabled.

**7. Potential Revisions to PZC/IWA Fee schedule**

Item tabled.

**8. Presentation by Paula Stahl from the Green Valley Institute on Open Space Subdivisions (to be rescheduled to early 2007)**

Item tabled.

**New Business:**

**1. Proposed rezoning from R-20 to PB-1, 93 Conantville Road, B & C McCarthy, o/a, File #1254**

Holt MOVED, Hall seconded, to receive the application of Brian and Kathy McCarthy (File #1254) to change the zone classification of a 1.04 acre parcel of land owned by the applicants located at 93 Conantville Road from R-20 (Residence 20) zone to PB-1 zone (Planned Business-1), as shown on plans dated 11/30/06, and to refer said application to the staff for review and comments, and to set a Public Hearing for January 16, 2007. MOTION PASSED UNANIMOUSLY.

**Reports of Officers and Committees:**

None

**Communications and Bills:**

The agenda items were noted. Zimmer MOVED, Holt seconded, to recommend to the Town Council that they consider a bike path extension from Clover Mill Road to Chaffeeville Road during the planned route improvements to Route 195/Chaffeeville Road. MOTION PASSED UNANIMOUSLY.

**Adjournment:**

Favretti declared the meeting adjourned at 9:30 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary

anyone who submitted letters need not read them at this hearing as they are part of the record and have been distributed to all members of the Commission.

Edward Clark, of Lebanon Square at Freedom Green, expressed concern that the road conditions in and around the subject area are already narrow, windy, and bumpy. Clark feels the Town should address this issue prior to proposing a zone change that would greatly increase the already high traffic in the area. He stated that fire and police protection should be considered before increasing housing in this area, and that the agriculture there should be preserved.

Jeanne Mott, of 169 Pleasant Valley Road, expressed concern that such a large population increase will create a financial hardship for retirees. She fears taxes will go up because of the increased number of children that will be enrolled in the school system. She also expressed concern that roads in this area are inadequate for any increase in traffic or population.

Alexinia Y. Baldwin, of 3 Charter Oak Square at Freedom Green, questioned the potential number of housing units in the area and the impact this will have on the value of existing housing. Baldwin is concerned about low income housing units and would like to see more specific requirements to prevent over-development. She also expressed concern for the impact on the agricultural land and the potential traffic problems.

Catherine White, of Fort Griswold Lane at Freedom Green, questioned the maximum number of housing units that could be proposed. Padick responded that a preliminary review showed there could be approximately 300-400 housing units.

Carl Kusmer, of Patriot Square at Freedom Green and an Alternate Member of PZC, approached the Commission to express his concerns. Chairman Favretti consulted with Padick who asked Kusmer to defer his comments until Padick could check with the Town Attorney on the appropriateness of a Commission member who has disqualified himself but then wants to speak on the issue before the Commission.

Jim Stearns, abutting property owner on the north side of Pleasant Valley Road, questioned Padick if any of the land involved affects any property owners other than the Husseys. Padick named the few property owners that are directly affected by the proposed zone change, and offered to meet separately with any neighboring property-owner who would like to discuss concerns further.

Jean Meddick, of 7-A Charter Oak Square at Freedom Green, was worried about the impact that the increase in traffic will have on this area and the dangerous road conditions that already exist. She also feels that adding low income housing to town is not beneficial and will have a negative impact on the school system. Meddick also questioned the owner's reason for initiating this zone change. Padick stated that the Town is the one who initiated the zone change.

Adrienne Marks, of 19 Patriot Lane at Freedom Green, stated that people move to this area because they love the country atmosphere, and she hopes that the PZC will preserve the essence of this land. Marks also expressed concern that any additional development will have a negative impact on the families in the area and the safety of the roads. She suggested that the structures built be 2 stories high, versus 3 stories, which would help to preserve the country aspect.

Michael Taylor, 12 Stonemill Road in Storrs, felt the country character of the community should be preserved, but he also felt that more dense housing is needed. He would not like to see any large-lot, grid-type development here, because of the water and sewer services that can be extended from Windham. This zone change will get the Town to its next level of growth with responsibility and balance. In conclusion, he commended the Commission for a sensitive plan.

Curt Hirsch, Zoning Agent, asked Padick to restate and clarify the current zone classification and what is permitted. Hirsch felt that the audience was not aware that the current zoning classification allows a broader range of uses than what is being proposed. Padick listed these uses.

Larry Mott, of Pleasant Valley Road, expressed concern about the impact the increase in traffic will have on the already poor roads. He felt that a Multi-Family Zone would be better suited at the junction of Routes 44/32.

Edward Clark, of Lebanon Square at Freedom Green, re-emphasized that he would like to see the roads upgraded to adequately support existing development before new growth is contemplated.

Robin Chesmer, one of the property owners who will be affected by the zone change, asked for clarification on the 100' setback which he felt would not be practical. He expressed his concern about several issues including affordable housing, and that stipulation may make it difficult to sell or use his land.

Michael Dilaj, of Datum Engineering on Conantville Road, noted that case law indicates that the Town needs to notify the individual condo owners at Freedom Green, and Padick replied that the every condo owner within 500 feet was notified.

Favretti noted at 8:55 p.m. that there were no further comments from the public or Commission members.

Kochenburger MOVED, Gardner seconded, to continue the Public Hearing to Tuesday, January 2, 2007.

**MOTION PASSED UNANIMOUSLY.**

**Adjournment:**

Favretti declared the meeting adjourned at 8:58 p.m.

Respectfully submitted,

**Katherine K. Holt, Secretary**

MINUTES

PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE

Tuesday, July 25, 2006, Conference Room B, Audrey P. Beck Municipal Building

Members present: B. Gardner (Chairman), R. Favretti, K. Holt  
Others present: G. Padick (Director of Planning)

The meeting was called to order by Chairman Gardner at 2:17 p.m.

Items of Business

1. Minutes- Favretti MOVED, Holt seconded to approve the minutes for March 15, 2006, May 4, 2006, May 11, 2006, and June 14, 2006 as distributed. The motion carried unanimously.

2. Consideration of potential revisions to the Zoning and Subdivision Regulations/Zoning Map

Padick reviewed with committee members a tentative schedule for preparing and potentially adopting revisions prior to February 2007, which is the anticipated end of a current moratorium affecting land south of Pleasant Valley Road. This schedule will require drafts to be ready by mid-October, a Public Hearing to be held by mid-December, and action to be taken in January. Members agreed that this schedule should be pursued.

The members then reviewed an aerial map of the Pleasant Valley Road area that is currently zoned Industrial Park and Professional Office-3, and a separate map depicting wetlands. Members discussed the objective of preparing regulations that will allow for higher density housing, but also preserve important agricultural land, minimize environmental impact and preserve the scenic character of the area, and in particular the scenic character along Pleasant Valley Road. After briefly discussing density, unit types, building heights, and affordability factors, it was agreed that it would be helpful to have a composite aerial map that depicted wetlands, a 100-foot from wetlands buffer area and prime agricultural lands. Padick agreed to try to have such a map available for the next meeting. He also will try to obtain feedback from the Agricultural Committee regarding which portions of this area have the most agricultural value. Members agreed that preparing special regulations for this area and updating other multi-family regulations was high priority.

Padick briefly reviewed with members proposed agricultural regulations and associated narrative prepared by J. Gibbons of the Cooperative Extension Service for the Town of Hebron. Favretti agreed to review this report with other agricultural information he had obtained from the UConn School of Agriculture and be prepared to discuss Mansfield Agricultural Regulations at the next meeting. Members agreed that revising Mansfield's Agricultural Regulations should be a high priority.

Turning to the meeting agenda, Padick briefly reviewed other listed items and specifically referenced a handout for this meeting, which listed potential zone changes and regulation changes. Members were encouraged to review this listing and identify other potential priorities. Padick also provided a listing of Capital Region Council of Government towns that have some form of inclusionary or density bonus provisions for affordable housing. He will get more information regarding towns that have mandatory provisions. He also added that some measure of affordability could be achieved by setting maximum dwelling unit size requirements. Padick also related that he needed to review recent changes in the State Statutes with respect to any necessary zoning revisions.

3. Future Meetings- Members present agreed to schedule the next meeting for Tuesday, August 1, 2006 at 2:00 p.m., with an alternate date of August 2, 2006 at 2:00p.m. Members agreed to call Padick by the end of the day on July 25, 2006 if August 1, 2006 presents problems.
4. Adjournment - The meeting was adjourned at 3:40 p.m.

Respectfully submitted,

Kay Holt, Secretary

MINUTES

PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE

Tuesday, August 1, 2006, Conference Room B, Audrey P. Beck Municipal Building

Members present: B. Gardner (Chairman), R. Favretti, K. Holt  
Others present: G. Padick (Director of Planning)

The meeting was called to order by Chairman Gardner at 2:08 p.m.

Items of Business

1. Minutes- Favretti MOVED, Holt seconded to approve the minutes of July 25, 2006. The motion carried unanimously.

2. Consideration of potential revisions to the Zoning and Subdivision Regulations/Zoning Map

Padick reviewed with committee members an aerial map of the Pleasant Valley Road area with overlays of wetlands and areas within 100 feet of wetlands. He also presented a 7/27/06 letter and mapping from Vicky Wetherell of the Agriculture Committee which identified the areas that in the Committee's opinion have the most agricultural value. After reviewing this information there was general agreement that the subject area that is zoned Industrial Park and Professional Office-3 could be developed into medium to high density multi-family housing and still protect important agricultural land without encroachments into wetlands. Turning to affordability objectives, members preliminarily agreed that limiting unit sizes could achieve affordability objectives without the complexity of income verification oriented processes. It was agreed that smaller units would need to be committed in an appropriate manner to the affordability objective. Padick agreed to work on potential multifamily regulations for this area as well as other areas of Town. After discussing the pros and cons on whether the Pleasant Valley Road area should be rezoned prior to receipt and approval of specific multi-family projects, the Committee's consensus was that the new rezoning should be put into place rather than retaining the current zoning until applications were submitted or rather than rezoning to a low-density residential as an interim step.

Members next discussed with Padick potential revisions to the Town's Agricultural Regulations. Information distributed at the last meeting prepared by J. Gibbons of the Cooperative Extension Service, was considered valuable but certain issues deemed important for Mansfield, such as area requirements per animal unit, did not appear to be addressed by Mr. Gibbon's recommendations. Mr. Favretti agreed to mark up, with various notes and suggestions, Mr. Gibbon's recommendations for consideration by Padick, who will begin drafting potential Mansfield Revisions. It also was noted that any draft revisions should be referred to the Agriculture Committee before holding a Public Hearing.

Members discussed with Padick the 6/20/06 suggestions from the Open Space Preservation Committee regarding existing Subdivision Regulation. It was noted that a critique of Mansfield's regulations and processes had been offered by Paula Stahl of the Green Valley Institute, and that assuming that the PZC agreed, a presentation would be scheduled for October or November. It was agreed the OSPC recommendations would be considered in association with any recommendations from the Green Valley Institute.

Padick noted that he had started to review recent revisions to the State Statutes and based on his review to date, it did not appear that any regulation revisions were necessary. One statutory change requires specific notices to property owners abutting an application site and the establishment of a notice registry for the Plan of Conservation and Development, zone change or regulation revisions initiated by the Planning and Zoning Commission. Padick was asked to check whether this statute requires changes to Zoning Board of Appeals or Inland Wetland Agency processes or regulations.

3. Future Meetings- Members present agreed to schedule the next meeting for Wednesday, September 6, 2006 at 2:00 p.m.

4. Adjournment - The meeting was adjourned at 3:53 p.m.

MINUTES  
PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE  
Wednesday, September 6, 2006, Conference Room B, Audrey P. Beck Municipal Building

Members present: R. Favretti (Acting Chairman), K. Holt, P. Plante  
Others present: G. Padick (Director of Planning)

The meeting was called to order by Acting Chairman Favretti at 2:10 p.m.

Items of Business

1. Minutes- Favretti MOVED, Holt seconded to approve the minutes of August 1, 2006. The motion carried with Favretti and Holt in favor and Plante abstaining.
2. Padick distributed an 8/12/06 letter with attachments prepared by Mr. Favretti and a 9/6/06 draft revision of Article VII, Section G. 14 and 15. The letter summarized Favretti's research regarding potential agricultural regulation revisions. Members spent a majority of the meeting discussing and modifying the 9/6/06 draft. Padick was asked to incorporate agreed upon revisions and to forward the revised draft to the Agricultural Committee for its review. It was agreed that any recommendations to the full PZC should await comments from the Agricultural Committee. The intent of the draft revision was to ensure appropriate acreage requirements for both commercial and non-commercial keeping, breeding, or raising of farm animals, and to incorporate appropriate standards to address potential surface and ground water impacts.  
The balance of the meeting was spent discussing policy issues associated with planned new Multi-family housing regulations for land south of Pleasant Valley Road. Members discussed with Padick potential lot size provisions, density options, phasing of new development, housing size and mix, affordability requirements, and farmland/open space preservation requirements. Padick related that he was in the process of reviewing regulations from other Towns and hoped to have a preliminary draft ready for consideration at the next Regulatory Review Committee meeting.
3. Future Meetings- Members present agreed to schedule the next meeting for Tuesday, September 26, 2006 at 2:00 p.m.
4. Adjournment - The meeting was adjourned at 3:23 p.m.

Respectfully submitted,



Kay Holt, Secretary

MINUTES  
PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE  
Tuesday, September 26, 2006, Conference Room B, Audrey P. Beck Municipal Building

Members present: B. Gardner (Chairman) R. Favretti, K. Holt, P. Plante  
Others present: G. Padick (Director of Planning) J. Jackman (Item #2), D. Dagon (Item #2)

The meeting was called to order by Chairman Gardner at 2:08 p.m.

Items of Business

1. Minutes- Holt MOVED, Favretti seconded to approve the minutes of September 6, 2006. The motion carried with Favretti, Holt and Plante in favor, and Gardner abstaining.
2. Padick distributed a recent court case involving the Town of Wallingford. The decision emphasized that Planning and Zoning Commissions must have statutory authority for all regulations. Furthermore, whenever regulations are based on general authority (such as to protect the public's health and safety), the record must clearly document how the regulations will help achieve this objective.  
  
Padick, Fire Marshall Jackman, and Fire Chief Dagon discussed with committee members potential regulation revisions for fire protection water supplies. A 9/13/06 memo from Jackman with proposed amendments to the subdivision regulations were distributed. The proposed regulations would modify existing driveway provisions and incorporate new provisions for requiring new water supplies through underground storage cisterns or dry hydrants in ponds, etc. Members discussed the cost and benefits of the proposed new improvements, which would not be required if residential sprinkler systems were installed. Maintenance and potential exemption provisions for smaller subdivisions also were discussed. It was determined that no action should be taken until further review with the Town Attorney regarding statutory authority and whether Zoning, Subdivision or ordinance provisions should be utilized for considering the suggested requirements. Members also asked staff to provide, based on recently approved subdivisions, more information on how many cisterns would be necessary for typical subdivision submissions (assuming home sprinklers would not be installed).
3. Padick related that the previously prepared draft regulations for animals had been presented to the Mansfield Agricultural Committee and that the Committee would be reviewing the proposal and provide feedback. Padick noted that comments are not expected soon as the Committee meets bi-monthly. Members asked him to contact the Committee and determine if a special meeting would be held in October so that the draft revisions may be incorporated into the next round of revisions to present for public comment and possible adoption.
4. Padick noted that the PZC had referred the issue of potential buffering/screening requirements for new roads and driveways and it was agreed to add this to the list of regulations to consider. This was not considered a short term priority.
5. The balance of the meeting was spent discussing potential revisions to the Zoning Map and Regulations to implement Plan of Conservation and Development recommendations for land south of Pleasant Valley Road now zoned Industrial Park or Professional Office-3. Padick distributed a September, 26<sup>th</sup> draft listing of issues to resolve and members began its review of these issues. Padick was given some feedback and agreed to begin the drafting of new regulations to be associated with a new zone classification.
6. Future Meetings- Members present agreed to schedule the next meeting for Tuesday, October 10, 2006 at 2:00 p.m. (Note: Subsequently revised to Wednesday, October 18, 2006 at 2:30 p.m.)
7. Adjournment - The meeting was adjourned at 3:56 p.m.

Respectfully submitted,

*Kath K Holt*

## MINUTES

PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE  
Tuesday, October 18, 2006, Conference Room B, Audrey P. Beck Municipal Building

Members present: B. Gardner (Chairman) R. Favretti, K. Holt, P. Plante  
Others present: G. Padick (Director of Planning)

The meeting was called to order by Chairman Gardner at 2:41 p.m.

Items of Business

1. Minutes- Gardner MOVED, Favretti seconded to approve the minutes of September 26, 2006. The motion carried unanimously.
2. Wood Burning Furnaces  
Padick distributed an information sheet prepared by the State D.E.P. and a memo from the Zoning Agent that identifies the locations in Mansfield where staff is aware of existing wood burning furnaces. He noted that Tolland, Hebron, and some other Connecticut Towns had taken action to make these furnaces a prohibited use due primarily to air quality concerns. The state statutes have some separation distance requirements, but do not ban wood burning furnaces. After discussion, the Committee decided not to propose any regulations that would prohibit or otherwise regulate wood burning furnaces.
3. New State Health Department Referred Processes  
Padick related that if time allows, he would draft new State Health Department referral requirements for projects within reservoir or wellfield aquifer areas serving more than 1,000 persons. Staff would be making sure this new referral requirements was met even if the next round of regulation revisions do not incorporate this requirement.
4. Agricultural Regulations  
Padick noted that the Agricultural Committee would be discussing the distributed draft regulations on animals at its November meeting, but that specific feedback will not be submitted in time for the next round of regulation revisions.
5. The balance of the meeting was spent discussing potential revisions to the Zoning Map and Regulations to implement Plan of Conservation and Development recommendations for land south of Pleasant Valley Road now zoned Industrial Park or Professional Office-3. Padick distributed an October 18, 2006 draft listing of 2 proposed revisions to the zoning map and revisions to the Zoning Regulations designed to eliminate the existing Professional Office-3 and Industrial Park zones, and to incorporate permitted use provisions and special approval criteria for a new Pleasant Valley Design District zone. Padick explained each of the proposed revisions and members discussed many of the draft regulations. A number of revisions were agreed upon and Padick was given direction regarding other revisions deemed appropriate by the Committee.  
  
Noting that a December Public Hearing would help ensure appropriate review and potential action before an existing moratorium for rezoning in this area ends in February 2007, members agreed to authorize Padick to make the agreed upon revisions. It also was agreed that the draft revisions would need to be reviewed by the Town Attorney before submittal to the PZC. Upon incorporation of agreed upon revisions, Padick agreed to e-mail the latest draft to Committee members and as necessary a special meeting could be held before the 11/6/06 PZC meeting. Member agreed that upon incorporation of appropriate revisions, it would be recommended that the PZC schedule an official Public Hearing on the proposed revisions.
6. Future Meetings- Members present agreed that unless issues were raised by the Director of Planning, or the Town Attorney, regarding the draft regulations that necessitated a special meeting, the next committee meeting would not be held until sometime after the 11/6/06 PZC meeting.
7. Adjournment - The meeting was adjourned at 4:42 p.m.

Respectfully submitted,



*\*Jennifer Kaufman  
Cons. Comm.  
Parks + Rec*

**Regional Workshops - Conservation Options for CT Farmland - Jan 11, 23, 25, 30**

American Farmland Trust, along with Natural Resources Conservation Service and Connecticut Farmland Trust, invites *landowners, land trusts and municipal officials* to attend one of four FREE regional workshops on conservation options for Connecticut farmland. Each workshop will review eligibility and criteria information about key programs for Connecticut landowners, including the CT Farmland Preservation Program, the CT Open Space and Watershed Land Acquisition Grant Program, and the federal Farm and Ranch Lands Protection Program. The workshops will also provide information on the full range of other state and federal funding programs available to support farm and forest viability, land conservation and stewardship.

*RSVP requested.* Refreshments will be served. For more information about these workshops, contact Jiff Martin, AFT New England Field Representative, 860-683-4230, [jmartin@farmland.org](mailto:jmartin@farmland.org)

**Thursday, January 11, 2007**

**6:30 - 8:30 p.m.**

Thompson Public Library  
934 Riverside Drive (Route 12)  
North Grosvenordale, CT

*Co-hosted by: Green Valley Institute & Town of Thompson*

**Tuesday, January 23, 2007\***

**6:30 - 8:30 p.m.**

Kent Town Hall  
41 Kent Green Boulevard  
Kent, CT

*Co-hosted by: Housatonic Valley Association*

**Thursday, January 25, 2007\***

**6:30 - 8:30 p.m.**

Southbury Town Hall, Room 205  
501 Main Street  
Southbury, CT

*Co-hosted by: Southbury Land Trust*

**Tuesday, January 30, 2007**

**6:30 - 8:30 p.m.**

Somers Town Hall  
600 Main Street  
Somers, CT

*Co-hosted by: Town of Somers & Northern CT Land Trust*

\*Snow date is January 31<sup>st</sup>, 2007.



### Speaker Biographies

**Kip Kolesinskas** is the State Soil Scientist for Connecticut and Rhode Island, USDA Natural Resources Conservation Service. Received an A.A.S. in Plant Science from SUNY Cobleskill, a B.S. in Soil Science from Cornell University, and additional work at Texas A&M. He is currently a Masters Candidate in Values and the Environment at Lancaster University in England. Kip has twenty eight years of professional experience in a number of soil scientist positions in New York, Connecticut, and Rhode Island. In addition to State Soil Scientist and Deputy responsibilities, he is also Program Manager for the Federal Farm and Ranch Lands Protection Program (FRPP), and the Grasslands Reserve Program (GRP). He is a recognized regional and national speaker on soils and land use planning, wetlands, and farmland protection.

---

**Jiff Martin** is AFT's New England Field Representative and Project Director for the Working Lands Alliance (WLA).

Martin's prior experience includes working toward sustainable food and agriculture policy on behalf of Hartford Food System; conducting field research on food emergencies and trade economies in Eastern Africa for USAID; and teaching public school in New Orleans. She has also received the Merit Award from the Connecticut Trust for Historic Preservation for grassroots advocacy.

Martin has a M.A. in Development Economics from Fletcher School of Law & Diplomacy and a M.S. in Food Policy from Tufts School of Nutrition. She received her B.A. from the University of Michigan. Martin hiked the entire Appalachian Trail in 2001 and is currently devoted to community gardening, including small-scale retail of cut flowers in the Hartford city farmers' market.

---

**Elisabeth Moore** is the Project Director of Connecticut Farmland Trust (CFT).

Elisabeth Moore, Project Director of the Connecticut Farmland Trust, has more than fifteen years of experience working with landowners, towns, and community groups to preserve farmland and significant natural and community resources. Prior to joining the Trust in April 2004, Elisabeth was a project manager with the Trust for Public Land's Connecticut Field Office and worked to preserve family farms in the Catskills of New York as part of the City of New York's landmark \$50 million watershed protection program. She also managed the Maryland Environmental Trust's Rural Historic Village Protection Program. Elisabeth is a graduate of Bowdoin College and the University of North Carolina at Chapel Hill. A native of Ohio, Elisabeth lives in New Haven, CT.

**Jennifer S. Kaufman**

---

**From:** Community leaders in the Quinebaud-Shetucket Heritage Corridor [GVI-L@LISTSERV.UCONN.EDU] on behalf of Westa, Susan [susan.westa@uconn.edu]  
**Sent:** Thursday, January 11, 2007 9:01 AM  
**To:** GVI-L@LISTSERV.UCONN.EDU  
**Subject:** land preservation options workshop

**Land Preservation Options**

This workshop is designed to inform local farm and other large property owners about the various land preservation options available, including tax benefits of bargain sales and donations, farmland preservation programs and other options. Speakers include: Steve Broderick - Green Valley Institute, Attorney Fritz Gahagan, Jay Dippel - CT Dept. of Agriculture and Kip Kolesinskas, Natural Resources Conservation Service.

**When:** Saturday, January 27, 9:00AM -noon

**Where:** Lyman Memorial High School, Lebanon, CT

For more information call Phil Chester, Town Planner, at 860-642-2006

TOWN OF MANSFIELD/DEPARTMENT OF CORRECTION  
PUBLIC SAFETY COMMITTEE  
WEDNESDAY, October 18, 2006  
Audrey P. Beck Municipal Building  
Council Chambers

Minutes

Members Present: R. Blicher, E. Higgins, C. Lary, C. Paulhus, W. Stauder, S. Thomas

Members Absent: A. Barberet, G. Cole, R. Gergler, R. Pellegrine, W. Solenski, V. Stearns

Staff: M. Hart, Counselor Cyr

I. CALL TO ORDER

The meeting came to order at 3:00 p.m.

II. MINUTES

1. July 19, 2006 Meeting Minutes - Ms. Thomas made a motion, seconded by Mr. Blicher, to approve the minutes of July 19, 2006. The motion passed unanimously.

III. COMMUNICATIONS

There was no discussion regarding the communications included in the packet.

IV. WARDEN'S REPORT AND DISCUSSION

1. Population Status Report – Ms. Higgins reported that the population was currently at 1086, including 124 overflow inmates. Due to the high inmate population, all level two facilities around the state need to house additional inmates for the short term. Bergin's normal maximum capacity is 962 inmates, but the facility can accommodate up to 1090 on overflow.
2. List of Offenses – Mr. Cyr reviewed the list of offenses for the current population, which was similar to previous lists.

V. CHAIRMAN'S REPORT

The Chairman did not have a report for this meeting.

VI. OPPORTUNITY FOR PUBLIC TO SPEAK

There was no one from the public who wished to address the committee at this meeting.

VII. OLD BUSINESS

1. Security Measures – Ms. Higgins reported that the installation of the interior wire was 85 percent complete.

VIII. NEW BUSINESS

1. Review Test of Community Notification System – Mr. Cyr reported that the test indicated that the system was working as designed and that there are no significant problems. The committee agreed to test the system two times per year, with the next test scheduled for March 2007. Mr. Hart suggested that the committee begin to research whether it was time to upgrade the system to a newer technology.

IX. ADJOURNMENT

The meeting adjourned at 3:50 p.m.

Respectfully submitted,

Matthew Hart  
Town Manager

# TOWN OF MANSFIELD CORRECTIONAL FACILITY LIAISON COMMITTEE

October 18, 2006

## Minutes

Members and Staff Present: Same as DOC Public Safety Committee.

### I. CALL TO ORDER

The meeting came to order at 3:51 p.m.

### II. MINUTES

1. July 19, 2006 Meeting Minutes - Ms. Stauder indicated that she was not present at the July 19, 2006 meeting and that the minutes for both committees should be corrected to indicate that fact. Mr. Blicher made a motion, seconded by Ms. Thomas, to approve the July 19, 2006 corrected minutes for both the Public Safety and the Correctional Facility Liaison Committees. The motion passed unanimously.

### III. COMMUNICATIONS – None

### IV. WARDEN'S REPORT AND DISCUSSION

Community Outreach and Programming Updates – Ms. Higgins reported that the towns of Glastonbury and Putnam had added community outreach programs. Additional updates include:

- Three additional counselors have been assigned to Bergin to assist with the overflow population.
- A greenhouse program is relocating from Enfield to Bergin, and will be set up near the Marvin Building. A vocational teacher will accompany the program.
- Bergin is temporarily picking up the culinary program located in Wethersfield.
- Bergin has received funding for two additional indoor basketball courts.
- The state is looking to contract up to an additional 150 halfway house beds.

### V. OPPORTUNITY FOR PUBLIC TO SPEAK

There was no one from the public who wished to address the committee at this meeting.

### VI. OLD BUSINESS

There was no old business listed on this agenda.

VII. NEW BUSINESS

1. Merger of Public Safety and Correctional Facility Liaison Committees – The committee discussed the possibility of merging the two committees, and asked Mr. Hart to research the history regarding the separate committees and to list this as a topic for discussion at the next meeting.

ADJOURNMENT

The Committee adjourned at 4:02 p.m.

Respectfully submitted,

Matthew Hart  
Town Manager

## NFPA report finds higher estimated reliability of fire sprinklers and reaffirms their life-saving impact, especially in homes

The National Fire Protection Association (NFPA) released an updated report with new evidence on the tremendous value of automatic fire sprinkler systems. The report finds sprinklers to be even more reliable than previously estimated in reducing U.S. fire deaths.

But the "U.S. Experience with Sprinklers and Other Fire Extinguishing Equipment" report also confirms that the century-old technology remains underused, especially in the place where the risk of fire death is greatest, the American home.

The report states that when sprinklers are installed, the chances of dying in a fire are reduced by one-half to three-fourths, compared to fires where sprinklers are not present. Sprinklers are now estimated to operate in 99% of fires large enough to activate them. And for the first time, it is possible to document that nearly all sprinkler failures involve errors of human judgment, including 63% that occurred because the systems had been shut off prior to the fire.

Sprinklers appear to be present in most health care facilities, high-rise hotels, and high-rise offices buildings and, to a lesser extent, in department stores and manufacturing facilities.

But most fires still occur in properties without sprinklers, says the report, and the systems remain especially rare in homes. NFPA estimates sprinklers are present in less than 1% of the reported fires that occur in one- and two-family dwellings and in less than 8% of reported fires in apartments. Where sprinklers are present in homes, their impact on life safety is as large as it has been in other properties where sprinklers have been long-established.

With most of the small number of home sprinkler installations still occurring as a result of ordinances and other mandates rather than owner preference, NFPA has taken a lead role in raising awareness of residential sprinkler availability among homeowners.

The home sprinkler installation tide may be beginning to turn. An historic floor action by NFPA's membership in June established provisions requiring sprinklers in new one- and two-family dwellings in the 2006 editions of NFPA 101®, Life Safety Code®, NFPA 5000®, Building Construction and Safety Code®, and NFPA 1, Uniform Fire Code™. The codes, issued by the NFPA Standards Council in August 2005, also require fire sprinklers in all nursing homes, among other properties.

*(Continued from page 16)*

- Recognize and use NIOSH regulations for emergency responder PPT as an integral baseline for NFPA codes and standards.
- Provide technical expertise and guidance to NPPTL on its long-term technology development programs related to emergency responder organizations and the emergency responders.

PAGE  
BREAK



4 South Eagleville Road • Mansfield CT 06268 • Tel: (860) 429-3325 • Fax: (860) 429-3321 • Web: www.EHHD.org

---

## Memo

**To:** Matt Hart, Town Manager

**From:** Robert Miller, Director of Health

**Date:** 1/18/2007

**Re:** Storm Water Sampling Report, 3<sup>rd</sup> Quarter 2006, Stadium Rd Detention Basin, UConn

---

Per your request, I have reviewed the above referenced report. By way of background, in January 2006 the Connecticut DEP, with the urging of the Health District, requested that the University retain a qualified consultant to, (1) extend surface water quality monitoring period into 2006 with three additional rounds of sampling, and (2) conduct a sanitary survey of the watershed feeding the detention basin. This request was prompted by what, at the end of the 2005 monitoring period, appeared to be higher than expected bacteria counts.

The above referenced document reports the results of two of the three additional rounds of sampling requested by the DEP. The August 2006 sampling event exceeded the applicable surface water standard for E. coli bacteria. Conversely, the second sampling event in October 2006 did not. (Total and fecal coliform bacteria counts were also analyzed but are difficult to interpret, as there is no standard directly applicable to surface water at this site.)

Because the August sampling occurred during a storm event and the October sampling did not, this would suggest that the exceedences in the E. coli standard is, at least in part, attributable to storm water conditions. However, as the sanitary survey report and third round of sampling is still outstanding and an integral component of DEP's request, it would be appropriate to wait for the results of the sanitary survey and third round of sampling for further clarification. It was reported by the University that these reports would be completed by April 2007.

Please feel free to contact me if you have any questions. Once received, this office will review the additional reports for comment.

No action is recommended at this time.



University of Connecticut  
Office of the Vice President and  
Chief Operating Officer

REC'D JAN 10 2007

Office of Environmental Policy

Richard A. Miller  
Director

**LETTER OF TRANSMITTAL**

**DATE:** January 8, 2007

**SENT VIA:** Inter-Office Mail/US Mail

**ATTENTION:** Mr. Arthur Christian, CT DEP  
Matthew Hart, Town of Mansfield  
James & Wilma Schweppe, Storrs, CT  
Robert Miller, Director, EHHD  
Tom Callahan, President's Office, UConn  
George Kraus, AES, UConn

**FROM:** Richard A. Miller, Director *RAM*  
Office of Environmental Policy

**SUBJECT:** Storm Water Sampling Report  
Third Quarter 2006  
Stadium Road Detention Basin, University of Connecticut

COPIES:	DATE:	DESCRIPTION	REQUESTED ACTION:
1	12/21/06	Storm Water Sampling Report Third Quarter 2006	FYI

**MESSAGE/COMMENTS:**

Enclosed, please find the Storm Water Sampling Report for the third quarter of 2006. Also attached is a cover letter prepared by UConn's Office of Environmental Policy to summarize the sampling report and the status of the detention basin monitoring activities. Please feel free to contact Jason Coite should you have any questions regarding the report. He may be reached at (860) 486-9305.

*An Equal Opportunity Employer*

31 LeDoyt Road Unit 3055  
Storrs, Connecticut 06269-3055

Telephone: (860) 486-8741  
Facsimile: (860) 486-5477  
e-mail: rich.miller@uconn.edu  
web: www.ecohusky.uconn.edu



University of Connecticut  
*Office of the Vice President and  
Chief Operating Officer*

Office of Environmental Policy

Richard A. Miller  
*Director*

January 8, 2007

Mr. Arthur Christian  
Inland Wetland Resources Division  
Connecticut Department of Environmental Protection  
79 Elm Street  
Hartford, CT 06106-5127

RE: Stadium Road Detention Basin  
University of Connecticut, Storrs, Connecticut

Dear Mr. Christian:

This letter provides a brief status update regarding the 2006 water monitoring completed to date for the above referenced detention basin at the Storrs campus of the University of Connecticut (UConn). As you know, the Department's letter dated January 19, 2006 recommended three (3) actions, including the extension of the water sampling. Per UConn's response letter to DEP dated June 14, 2006, Charter Oak Environmental Services, Inc., (Charter Oak) was retained to complete two stormwater monitoring events and a dry-day monitoring event during 2006. Charter Oak's report for the first stormwater monitoring event, conducted on August 4, 2006, and the dry-day background monitoring event, conducted on October 16, 2006, is enclosed. The stormwater sampling results for coliform, fecal coliform, and *E. Coli* continue to exceed EPA and CT water standards. However, based on a review of data from the DEP Municipal Separate Storm Sewer (MS4) General Permit program, the monitoring results are not inconsistent with other State-wide stormwater discharges from residential areas.

The August monitoring results indicate that the detention basin's stormwater discharge and the samples collected from the receiving brook (both upstream and downstream of the detention basin and Separatist Road combined stormwater discharge point) exceed EPA drinking water standards for total coliform, fecal coliform, and *E. Coli*. Results for *E. Coli* and total coliform also exceed the DEP Water Quality Standards for Class A Freshwater Recreation Water and Class AA Freshwater Drinking Water Supply, respectively.

Dry-day surface water samples had either non-detectable or significantly lower counts of bacteria compared to the storm event samples. However, the total coliform counts in the dry-day samples exceed the EPA drinking water standard and the DEP Class AA Freshwater Drinking Water Supply standard.

*An Equal Opportunity Employer*

31 LeDoyt Road Unit 3055  
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web: www.ecohusky.uconn.edu

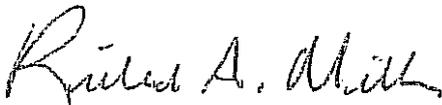
Publicly available data provided by the DEP MS4 General Permit program have been reviewed to provide a better understanding of the bacterial detections. From 2004-2006, 248 samples of stormwater discharge collected from 160 state-wide locations representative of residential areas were analyzed for *E. Coli*. Of the 248 samples, 235 results exceed the EPA Primary MCL for *E. Coli*. Ninety-seven of the samples also exceed the DEP Class A Freshwater Recreation Water criterion for *E. Coli*.

The second of two qualifying stormwater monitoring events was conducted by Charter Oak in December 2006. The complete analytical results are pending. Note, UConn acknowledges that the actual dates of sampling depart from the proposed schedule in which the stormwater monitoring events were to be conducted within the Connecticut Growing Season, April 15<sup>th</sup> through October 15<sup>th</sup>. Despite the delay in sampling in order to obtain a qualifying event, it is expected that the December data will be useful in evaluating seasonal variations of the bacteria data.

Regarding the sanitary survey also referenced in the DEP and UConn correspondences, Charter Oak is conducting daily, documented inspections (5 days/week) of the watershed from April 3, 2006 to December 29, 2006. Observations made during these inspections, along with a review of the basin monitoring data and the publicly-available data for similar drainage areas, will be summarized as the sanitary survey report to be submitted to the Department by the end of the first quarter of 2007.

Please contact me or Mr. Jason Coite, Environmental Compliance Analyst, at 860-486-9305 if you have any questions.

Very truly yours,



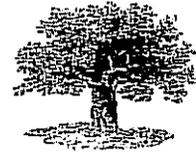
Richard A. Miller

Enclosure

cc: Matthew Hart, Town Manager, Town of Mansfield  
Robert Miller, Director, EHHD  
James & Wilma Schweppe, Storrs, CT  
Tom Callahan, President's Office, UConn  
George Kraus, AES, UConn

CHARTER OAK

ENVIRONMENTAL SERVICES, INC.



STORM WATER SAMPLING REPORT  
THIRD QUARTER 2006

STADIUM ROAD DETENTION BASIN  
UNIVERSITY OF CONNECTICUT  
STORRS, CONNECTICUT

STORM WATER SAMPLING REPORT  
THIRD QUARTER 2006

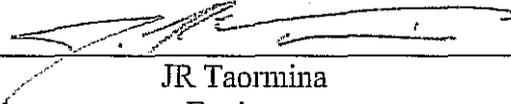
STADIUM ROAD DETENTION BASIN  
UNIVERSITY OF CONNECTICUT  
STORRS, CONNECTICUT

DECEMBER 2006

Prepared For:

**UNIVERSITY OF CONNECTICUT**  
Office of Environmental Policy  
31 LeDoyt Road U-3055  
Storrs, Connecticut

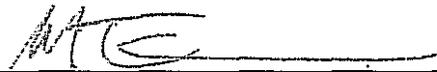
Prepared By:



---

JR Taormina  
Engineer

Reviewed By:



---

Mark Franson  
President



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[www.charteroak.net](http://www.charteroak.net)

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- Table 2.4 Comparison of Detections to Connecticut GWPC & EPA Primary Drinking Water Standards
- Table 2.5 Comparison of Detections to EPA Secondary Drinking Water Standards
- Table 2.6 Comparison of Detections to Connecticut Surface Water Quality Standards
- Table 2.7 Other Parameters Detected
- Table 3.1 Dry-Weather Sample Collection Information
- Table 3.2 Dry-Weather Day pH, Temperature, and Dissolved Oxygen Results
- Table 3.3 Comparison of Dry-Weather Day Sample Results

### FIGURES

- Figure 1 Site Sketch

## APPENDICES

Appendix A	Event Photographs
Appendix B	Field Data Forms
Appendix C	Laboratory Reports



## 1.0 INTRODUCTION

Charter Oak Environmental Services, Inc. (Charter Oak) has conducted storm water monitoring related to the Stadium Road detention basin located at the corner of Stadium Road and Separatist Road since December 2001. The objective of this sampling program is to provide the University of Connecticut (UConn) with information on the pollutants, if any, that may be transported in the runoff from the buildings and improvements constructed within the catchment of the detention basin. The list of analytical constituents and the number of sample collection points have been revised periodically, based on results obtained during monitoring.

On May 25, 2006, UConn authorized Charter Oak to conduct two storm water monitoring events during the Connecticut growing season, between April 15<sup>th</sup> and October 15<sup>th</sup>. Charter Oak attempted to separate these two storm water sampling events as practicably as possible, targeting the second and third quarter sampling periods. The sampling event summarized in this report occurred near the mid-point of the third quarter. Semi-annual storm water sampling events during 2004 and 2005 typically occurred during the second and fourth quarters. The sampling schedule was adjusted in 2006 in response to concerns raised by the Connecticut Department of Environmental Protection (DEP) regarding elevated levels of bacteria detected in the samples beginning in 2003. The adjustment to the sampling schedule was made in an attempt to target peak periods of wildlife activity and fertilizer/product application that may be contributing to the reported bacteria levels. On February 22, 2006, this schedule adjustment was mutually agreed upon by representatives from Charter Oak, UConn, the DEP Inlands Water Resources Division, and the Eastern Highlands Health District (EHHD).

The current sample collection methods and procedures are identical to previous sampling events. However, the list of parameters to be analyzed has been revised, based on the monitoring results obtained to date. The following constituents were analyzed under the current authorization:

- Volatile Organic Compounds
- Organo-Chlorine Pesticides & Pendimethalin
- Organo-Chlorine Herbicides
- Total Petroleum Hydrocarbons
- Priority Pollutant Metals (13)
- Manganese
- Iron
- Ammonia – Nitrogen
- Nitrate – Nitrogen
- Phosphorus
- Biochemical Oxygen Demand
- Total Suspended Solids
- Sulfate
- Glyphosate



Total & Fecal Coliform  
*E. coli*  
Chloride (*newly added*)

Pendimethalin is included in the organo-chlorine pesticides list of parameters. It has been identified as an active ingredient in Lesco Fertilizer, which is used by UConn on its fields.

Total chloride was newly added to the traditional suite of analytical parameters at the suggestion of wildlife ecologists with whom UConn and Charter Oak consulted.

On October 16, 2006, Charter Oak, in cooperation with UConn and EHHD, collected surface water samples from the three typical sample collection locations on a dry-weather day, as opposed to the typical sample collection that occurs during a rain event following an antecedent dry period of not less than three days. This supplemental sample collection date intentionally occurred between regularly-scheduled storm water sampling events and after an antecedent dry period of at least three days (the preceding rain event occurred October 12<sup>th</sup> and delivered 1.31 inches of rain). This sample collection was conducted to generate baseline data representing the condition of the surface water continuously flowing through the subject brook and detention basin. The data resulting from this sampling event are presented herein (*Section 3.0*). This data may be used for comparison to the condition of the combined flow of surface water and storm water runoff during a storm event.



## 2.0 PERIODIC SAMPLING EVENT (August 4, 2006)

### 2.1 Methods

The sample collection methodology for this project is specified in Charter Oak's March 27, 2006 scope of work. Samples are collected from a storm that occurs after a three-day antecedent dry period and the samples are collected within the first 30 minutes of discharge from the detention basin. This methodology was originally based on the sample collection requirements contained in the DEP's General Permit for the Discharge of Stormwater Associated with Industrial Activity. This general permit requires sample collection to begin during the first 30 minutes of a storm event's runoff from an industrial point source discharge. However, the sample collection methodology for this project had to be modified from the general permit requirements since the samples to be collected are not industrial point source discharges and are instead discharges resulting from storm water runoff generated by an entire watershed. Since the main sampling source is a detention basin, the storm water discharge to be sampled is detained in the basin and therefore does not reach the sample collection points within the first 30 minutes of runoff. Therefore the sample collection deadline was modified for this project and the samples are collected within the first 30 minutes of storm water discharge from the detention basin outlet structure. The sampling procedure is outlined below.

Surface water continually enters and discharges from the subject detention basin. At the onset of a storm event, the detention basin is typically observed by Charter Oak personnel. Storm water runoff from upgradient areas is initially received in the detention basin's riprap and wetlands vegetation area via two storm water drainage discharge pipes. After flooding the riprap and wetlands vegetation area, the storm water discharges through a weir and into the main portion of the detention basin. The detention basin fills until storm water discharges through the detention basin outlet structure and toward an unnamed brook. This entire scenario is illustrated in *Figure 1*. Based on years of observation, it takes approximately 20-minutes from the onset of a typical rain event until storm water runoff begins to discharge from the upgradient areas and into the detention basin. It then takes approximately 30-minutes for the storm water to travel through the detention basin and reach the detention basin outlet structure as observed by an increase in flow and a rise in the water level at the detention basin outlet structure. As soon as the Charter Oak personnel observe this increased flow, sample collection is initiated and is completed as rapidly as practicable with the intent to finish within 30 minutes.

During the subject August 4, 2006 event, the storm event began as a light rain at approximately 0645 hours. Storm water runoff was not observed in the upgradient drainage areas until 0830 hours when the rainfall intensity increased. Storm water runoff was observed entering the detention basin's riprap and wetlands vegetation area at 0835 hours. The storm water reached the detention basin outlet structure 30 minutes later and began discharging at 0905 hours. Sample collection was then initiated at 0905 hours and continued until the last sample was collected at 0930 hours, 25 minutes after the discharge



from the detention basin began. Therefore, the samples were collected according to procedure within the first 30 minutes of discharge from the detention basin outlet structure.

In order to increase the rate at which samples were collected and thereby more closely achieve simultaneous sample collection at the three sample collection points, Charter Oak collected the samples in clean 5-gallon plastic bladders rather than filling individual sample bottles. This method had the further advantage of homogenizing the water placed into the sample bottles at a given sample collection point. The bladders were used once and then discarded.

Samples were collected from three locations. *Figure 1* presents a sketch of the sample collection points relative to physical features outlined in this report. The pipe conveying storm water from the detention basin outlet structure joins with another pipe beneath Separatist Road that conveys flow from an unnamed brook. The storm water discharging from the detention basin is runoff originating mainly from UConn's Hilltop Apartment Complex's buildings, lawn areas, and asphalt parking areas. The storm water discharging into the unnamed brook is runoff originating from UConn's soccer stadium, new football complex, ice arena, football practice field, soccer practice field, baseball diamonds, associated asphalt parking areas, and the wooded area east of Separatist Road and south of Stadium Road. A new asphalt pedestrian/bikeway was constructed by the Town of Mansfield on the east side of Separatist Road prior to the August 4, 2006 sampling event. The construction of this bikeway required the conveyance pipe that carries the unnamed brook under Separatist Road to be lengthened 15-feet to the east to allow for the bikeway to be built over it. In addition, the construction of this bikeway introduced two new discharges into the unnamed brook. A new catch basin was installed at the edge of the southeast corner of the intersection of Separatist Road and Stadium Road that drains east through a discharge pipe into the unnamed brook. Approximately 260-feet of flexible four-inch underdrain pipe was also installed between the bikeway and the new row of trees parallel to Separatist Road that drains northeast into the unnamed brook. These two new discharges may impact samples collected at sample collection point DP-2. Both the new catch basin and the underdrain pipe discharge into the unnamed brook to the immediate east of the bikeway, just before the brook discharges west into its conveyance pipe beneath Separatist Road. This conveyance pipe is joined by the pipe conveying storm water from the detention basin outlet structure and their combined flow discharges from the culvert outfall into the unnamed brook on the west side of Separatist Road, which is where sample collection point DP-2 is located. These new structures are illustrated on *Figure 1*.

One objective of Charter Oak's sample collection methodology was to collect samples from three locations as close to simultaneously as possible. The first sample collection point was the detention basin outlet structure. Charter Oak employed a peristaltic pump with dedicated tubing to lift the first sample (DP1-080406) from the outlet structure and discharge it into the plastic bladder. While the peristaltic pump was filling the plastic bladder for sample DP1-080406, Charter Oak collected the samples from the other two locations by hand.

Charter Oak collected the second sample (DP4-080406) at the location labeled DP4 on *Figure 1*. A pitcher was used to lift water from the stream channel and pour it into the bladder via a funnel. The pitcher and funnel, both made of plastic, were cleaned with laboratory-grade cleanser prior to use.

Charter Oak collected the third sample (DP2-080406) from the stream outfall on the west side of Separatist Road. This sample was collected in the same manner as sample DP4-080406, using a dedicated pitcher and funnel. The sample was collected as the water discharged to the stream water surface from the culvert outfall. Sufficient sample volume was collected at this location to provide a blind duplicate sample. This blind duplicate, labeled as DP3-080406, was assigned a fictitious sample-collection time to obscure its identity from the laboratory. Hereafter, this sample is referred to as DP2-Duplicate.

Charter Oak prepared both filtered and unfiltered metals samples. Charter Oak filled the unfiltered sample bottles directly from the bladders. The filtered samples were prepared by pumping water from the bladders through 0.45-micron filters (Geotech Dispos-a-Filter™). Water collected for the non-metal parameters was unfiltered.

The sample collection times (bladder filling complete) and locations are summarized as follows:

**Table 2.1 – Sample Collection Information**

Sample ID	Time of Collection	Location
DP1-080406	0930	Detention Basin Outlet Structure
DP2-080406	0923	Combined Flow Outfall
DP2-Duplicate	“0932”	Combined Flow Outfall
DP4-080406	0917	In Brook Prior to Combined Flow

In addition to the four samples listed above, a trip blank sample (TB-080406) was submitted to the laboratory for analysis. The trip blank accompanies the other samples from collection through analysis in order to evaluate potential cross-contamination of samples by potentially escaping volatiles. Volatiles were not detected in any of the samples analyzed, nor were they detected in the trip blank sample.

Field measurements were made for each sample location. Field measurements included the following parameters:

- 1) pH;
- 2) Temperature; and,
- 3) Dissolved Oxygen.

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STATE OF CONNECTICUT  
DEPARTMENT OF ENVIRONMENTAL PROTECTION



RECD JAN 18 2007

January 10, 2007

Item #11

Town of Mansfield  
Audrey P Beck Municipal Building  
4 South Eagleville Road  
Mansfield, CT 06268

Attn: Matthew Hart, Town Manager

Subject: CGS Section 22a-6h Notice  
SCEL-200602088  
Town of Mansfield, Canoe Launch

Dear Mr. Hart:

Section 22a-6h of the Connecticut General Statutes (CGS) requires the Commissioner of the Department of Environmental Protection (DEP), prior to approving or denying certain permit application, to publish or cause to be published notice of his tentative determination regarding such applications. This Section also requires that "The Commissioner shall further give notice of such determination to the chief elected official of the municipality in which the regulated activity is proposed.

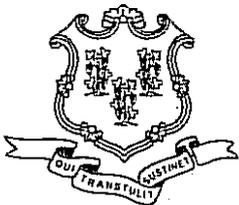
In accordance with this requirement, we are providing to you a copy of the tentative determination notice regarding the above-referenced application. If you have any questions, please feel free to contact Jeffrey Caiola of the Inland Water Resources Division at (860) 424-4162.

Sincerely,

A handwritten signature in cursive script, appearing to read "Denise Ruzicka".

Denise Ruzicka  
Director  
Inland Water Resources Division

**STATE OF CONNECTICUT  
DEPARTMENT OF ENVIRONMENTAL PROTECTION**



NOTICE OF TENTATIVE DETERMINATION

STREAM CHANNEL ENCROACHMENT LINE – SCEL-200602088

Canoe Launch  
Willimantic River  
Town of Mansfield

The Department of Environmental Protection hereby gives notice it has made a tentative decision to approve an application submitted by the Town of Mansfield under section 22a-342 of the Connecticut General Statutes for a permit to place an encroachment or obstruction riverward of Stream Channel Encroachment Lines for the Willimantic River. The name and address of the permit applicant are: Town of Mansfield, 10 South Eagleville Road, Town of Mansfield, CT 06268, Attn: Jennifer Kaufman.

Specifically, the applicant is proposing to construct a handicap accessible canoe launch ramp and will take place along Plains Road in the Town of Mansfield. The proposed activity will affect the hydraulic capacity/floodplain of the Willimantic River.

Pursuant to Section 22a-342 of the Connecticut General Statutes, the Department has determined that application number SCEL-200602088 will not have an adverse impact on flood heights, flood storage capacity or hazards to life and property with due consideration to similar encroachments already constructed along the Willimantic River floodplain.

Interested parties may obtain a copy of the application from the applicant at the above address.

All interested parties are invited to comment on the tentative determination concerning the application. Comments should be directed to Jeffrey Caiola, Bureau of Water Management/Inland Water Resources Division, 79 Elm Street, Hartford, CT 06106-5127. The application and a copy of the draft proposed permit are available for inspection at the office of the Inland Water Resources Division at the above address from 8:30 am to 4:30 pm Monday through Friday. Questions may be directed to Carol Ladue of the Inland Water Resources Division at (860) 424-3019. Written comments on the application must be submitted to the Department no later than February 9, 2007.

Date: January 10, 2007

Denise Ruzicka  
Director  
Inland Water Resources Division



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# STATE OF CONNECTICUT

Item #12

## DEPARTMENT OF PUBLIC HEALTH



J. Robert Galvin, M.D., M.P.H.  
Commissioner

M. Jodi Rell  
Governor

January 4, 2007

REC'D JAN 05 2007

Elizabeth Paterson, Mayor  
Town of Mansfield  
4 South Eagleville Road  
Mansfield, CT 06268

Dear Mayor Paterson:

On behalf of the Connecticut Department of Public Health and the American Heart Association, congratulations to your community for having met the requirements of a designated HEARTSafe community.

This three-year designation recognizes your commitment to provide improved cardiac response and care to the residents of your community utilizing the "Chain of Survival" of early 9-1-1 access, cardiopulmonary resuscitation, defibrillation and advanced care.

We commend you on your efforts to save lives and improve the health of your community.

Sincerely,

A handwritten signature in cursive script, appearing to read "J. Robert Galvin, M.D., M.P.H.".

J. Robert Galvin, M.D., M.P.H.  
Commissioner

c: Matthew W. Hart, Town Manager  
Christian Andresen, Health Program Supervisor, Heart Disease and Stroke Prevention Program

JRG:gsta

A handwritten note in cursive script that reads "A wonderful achievement" followed by a flourish.



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USFA REPORT: NEARLY 5,000 CHILDREN AND SENIORS INJURED OR KILLED  
IN RESIDENTIAL FIRES IN UNITED STATES

WASHINGTON D.C. - Two new reports from the U.S. Fire Administration show that 2,500 children and 2,300 seniors were injured or killed in residential fires in the United States in 2002. Michael D. Brown, Under Secretary of the U.S. Department of Homeland Security for Emergency Preparedness and Response, and head of the Federal Emergency Management Agency (FEMA), today called the results "tragic."

The reports, issued today by the FEMA's United States Fire Administration (USFA) examine the causes and characteristics of residential fires involving children and older adult casualties.

"Fires in the home involving children and older adults are often preventable," said Under Secretary Brown. "Because children and older adults account for a substantial portion of the nation's fire deaths and injuries, it's important that we take steps to reduce this fire problem."

According to the reports, an estimated 2,500 children age 14 or younger were injured or killed in residential fires. Of these fire casualties, almost half were under the age of five and 70 percent were under the age of 10. An estimated 2,300 adults age 65 or older were injured or killed in residential fires. Over 80 percent of older adult fire casualties were between the ages of 65 and 84.

The two reports, Residential Fires and Child Casualties and Residential Fires and Older Adult Casualties, were developed by the National Fire Data Center, part of FEMA's U.S. Fire Administration. The reports explore factors that influence residential fires resulting in deaths or injuries of younger and older adult populations and are based on 2002 data from the National Fire Incident Reporting System (NFIRS), the National Center for Health Statistics (NCHS), and U.S. Census Bureau data.

"The U.S. Fire Administration has developed fire safety campaigns specifically targeted at these high risk populations," said U.S. Fire Administrator R. David Paulison. "Through these campaigns, we are able to provide important information to parents and caregivers and aid in reducing the risk of fire death and injury."

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**Mansfield Downtown Partnership**  
*Helping to Build Mansfield's Future*

January 12, 2007

Item #14

Mr. Dimple Desai  
CT Department of Economic and Community  
Development (DECD)  
Infrastructure and Real Estate Division  
505 Hudson Street  
Hartford, CT 06106-7106

Re: September 30, 2006 and December 31, 2006 Progress Reports for the Downtown Mansfield Revitalization and Enhancement Project

Dear Mr. Desai:

I am pleased to provide you with the September 30, 2006 and December 31, 2006 Progress Reports (combined) for the Downtown Mansfield Revitalization and Enhancement Project. I apologize for the delay of the September 30, 2006 Report.

Over the last two quarters, the Mansfield Downtown Partnership, Inc. ("Partnership"), worked with the master developer LeylandAlliance on zoning applications to the Mansfield Planning and Zoning Commission needed to create a Special Design District and subsequent changes to the zoning regulations for the project area. We have been working closely with Mansfield Town Planning Director Gregory Padick to provide the information required. It is expected that applications will be filed with the Planning and Zoning Commission in February, and the review process will take through the spring of 2007. We continue to work with local and state agencies on the master engineering approvals and plan formal submittals after the zoning is approved.

We continue to work with businesses that may be displaced as part of the new development. Phil Michalowski with Harrall-Michalowski Associates, Inc., the Partnership's relocation consultant, negotiated an agreement with one of the businesses according to the relocation plan in the approved Municipal Development Plan for Storrs Center. This agreement was signed on August 18, 2006, and final relocation benefits were paid in December 2006. In October, Mr. Michalowski met with all the businesses to update them on plans for the building that is being designed to accommodate some of the affected businesses, and to ascertain more clearly the relocation plans of these businesses.



## **Mansfield Downtown Partnership**

*Helping to Build Mansfield's Future*

Design guidelines are being created to guide the development of a Special Design District for the downtown project, and related changes to the zoning regulations. The Partnership, Looney Ricks Kiss, and LeylandAlliance have been working with the Partnership's Planning and Design Committee, the Town of Mansfield's Planning and Zoning Commission, and the Town Director of Planning on these issues. The Planning and Design Committee has taken the lead in reviewing the design guidelines and completed its review of the text of the guidelines. It was determined that most of the guidelines would be incorporated into the draft map amendment to the Mansfield zoning regulations to be submitted to the Planning and Zoning Commission in early 2007. Staff is continuing to review the sustainability portion of design guidelines, which will be finalized after the Planning and Zoning Commission approves zoning regulations related to the creation of the Special Design District. The Planning and Design Committee will have a key role in monitoring the implementation of the sustainability guidelines by the architects and the builders involved in the project.

A majority of the work expended in the last two quarters was for the pedestrian walkway between the Mansfield Community Center, the Town Hall, and the Mansfield downtown. On August 16, 2006, GEG Construction was chosen from a bid process to construct the walkway. A preconstruction meeting was held on August 16<sup>th</sup> with a Town/Contractor agreement executed on September 21. Construction began on September 27, 2006 and the project went into winter shutdown on December 16. On October 3, a groundbreaking ceremony was held at the construction site with DECD representatives, Town and Partnership staff, the LeylandAlliance project manager, and State Representative Denise Merrill in attendance.

The following work has been completed on the walkway: site grading; parking area shifted, paved, curbed, striped, and signed; existing municipal employee parking lot entrance removed and new entrance to EO Smith High School parking lot constructed; clay brick walkways installed; walkway light conduits and bases installed; drainage work; and walkway trees planted. Work will start again in spring 2007 and will include turf establishment; the installation of wiring and light standards; and the installation of benches.



**Mansfield Downtown Partnership**  
*Helping to Build Mansfield's Future*

Please do not hesitate to contact me at 860-429-2740 if you have any questions. We look forward to continuing to work with you on this critical project for the Town of Mansfield.

Sincerely,

Cynthia van Zelm  
Executive Director

cc: Sheila Hummel, DECD  
Mostafa Monshi, DECD Compliance and Review Section  
✓ Matt Hart, Mansfield Town Manager  
Cherie Trahan, Mansfield Comptroller  
Lon Hultgren, Mansfield Public Works Director  
Mansfield Downtown Partnership, Inc., Board of Directors  
Lee Cole-Chu, Cole-Chu Ciccarone, LLC, Partnership Attorney

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RECD JAN 09 2007

Item #15

January 8, 2007

Matthew Hart  
Town Manager  
Audrey P. Beck Building  
4 South Eagleville Rd  
Mansfield, CT 06250

To Whom It May Concern:

Enclosed please find the Annual Report for fiscal year 2006 for services provided by VNA East.

If there are any questions, please contact me at 456-7288, extension 212.

Sincerely,

A handwritten signature in cursive script, appearing to read "Susan Bergeron".

Susan Bergeron  
Executive Assistant

Encl.

# VNA East

*Annual Report*

*2005-2006*

**34 Ledgebrook Drive**

**Mansfield Center, CT 06250**

**PH: (860) 456-7288 Fax (860) 423-5702**

**VNA EAST, INC.**  
**STATEMENTS OF OPERATIONS**

	<u>Years ended June 30,</u>	
	<u>2006</u>	<u>2005</u>
<b>Revenue and Other Support</b>		
Net patient service revenue	\$ 5,641,260	\$ 5,817,481
Town appropriations	23,468	25,223
Net assets released from restrictions	3,151	4,407
	<u>5,667,879</u>	<u>5,847,111</u>
<b>Expenses</b>		
Salaries and related expenses	4,262,962	4,027,042
Professional fees and contract services	650,390	605,313
Medical and office supplies and expenses	182,318	193,937
Other general and administrative	139,725	140,745
Transportation	140,790	129,903
Depreciation	131,683	124,278
Occupancy	59,564	59,248
Provision for bad debts	4,746	599
	<u>5,572,178</u>	<u>5,281,065</u>
<b>Income from Operations</b>	<u>95,701</u>	<u>566,046</u>
<b>Nonoperating Gains</b>		
Investment return	116,273	140,384
Interest on cash and cash equivalents	93,217	51,361
Contributions	1,666	1,985
	<u>211,156</u>	<u>193,730</u>
<b>Excess of Revenue and Gains Over Expenses</b>	<u>\$ 306,857</u>	<u>\$ 759,776</u>

See notes to financial statements.

**VNA East**  
**TIME PERIOD 07/01/05-06/30/06**  
**VISIT STATISTICS**

HOME CARE			
Service	7/1/05 - 6/30/06	7/1/04 - 6/30/05	Variance
Skilled Nursing	23,200	25,602	-9%
Physical Therapy	5,206	6,257	-17%
Speech Therapy	48	72	-33%
Occupational Therapy	572	722	-21%
Medical Social Worker	648	726	-11%
Home Health Aide (Visits)	16,392	16,879	-3%
<b>TOTAL</b>	<b>46,066</b>	<b>50,258</b>	<b>-8%</b>

COMMUNITY ACTIVITY			
Service	7/1/05 - 6/30/06	7/1/04 - 6/30/05	Variance
Adult Health Screening	2,507	2,410	4%
Flu Clinic	4,635	2,928	58%
<b>TOTAL</b>	<b>7,142</b>	<b>5,338</b>	<b>34%</b>
Meals to Home Program	23,289	27,387	-15%

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# VNA East

## HOSPICE PATIENT VISIT STATISTICS

Time Period: 07/01/2005 - 06/30/2006

HOSPICE PROGRAM			
Service	07/01/2005 - 06/30/2006	07/01/2004 - 06/30/2005	
Skilled Nursing	1563	1469	
Physical Therapy	33	36	
Occupational Therapy	0	3	
Medical Social Worker	631	443	
Home Health Aide	1690	1083	
Volunteer	388	393	
Acute Care Days	9	50	
Respite Days	5	0	
Routine Home Days	5720	5831	
# of Patients	97	95	
Length of Stay	Hospice Benefit	89.86	48.59
	All Hospice	108.80	44.75

PALLIATIVE CARE PROGRAM		
Service	07/01/2004 - 06/30/2005	07/01/2004 - 06/30/2005
Skilled Nursing	885	928
Physical Therapy	96	98
Occupational Therapy	7	5
Speech Therapy	0	0
Medical Social Worker	18	26
Home Health Aide	227	407
# of Patients	54	55

ONCOLOGY PROGRAM		
Service	07/01/2004 - 06/30/2005	07/01/2004 - 06/30/2005
Skilled Nursing	534	336
Physical Therapy	69	63
Occupational Therapy	6	7
Medical Social Worker	25	15
Home Health Aide	37	105
# of Patients	40	46

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REC'D DEC 14 2006

December 12, 2006

Matthew Hart  
Town Manager  
Audrey P. Beck Building  
4 South Eagleville Rd  
Mansfield, CT 06250

To Whom It May Concern:

Enclosed please find 1<sup>st</sup> quarter statistics for fiscal year 2007 for services provided by VNA East.

If there are any questions, please contact me at 456-7288, extension 212.

Sincerely,

A handwritten signature in black ink, appearing to read "Susan Bergeron". The signature is fluid and cursive, with a large loop at the end.

Susan Bergeron  
Executive Assistant

Encl.

**VNA EAST**  
34 LEDGEBROOK DR  
MANSFIELD CTR, CT 06250  
PH: 456-7288 FAX: 423-5702

**VISIT STATISTICS**  
**7/1/06 - 9/30/06**

<u>SERVICE</u>	<u>MANSFIELD</u>	<u>AGENCY</u>
Skilled Nursing	965	5,498
Physical Therapy	237	1,257
Speech Therapy	3	7
Occupational Therapy	39	133
Medical Social Work	45	155
Home Health Aide	793	4,169
<b>TOTAL</b>	<b>2,082</b>	<b>11,219</b>
<b>COMMUNITY ACTIVITIES</b>		
Adult Health Screening	100	633
Flu & Pneumonia	0	0
<b>TOTAL</b>	<b>100</b>	<b>633</b>
<b>MEALS TO HOME</b>	<b>779</b>	<b>7,978</b>