



TOWN OF MANSFIELD
SPECIAL TOWN COUNCIL MEETING
MONDAY, February 12, 2007
COUNCIL CHAMBERS
AUDREY P. BECK MUNICIPAL BUILDING
7:30 p.m.

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EXECUTIVE SESSION

REGULAR MEETING-MANSFIELD TOWN COUNCIL

January 22, 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: Clouette, Haddad, Hawkins, Koehn, Paterson, Paulhus, Redding,
Schaefer
Absent: Blair

II. APPROVAL OF MINUTES

Mr. Hawkins moved and Mr. Paulhus seconded to approve the minutes of the January 8, 2007 meeting.
Motion so passed.

III. MOMENT OF SILENCE

Mayor Paterson requested a moment of silence in memory of Carlee Wines . Ms. Wines was the young UConn Student who was killed as a result of a hit and run accident over the weekend. The Mayor requested those present to keep her family in their thoughts.

IV. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Lawrence Armstrong, 18 Dunham Pond Road, expressed his concern regarding the proposed parking area for the Dunham Pond Trail. According to the plans, which are currently before the Open Space Committee, the parking area will be about 90' from his front door. He asked that the parking be moved farther away.

Mayor Paterson said that she would ask staff to look at the issue.

V. PUBLIC INFORMATION SESSION

1. Hunting Lodge Road Walkway/Bikeway

Tim Veillette, Project Director, described the proposed Hunting Lodge Road Walkway/Bikeway. In response to a concern previously expressed Mr. Veillette said that he continues to look at options that would narrow the crosswalk at the intersection of North Eagleville and Hunting Lodge Road. The plans have been adjusted as a result of conversations with some of the homeowners. One of the main concerns in the planning of the walkway was the impact to the property owners and concern for the preservation of some of

the large trees along the road. The next step will be to talk to each homeowner individually to obtain easements.

VI. OLD BUSINESS

2. Community/campus Relations

Matthew W. Hart, Town Manager, reported that the interviews for the Director of the Center for Off Campus Services are continuing and the final candidates will be meeting with UConn and Town officials.

The Campus Community Partnership is focusing much of its efforts on the work of subcommittees. The Town Manager serves on the Committee to recommend guidelines for the new director and will work to update the local guide. Kevin Grunwald, Social Service Director, serves on the Committee, which is charged with promoting the activities of the Partnership.

Mayor Paterson reported that she has been contacted by National Public Radio regarding participating in an open forum on campus/community relations.

3. Community Water and Wastewater Issues

The Town Manager reported that the Master Plan is underway.

4. Issues Regarding the UConn Landfill

Rob Miller, Eastern Highlands Health District Director, responded to questions from Council members regarding the most recent correspondence relating to the UConn Landfill. He stated that most of the concerns were in reference to the monitoring bedrock wells where there is a history of the suspect chemicals. Therefore, it is not uncommon that these levels would be seen and they are probably included in the mediation plan. Mr. Miller will confirm.

Concern was also expressed regarding the level of E. coli after storm activity reported in the Storm Water Sampling Report. Mr. Miller commented that increases in bacteria associated with storm events is not unusual but he will contact UConn to see if these counts are higher than they should be. UConn is trying to identify a source point. More will be known after the consultant's report is concluded.

Ms. Koehn questioned the effect of this storm drainage water on her neighbor's, the Schweppes, well. Mr. Miller reported that their well is a

dug well, which is easily susceptible to the effects of surface water contamination. It is not clear whether storm drain runoff or watershed runoff is the source of the problem.

VII. NEW BUSINESS

5. Meeting with State Legislators

Mayor Paterson welcomed State Senator Don Williams and State Representative Denise Merrill to the meeting.

Senator Williams identified energy, health care cost and access, jobs, and education as priority items on this year's agenda. His emphasis will be on health care and energy because if these issues are not addressed he is concerned that the onward progress of the economy will be threatened. Representative Merrill is working with a group of legislators who are exploring new approaches to tax issues especially property taxes. They are looking at a rebalancing of the tax structure. She is concerned about the future liabilities of the state in the areas of health cost and pensions.

Mr. Schaefer asked about the status of changing the Mansfield Middle School fuel conversion from fossil fuel to another form of energy. Ms. Merrill explained that a bill addressing school construction including green building standards would very likely pass and this change might address the issue.

Senator Williams outlined some of the factors regarding an energy bill. He stated that conservation will be emphasized, especially the exchange of inefficient technology for new technology.

Mr. Hawkins urged support for increased funding for Fire Service Training. Ms. Merrill stated that she recently had a meeting with some of the interested parties and she has some ideas for funding.

Mr. Paulhus requested that the legislators protect Veteran services, as they are often one of the first things that are cut.

The Town Manager questioned the status of the revenues from the Pequot/Mohegan Fund, noting that the town's portion is decreasing. He also asked their position on the conveyance tax. Representative Merrill stated that we have to look at the larger issue for the towns and that an overhaul of the property tax burden might be more helpful. Senator Williams is not in favor of taking away the conveyance tax from the towns.

Ms. Redding asked that the small service agencies be kept in mind. Their operating costs are so great that prevention and outreach programs are being eliminated.

6. Program Sponsorship Signs/Banners in Town Parks

Mr. Paulhus moved and Mr. Schaefer seconded, 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.

Mr. Paulhus spoke in favor of banners being allowed at Southeast Park from the beginning to the end of the Little League season.

Mr. Haddad spoke against the proposal. He is concerned about allowing private entities to sell space on town property. Ms. Koehn agreed with Mr. Haddad.

Mr. Haddad moved to amend the motion to include referring the matter to the Parks Advisory Committee and the Beautification Committee. Seconded by Mr. Clouette the motion passed

Mr. Hawkins requested that staff distribute copies of the comments from the last time this issue was discussed.

The motion as amended passed.

7. An Ordinance Establishing Property Tax Relief for Certain Elderly Homeowners

Mr. Haddad moved and Ms. Koehn seconded, 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.

Kevin Grunwald, Social Services Director, explained that a lien would be put on the property of a qualifying applicant and once the house was sold or transferred the town would be reimbursed with interest. The statute allows towns to place liens on the property and an asset test to be instituted. This draft allows liens but not asset tests.

Mr. Haddad commented that even though without the lien there might be greater participation it would increase the tax burden on everyone else. Ms. Koehn expressed concern that since the interest is capped at 5% without an asset test to determine real need the program would not be

limited and would allow anyone to defer their taxes. The town would not be paid back in real dollars. She would like to see a flexible rate.

Mr. Grunwald noted that the income guidelines include all income that is reported on the Federal Income Tax forms. Assets would be reflected in the income.

Council Members requested that the Assessor be invited to the public hearing.

Dennis O'Brien, Town Attorney, noted that the word "act" should be changed to "ordinance".

Motion so passed.

8. Budget Transfers for FY 2006/2007

Mr. Hawkins moved and Mr. Clouette seconded, 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.

Jeffrey Smith, Director of Finance, noted that these changes deal only with changes in salaries and are due to the recent contract settlements with two of the three unions. The increases are commensurate with increases around the state.

Motion so passed.

VIII. DEPARTMENTAL REPORTS

IX. REPORTS OF COUNCIL COMMITTEES

Ms. Redding, chair of the Committee on Committees, moved the following recommendations:

- James Silva to the Building Board of Appeals
- Jason Andrew McGarry to the Historic District Commission
- Carol Pellegrine to the Commission on Aging

Motion so passed.

Ms. Redding also reported that the Committee reviewed the Assisted/Independent Living Advisory Committee charge and Committee appointments. Work continues on the Volunteer Appreciation Day.

Mayor Paterson announced that she has appointed Ida Millman to the CATV Advisory Board.

X. REPORTS OF COUNCIL MEMBERS

Mr. Paulhus reported that he and Mr. Hawkins attended the WINCOG legislative breakfast.

Ms. Koehn announced that the Town has received the third solar panel and now has 218 participants in the Clean Energy Program.

Mayor Paterson and Cynthia van Zelm will be going to Washington on Wednesday to speak to our representatives in support of the Downtown Partnership. Mr. Clouette suggested that they try to contact all of the members of the Connecticut Congressional delegation, as these efforts will benefit the entire state.

XI. TOWN MANAGER'S REPORT

Attached

The Town Manager announced that on February 11th the Community Center and the Downtown Partnership will hold a Winter Fun Day.

A special budget presentation will be held for Council Members prior to the next Council meeting, starting at 6:00 p.m.

XII. FUTURE AGENDAS

XIII. PETITIONS, REQUEST AND COMMUNICATIONS

9. International Fire Marshals Association re: NFPA Report Finds Higher Estimated Reliability of Fire Sprinklers and Reaffirms Their Life-Saving Impact, Especially in Homes
10. R. Miller re: Storm Water Sampling Report
11. State of Connecticut Department of Public Health re: HEARTSafe Community
12. State of Connecticut Department of Environmental Protection re: Town of Mansfield, Canoe Launch
13. United State Fire Administration re: Nearly 5,000 Children and Seniors Injured of Killed in Residential Fires in the United States

14. C. van Zelm re: September 30, 2006 and December 31, 2006 Progress Reports for the Downtown Mansfield Revitalization and Enhancement Project
15. VNA East Annual Report
16. VNA East re: First Quarter Statistics

XIV. EXECUTIVE SESSION

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

Issue: Pending Litigation
Potential Open Space Acquisitions

Present: Clouette, Haddad, Hawkins, Koehn, Paterson, Paulhus, Redding, Schaefer
Also Present: Matthew Hart, Maria Capriola, Dennis O'Brien

XV. ADJOURNMENT

Mr. Paulhus moved and Mr. Schaefer seconded a motion to adjourn the meeting
Motion so passed.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk

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LEGAL NOTICE
TOWN OF MANSFIELD
PUBLIC HEARING FEBRUARY 12, 2007
ORDINANCE ESTABLISHING PROPERTY TAX RELIEF FOR CERTAIN
ELDERLY HOMEOWNERS

The Mansfield Town Council will hold a public hearing at 7:30 p.m. at their regular meeting on February 12, 2007 to solicit public comment concerning the proposed "Ordinance Establishing Property Tax Relief For Certain Elderly Homeowners." This hearing will be held in the Council Chambers of the Audrey P. Beck Building.

At this hearing persons may address the Town Council and written communications may be received.

Copies of said draft ordinance are on file and available at the Town Clerk's office: 4 South Eagleville Road, Mansfield.

Dated at Mansfield Connecticut this 1st day of February 2007

Mary Stanton
Town Clerk

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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; Kevin Grunwald, Director of Social Services
Date: February 12, 2007
Re: An Ordinance Concerning Property Tax Relief for Certain Elderly Homeowners

Subject Matter/Background

Staff introduced the draft Ordinance Concerning Property Tax Relief for Certain Elderly Homeowners at the previous Town Council meeting, and the Council scheduled a public hearing for this evening. 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 than 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 the legality of the proposed ordinance. Please note that, at the Town Attorney's suggestion, we have

specified in the ordinance the five-percent interest that would accompany the lien placed upon a property for the amount of the total tax relief granted (see section 5c).

Recommendation

Unless the public hearing raises any additional issues that we have not considered, or if the Town Council wishes to revise the ordinance, staff recommends that the Council adopt the ordinance as proposed in the most recent draft.

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

Move, to adopt An Ordinance Concerning Property Tax Relief for Certain Elderly Homeowners, dated February 12, 2007, and which ordinance shall become effective 21 days after publication in a newspaper having circulation within the Town of Mansfield.

Attachments

- 1) Proposed Ordinance



**Town of Mansfield
Code of Ordinances**

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

February 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 this section and section 5 of this Ordinance, 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 5 of this Ordinance, (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 Connecticut 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 5 of this Ordinance 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 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 4 of this Ordinance 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 of five per cent applicable to the total of unpaid taxes represented by such tax relief. 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**

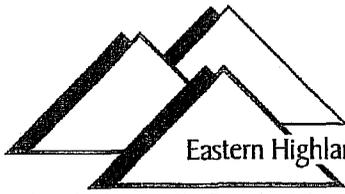
To: Town Council
From: Matt Hart, Town Manager *M.H.*
CC: Maria Capriola, Assistant to Town Manager; Robert Miller, Director of Health
Date: February 12, 2007
Re: Issues Regarding the UConn Landfill

Subject Matter/Background

I have attached for your information a communication from Robert Miller, Director of Health, in response to your recent questions regarding the long term monitoring plan for the UConn landfill. Please note that Mr. Miller has also invited the project manager from the Department of Environmental Protection to attend a future Council meeting, in order to provide you with a briefing on the long term monitoring plan.

Attachments

- 1) R. Miller re: Mansfield Town Council Questions Regarding UConn Landfill



Eastern Highlands Health District

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

Memo

To: Matt Hart, Mansfield Town Manager

From: Robert Miller, MPH, RS, Director of Health

Date: 2/2/2007

Re: Mansfield Town Council questions regarding UConn Landfill, Long Term Monitoring Plan (LTMP) Report, dated December 2006

As you may recall, council members expressed concern regarding volatile organic compound (VOC) detections reported on page 6 of the above referenced report under the heading, "Deep Bedrock Monitoring Wells" and the impact of such detections in the area. In response to those concerns I shared my understanding that these detections are not unexpected and are consistent with the body of data developed in the past number of years by the landfill monitoring program, implying that controls are in place to protect the public; stating further that I would confirm such and report back to the council.

Upon further review, I can report that my statements to the council are correct. The wells from which these samples were taken are one of many components of the Long Term Monitoring Plan (LTMP). The monitoring wells in which these detections occurred are located within or in close proximity to the landfill/former chemical pit ground water pollution plume delineated by the comprehensive hydrogeological investigation, which was completed in 2003. The objectives of such monitoring is to assess the effectiveness of the site remediation activities, monitor ground water quality trends, and to act as "sentinels", in effect, provide warning of any changes in the plume that could pose a problem.

As such, this type monitoring is one of many controls that are in place now or will be in place upon completion of the site remediation/landfill closure project that are intended to protect human and environmental health. The remediation/landfill closure project is schedule for completion by December 2007. Other controls include:

- The connection of all homes in proximity to areas of contamination to the community drinking water system and the subsequent abandonment, with few exceptions, of the private well for each home connected. This is completed.
- Implementation of the LTMP, which as you know has commenced. The LTMP includes strategically located surface water, ground water and active/inactive residential wells, and soil gas monitoring sites. The LTMP duration will be a minimum of 30 years.
- Remediate the landfill/former chemical pit site. This includes removal of former chemical pits and surrounding contaminated soils, which was completed. Additionally, construct landfill Leachate Interception Trenches, consolidate landfill waste to a smaller foot print and cap the landfill/former chemical pit site. These activities are not completed as of yet.
- Establish Environmental Land Use Restrictions (ELUR) on the subject property and properties in close proximity to contaminated areas. This is not yet completed.
- Implement operation, maintenance and monitoring plan for the landfill/former chemical pit site. Implementation will be initiated upon completion of the remediation/closure project.

I hope this addresses the issues raised by council members. Please let me know if I can be of further service.



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MH*
CC: Maria Capriola, Assistant to Town Manager; Kevin Grunwald, Director of Social Services; Gregory Padick, Director of Planning
Date: February 12, 2007
Re: Assisted/Independent Living Project

Subject Matter/Background

As you know, at your December meeting the Town Council endorsed a process to select a developer to construct an assisted/independent living facility in Mansfield. This process calls for the appointment of an advisory committee to assist with the selection of the developer.

Since that time, the Committee on Committees has met to prepare a draft charge for the advisory committee as well as a recommended slate of appointees for review and approval by the Town Council. The proposed composition of this committee is as follows: the Director of Planning, the Director of Social Services, the Town Manager, the President of the Senior Center Association, the Chair of the Commission on Aging, a representative from the Coalition for Assisted Living, a senior at-large and two University of Connecticut representatives.

To date, we have identified a slate consisting of eight appointees to the nine-member committee (see attached). The Town Council is probably familiar with most of the proposed members, but I would certainly be happy to discuss the qualifications of any of individual candidates if you should have questions. You may not know Professor Nancy Sheehan of UConn's Department of Human Development and Family Studies. Professor Sheehan has conducted significant research in the field of assisted living and congregate housing in general, and would make a great addition to our team.

For the ninth member, we are hoping to recruit a university faculty member from the School of Nursing. The Committee on Committees had initially intended to wait until we had an entire slate of appointees before bringing its recommendation to the Town Council. However, because we feel the need to begin work soon, we ask that at this time the Town Council adopt the recommended charge to the committee and appoint the proposed slate of eight candidates. Once we have identified the ninth member, we will subsequently ask the Council to make that appointment.

Recommendation

Staff recommends that the Town Council adopt the proposed resolution to establish and issue the charge to the Assisted/Independent Living Advisory Committee, as well as the proposed resolution to appoint the members of the advisory committee (see attached).

Attachments

- 1) Proposed Resolutions
- 2) Developer Selection Process



**Town of Mansfield
TOWN COUNCIL**

**Proposed Resolutions to Establish an Assisted/Independent Living Advisory Committee
for the Town of Mansfield**

February 12, 2007

**A. RESOLUTION TO ESTABLISH AND ISSUE CHARGE TO
ASSISTED/INDEPENDENT LIVING ADVISORY COMMITTEE**

WHEREAS, the Town Council wishes to recruit and select a qualified developer to construct and operate an independent/assisted living facility within the Town of Mansfield; and

WHEREAS, the Town Council desires to establish an Advisory Committee to assist with this task:

NOW, THEREFORE BE IT RESOLVED THAT:

A nine-member Independent/Assisted Living Committee is established for an indefinite term and is authorized to perform the following charge:

1. Make best efforts to keep the public informed of the status of the developer selection process, and solicit public comment when appropriate. Such efforts could include conducting one or more public information meetings, and maintaining a project status report on the town's website.
2. Review draft request for qualifications (RFQ) prepared by staff and finalize the document.
3. Identify an inclusive list of potential developers and distribute the RFQ to them along with a copy of Brecht Associates' Market Analysis. (The RFQ shall be posted on the Town's website as well.)
4. Review the responses to the RFQ and select a "short list" of developers. Interview selected developers (in a closed process), who shall be asked to make a presentation and respond to relevant issues/questions including, but not limited to, the following:
 - Vision for an independent/assisted living facility: relevant experience with other projects that the developer has been involved with that are similar including both completed and planned projects, and an overall description of the developer's approach to the planning, financing, state and land approval processes and requirements, construction, marketing and operation of the facility.
 - Proposed scope of services, including experience with the delivery of services that will be provided under the umbrella of this facility. Innovative ideas are encouraged,

including services that may be offered to non-residents of the facility, and can include partnerships or collaborations with other organizations.

- Understanding of the recommendations of the market analysis as they pertain to the needs and interests of seniors and their ability to afford this type of facility. Proposals for setting aside a designated number of units as “affordable” will be encouraged. Included in this should be a demonstration of an understanding of the importance of UConn in this community, along with any potential role that they may play.
- Timing of anticipated approval process and start of construction: descriptions of phases (if contemplated), and expectations for occupancy.
- Expectations/proposals for site selection and/or site acquisition and associated zoning requirements.
- Collaboration: willingness and interest in working cooperatively with key stakeholders including the Town, university, and seniors in the planning, implementation and ongoing operation of the facility.
- Innovation: creative ideas for the development and use of the facility including innovative designs, marketing, shared use of space and promotion of the facility as a resource for seniors in this area.

5. Based on the responses to the RFQ and refinement of site selection options, ask one or more qualified developers to respond to a Request for Proposal (RFP) for this project. If more than one qualified developer is identified, review the proposals, rank those organizations, and interview representatives from the top-ranked organization(s) to confirm their qualifications, interests and commitment to the project. References shall be checked at this time.
6. Based upon the results of the RFP process, recommend to the Town Council one or more qualified developers for further consideration. (The Town Council shall interview the qualified developer(s), and appoint a preferred developer. At this point, the Town Council and the preferred developer shall agree upon a scope of services that will become the basis of an agreement between the Town and the preferred developer.)

B. RESOLUTION TO APPOINT MEMBERS OF THE ASSISTED/INDEPENDENT LIVING ADVISORY COMMITTEE

WHEREAS, the Town Council desires to appoint an Assisted/Independent Living Advisory Committee to assist with the recruitment and selection of a qualified developer to construct and operate an assisted/independent living facility within the Town of Mansfield:

NOW, THEREFORE, BE IT RESOLVED TO:

Appoint an Assisted/Independent Living Advisory Committee with the following individuals as its members:

- 1) Jane Ann Bobbitt, Coalition for Assisted Living
- 2) John Brubacher, Mansfield Senior Center Association
- 3) George Cole, Senior At-large
- 4) Kevin Grunwald, Director of Social Services
- 5) Matthew Hart, Town Manager
- 6) Nancy Sheehan, University of Connecticut, Department of Human Development and Family Studies
- 7) Gregory Padick, Director of Planning
- 8) Susanna Thomas, Commission on Aging
- 9) UConn Representative, School of Nursing

REVISED DRAFT: 12/11/2006

Proposed Developer Selection Process: Assisted/Independent Living Project*

***some steps to be taken concurrently
(to be reviewed and approved by the Town Council)**

1. Staff will submit a proposal for the Town Council's approval confirming the process that the Town will undertake to promote the development of an independent/assisted living facility. While the Town does not intend to build or operate an independent/assisted living facility, there are several things that we can do to encourage the development of this project. These include identification and assistance in acquiring an appropriate piece of property with access to University sewer and water, development of a list of qualified developers with interest in working collaboratively with the Town and the University on this project, and selection of a preferred developer to ultimately assume responsibility for this project.
2. Through discussion with Town staff and representatives of the University of CT, evaluate and as appropriate execute options/agreements regarding the acquisition of property and utilization of sewer and water systems for state-owned property adjacent to the Mansfield Community Center. This step has already been initiated, and the Town has obtained a property appraisal for this parcel of land.
3. As deemed appropriate by Town staff and the advisory committee referenced in Step 5, consider alternative sites on private land as an option to potential sites on state-owned land. Site alternatives may also need to be reconsidered once potential developers are identified.
4. Staff will develop a draft Request for Qualifications (RFQ) from a private developer, utilizing recommendations from the Brecht Associates market analysis as an outline for the project.
5. An Advisory Committee will be appointed by the Town Council. Staff recommends that the Committee be comprised of no more than nine members, representing the following positions or community groups: Town Manager, Director of Planning, Director of Social Services, University of CT (2), Mansfield Senior Center Association, Mansfield Commission on Aging, Coalition for Assisted Living, senior "at large" (1). The Town Council shall present the committee with its charge. The committee will provide the Town Council with regular updates regarding its progress.
6. The Advisory Committee will review the draft of the RFQ and finalize.
7. The Advisory Committee will identify an inclusive list of potential developers and mail the RFQ to them along with a copy of Brecht Associates' Market Analysis. The RFQ will be posted on the Town's website as well.

8. The Advisory Committee will review the responses to the RFQ and select a “short list” of developers. This selection will be a closed process. Selected developers will be asked to make a presentation and respond to relevant issues/questions including, but not limited to, the following:
 - Vision for an independent/assisted living facility: relevant experience with other projects that the developer has been involved with that are similar including both completed and planned projects, and an overall description of the developer’s approach to the planning, financing, state and land approval processes and requirements, construction, marketing and operation of the facility.
 - Proposed scope of services, including experience with the delivery of services that will be provided under the umbrella of this facility. Innovative ideas are encouraged, including services that may be offered to non-residents of the facility, and can include partnerships or collaborations with other organizations.
 - Understanding of the recommendations of the market analysis as they pertain to the needs and interests of seniors and their ability to afford this type of facility. Proposals for setting aside a designated number of units as “affordable” will be encouraged. Included in this should be a demonstration of an understanding of the importance of UConn in this community, along with any potential role that they may play.
 - Timing of anticipated approval process and start of construction: descriptions of phases (if contemplated), and expectations for occupancy.
 - Expectations/proposals for site selection and/or site acquisition and associated zoning requirements.
 - Collaboration: willingness and interest in working cooperatively with key stakeholders including the Town, university, and seniors in the planning, implementation and ongoing operation of the facility.
 - Innovation: creative ideas for the development and use of the facility including innovative designs, marketing, shared use of space and promotion of the facility as a resource for seniors in this area.
9. Based on the responses to the RFQ and refinement of site selection options, one or more qualified developers will be asked to respond to a Request for Proposal (RFP) for this project. If more than one qualified developer is identified, the Advisory Committee will review the proposals, rank those organizations, and interview representatives from the top-ranked organization(s) to confirm their qualifications, interests and commitment to the project. References would be checked at this time.
10. Based upon the results of the RFP process, the Advisory Committee will recommend to the Town Council one or more qualified developers for further consideration. The Town Council will interview the qualified developer(s), and appoint a preferred developer. At this point, the Town Council and the preferred developer shall agree upon a scope of services that will become the basis of an agreement between the Town and the preferred developer.

11. Upon selection of the preferred developer by the Town Council, staff will negotiate the terms of the agreement between the Town and the developer. The Town Council shall approve the final agreement.
12. As appropriate, staff will provide assistance to the preferred developer in securing site control and local and state permit authorizations, and in addressing other issues related to the final implementation of this project.



**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;
Ande Bloom, Health Education Program Coordinator; Francis Raiola,
Assistant Fire Marshal
Date: February 12, 2007
Re: Presentation from HeartSafe

Subject Matter/Background

The Connecticut Department of Public Health (DPH), in collaboration with the American Heart Association, has designated Mansfield a HEARTSafe Community.

A HEARTSafe Community promotes and supports CPR training in the community; public access to defibrillation through strategic placement of automated external defibrillators (AEDs) for use by public safety professionals and other trained community members; and early advanced care.

Mansfield met the program requirements for public placement of AEDs, trained community residents, and equipped, staffed and trained emergency responders. In addition, Mansfield is planning on continuing to provide community CPR training programs and to expand the availability of AEDs in public locations.

Representatives from the Connecticut Department of Health will be in attendance at the February 12, 2007 Town Council meeting to recognize the town for this achievement. I would like to add a personal note of thanks and congratulations to all of the staff who were involved in helping Mansfield to achieve this designation.

**PAGE
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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; Kevin Grunwald, Director of Social Services; Gregory Padick, Director of Planning
Date: February 12, 2007
Re: Presentation from Home Connecticut

Subject Matter/Background

Attached please find information from HomeConnecticut regarding its proposed Connecticut Housing Program for Economic Growth. I have invited David Fink, Executive Director of HomeConnecticut, to make a short presentation to the Town Council regarding this exciting initiative. Staff and I have recently met with Mr. Fink, and we think the concept of the proposal has merit for Mansfield, our region and the state as a whole.

Attachments

- 1) Connecticut Housing Program for Economic Growth

Connecticut Housing Program for Economic Growth

A Plan For Jobs and Healthy Communities



HOMECONNECTICUT

For Our Economy, Our Families, Our Future

Prepared by HOMEConnecticut
An Initiative of the Partnership for Strong Communities

January 2007

Creation of the Plan

This report was prepared by HOMEConnecticut, a statewide campaign aimed at increasing the stock of affordable housing in Connecticut. The campaign was created in 2005 to preserve the quality of life and the strong, competitive economy that has distinguished Connecticut, but which is now threatened by a dramatic lack of housing affordable to workers, families, and young professionals. 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 housing affordability problem.

The 43-member Steering Committee, chaired by Connecticut State University's Chancellor Emeritus **William J. Cibes**, had frequent and on-going input into the plan. Subcommittees reviewed incentive and financing options with the help of professional consultants who included:

- o **Ted Carman**, president, Concord Square Development Company, Inc., Boston, MA.
- o **Barry Bluestone**, director, Center for Urban and Regional Policy, Northeastern University
- o **Eleanor White**, president, Housing Partners, Inc., Watertown, MA.
- o **Robert P. Brewer**, education consultant
- o **Bruce Blakey**, former director of economic forecasting, Northeast Utilities
- o **Sean Ghio**, director of program development, **Arroll Borden**, manager – GIS services, The Community Results Center, United Way of Connecticut

The Steering Committee was also assisted on financing and fiscal modeling by Richard D. Gray, executive director of the Connecticut Health and Educational Facilities Authority.

The HOMEConnecticut Steering Committee strongly endorses this plan.

HOMEConnecticut Steering Committee

Chair:

William J. Cibes – Chancellor Emeritus, Connecticut State University

Vice Chairs:

Luis Caban – Southside Institutions Neighborhood Alliance
Andrea Pereira – Local Initiatives Support Corporation
John Rathgeber – Connecticut Business & Industry Association

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

Staffed by the Partnership for Strong Communities:

Diane Randall, David Fink, Mike Hanley, Shelby Mertes, Christina Rubenstein

CONNECTICUT HOUSING PROGRAM FOR ECONOMIC GROWTH

The State of Connecticut has a housing problem and, as a result, an economic growth problem. The cost of housing is excessive for its citizens, for the adult children of families who already live here, and for workers and their families who wish to move to the state to find or take jobs. For businesses that want to grow and are hiring, the high cost of housing poses a serious barrier to attracting workers from outside Connecticut. Until the recent uptick in interest rates leveled price appreciation temporarily, home prices escalated 64% between 2000 and 2005. By the end of 2005 the median home price across the state exceeded \$300,000 and has only modestly receded since.

The impact has been dramatic:

- Connecticut has **lost a higher percentage of 25-34-year-old population** since 2000 than any other state in the nation. In 2004 and 2005, 26,000 more people moved out of Connecticut than moved in from other parts of the country. The 25-to-34-year-old cohort declined by 50,000 between 2000 and 2005.
- 56% of Connecticut businesses say the lack of affordable housing is a key problem for them, according to a December 2006 CBIA study.
- By the end of 2005, a household earning the median income in 157 of Connecticut's 169 municipalities could not qualify for a mortgage to buy the town's median sales priced home.

Without a plan to reverse the increasing unaffordability of housing, the future appears problematic for Connecticut's economy.

- As *Jim Smith, the CEO of Webster Bank*, has said, "no business will come, or stay or expand here" if it can't find workers. If our workers are leaving, the businesses will be right behind them, undercutting all our other heroic efforts at job growth.
- A 2006 *UConn/Courant poll* found that 43% of Connecticut residents have considered leaving the state because of high housing costs while only small fractions think they will be able to afford housing in the state when they retire or that their children will be able to afford housing here.
- And without bold action to alter the status quo, it appears that workers will continue to face obstacles to finding a home they can afford to pay for. The *New England Economic Project* has projected that, in contrast to the rest of the region, Connecticut will average 2.7% increases in housing costs annually through 2010, exceeding the national average.

Numerous studies have identified **restrictive zoning** as a major cause of high housing costs. This zoning makes it impossible to build the type and quantity of housing that is needed. Connecticut has stood in the bottom five of all states in the number of homes constructed per capita since 2000. Studies show that communities enact restrictive zoning for a variety of reasons. One of the most significant is the belief that property tax receipts from newly developed housing are not sufficient to cover additional costs of the housing to the municipalities. This is particularly the case with detached single family homes, where it is

often thought that the cost of educating the children living in the homes substantially exceeds the property tax revenues that the homes generate.

Restrictive zoning often requires large lot sizes for single family homes – without allowing multi-family residential development at all. The net result is lower density development that eats up land, increases sprawl, lengthens drive times for workers, clogs highways and negatively impacts the environment.

When local communities adopt restrictive zoning for housing they are acting in ways that are consistent with their self interest – as they understand it. The problem is that when all communities take the same approach, responding to the same financing, economic and other realities, **the state as a whole suffers from inadequate housing production, escalating house prices, out-migration, and a stagnant economy.**

In order to alter this perverse set of relationships, it is necessary to shift a portion of the cost burden from the local community to the state in a way that is fair and meaningful, and to otherwise empower communities to allow growth that is both well designed and adequately addresses the full range of local concerns.

A Housing Program for Economic Growth is therefore proposed for the State of Connecticut:

This program is aligned with the goals of Governor Rell's Executive Order No. 15, which creates the Office of Responsible Growth within the Office of Policy and Management. One of the critical responsibilities of the Office of Responsible Growth is "Expanding housing opportunities to meet the needs of all Connecticut residents and support an expanding workforce with housing that provides ready access to passenger rail and bus service."

This program will be voluntary so that only towns that want to expand housing options for their residents need take part. Financial incentives will be provided to those towns that do participate. A town that creates an Overlay Zoning District (OZD), in which it will allow higher densities and ensure that at least 20% of the units created are affordable, will receive:

- *Cash payments* from the state commensurate with the number of units zoned for housing in the OZD.
- *Cash payments* for each building permit issued for a residential unit in the OZD.
- *School cost reimbursement* for any additional education expense incurred as a result of new students living in the OZD.
- *Control over design standards* that will govern site planning and the appearance of the buildings.
- *Possible infrastructure aid* to improve public infrastructure facilities related to the OZD.
- *Technical assistance* to help plan the new OZDs and new housing.

Developers building in OZDs will also receive technical assistance tied to production and will be eligible for project-based Rental Assistance Payments to extend affordability to more residents.

The primary goal of the program is to expand the number of housing options for workers, families, and young professionals – and, thus, create the foundation for economic expansion and job growth.

The housing will be both single family and multifamily, and is expected to be offered for homeownership, including condominiums, and rental apartments. By increasing the amount of land zoned for higher densities in the right locations, the overheated escalation of land prices in our cities and towns can be expected to modulate. The price per unit of housing for the land will also be reduced because of the increased density. Stabilized land prices are expected to make it economically profitable to build and sell housing at more affordable price levels. Ready access to zoned land will allow the development community to respond quickly to changes in the economy and to changes in the demand for housing. As a result, the program aims to:

- **provide the needed housing to support the creation of 20,000 new jobs per year.**
- **stimulate a nearly 50% increase in annual housing production to 15,000 units.**
- **direct this production into Overlay Zoning Districts, where sewer, water, transportation and other services and infrastructure already exist.**
- **provide almost 13,000 units of affordable housing by 2022.**
- **jumpstart the revitalization of cities and aging town centers.**
- **slow the recently excessive appreciation of home prices.**

The proposed program has the following features:

- Overlay Zoning Districts can be large (many acres), or small (a single parcel of land, less than an acre), and are embodied in an "overlay" that is placed over, or in addition to, the existing zoning. Once passed, development can take place pursuant to the original existing zoning, or under the terms of the OZD.
- Participation will be voluntary – OZDs should be approved by the body responsible for adopting zoning regulations.
- The District must be in a thoughtfully planned location; that is, (a) near a public transit station or transportation node, (b) in or near a town center or built up area, (c) near or in an area of significant commercial development, or (d) an otherwise suitable location. The objective is to locate the districts in areas with infrastructure for transportation, sewer, water and utilities.
- The District must allow housing to be built at densities of at least 6 units per acre for single family detached units, 10 units per acre for two, three and four family dwellings, and 20 units per acre for multifamily buildings with five or more units. Densities are to be calculated on the "developable" land area, which would exclude from the density calculation those portions of the site that are not buildable because of such existing conditions as wetlands and excessive slopes, and would also allow the exclusion of areas for open space (10%), internal roadways, drainage, etc.
- Municipalities will have the statutory right to develop design standards that will determine the approach to be used in site planning, and will set forth criteria for the appearance of buildings. The design standards can encourage mixed use developments.

- The Districts must provide that 20% of the units will be affordable for occupants earning no more than 80% of the area median income. Additional affordability will be encouraged through the provision of Project-based Rental Assistance Payments in order to reach families with incomes lower than 50% of the area median income.
- Communities that adopt such Overlay Zoning Districts will be eligible for the following **incentives from the State:**
 - An initial **Zoning Incentive Payment** equal to \$2,000 per housing unit for each new unit allowed in the district. This payment will be made regardless of whether any construction takes place, to encourage land to be zoned for higher density, affordable housing.
 - A **Building Incentive Payment** paid to the community at the time a building permit is issued equal to \$2,000 for each multifamily housing unit and \$5,000 for each detached single family housing unit.
 - After completion of construction and occupancy, the state will provide **School Cost Reimbursement** for any net education costs incurred by the community for a period of 15 years. It will do this by annually paying the local school district an amount equal to the average cost to the town of educating children in the school district, times the number of school children living in the new housing, less a percentage (approximately 50% set aside for non-school local services) of the total property tax revenues paid by the new construction (including commercial construction) in the Overlay Zoning District. This will be a commitment of 15 years from the first year of occupancy. The goal is to hold the community harmless, during that period, from any net cost of educating the new children living in the new affordable or market rate housing units.

A companion program is proposed to create a fund from which low-interest loans are made to municipalities to provide **infrastructure improvements** related to Overlay Zoning Districts, where such loans are necessary to enhance the possibility or success of the housing development. These might include water and sewer upgrades, traffic improvements, sidewalks, street lighting, pocket parks and infrastructure upgrades that are part of a comprehensive plan to attract residential and mixed-use development to formerly industrial and mixed use locations.

Rural communities with a population of less than 10,000 may request waivers for the density requirements as necessary to (a) accommodate on-site waste water disposal systems, or (b) to match density to prevailing conditions in the adjacent areas, but no less than 4 units per acre for single family, and 10 units per acre for multifamily.

- Because there are currently inadequate planning resources at the state, regional and municipal levels, it is proposed that the state provide \$3 million per year to **expand planning capacity** in the Office of Responsible Growth and the regional planning organizations and councils of government, provide technical assistance to communities in passing Overlay Zoning Districts, and assist non-profit developers based on housing production.

- Because it is difficult in many markets for developers to realize enough profit on their market rate units to **cover the cost of the affordable portion of the mixed-income development**, it is proposed that:
 1. The General Assembly provide additional bond authority for the **Housing Trust Fund** so adequate gap financing is available for developers seeking to create units for moderate-, low- and very low-income residents. It is proposed that General Obligation bonds for the trust fund annually increase by \$10 million each for FY '08 and '9, by \$20 million annually in FY '10 and '11, and by \$30 million annually in the ensuing years.
 2. **Project-based Rental Assistance Payments** be provided to developers seeking to deepen affordability to low- and very low-income residents. The RAP payments can be used to ensure that 25% of the affordable units in a project (or 5% of the total number of units in a project) in an Overlay Zone District development are affordable to those earning 50% of median income or less.
- It is further proposed that the program **sunset after 10 years, or the creation of 63,000 market-rate and affordable units**, whichever comes first, so state leaders can assess its effectiveness. To the extent that units are zoned prior to the end of the 10-year period, both the Building Incentive Payments and the School Cost Reimbursement payments will be honored on all housing units that go under construction prior to the end of the 15th year. School Cost Reimbursement payments would continue for 15 years after the date of occupancy of housing (so that such payments might continue for some towns until 30 years after the program begins).

It is estimated that over the next fifteen years – through 2022 – the proposed program will result in the construction of a **total of 48,000 multifamily units and 15,000 single family homes**. Annual net new construction is estimated to be about 5,000 new units, at least 20% of them affordable. This production level would be reached in the year 2012. This 5,000-unit level of new construction, when combined with the historic recent housing production levels of approximately 10,000 units per year, will provide 15,000 units a year, the level of new housing necessary for the state to support **a growth in statewide employment of 20,000 jobs each year**. This is the amount of job expansion the State experienced from 1992 through 2000.

State tax revenues generated by the program will outpace program costs, by a ratio of more than \$2 for every \$1 of state payments. The program will cost the state approximately \$13 million in the first biennium. By the fourth year of the program, it will pay for itself. The new revenues are expected to accrue to the state from the new housing that is built and the new jobs that are created. The production of the new housing will stimulate sales and income tax revenues from the labor and materials involved in the construction of the housing.

Because revenues will exceed costs by better than 2-1, **the state, even after paying for the cost of the program, will have substantial new revenues available** from which to pay for required services and meet its other obligations.

It should be noted that this is primarily a market rate program, and depends on developers and private financing for construction. It is anticipated that in most instances the 20% affordability requirement will be able to be internally financed as a result of the densities being allowed.

CONCLUSION

Housing affordability is a crucial element in Connecticut's effort to remain economically competitive and preserve the quality of life that has drawn population and businesses to the state. While education, healthcare, transportation and other issues are equally vital, the ability of the state to attract the workers, young professionals and investment necessary to provide jobs and revenues is clearly dependent on its ability to provide the range of housing opportunities and choices needed by a full spectrum of citizens.

HOMEConnecticut's voluntary plan encourages participation by municipalities and provides a common-sense method to increase the supply of such housing. It will provide revenues to the state that will far exceed its costs. Most importantly, it will allow Connecticut to compete with other states and regions that, faced with a similar shortage of housing affordable to workers, families, young professionals and the elderly, are already taking steps to meet the acute housing demand.



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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Connecticut Housing Program for Economic Growth

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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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 47th 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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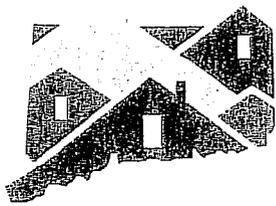
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Connecticut Housing Program for Economic Growth

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 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
			\$2,000 Zoning Payment =	x	(10 Single Family units x \$5,000)	=	
EXAMPLE	10 Single Family (SF)	15 Multi-Family (MF)		25 units			
25 units			\$50,000		\$80,000		\$130,000
50 units	17 SF	33 MF	\$100,000	+	\$151,000	=	\$251,000
	25 SF	25 MF	\$100,000	+	\$175,000	=	\$275,000
100 units	33 SF	17 MF	\$100,000	+	\$199,000	=	\$299,000
	25 SJ	75 MF	\$200,000	+	\$275,000	=	\$475,000
	50 SF	50 MF	\$200,000	+	\$350,000	=	\$550,000
300 units	75 SF	25 MF	\$200,000	+	\$425,000	=	\$625,000
	75 SF	225 MF	\$600,000	+	\$825,000	=	\$1,425,000
500 units	150 SF	150 MF	\$600,000	+	\$1,050,000	=	\$1,650,000
	225 SF	75 MF	\$600,000	+	\$1,275,000	=	\$1,875,000
1,000 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
1,000 units	375 SF	125 MF	\$1,000,000	+	\$2,125,000	=	\$3,125,000
	250 SF	750 MF	\$2,000,000	+	\$2,750,000	=	\$4,750,000
1,000 units	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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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *maH*
CC: Maria Capriola, Assistant to Town Manager; Cheryl Trahan, Controller/Treasurer; Mary Stanton, Town Clerk
Date: February 12, 2007
Re: Registrar and Deputy Registrar Compensation

Subject Matter/Background

Currently the Town of Mansfield has two Registrars. Registrars are elected by the public and serve for two-year terms. Mansfield's current Registrars' term began January 1, 2007 and will expire December 31, 2008. Mansfield also has two Deputy Registrars whom are appointed by and serve at the will of the Registrars.

Registrars and Deputy Registrars work part-time and hours fluctuate based on elections. Total hours worked in a calendar year for Registrars are equivalent to 15-18 hours worked per week.

The current hourly rate of pay for the Registrars is \$15.00 per hour. Mansfield's Registrars have not received a wage increase since January 2003, or Fiscal Year 2004.

Deputy Registrars current hourly rate of pay is \$10.00 per hour, or 33.3% less than the hourly rate of pay of the Registrars.

Historical wage increase data was reviewed for Town union and non-union employees for fiscal years 2004 through 2006, as well as looking forward to Fiscal Year 2009. Additionally, registrar salary data was reviewed for comparable municipalities. The data was analyzed to recommend a wage increase for Mansfield's Registrars and Deputy Registrars.

Financial Impact

If the Registrar hourly pay is increased to \$17.00 and the Deputy Registrar hourly pay is increased to \$13.00, the approximate impact on the Fiscal Year 2008 general fund operating budget will be an increase of \$3,500. The current fiscal year impact will be minimal, as most elections have already occurred.

Legal Review

Attorney Daniel Lamont provided an opinion to former Town Manager Martin Berliner that Registrars, as elected officials, cannot receive raise(s) mid-term pursuant to the State Constitution, Article XIX. As a result, if Mansfield's Registrars are to receive a wage increase for the current term, now would be an appropriate time to act on such a manner.

Recommendation

By not receiving a wage increase since 2003, the Registrars compensation has fallen behind both Town employees and registrars in other communities. Staff suggests that the Town Council establish a wage of \$17.00 per hour for the Registrars, and a wage of \$13.00 per hour for the Deputy Registrars.

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

Move, retroactive to January 1, 2007, to set the pay rate for the Registrars at \$17.00 per hour, and the pay rate for Deputy Registrars at \$13.00 per hour.

Attachments

- 1) Summary Wage Analysis for the Registrar and Deputy Registrar positions

REGISTRAR AND DEPUTY REGISTRAR - PAY ANALYSIS

Town-Wide Wage Increase Summary: Fiscal Years 2004 - 2009								
UNION	FY '04	FY '05	FY '06	FY '07	FY '08	FY '09	MEAN	MEDIAN
Prof/Tech	2.75%	2.75%	2.75%	3.25%	3.50%	3.50%	3.08%	3.00%
DPW	2.75%	3.00%	3.00%	3.50%	3.50%	3.50%	3.21%	3.25%
Police	3.00%	3.50%	3.50%	3.50%	N/A	N/A	3.38%	3.50%
Fire	3.00%	3.00%	3.00%	N/A	N/A	N/A	3.00%	3.00%
Non-Union	2.75%	2.75%	3.00%	3.50%	N/A	N/A	3.00%	2.88%
MEAN	2.85%	3.00%	3.05%	3.44%	N/A	N/A		
MEDIAN	2.75%	3.00%	3.00%	3.50%	3.50%	3.50%		

Registrar Hourly Rate of Pay - Calendar Year						
Registrar Hourly Pay Using Median Wage Increases	\$15.00	\$15.45	\$15.91	\$16.47	\$17.00	\$17.60
Actual Registrar Hourly Pay	\$15.00	\$15.00	\$15.00	\$15.00*	--	--

* Current Actual is \$15.00, recommending \$17.00 per hour

Deputy Registrar Hourly Rate of Pay		
Current Hourly Rate of Pay - Deputy	\$10.00	
Current Hourly Rate of Pay - Registrar	\$15.00	
<i>Difference:</i>	<i>(\$5.00)</i>	<i>33.00%</i>
Proposed Hourly Rate of Pay - Deputy	\$13.00	
Proposed Hourly Rate of Pay - Registrar	\$17.00	
<i>Difference:</i>	<i>(\$4.00)</i>	<i>23.50%</i>

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *Matt H*
CC: Maria Capriola, Assistant to Town Manager; Lon Hultgren, Director of Public Works; Robert Miller, Director of Health; Michael Nintean, Director of Building and Housing Inspection
Date: February 12, 2007
Re: Fats, Oils and Grease Pretreatment Ordinance

Subject Matter/Background

In addition to adopting a new general permit for the discharge of fats, oils and grease into municipal sewers, the Connecticut Department of Environmental Protection has provided a model ordinance for municipalities to use with their existing sewer ordinances. As Mansfield has had significant grease problems in its southerly sewer system (along Route 195), and has taken action to require the food preparation establishments to comply with the new requirements in a timely manner, this section should be added to the Town's sewer ordinance so that the local requirements match the State's.

Financial Impact

The food preparation establishments that are connected to the Town's sewers will have some costs to install the appropriate grease traps or automatic grease removal systems. The Town's Department of Building and Housing Inspection will incur some additional staff time in reviewing these proposed systems and inspecting their installations.

Legal Review

The Town Attorney has reviewed and approved the form and the legality of the proposed ordinance.

Recommendation

Staff recommends that the Town Council (acting as the Mansfield Water Pollution Control Authority) set a public hearing to solicit public comment regarding the ordinance. If the Town Council supports this recommendation, the following motion is in order:

Move, effective February 12, 2007, to schedule a public hearing for 7:30 p.m. at the Town Council's regular meeting on February 26, 2007, to solicit public comment regarding the proposed Fats, Oils and Grease Pretreatment Ordinance.

Attachments

- 1) Proposed Fats, Oils and Grease Pretreatment Ordinance

DRAFT 10/10/06
ARTICLE VI
Fats, Oils, and Grease (F.O.G.) Pretreatment

Section 159-37. Purpose.

The purpose of this section is to outline the wastewater pretreatment requirements for Food Preparation Establishments and other commercial facilities that discharge fats, oils, and grease in their wastewater flow. All new and existing facilities that generate and discharge fats, oils, and grease in their wastewater flow shall install, operate, and maintain a FOG pretreatment system. The requirements of this section shall supplement and be in addition to the requirements of the Town's Sewers and Water Ordinance.

Section 159-38. Definitions.

TOWN'S AGENT – Authorized representative of the Town of Mansfield.

CONTACT PERSON - The Contact Person shall mean the individual responsible for overseeing daily operation of the Food Preparation Establishment and who is responsible for overseeing the Food Preparation Establishment's compliance with the FOG Pretreatment Program.

FOG - FATS, OILS, AND GREASE - Animal and plant derived substances that may solidify or become viscous between the temperatures of 32°F and 150°F (0°C to 65°C), and that separate from wastewater by gravity. Any edible substance identified as grease per the most current EPA method as listed in 40-CFR 136.3.

FOG INTERCEPTOR - A passive tank installed outside a building and designed to remove fats, oils, and grease from flowing wastewater while allowing wastewater to flow through it, and as further defined herein.

FOG RECOVERY UNIT - All active indoor mechanical systems designed to remove fats, oil, and grease by physical separation from flowing wastewater, as further defined herein.

FOG PRETREATMENT SYSTEM - Refers to properly installed and operated FOG Interceptors and FOG Recovery Units as approved by the Mansfield Water Pollution Control Authority.

FOOD PREPARATION ESTABLISHMENTS - means Class III and Class IV food service establishments and any other facility determined by the Mansfield Water Pollution Control Authority to discharge FOG above the set limits in Section 5(b)(2) of the Department of Environmental Protection's *General Permit for the Discharge of Wastewater Associated with Food Preparation*

Establishments. These facilities shall include but not be limited to restaurants, hotel kitchens, hospital kitchens, school kitchens, bars, factory cafeterias, and clubs. Class III and Class IV food service establishments shall be as defined under Section 19-13-B42 of the State Of Connecticut Public Health Code.

NON-RENDERABLE FATS, OILS, AND GREASE – Non-renderable fats, oils, and grease is food grade grease that has become contaminated with sewage, detergents, or other constituents that make it unacceptable for rendering.

NOTIFICATION OF APPROVED ALTERNATE FOG PRETREATMENT SYSTEM - Written notification from the Mansfield Water Pollution Control Authority for authorization to install and/or operate an alternate FOG Pretreatment System.

RENDERABLE FATS, OILS, AND GREASE – Renderable fats, oils, and grease is material that can be recovered and sent to renderers for recycling into various usable products. Renderable grease is created from spent products collected at the source, such as frying oils and grease from restaurants. This material is also called yellow grease.

RENDERABLE FATS, OILS, AND GREASE CONTAINER - Refers to a closed, leak- proof container for the collection and storage of food grade fats, oil, and grease.

REGIONAL FOG DISPOSAL FACILITY - A facility for the collection and disposal of non-renderable FOG approved by the Connecticut Department of Environmental Protection.

Section 159-39. Application to Install a FOG Pretreatment System.

- A. FOG Pretreatment Systems shall be provided for:
- (1) All new and existing Food Preparation Establishments, including restaurants, cafeterias, diners, and similar non-industrial facilities using food preparation processes that have the potential to generate FOG in wastewater at concentrations in excess of the limits defined in this ordinance.
 - (2) New and existing facilities which, in the opinion of the Mansfield Water Pollution Control Authority, require FOG Pretreatment Systems for the proper handling of wastewater containing fats, oils, or grease, except that such FOG Pretreatment Systems shall not be required for private living quarters or dwelling units.
- B. All new Food Preparation Establishments which generate and discharge wastewater containing fats, oils, and grease and which will require a FOG

Pretreatment System, as determined by the Mansfield Water Pollution Control Authority, shall include the design and specifications for the FOG Pretreatment System as part of the sewer connection application as described in the Mansfield Sewers and Water Ordinance.

- C. All existing Food Preparation Establishments which generate, and discharge wastewater containing fats, oils, and grease, and which require a new FOG Pretreatment System, as determined by the Mansfield Water Pollution Control Authority, shall submit an application for the installation of a new FOG Pretreatment System within eighteen (18) months of adoption of this ordinance. The application shall be in accordance with Mansfield's Sewers and Water Ordinance. The approved FOG Pretreatment System shall be installed within two (2) years of adoption of this ordinance.
- D. Existing Food Preparation Establishments which generate, and discharge wastewater containing fats, oils, and grease, and which have an existing non-complying FOG Pretreatment System may, as determined by the Mansfield Water Pollution Control Authority, operate the existing FOG Pretreatment System. Such facilities shall submit an application for an "Alternate FOG Pretreatment System" as described in Section 159-42C. Such application shall be submitted within twelve (12) months of adoption of this ordinance.
- E. All costs and related expenses associated with the installation and connection of the FOG Interceptor(s) or Alternate FOG Pretreatment System(s) shall be borne by the Food Preparation Establishment. The Food Preparation Establishment shall indemnify the Town of Mansfield and its Agents for any loss or damage that may directly or indirectly occur due to the installation of the FOG Pretreatment System.

Section 159-40. Discharge Limits.

- A. No facility shall discharge or cause to be discharged any wastewater with a FOG concentration in excess of one hundred (100) milligrams per liter, as determined by the currently approved test for total recoverable fats and grease listed in 40 CFR 136.3, or in concentrations or in quantities which will harm either the sewers, or Water Pollution Control Facility, as determined by the Mansfield Water Pollution Control Authority.

Section 159-41. Pretreatment System Requirements.

- A. An application for the design and installation of a FOG Pretreatment System shall be subject to review and approval by the Mansfield Water Pollution Control Authority per the Town's Sewers and Water Ordinance, and subject to the requirements of all other applicable codes, ordinances, and laws.

- B. Except as provided by Section 159-42, the wastewater generated from Food Preparation Establishments shall be treated to remove FOG using a FOG Interceptor.
- C. Every structure at the subject facility shall be constructed, operated, and maintained, in a manner to ensure that the discharge of food preparation wastewater is directed solely to the FOG Interceptor, or Alternate FOG Pretreatment System. No valve or bypass piping that could prevent the discharge of food preparation wastewater from entering appropriate pretreatment equipment shall be present.
- D. The Contact Person at each Food Preparation Establishment shall notify the Mansfield Water Pollution Control Authority when the FOG Pretreatment System is ready for inspection and connection to the public sewer. The connection and testing shall be made under the supervision of the plumbing inspector, and/or the Town's Agent.
- E. All applicable local plumbing/building codes shall be followed during the installation of the FOG Pretreatment System.
- F. FOG Interceptor Requirements.
 - (1) The FOG Interceptor shall be installed on a separate building sewer servicing kitchen flows and shall only be connected to those fixtures or drains which can allow fats, oils, and grease to be discharged into the sewer. This shall include:
 - (a) Pot sinks;
 - (b) Pre-rinse sinks, or dishwashers without pre-rinse sinks;
 - (c) Any sink into which fats, oils, or grease may be introduced;
 - (d) Soup kettles or similar devices;
 - (e) Wok stations;
 - (f) Floor drains or sinks into which kettles may be drained;
 - (g) Automatic hood wash units;
 - (h) Dishwashers without pre-rinse sinks; and
 - (i) Any other fixtures or drains that can allow fats, oils, and grease to be discharged into the sewer.
 - (2) No pipe carrying any wastewater other than from those listed in the Paragraph above shall be connected to the FOG Interceptor.
 - (3) No food grinder shall discharge to the FOG Interceptor.
 - (4) The FOG Interceptor shall be located so as to maintain the separating distances from well water supplies set forth in Section 19-13-B51d of the Public Health Code.

- (5) The following minimum-separating distances shall be maintained between the FOG Interceptor and the items listed below.
- | | |
|---|-------|
| (a) Property line | 10 ft |
| (b) Building served (no footing drains) | 15 ft |
| (c) Ground water intercepting drains, footing drains and storm drainage systems | 25 ft |
| (d) Open watercourse | 50 ft |
- (6) The FOG Interceptor shall have a retention time of at least twenty-four (24) hours at the maximum daily flow based on water meter records or other calculation methods as approved by the Mansfield Water Pollution Control Authority. The FOG Interceptor minimum capacity shall be 1,000 gallons. FOG Interceptors shall have a minimum of two compartments. The two compartments shall be separated by a baffle that extends from the bottom of the FOG interceptor to a minimum of five (5) inches above the static water level. An opening in the baffle shall be located at mid-water level. The size of the opening shall be at least eight (8) inches in diameter but not have an area exceeding 180 square inches.
- (7) FOG Interceptor shall be watertight and constructed of precast concrete, or other durable material.
- (8) FOG Interceptors constructed of precast concrete, shall meet the following requirements:
- (a) The exterior of the FOG Interceptor, including the exterior top and bottom and extension to grade manholes, shall be coated with a waterproof sealant.
 - (b) All concrete FOG Interceptors shall be fabricated using minimum 4,000-psi concrete per ASTM standards with 4 to 7 percent air entrainment.
 - (c) All structural seams shall be grouted with non-shrinking cement or similar material and coated with a waterproof sealant.
 - (d) Voids between the FOG Interceptors walls and inlet and outlet piping shall be grouted with non-shrinking cement and coated with a waterproof sealant.
- (9) All non-concrete septic tanks must be approved for use by the Mansfield Water Pollution Control Authority.
- (10) The FOG Interceptor shall be accessible for convenient inspection and maintenance. No structures shall be placed directly upon or over the FOG Interceptor.

- (11) The FOG Interceptor shall be installed on a level stable base that has been mechanically compacted with a minimum of six (6) inches of crushed stone to prevent uneven settling.
- (12) Select backfill shall be placed and compacted around the FOG Interceptor in a manner to prevent damage to the tank and to prevent movement caused by frost action.
- (13) The outlet discharge line from the FOG Interceptor shall be directly connected to the municipal sanitary sewer.
- (14) The FOG Interceptor shall have a minimum liquid depth of thirty-six (36) inches.
- (15) Separate clean-outs shall be provided on the inlet and outlet piping.
- (16) The FOG Interceptor shall have separate manholes with extensions to grade, above the inlet and outlet piping. FOG Interceptors installed in areas subject to traffic shall have manhole extensions to grade with ductile iron frames and round manhole covers. The word "SEWER" shall be cast into the manholes covers. FOG Interceptors installed outside areas subject to traffic may have concrete risers with lids either having a minimum weight of 59 lbs or shall be provided with a lock system to prevent unauthorized entrance. All manholes and extensions to grade providing accesses to the FOG Interceptor shall be at least seventeen (17) inches in diameter.
- (17) Inlet and outlet piping shall have a minimum diameter of four (4) inches and be constructed of schedule 40 PVC meeting ASTM 1785 with solvent weld couplings.
- (18) The inlet and outlet shall each utilize a tee-pipe on the interior of the FOG Interceptor. No caps or plugs shall be installed on the tee-pipes. The inlet and outlet shall be located at the centerline of the FOG Interceptor and at least twelve (12) inches above the maximum ground water elevation. The inlet tee shall extend to within 12 inches of the bottom of the FOG Interceptor. The inlet invert elevation shall be at least three (3) inches above the invert elevation of the outlet but not greater than four (4) inches. The outlet tee-pipe shall extend no closer than twelve (12) inches from the bottom of the FOG Interceptor and the diameter of this tee-pipe shall be a minimum of four (4) inches.
- (19) The diameter of the outlet discharge line shall be at least the size of the inlet pipe and in no event less than four (4) inches.

(20) When necessary due to installation concerns, testing for leakage will be performed using either a vacuum test or water-pressure test.

- (1) Vacuum Test - Seal the empty tank and apply a vacuum to two (2) inches of mercury. The tank is approved if 90 percent of the vacuum is held for two (2) minutes.
- (2) Water-Pressure Test - Seal the tank, fill with water, and let stand for twenty-four (24) hours. Refill the tank. The tank is approved if the water level is held for one (1) hour.

Section 159-42. Alternate FOG Pretreatment System.

- A. When it is not practical for the Food Preparation Establishment to install an outdoor in-ground FOG Interceptor per Section 159-41, an Alternate FOG Pretreatment System may be utilized upon approval by the Mansfield Water Pollution Control Authority and upon receiving a "Notification of Approved Alternative FOG Pretreatment System." Approval of the system shall be based on demonstrated (proven) removal efficiencies and reliability of operation. The Mansfield Water Pollution Control Authority will approve these systems on a case-by-case basis. The Contact Person may be required to furnish the manufacturer's analytical data demonstrating that FOG discharge concentrations do not exceed the limits established in this ordinance.
- B. Alternate FOG Pretreatment Systems shall consist of a FOG Recovery Unit meeting the requirements of Paragraph D below, unless there are special circumstances that preclude such installation, as approved by the Mansfield Water Pollution Control Authority, and in accordance with Paragraph E.
- C. Alternate FOG Pretreatment Systems shall meet the requirements of Section 159-41 A through E, and Section 159-41 F. (2) and (3) and shall be installed immediately downstream of each of the fixtures and drains listed in Section 159-41 F. (1).
- D. Alternate FOG Pretreatment System Requirements.
 - (1) FOG Recovery Units shall be sized to properly pretreat the measured or calculated flows using methods approved by the Mansfield Water Pollution Control Authority.
 - (2) FOG Recovery Units shall be constructed of corrosion-resistant material such as stainless steel or plastic.
 - (3) Solids shall be intercepted and separated from the effluent flow using a strainer mechanism that is integral to the unit.
 - (4) FOG Recovery Units shall operate using a skimming device, automatic draw-off, or other mechanical means to automatically remove separated FOG. This skimming device shall be controlled using a timer, FOG sensor, or other means of automatic

operation. FOG Recovery Units operated by timer shall be set to operate no less than once per day.

- (5) FOG Recovery Units shall be included with an internal or external flow control device.
- (6) FOG Recovery Units shall be located to permit frequent access for maintenance, and inspection.

E. Other Alternate FOG Pretreatment System

- (1) Other Alternate FOG Pretreatment Systems that do not meet the requirements of Section 159-41 F or Section 159-42 D, may be considered for approval by the Mansfield Water Pollution Control Authority on a case-by-case basis. The application shall include:
 - (a) Documented evidence that the Alternate FOG Pretreatment System will not discharge FOG concentrations that exceed the discharge limits per Section 159-40.
 - (b) Plans and specifications for the proposed system including plans and profile of system installation, manufacturer's literature, documentation of performance and any other information detailing the alternate system.
 - (c) A written Operation and Maintenance Plan, which shall include the schedule for cleaning and maintenance, copies of maintenance log forms, a list of spare parts to be maintained at the subject facility, and a list of contacts for the manufacturer and supplier. Following receipt of written Notification of Approved Alternate FOG Pretreatment System from the Mansfield Water Pollution Control Authority, the Operation and Maintenance Plan shall be maintained on the premises. The plan shall be made available for inspection on demand by the Town's Agent.
 - (d) A written FOG Minimization Plan, which shall include procedures for all Food Preparation Establishment employees to minimize FOG entering the wastewater collection system.
 - (e) Description of a FOG Pretreatment Training Program for Food Preparation Establishment employees in minimization procedures.
- (2) A Notification of Approved Alternate FOG Pretreatment System may be granted for a duration not to exceed three (3) years, with extensions, when demonstrated to the satisfaction of the Mansfield Water Pollution Control Authority that the Alternate FOG Pretreatment System, Operation and Maintenance Plan, FOG Minimization Plan and FOG Pretreatment Training Program are adequate to maintain the FOG concentration in the wastewater discharge below the limits set in Section 159-40.

Section 159-43. Pretreatment Equipment Maintenance

- A. The FOG Pretreatment System shall be maintained continuously in satisfactory and effective operation, at the Food Preparation Establishment's expense.
- B. The Contact Person shall be responsible for the proper removal and disposal, by appropriate means, of the collected material removed from the FOG Pretreatment System.
- C. A record of all FOG Pretreatment System maintenance activities shall be maintained on the premises for a minimum of five (5) years.
- D. The Contact Person shall ensure that the FOG Interceptor is inspected when pumped to ensure that all fittings and fixtures inside the interceptor are in good condition and functioning properly. The depth of grease inside the tank shall be measured and recorded in the maintenance log during every inspection along with any deficiencies, and the identity of the inspector.
- E. The Contact Person shall determine the frequency at which its FOG Interceptor(s) shall be pumped according to the following criteria:
 - (1) The FOG Interceptor shall be completely cleaned by a licensed waste hauler when 25% of the operating depth of the FOG Interceptor is occupied by grease and settled solids, or a minimum of once every three (3) months, whichever is more frequent.
 - (2) If the Contact Person can provide data demonstrating that less frequent cleaning of the FOG Interceptor will not result in a grease level in excess of 25% of the operating depth of the FOG Interceptor, the Mansfield Water Pollution Control Authority may allow less frequent cleaning. The Contact Person shall provide data including pumping receipts for four (4) consecutive cleanings of the FOG Interceptor, complete with a report from the FOG hauler indicating the grease level at each cleaning, and the FOG Interceptor maintenance log.
 - (3) A maintenance log shall be maintained on the premises, and shall include the following information: dates of all activities, volume pumped, grease depth, hauler's name, location of the waste disposal, means of disposal for all material removed from the FOG Interceptor, and the name of the individual recording the information. The maintenance log and waste hauler's receipts shall be made available to the Town's Agent for inspection on demand. Interceptor cleaning and inspection records shall be maintained on file a minimum of five (5) years.
- F. All removal and hauling of the collected materials must be performed by State approved waste disposal firms. Pumped material shall be disposed of at a Regional FOG Disposal Facility. Pumping shall include the complete removal of all contents, including floating materials, wastewater and settled sludge.

Decanting back into the FOG Interceptor shall not be permitted. FOG interceptor cleaning shall include scraping excessive solids from the wall, floors, baffles and all piping.

- G. The Contact Person shall be responsible for the cost and scheduling of all installation and maintenance of FOG Pretreatment System components. Installation and maintenance required by the Town's Agent shall be completed within the time limits as given below:

<u>Violation</u>	<u>Days from inspection to Correct Violation</u>
Equipment not registered	30 days
Installation violations (outdoor and indoor)	90 days
Operational violations	30 days

Section 159-44. FOG Minimization.

- A. The Contact Person shall make every practical effort to reduce the amount of FOG contributed to the sewer system.
- B. Renderable fats, oils, and grease shall not be disposed of, in any sewer or FOG Interceptor. All renderable fats, oils, and grease shall be stored in a separate, covered, leak-proof, Renderable FOG Container, stored out of reach of vermin, and collected by a renderer.
- C. Small quantities of FOG scraped or removed from pots, pans, dishes and utensils shall be directed to the municipal solid waste stream for disposal.

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager
CC: Maria Capriola, Assistant to Town Manager; Traffic Authority Members
Date: February 12, 2007
Re: Pedestrian Safety on Local Roads and Crosswalks

Subject Matter/Background

To assist the Town Council with its discussion of this important topic, attached please find a memorandum from the Director of Public Works regarding crosswalks in the greater Storrs area. The memorandum addresses some of the history of the town's efforts to deal with this issue, as well as some immediate and future actions that we plan to take. Please also note that I will be attending meetings at the university on Friday, February 9, and Tuesday, February 13, 2007, to discuss pedestrian safety on North Eagleville Road in particular.

Attachments

- 1) L. Hultgren re Crosswalks in the Greater Storrs Area

TOWN OF MANSFIELD
MEMORANDUM
2/8/07

TO: Matt Hart, Town Manager
FROM: Lon R. Hultgren, Director of Public Works 
RE: Crosswalks in the greater Storrs Area

Background

Over the last ten or fifteen years the Town's Traffic Authority has received numerous complaints about the crosswalks on Rt. 195 near the Town Hall and High School. New crosswalk warning signs were placed at all crosswalks on Rt. 195 (at Town expense) and in the last couple of years in-road signs have been placed (again at Town expense) in the middle of the road at the mid-block crossings at the Town Hall, High School and Community Center. When E.O. Smith was renovated, the DOT insisted that the mid-block crossing leading from the High School to the south end of the Store-24 complex be removed (the Town and High School disagreed but the DOT prevailed at the State Traffic Commission).

The Problem(s)

Almost all of the complaints refer to the problem that most drivers do not stop for pedestrians even when they set foot into the roadway (as is required by state law). While better marking and traffic calming (textured pavements, bumpouts, speed tables, etc.) can help this situation, they do not get at the basic problem - - the drivers. Additionally, the crosswalks are on state highways, over which the Town has no jurisdiction.

Current Requests

The recent concerns expressed about the area crosswalks and pedestrian safety in general include some things that the Town can address in the immediate future (for example, better lighting at specific crosswalks), some things that we are addressing now in the Storrs Center enhancement grant projects (for example, in-pavement crosswalk lighting) and some things that we will need to enlist the help of the DOT to address (for example, any changes in the roadways themselves).

The Town has signalization or crosswalk requests pending at the DOT currently for the Hanks Hill Road/Rt. 195 intersection, the Separatist Road/Rt. 275 intersection and the North Eagleville Road/Rt. 32 intersection. Additionally, significant changes to Rt. 195

between Dog Lane and the Post Office Road are contemplated with the Storrs Center project.

The Future

As discussed at the February 8th Traffic Authority meeting, the Town plans to begin a dialogue with the DOT (and UConn) to address pedestrian safety in the greater Storrs area in a comprehensive manner. Since the Storrs Center project is soon to submit plans for modifying Rt. 195, this is a good time to begin this discussion. In at least the last several years, the DOT has placed vehicular travel at a higher priority than pedestrian travel. As such structural changes to the highways and crosswalks and/or mid-block signals have been summarily dismissed. Some help through the political process may be required to convince the DOT that on-highway changes at crosswalks are indeed necessary in Mansfield.

To reiterate, pedestrian safety, particularly at crosswalks on Mansfield State highways, has been a frequent topic of concern over many years. Some minor improvements have been made by the Town and will be made in the next several years through on-going projects and grants. Even so, the DOT's help in addressing this on an area-wide basis is needed and is being requested by the Traffic Authority.

cc: Grant Meitzler, Gregory Padick, Cynthia Van Zelm, file

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AGENDA

MANSFIELD ADVOCATES FOR CHILDREN
Wednesday, February 7, 2007
Mansfield Town Hall, Conference Room C
6:30-8:30 PM

PLEASE CALL 429-3315 ASAP IF YOU ARE
UNABLE TO ATTEND THE MEETING

- I. INTRODUCTION/MINUTES:
 - A. Introductions: Lisa Oransoff
 - B. Thank You: Goodwin Principal, Debra Adamczyk
Northwood Apartments Outreach: Jane Goldman,
Northwood Parents, Louisa and Christina (UConn R.A.s)
 - C. Adoption of minutes of December 6, 2006., and January 3,
2007 (no quorum at Jan.3rd. meeting)

- II. COMMUNICATIONS (Consent Agenda, unless otherwise noted)
 - A. Discovery 2007 Action Plan
 - B. Response letter from Goodwin Principal and Survey

- III. NEW BUSINESS - Small Groups
 - A. Month of the Young Child Preparations
 - B. Northwood Outreach

- IV. PROGRAM UPDATES
 - A. School Readiness Update -Space Allocations Completed
 - B. Discovery – See above Action Plan

- V. OLD BUSINESS
 - A. Before School Program at Goodwin School

- VI. NEXT MEETING: March 7, 2007

- Meetings are held from 6:30- 8:30 PM at a location to be determined. Additional meetings may be scheduled as needed, or removed as not needed.

VII. Adjournment

MINUTES

MANSFIELD ADVOCATES FOR CHILDREN
Wednesday, January 3, 2007
Mansfield Town Hall, Conference Room C
6:30-8:30 PM

PRESENT: K. Grunwald (staff), J. Buck (Chair), K. Paulhus, K. Stone, M.J. Newman, J. Stoughton (staff), M. Esquilin (Graustein), R. Leclerc (staff), S. Baxter (staff), D. McLaughlin
REGRETS: A. Bloom, B. Lehmann, J. Goldman, M. Dickson, A. Bladen, S. Daley

I. INTRODUCTIONS/MINUTES:

Introductions/ Thank You: Goodwin Before School Group,
Kristine Stone, Joan Buck, Becky Lehmann
Northwood Apartments Outreach: Jane Goldman, Louisa
Kimball

- A. Adoption of minutes of December 6, 2006: the minutes of the December 6 meeting were not discussed.

II. COMMUNICATIONS (Consent Agenda, unless otherwise noted)

Courant Article: "State Panel Seeks Hike in Preschool Spending"
12/07/06

Courant Article: "Now VIPs Care About the ABCs" 12/08/06

- A. Final Assessment and Planning Tool as submitted 12/13/06
B. Discovery 2006 Action Plan
C. 2006 MAC Accomplishments
D. Draft of Letter to Goodwin Principal re: Before School Program

III. NEW BUSINESS

- A. Discovery 2007 Renewal Process- S. Baxter distributed inserts with data forms that she completed based on her reflections and the results of the planning and assessment tool. M. Esquilin explained that because of the top ten priorities established by the governor's caucus (Early Childhood Cabinet), Graustein has decided to invite all 49 communities to reapply for 08/09 funding. We are encouraged to think about what is happening in Mansfield, as well as what is happening in the state. This is an opportunity to think about what is happening in the community now, and how do we want to respond to changes. We also need to look at this in the context of what we've done. M. Esquilin led the group in a process of reviewing the 4 data forms as they have been completed. Data Form 1- Process Change and Contributing Participants: add Birth to 3. D. McLaughlin provided a description of how this program contributes to the 2007 Action Plan.

J. Buck suggested adding the PTO's as supporters of ECE and the UConn Provost's Council to enter into joint Town/University efforts around ECE. We need to determine the status of the Provost's Council. M. J. Newman also suggested adding UConn as a partner in providing education to meet credentialing standards. J. Buck added State Legislators to support statewide initiatives around ECE. Pediatricians and dentists were also suggested as important partners to provide informational visits to the EC Centers around well-child initiatives. M. Esquilin pointed out that the Foundation is more interested in supporting systems' change (identify the need and facilitate the change) as opposed to programs (i.e. Information Fairs). J. Buck also suggested adding the Town Council as a contributing participant to work more closely with the University around joint initiatives, and also to participate in the strategic planning process. K. Paulhus suggested going to the Committee on Committees to seek an appointment of a council member to MAC. This data form will be modified based on the actual Action Plan that is developed.

Data Form 2: Current Members of the Discovery Collaborative: Need to identify the primary role of each member. Goal is to capture who is "around the table", and what their primary role is.

Data Form 3: This form identifies who is still needed. This should reflect individuals or organizations who are not currently involved. The focus should be on how we propose to build the relationship, look at the governance structure and reflect that here.

Data Form 4- Capacity Building and Supports: assess how we've taken advantage of these opportunities and the value of them. S. Baxter stated that she reflected on how these have affected her, but feels that each member needs to look at this for themselves. She would like to receive feedback on this, and any other of the data forms.

Data Form 5- Capacity Building and Supports-Needs: This is a reflection as a result of last year's Planning & Assessment Tool. Think about what areas need to be strengthened and where is work needed.

M. Esquilin announced that she will be leaving as our liaison after we complete this process, and Cindy Guerreri will be taking her place.

- B. **Goodwin Before School Program:** a draft letter was provided in the packet. R. Leclerc questioned why this would be sent to the principal, and not providers of the programs. K. Stone indicated that she has already spoken to a provider about this, who would need to know how many parents would be interested in this program. There was some general discussion about the specifics of the letter and the role of P.7 1C. We also discussed how MAC

can promote this information. It was agreed that MAC will support the distribution of this survey. K. Grunwald and S. Baxter will revise the letter and send.

- C. **Week/Month of the Young Child-Updates and Organizing:** J. Buck reported that there have been a number of meetings with Community Center staff; decided that the Community Center will be involved from Sat., 3/31 to Sat., 4/7. The focus will be on activities for parents and children; ages 3-5. Open gym, games, puzzles, tumbling mats, etc. Any classes especially created will require pre-registration and fees to MAC. J. Buck has requested that there will be no charge for any classes or programs that are currently developed. She has also requested specific dates for activities that will be publicized in the Spring catalogue by January 22. The plan is to have the Mayor issue a proclamation in honor of Denise Merrill's support of young children in the community. We will possibly host a legislative breakfast as a part of this event. Children's art will be displayed in the display cases at the Community Center, donated by the Early Care Centers. The Arts' Council has specific requirements concerning how the art will be displayed. A. Bloom is responsible for publicity.

IV. PROGRAM UPDATES

- A. **School Readiness Update:** none.
B. **Discovery – See above**

V. OLD BUSINESS

- A. **Northwood Apartments Parent Outreach – S. Baxter** reported that the fourth event was held there with three families. They expressed interest in learning more about the public school system. A local resident, Lisa Oransoff, knows families there, and is interested in being part of this group.

- VI. **NEXT MEETING:** January 25, 2007 at 6:30 to complete the Discovery Action Plan. A small group will meet to work on this on January 10 & 17 at 10:15. S. Baxter will send out an email about these meetings.

The next regular MAC meeting is February 7 at 6:30.

- VII. **Adjournment:** the meeting adjourned at 8:30 PM

Respectfully submitted,

Kevin Grunwald



THE DOROTHY C. GOODWIN ELEMENTARY SCHOOL

Debra H. Adamczyk, *Principal*

321 Hunting Lodge Road • Storrs, Connecticut 06268 • (860) 429-4630 • (860) 429-6316 • Fax (860) 487-5641

www.mansfieldct.org/schools/goodwin/external

Goodwin_lab@mansfieldct.org

January 15, 2007

Dear Ms. Buck,

Thank you for your interest in before-school care at Goodwin Elementary. A survey has been mailed to all incoming kindergarteners and has been distributed to all Goodwin students to determine the level of interest in a before-school program for next year. When the survey results have been compiled, I will be happy to share them with you. I also intend to share the results with the Mansfield After-School Program (Goodwin) and Jean Bell who directs the Vinton and Southeast programs.

As I am sure you are aware, sufficient numbers of families must commit to a before-school program for the program to be financially attractive to providers. In the past, Goodwin has not had sufficient numbers to make programs feasible. Fortunately, area daycares have been able to provide before-school care for Goodwin students when there is a need.

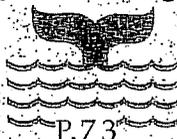
I would be happy to meet with your organization once the survey numbers have been compiled. I happily accept your offer to promote the survey. If you can post reminders to incoming kindergarten parents of Goodwin at Early Care Centers and on your website, I would greatly appreciate it. This might also be a wonderful time to remind all parents of young children that they should be sure to register their child for kindergarten if they are eligible for the 2007-08 school year!

Sincerely,

Debra Adamczyk

Principal, Goodwin Elementary

Cc: Gordon Schimmel, Superintendent
Beverly Seiler, Director of Mansfield After-School Program
Jean Bell, Director of Before/After School Programs



"A Whole at a School"

January 2, 2007

Dear Parents,

As you know, Goodwin does not currently offer before school care. We are in the process of determining if the addition of before school care will be a feasible option here at Goodwin.

Before school programs generally begin up at 7:00 a.m. and run until the beginning of school. The cost is approximately \$8.00 per day. In order to make a program cost-effective for the provider, a confirmed minimum number of students would be required.

Please complete the following survey and return it to Goodwin by January 30, 2007.

Yes, I would definitely consider enrolling my child in before school care at Goodwin if it is available.

If so, how many days per week would you be interested in? (Circle one) 1 2 3 4 5

How many children would you enroll? _____

What grades will they attend next year? _____

No, I do not need before school care at this time.

Name:

Daytime phone number:

Address:

If you indicate that you are interested in before school care, you will automatically receive notification of the results of this survey and the possibility of establishing a program for September.

Action Plan 2007 Format

1

Community Goal: (correlates to one or more of the following Discovery objectives)
 to expand the supply of high quality early childhood education to build strong connections between early care and elementary education
 to increase the quality of the existing early childhood education to improve student's social, emotional and academic performance

Local Objective: (may have multiple objectives for each community goal) **Build a stronger governance system and infrastructure to support initiatives in 2007 and beyond.**

				Expected Outcomes	
Type of Change	Strategies	Responsible Parties	Resources Needed	Short-term Outcomes 2007	Long-term Outcomes
<input type="checkbox"/> Process <input checked="" type="checkbox"/> Practice <input type="checkbox"/> Policy <hr/> <input checked="" type="checkbox"/> New <input type="checkbox"/> Revised <input type="checkbox"/> Continuing	Conduct team-building retreat to clarify staff roles and members responsibilities as well as governance.	MAC coordinator, members, Discovery Liaisons	T.A. Retreat Leader, Discovery Liaisons, Site and food, Retreat Materials	Members create active vision for future initiatives and ongoing work	Will support Discovery values and goals for sustainability
<input type="checkbox"/> Process <input checked="" type="checkbox"/> Practice <input type="checkbox"/> Policy <hr/> <input checked="" type="checkbox"/> New <input type="checkbox"/> Revised <input type="checkbox"/> Continuing	Create regularly operating sub committees of MAC: Membership, Outreach, Parent Engagement, Data Collection, Publications, and School Readiness	MAC coordinator, members, Liaisons, Retreat Leader	Retreat TA Retreat leader	MAC more efficient and responsive	Will support Discovery values and goals for sustainability.
<input type="checkbox"/> Process <input type="checkbox"/> Practice <input checked="" type="checkbox"/> Policy <hr/> <input checked="" type="checkbox"/> New <input type="checkbox"/> Revised <input type="checkbox"/> Continuing	Create bylaws for MAC including committee structures. Create job descriptions for MAC Chair, Coordinator, Collaborative Agent	MAC coordinator, members, Discovery Liaison, EASTCONN	Review bylaws of Bloomfield and Winchester, TA Retreat (see above) Retreat Leader	MAC more efficient and responsive	Will support Discovery values and goals for sustainability.

P.75

Action Plan 2007 Format

#2

Community Goal: (correlates to one or more of the following Discovery objectives)

- to expand the supply of high quality early childhood education to build strong connections between early care and elementary education
 to increase the quality of the existing early childhood education to improve student's social, emotional and academic performance

Local Objective: (may have multiple objectives for each community goal) **Develop a system for regular parent engagement and feedback on early care and education initiatives by MAC.**

Expected Outcomes					
Type of Change	Strategies	Responsible Parties	Resources Needed	Short-term Outcomes 2007	Long-term Outcomes
<input type="checkbox"/> Process <input checked="" type="checkbox"/> Practice <input type="checkbox"/> Policy <hr/> <input checked="" type="checkbox"/> New <input type="checkbox"/> Revised <input type="checkbox"/> Continuing	<p>Using the Honeycomb model we will review and analyze existing opportunities for meaningful parent engagement.</p>	<p>MAC Coord., MAC Memb, ECE Programs</p>	<p>Financial resources to adopt one of CT.Parent Power, PLTI, PEP Coordinator's time, Programs</p>	<p>Reach more parents and develop parent leadership skills</p>	<p>Develop parent leadership skills to ensure parent voice in planning and design of e.c.e. services</p>
<input type="checkbox"/> Process <input checked="" type="checkbox"/> Practice <input type="checkbox"/> Policy <hr/> <input checked="" type="checkbox"/> New <input type="checkbox"/> Revised <input type="checkbox"/> Continuing	<p>Continue community outreach to International Families at Northwood Apartments</p>	<p>MAC Outreach Comm., UCONN Community Residential Life Assistants</p>	<p>Financial support shared with Uconn for food and activities</p>	<p>Link International parents to existing resources</p>	<p>Broaden diversity of collaborative group.</p>

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Community Goal: (correlates to one or more of the following Discovery objectives)
 to expand the supply of high quality early childhood education to build strong connections between early care and elementary education
 to increase the quality of the existing early childhood education to improve student's social, emotional and academic performance

Local Objective: (may have multiple objectives for each community goal) **Support activities that raise consciousness about early care and education.**

<input type="checkbox"/> Process <input checked="" type="checkbox"/> Practice <input type="checkbox"/> Policy <input checked="" type="checkbox"/> New <input type="checkbox"/> Revised <input type="checkbox"/> Continuing	Collect and analyze Provost Council data about the status of Infant-Toddler care in Mansfield	Data Collecting sub committee of MAC	Financial resources, Centers and Home Care Providers Uconn Provost Work/Life Committee	Identify level of need for Infant/Toddler care in Mansfield	Place MAC in position to encourage Town and State to respond to needs of families of Infant Toddlers in CT
<input type="checkbox"/> Process <input checked="" type="checkbox"/> Practice <input type="checkbox"/> Policy <input checked="" type="checkbox"/> New <input type="checkbox"/> Revised <input type="checkbox"/> Continuing	Review what Mansfield has available in Infant/Toddler Care	Data Collecting committee of MAC	Financial Asst. Centers and Homecare Providers, Uconn Provost Work Life Committee	Identify level of need for Infant/Toddler Care in Mansfield	Develop a plan to address the need if there is one.
<input checked="" type="checkbox"/> New <input type="checkbox"/> Revised <input type="checkbox"/> Continuing					
<input type="checkbox"/> Process <input checked="" type="checkbox"/> Practice <input type="checkbox"/> Policy	Review possible models of Infant/Toddler Care (paper and web representative)	Data Collecting committee of MAC	Financial Asst. Centers and Homecare Providers, Uconn Provost Work Life Committee	Identify level of need for Infant Toddler Care in Mansfield	Develop a plan to address the need if there is one.

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Action Plan 2007 Format

#2

Community Goal: (correlates to one or more of the following Discovery objectives)
 to expand the supply of high quality early childhood education to build strong connections between early care and elementary education
 to increase the quality of the existing early childhood education to improve student's social, emotional and academic performance

Local Objective: (may have multiple objectives for each community goal) **Support activities that raise consciousness about early care and education.**

<input checked="" type="checkbox"/> New <input type="checkbox"/> Revised <input type="checkbox"/> Continuing	Review the outcomes of research and analysis and prepare results for presentation to Town Council, local leadership, Infant/Toddler Care in Mansfield	Parent Committee for Infant/Toddler Care, MAC support	Financial Support, Parent Committee, Centers and Home Care Providers	Inform local leadership of status of Infant/Toddler Care in Mansfield	Implementation of Plan for Infant/Toddler Care
<input type="checkbox"/> Process <input checked="" type="checkbox"/> Practice <input type="checkbox"/> Policy					

Action Plan 2007 Format

#3

Community Goal: (correlates to one or more of the following Discovery objectives)
 to expand the supply of high quality early childhood education to build strong connections between early care and elementary education
 to increase the quality of the existing early childhood education to improve student's social, emotional and academic performance

Local Objective: (may have multiple objectives for each community goal) **Strengthen and enhance relationships that were developed around previous initiatives (FDK, C.Conv., 2 Public Ed. Forums, Transition), to continue to raise public awareness and support for stronger connections between e.c.e and elementary education.**

					Expected Outcomes	
Type of Change	Strategies	Responsible Parties	Resources Needed	Short-term Outcomes 2007	Long-term Outcomes	
<input type="checkbox"/> Process <input checked="" type="checkbox"/> Practice <input type="checkbox"/> Policy <hr/> <input checked="" type="checkbox"/> New <input type="checkbox"/> Revised <input type="checkbox"/> Continuing	Plan event to celebrate contributions of our Representative Denise Merrill to e.c.e. and education in general	Mansfield Discovery Depot Dir., Mayor, MAC MAC, Denise Merrill	Contacts in Ms.Merrill's office Financial support for supplies and food, Mansfield Discovery Depot ECE Center	Cultivate local & State champions to raise local awareness of State efforts to support E.C.E.	Promote vision and work of Discovery efforts	
<input type="checkbox"/> Process <input checked="" type="checkbox"/> Practice <input type="checkbox"/> Policy <hr/> <input checked="" type="checkbox"/> New <input type="checkbox"/> Revised <input type="checkbox"/> Continuing	Organize opportunities for high profile leaders to read to children at local participating centers for hands-on experience at variety of local settings	Dir. Soc.Serv Mayor, T.Council, BOE, local Leaders, Center Dir. Library,Co. Center	Dir. Of Social Services time, Coordinator, MAC –Month of the Young Child Committee	Engage high profile community leaders. Give leaders view of e.c.e. in Mansfield	Leaders will motivate others to assume leadership roles and promote Discovery efforts	
<input type="checkbox"/> Process <input checked="" type="checkbox"/> Practice <input type="checkbox"/> Policy <hr/> <input checked="" type="checkbox"/> New <input type="checkbox"/> Revised <input type="checkbox"/> Continuing	Publicize and support Open House visits at participating centers and homecare providers	Center Dirs. Coordinator, Publicity agent for MAC, Homecare Providers	Financial support for Mailings to centers, Coord. Time, Homecare Providers	Support local quality early care and ed. centers as well as Parents to Promote awareness of care in Mansfield	Center and Homecare providers sustainability and support	

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Action Plan 2007 Format

#3

Community Goal: (correlates to one or more of the following Discovery objectives)
 to expand the supply of high quality early childhood education to build strong connections between early care and elementary education
 to increase the quality of the existing early childhood education to improve student's social, emotional and academic performance

Local Objective: (may have multiple objectives for each community goal) **Strengthen and enhance relationships that were developed around previous initiatives (FDK, C.Conv., 2 Public Ed. Forums, Transition), to continue to raise public awareness and support for stronger connections between e.c.e and elementary education.**

Expected Outcomes					
<input type="checkbox"/> Process <input checked="" type="checkbox"/> Practice <input type="checkbox"/> Policy <input checked="" type="checkbox"/> New <input type="checkbox"/> Revised <input type="checkbox"/> Continuing	Publicize and support special activities at M.Library for Month of the Young Child - literacy development. & parent engagement	M. Librarian Uconn for bus cost share with Discovery efforts	Bus rental for 1 day, Coordinator's time,	Support access to local resource to International families	Reach more parents to develop community of parents who have a voice in e.c.e. services

Mansfield Board of Education Meeting

December 14, 2006

Minutes

Attendees: William Simpson, Chair, Mary Feathers, Vice Chair, Gary Bent, Dudley Hamlin, Martha Kelly, Chris Kueffner, Shamim Patwa, Superintendent
Gordon Schimmel, Board Clerk, Celeste Griffin

Absent: Min Lin, John Thacher

I. Call to Order

The meeting was called to order at 7:30 p.m. by Mr. Simpson, Chair.

II. Approval of Minutes - MOTION by Dr. Patwa, seconded Ms Feathers to approve the minutes of the 11/14/06 meeting. **VOTE:** Unanimous in favor.

III. Hearing for Visitors - None.

IV. Communications - Some Board Members received a letter from a Vinton parent requesting a change in half-day kindergarten guidelines on scheduled early-closing days. Mr. Simpson referred the letter to the administration for a response.

Dr. Patwa praised a bus driver's action involving a suspicious car near student drop off.

V. Addition to Present Agenda - An Executive Session regarding negotiations was added.

VI. Committee Reports - Mr. Hamlin reported that the Policy Committee recommends the approval of the Policy Updates (Item G on the agenda).

Mr. Simpson reported that the School Building Committee met on Wednesday, December 14th, and have selected 4 architectural firms to interview sometime in February.

VII. Report of the Superintendent

A. K-4 Physical Education Curriculum - The elementary Physical Education Teachers presented the revised curriculum. **MOTION** by Dr. Patwa, seconded by Ms Feathers to approve the K-4 Physical Education Curriculum. **VOTE:** Unanimous in favor.

B. Financial Statement - MOTION by Dr. Bent, seconded by Mr. Kueffner to accept the Financial Statement for the quarter ending September 30, 2006. **VOTE:** Unanimous in favor.

C. Salary Budget Transfers - MOTION by Mr. Hamlin, seconded by Dr. Bent to approve the budget transfers requested by the Director of Finance. **VOTE:** Unanimous in favor.

D. Purchasing Clean Energy - MOTION by Dr. Bent, seconded by Mr. Kueffner to purchase clean energy in concert with the Town of Mansfield. **VOTE:** Unanimous in favor.

E. Establishment of Department of Information Technology - MOTION by Mr. Kueffner, seconded by Dr. Bent to approve the funding for the Director of Information Technology to be supported by the MBOE, Town and the Region 19. **VOTE:** Unanimous in favor.

F. Professional Development - Dr. Schimmel discussed a new professional development format for the 2006-200^{P.8} school year.

- G. **Policy Updates** - **MOTION** by Mr. Hamlin, seconded by Mr. Kueffner to adopt the Shipman and Goodwin LLP Model Policy Revisions. **VOTE:** Unanimous in favor.
- H. **Class Size/Enrollment** - The principals noted there were no major changes in enrollment this month.

VIII. Hearing for Visitors - Lisa Drzewiecki, 14 Candide Lane, asked the Board to review its policy for half-day kindergarten students on scheduled early-closing day.

IX. Suggestions for Future Agenda - None

X. Executive Session - Negotiations

XI. **MOTION** by

Ms Feathers, seconded by Dr. Bent to go into executive session at 9:45 p.m. **VOTE:** Unanimous in favor.

MOTION by Dr. Patwa, seconded by Dr. Bent to return to open session at 10:05 p.m.

VOTE: Unanimous in favor

XII. Adjournment - **MOTION** by Dr. Bent, seconded by Mr. Kueffner to adjourn at 10:28 p.m. **VOTE:** Unanimous in favor.

Celeste N. Griffin, Board Clerk

Mansfield Board of Education Meeting

January 18, 2007

Minutes

Attendees: William Simpson, Chair, Mary Feathers, Vice Chair, Gary Bent, Martha Kelly, Chris Kueffner, Min Lin, Superintendent Gordon Schimmel, Board Clerk, Celeste Griffin, Director of Finance, Jeffrey Smith

Absent: Dudley Hamlin, Shamim Patwa, John Thacher

I. Call to Order

The meeting was called to order at 7:40 p.m. by Mr. Simpson, Chair.

II. Approval of Minutes - **MOTION** by Dr. Bent, seconded Ms Lin to approve the minutes of the 12/14/06 meeting. **VOTE:** Unanimous in favor.

III. Hearing for Visitors - None.

IV. Communications - Dr. Schimmel reported that he will be responding to a parent regarding procedures for kindergarten student attendance on early dismissal days.

V. Addition to Present Agenda - None.

VI. Committee Reports - None.

VII. Report of the Superintendent

A. **2007-2008 School Calendar** - **MOTION** by Ms Feathers, seconded by Dr. Bent to approve the 2007-2008 School Year Calendar. **VOTE:** Unanimous in favor.

B. **2007-2008 Proposed Budget** - The principals and administrators reviewed the Regular Instructional Program portion of the proposed 2007-2008 budget.

C. **Personnel** - **MOTION** by Dr. Bent, seconded by Ms Feathers to approve the request for leave of Christina Conde, pre-school teacher at Goodwin School; Candace Morell, Assistant Principal at Mansfield Middle School; and Jessica Turner, Industrial Technology teacher at Mansfield Middle School. **VOTE:** Unanimous in favor.

MOTION by Ms Lin, seconded by Ms Feathers to accept the retirement of Jessica Turner, Industrial Technology teacher at Mansfield Middle School, effective the end of the 2006-2007 school year.

MOTION by Ms Feathers, seconded by Dr. Bent to approve the release to the State Department of Education, Teacher in Residence Program of Tracy Moore, 7th grade Mathematics teacher at Mansfield Middle School, for the 2007-2008 school year.

VIII. Hearing for Visitors - None.

- IX.** Suggestions for Future Agenda - None
- X.** Executive Session - Negotiations
- XI.** **MOTION** by Dr. Bent, seconded by Ms Feathers to go into executive session at 9:00 p.m. **VOTE:** Unanimous in favor.
MOTION by Ms Lin, seconded by Dr. Bent to return to open session at 9:30 p.m.
VOTE: Unanimous in favor
- XII.** Adjournment - **MOTION** by Mrs. Kelly, seconded by Ms Feathers to adjourn at 9:31 p.m. **VOTE:** Unanimous in favor.

Celeste N. Griffin, Board Clerk

Mansfield Board of Education Meeting

January 25, 2007

Minutes

Attendees: William Simpson, Chair, Mary Feathers, Vice Chair, Dudley Hamlin, Martha Kelly, Min Lin, Shamim Patwa, Superintendent Gordon Schimmel, Board Clerk, Celeste Griffin, Director of Finance, Jeffrey Smith

Absent: Gary Bent, Chris Kueffner, John Thacher

- I. Call to Order
The meeting was called to order at 7:40 p.m. by Mr. Simpson, Chair.
- II. Approval of Minutes - **MOTION** by Ms Feathers, seconded Ms Lin to approve the minutes of the 1/18/07 meeting, with one typographical change. **VOTE:** Unanimous in favor.
- III. Hearing for Visitors - None.
- IV. Communications - The Board Packet for the meeting on February 1, 2007 was distributed, as was the MMSA newsletter.
- V. Addition to Present Agenda - None.
- VI. Committee Reports - None.
- VII. Report of the Superintendent
 - A. **Summer School/Special Education Strategic School Profile** - Rachel Leclerc, Director of Special Education and Student Support Services reported on the success of the 2006 Special Education Summer School and the special education portion of the SSP.
Mr. Kueffner arrived at 8:15p.m.
 - B. **2007-2008 Proposed Budget Review** - The administrators reviewed the District Management, Special Education and Support Services sections of the budget.
- VIII. Hearing for Visitors - None.
- IX. Suggestions for Future Agenda - None
- X. Executive Session - Negotiations
- XI. **MOTION** by Ms Line, seconded by Ms Feathers to go into executive session at 9:20 p.m. **VOTE:** Unanimous in favor.
MOTION by Mr. Kueffner, seconded by Mr. Hamlin to return to open session at 9:30 p.m.
VOTE: Unanimous in favor
- XII. Adjournment - **MOTION** by Mrs. Kelly, seconded by Ms Feathers to adjourn at 9:32 p.m. **VOTE:** Unanimous in favor.



**CHARTER REVISION COMMISSION
SPECIAL MEETING**

Tuesday, January 9, 2007

7:00 p.m.

**Audrey P. Beck Municipal Building
Council Chambers**

Minutes

I. Call to Order

Chairman Bacon called the Special Meeting of the Charter Revision Commission to order at 7:01 p.m.

II. Roll Call

Members present: S. Bacon, N. Cox, D. Dzurec (7:35), L. Eaton, S. Grunwald, D. Keane (7:20), H. Krisch, G. Nesbitt, S. Quinn-Clark, L. Weiss

Members Absent: A. Booth

III. Opportunity for Public to Comment

Michael Sikoski questioned the Commission why the recent minutes are not available on the Town website. He expressed concern that he has been unable to attend the last few meetings, and without the minutes available online, it is difficult to keep apprised of the Commission's progress. Chairman Bacon explained that if the Commission votes to approve them this evening, they will be posted on the website tomorrow.

IV. Approval of Minutes

11-28-06-The minutes of the 11-28-06 meeting were not prepared for approved at this meeting.

12-12-06-Quinn-Clark MOVED, Grunwald seconded, to approve the minutes of 12-12-06 as corrected. MOTION PASSED UNANIMOUSLY.

12-19-06-Nesbitt MOVED, Grunwald seconded, to approve the minutes of 12-19-06 as corrected. MOTION PASSED UNANIMOUSLY.

VI. Communications

An article from the Hartford Courant printed on 1-2-07 titled "Schools Suffer, Board Warns", was submitted by Commissioner Cox for Commission members to read.

VII. New Business

None

VIII. Old Business

C404

Krisch MOVED, Weiss seconded to re-introduce the motion made by Weiss previously tabled at the 12-19-06 meeting. MOTION PASSED with all in favor, except Cox who abstained.

Motion on the floor reads: That 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.

Nesbitt noted that the Town Attorney's opinion letter better enables us to continue discussion on the motion.

Cox questioned the wording of the motion, she would rather it read "shall propose a draft budget...."

Krisch MOVED, Nesbitt seconded, to amend the motion to read: During the budget adoption process, 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.

Extensive discussion occurred, Cox called the question, all were in favor.

All were in favor for amending the motion, except Keane, Cox, and Dzurec. MOTION PASSED.

Motion on the floor reads: During the budget adoption process, 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.

Extensive discussion occurred, Keane called the question, all were in favor except Quinn-Clark who abstained. MOTION PASSED.

The MOTION to adopt the following wording of C404 as a recommendation to the Town Council PASSED with Krisch, Keane, Weiss, Dzurec, Nesbitt, and Eaton in favor; Quinn-Clark, Cox, and Grunwald against; and Chairman Bacon abstained.

MOTION AS ADOPTED READS: During the budget adoption process, 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.

To add to C404

Nesbitt MOVED, Keane seconded, to add to C404 the following: The Town Council shall adopt the budget, including a recommended appropriation act, by April 25. Approval by 2/3 of the Council Membership is necessary for budget adoption.

Extensive discussion occurred, Dzurec called the question, all were in favor, except Krisch who was against.

The MOTION to adopt "The Town Council shall adopt the budget, including a recommended appropriation act, by April 25. Approval by 2/3 of the Council Membership is necessary for budget adoption." as the wording as an addition to C404 FAILED with Keane, Dzurec, Eaton, and Nesbitt in favor; Krisch, Quinn-Clark, Weiss, Cox, and Grunwald against; and Chairman Bacon abstained.

Extensive discussion occurred, and Cox suggested breaking the addition of C404 up into two parts.

Weiss MOVED, Cox seconded to adopt the following addition to C404 as a recommendation to the Town Council: "The Town Council shall adopt the budget, including a recommended appropriation act, by April 25." MOTION PASSED, with Krisch, Quinn-Clark, Weiss, Cox, Grunwald, and Nesbitt in favor; Dzurec, Keane, and Eaton against; and Chairman Bacon abstained.

MOTION AS ADOPTED READS: The Town Council shall adopt the budget, including a recommended appropriation act, by April 25.

Keane MOVED, Nesbitt seconded to add to C404 the following: "The adopted budget shall be made available to the public. This budget shall go into effect unless overridden by vote in a Special Budget Referendum."

Krisch MOVED, Quinn-Clark seconded, to divide the motion into two parts. MOTION PASSED.

Extensive discussion occurred, Cox called the question, MOTION FAILED. Discussion continued.

Dzurec MOVED, Eaton seconded, to add to C404 the following: " The adopted budget shall be made available to the public within 24 hours." as the wording as an addition to C404.

Extensive discussion occurred, Cox called the question, MOTION PASSED.

Motion on the floor reads: The adopted budget shall be made available to the public within 24 hours. MOTION FAILED, with Keane, Dzurec, and Eaton in favor; Cox, Krisch, Weiss, Quinn-Clark, Nesbitt, and Grunwald against; Chairman Bacon abstained.

Eaton MOVED, Weiss seconded to amend the motion as follows: "The adopted budget shall be made available to the public." MOTION TO AMEND PASSED with Krisch, Keane, Weiss, Nesbitt, Eaton, and Bacon in favor, and Quinn-Clark, Grunwald, Cox, and Dzurec against.

Eaton MOVED, Weiss seconded to adopt the following wording as an addition to C404 as a recommendation to the Town Council: "The adopted budget shall be made available to the public." MOTION PASSED with, Keane, Weiss, Nesbitt, Eaton, and Bacon in favor, and Quinn-Clark, Grunwald, Cox, and Dzurec against; Krisch abstained.

MOTION AS ADOPTED READS: The adopted budget shall be made available to the public.

Keane MOVED, Nesbitt seconded to add to C404 the following: "This budget shall go into effect unless overridden by vote in a Special Budget Referendum." MOTION PASSED, with Keane, Eaton, Grunwald, Weiss, and Nesbitt in favor; Dzurec against; and Krisch, Quinn-Clark, and Cox abstaining.

Extensive discussion occurred on the wording of the motion, Eaton suggested striking the word special.

Nesbitt MOVED, Eaton seconded to amend the motion to read "This budget shall go into effect unless overridden by vote in a Budget Referendum." MOTION FAILED, with Keane,

Weiss, Eaton, Nesbitt, and Dzurec in favor; and Krisch, Quinn-Clark, Cox, Grunwald and Bacon against.

At this time Cox mentioned that Commission member should read page C21, Section 11 of the West Hartford Charter, with particular attention to the wording.

IX. Future Agenda Items

Chairman Bacon suggested creating a motion and supporting statements for C405, and emailing them to each other so members have the chance to prepare comments for the next meeting.

Special Meeting schedule set as follows:

January 30, 2007 at 7:00 p.m.

February 6, 2007 at 7:15 p.m.

March 6, 2007 at 7:15 p.m.

March 20, 2007 at 7:15 p.m.

X. Adjournment

Dzurec MOVED, Quinn-Clark seconded to adjourn the meeting at 10:04 p.m. MOTION PASSED UNANIMOUSLY.

Respectfully submitted,

Jessie L. Shea
Clerk

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; Tom 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 storm-water management for the proposed Storrs Downtown development, since the majority of the guests attended in response to CC questions about how storm-water management for this project would maintain the environment of the major vernal pool on the property.

Mr. Cody introduced Dr. Klemens, who proceeded to outline protections proposed for the critical natural resources within the property. These include two streams that eventually feed the Fenton River, a vernal pool, and forest land adjacent to existing Joshua's Trust land. The general strategy is to isolate the development from open space, so that (a) pollutants from the development do not flow into open space and (b) animals from open space are deterred from entering the development:

a, The topography is such that the watershed of the vernal pool does not include any of the area to be developed. Surface runoff from the developed area that would otherwise flow into the two streams will be diverted into a system of hydrodynamic separators, filter basins, catch basins, and porous holding tanks that gradually release cleaned water into the ground; the capacity of this system will be 5 acre-feet.

b. Dr. Klemens described the developed area as a "sink" for amphibians; once in the developed area, they were unlikely to survive for an extended time. A one-foot-high barrier curb will deter amphibians and other small wildlife from entering the developed area.

The CC noted that many of the components of the water handling system will require regular maintenance and asked who would be responsible for maintenance and oversight. Mr. 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 assume responsibility for the system. Ms. Van Zelm added that several agreements will have to be executed in order to make clear what entities are responsible for various aspects of the development, including the stormwater 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 Lehmann.

4. Kessel reported that the Town Council had acted positively on the CC's request for an ordinance permitting appointment of two alternate members to the Commission. Kaufman spoke of the increasing responsibilities of her position with the Town; she felt that it was appropriate for her to step down from the CC in the near future. The CC reviewed the process appointing 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 appointments.

5. IWA Referral.

IWA1369 - Szymkowicz - 198 Browns Road. Map date: 11/14/06 revision. This application is for a gazebo and landscaping within 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. These revisions would change the current Industrial and Professional Office-3 zones in the southern part of Mansfield to a Pleasant Valley Design District that would permit multifamily housing. It is estimated that the new district would permit construction of approximately 400 housing units. If approved, the PZC would have the right to require that up to 50 percent of the prime agricultural acreage in a given parcel 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. The CC could not discern a clear rationale for the proposed change. The new authority to require preserving 50% of prime agricultural land is welcome but need not be tied to a zoning change from industrial to residential that is likely to have a negative tax impact. 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 a rationale for the proposed zoning change and instead urges 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

To: Town Council/Planning & Zoning Commission
 From: Curt Hirsch, Zoning Agent
 Date: February 2, 2007

Re: *Monthly Report of Zoning Enforcement Activity*
For the month of January, 2007

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	9	7	12	117	111
Certificates of Compliance issued	22	11	16	131	109
Site inspections	64	63	42	528	407
Complaints received from the Public	5	5	10	34	38
Complaints requiring inspection	4	2	4	19	22
Potential/Actual violations found	8	15	2	77	18
Enforcement letters	16	11	11	73	82
Notices to issue ZBA forms	1	1	0	9	10
Notices of Zoning Violations issued	5	5	9	26	26
Zoning Citations issued	3	0	0	14	6

Zoning permits issued this month for single family homes = 1 multi-fm = 0
 Fiscal year total: s-fm = 25 multi-fm = 3

**Town of Mansfield
RECREATION ADVISORY COMMITTEE**

Matthew Hart
Town Manager

Wednesday, January 24, 2007

MANSFIELD COMMUNITY CENTER

Conference Room 7:30pm

AGENDA

- A. Call to Order
- B. Approval of Minutes
- C. Co-Sponsorship Update
 - 1. Co-Sponsorship Update
- D. Old Business
 - 1. Community Center Update
 - a. Construction Update
 - b. Marketing Update
 - c. Membership Update
 - d. Facility Usage Reports (Dec. 2006)
 - e. Referendum Update/Gym AC Project Update
 - 2. Southeast Park Improvement Update
 - 3. Skate Park Project Update
 - 4. Other Old Business
- E. Correspondence
- F. Director's Report
- G. New Business
 - 1. Fall Program Report
 - 2. Winter Program Update
 - 3. Spring Program Preview
 - 4. Advertising in Town Parks (referral from Town Council)
 - 5. FY 2007-08 Budget
 - 6. Other New Business
 - 7. Future Agendas (April 25, 2007)

Please call the Parks & Recreation Department if you cannot attend - 429-3015.

**RECREATION ADVISORY COMMITTEE
MEETING MINUTES – December 27, 2006**

ATTENDING: Darren Cook, Sheldon Dyer, Dave Hoyle, Frank Musiek, Howard Raphaelson,
STAFF: Jay O'Keefe, Curt Vincente

- A. Call to Order – Chairman S. Dyer called the meeting to order at 7:31p.m.
- B. Approval of Minutes – H. Raphaelson moved and D. Hoyle seconded that the minutes of March 29, 2006 be approved. So passed unanimously.
- C. Co-Sponsorship Update – J. O'Keefe distributed a draft of proposed updates to the co-sponsorship policy. The policy was last revised in 1994 and there are several current practices that need to be reflected in the updated policy. RAC will make final changes at the next meeting and then forward to the Town Council for review and approval. J. O'Keefe also reported that he continues to have quarterly meetings with the co-sponsored youth sports administrators.
- D. Old Business – The current marketing project status report was reviewed as well as membership data and attendance figures. A discussion ensued about the general community use of the building for events as well as non-revenue producing space in the building. Staff will detail these issues more during the budget process. C. Vincente highlighted the early winter marketing/advertising campaign. J. O'Keefe briefly reviewed the secret shopper program. C. Vincente discussed the gym air conditioning project timeline. The Southeast Park Restroom/Concession/Storage project is under way, however, volunteer contractors haven't been able to commit as much time as originally planned. Work will continue when they are available. A similar situation holds true for the Skate Park project, which is proceeding when volunteer contractors can commit the time.
- E. Correspondence – None
- F. Director's Report – C. Vincente noted that most of his report was covered under Old Business or will be discussed under New Business items.
- G. New Business – J. O'Keefe gave a brief review of fall programs, previewed winter programs and discussed other program planning. C. Vincente reviewed the Fee Waiver report and discussed the FY 2007-08 budget review calendar. At the next Town Council meeting, staff will present an overview of the third year of operation. The details of the presentation was discussed. RAC members decided that quarterly meetings will allow for better committee attendance and the meeting schedule for 2007 was adopted. Regular meetings will be held January 24, April 25, July 25, Oct. 24 and special meetings will be scheduled as needed. The next meeting is scheduled for January 24, 2007.

Having no other business, the meeting was adjourned at 9:07pm.

DRAFT

RAC - Jan. 24, 2007
Agenda Item # C.1

TOWN OF MANSFIELD
Department of Parks and Recreation

CO-SPONSORSHIP POLICY

Revised December 27, 2006

ORIGINAL ADOPTION
1-10-1983
REVISED 1-24-1994

Section 1: **Establishment.** The Mansfield Parks & Recreation Department and the Recreation Advisory Committee encourage and support the formation, continuance, and growth of all recreation programs through the Department's Co-Sponsorship Policy.

Section 2: **Definitions:** As used in this agreement the following words or phrases shall have the meaning ascribed to them in this section.

Co-Sponsorship shall mean a cooperative arrangement between the Parks & Recreation Department and a group or organization to provide recreational programs and activities which involve a mutual need and interest to the community.

Self-Sufficient shall refer to a group or organization that is able to supply its own needs without external assistance from the Mansfield Parks and Recreation Department, including but not limited to the following items: advertising, equipment, facilities, and staff.

Section 3: **Eligibility and Application Process for Co-sponsorship Status.** The Parks and Recreation Department and the Recreation Advisory Committee will extend approval for co-sponsorship to an organization if it is able to demonstrate evidence of its structure and responsibility according to the following criteria:

- (a) Justification statement of community need for the organization's services. Services cannot be widely available by other established non-profit organizations/agencies within the service area.
- (b) A brief history of the organization.
- (c) A statement of purpose, goals, and objectives.
- (d) A constitution and by-laws, including;
 1. Provisions for election of officers and names of executive board members.
 2. The executive board's position and status shall be stated with regard to the organization and its policy or advisory capacity.

3. A complaint handling policy with detailed procedures including formal complaints and responses are to be made in writing, and to whom the complaint shall be reviewed by. The policy shall also include stating that Town staff will only review complaints after the complainant has followed the complaint policy procedures of the organization.

4. For Youth Sports: A coach's selection process procedure.

(e) Sponsorship and/or administration of the organization must be performed by a volunteer Board of Directors, a majority of whom are Mansfield residents.

(f) List of current active officers.

(g) Plan of evaluation of activities of the organization.

(h) Plan of accountability for both Town and organization inventory of equipment and disposing of such equipment upon disbandment of the organization and/or abolishment of the co-sponsorship agreement ???

(i) Copy of insurance coverage.

(j) Copy of proposed budget (following the Town's fiscal year and format).

Section 4: Obligations of Co-sponsorship Status. The co-sponsored group or organization must operate in accordance with the following conditions:

(a) Provide its own liability and/or accident insurance with the Town's name on the policy as additional insured and file certificates of such insurance with the Town Manger's Office; co-sponsored groups and their participants are not covered by Town liability and/or accident insurance.

(b) Hold a minimum of three organization meetings each year and submit minutes from each meeting to the Mansfield Parks & Recreation Department – ~~subject to Department discretion~~ within two weeks of board approval. These meetings must be open to Mansfield Parks & Recreation Department administrators and/or any Recreation Advisory Committee members. Thus notification of such meetings must be communicated to the Department two weeks in advance, accompanied with an agenda.

(c) Submit yearly financial reports to the Department – ~~subject to Department discretion.~~

- (d) Have an organization representative meet with ~~the Director of Recreation~~ Department appointed liaison at least three times each year to review programs that are to be offered within an adequate amount of time before they are initiated. **(Moved from G) Notify Mansfield Parks and Recreation Department of any major changes to take place in the group/organization or its program before initiation.**
- (e) Submit complete membership list with names, addresses and phone numbers on an annual basis.
- (f) Offer programs and activities under co-sponsorship in which a majority **(minimum of 51 %)** of the participants are Mansfield residents. Furthermore Mansfield residents shall be given priority at time of registration.
- (g) **Moved to (d)**
- (h) Provide scholarships or fee waivers to participants, whenever possible, consistent with the Town's Fee Waiver Ordinance.
- (i) Provide programs and activities to participants of all income levels and be ~~open to anyone wishing to participate regardless of any disabilities or skill level.~~
- (j) **The opportunity for recreation level play with an expectation of equal participation/playing time, skill development and enjoyment as the primary program format. A "travel, select or premier" type of program may only be offered if a recreation level of participation is provided as the main emphasis within the organization. Provide opportunities for the development and learning of skills and having fun/enjoyment in a primarily recreational atmosphere.**
- (k) **All board members, coaches/instructors associated with athletics maintain NYSCA certification in the specific sport they are leading**
- (l) ***Screen administrators, teachers and coaches by means of a 1) job description 2) job application, 3) verbal or written interview 4) complete and pass an annual background screening by Southeast Security Consultants, Inc. (SSCI) or it's equivalent. Criteria for passing the annual background check will be measured according to the results from SSCI in relation to the Town of Mansfield Volunteer Coaches Background Check Policy.***
- (m) ***Ensure that only those administrators, teachers and coaches are in charge of leading program participants. If a parent helper is to assist the group, an screened and approved volunteer must supervise the lesson.***

(n) ***Provide an opportunity for a formal participant evaluation (i.e. handout a evaluation forms at last two sessions) including the participants' satisfaction with the program content, teachers/coaches knowledge, administrators effectiveness, and overall enjoyment of the program.***

(o) The co-sponsored group or organization must abide by all rules, regulations, and standards set forth by the Mansfield Parks and Recreation Department, the Town of Mansfield, and the Board of Education.

(p) **Other: Any justified concern by Mansfield Parks and Recreation/Town regarding unethical, immoral or other harmful behavior by one or more of the co-sponsored organization staff may warrant a review of such justified concerns. A confirmed result may result in modification or termination of the co-sponsorship agreement.**

Section 5: Annual Review. An organization representative must meet with the Recreation Advisory Committee at least once annually to review the organization's program, past fiscal year's budget and proposed coming fiscal year's budget, and their plans for the next fiscal year. The organization must submit in writing, two weeks prior to this meeting, any changes in the organization's purposes, goals and objectives, officers, program administration and personnel, or fee structure, if any, for enclosure in the Recreation Advisory Committee's agenda package.

Section 6: Co-sponsorship Agreement. It shall be the policy of the Department and the Recreation Advisory Committee to accept an organization under the Co-sponsorship Agreement if it is deemed that such an organization is in need of assistance for continuance and growth. Under the Co-sponsorship Agreement, the co-sponsored organization may be eligible for the following support and services upon conforming to the specified stipulations:

(a) ~~Secretarial services such as typing schedules, rosters, advertising and publicity (news releases, public service announcements, flyers, and posters), which incur no expense to the Recreation Department other than overhead costs. Notification of the required service must be given to the Recreation Department three (3) weeks prior to the anticipated completion/dispersion date, accompanied with the data in need of preparation.~~

(b) Scheduling services such as planning and providing facilities (rooms, gyms and/or outdoor fields) available. Notification of such matters must be made to the Director of Recreation the department, preferably one month in advance or as soon as possible to assure accommodation.

- (c) **For Youth Sports: A clinician for providing NYSCA coaches training a minimum of one time per year for each sport group. Membership fee not included.**
- (d) **Distribution of flyers (after copying by organization) to schools and Community Center.**
- (e) **Use of copy machines by appointment**
- (f) **Provision of equipment through loan of department equipment. Notification must be made to the Department as soon as possible.**
- (g) **Co-sponsored groups/organizations are invited to submit program information for additional advertising support for publication in the Department's program brochure. ~~Information must be submitted one month prior to the publication date.~~**

Section 7: Withdrawal of Co-sponsorship Status. The Mansfield Parks & Recreation Department and the Recreation Advisory Committee reserve the right to withdraw approval for co-sponsorship with adequate notice, contingent upon any or all of the following stipulations:

- (a) **If the conditions of the Co-Sponsorship Agreement and the general regulations are not met.**
- (b) **If the rules, regulations, and standards of the Mansfield Parks & Recreation Department are not followed.**
- (c) **If, in the determination of the Department and Recreation Advisory Committee, the co-sponsored group is self-sufficient and no longer needs the services of the Department.**
- (d) **For any other reason as determined by the Department and Recreation Advisory Committee in which the agreement is no longer in the Town's best interest.**

Section 8: Appeals. Any group or organization shall have the right to appeal a decision of the Department and Recreation Advisory Committee that resulted in a denial or withdrawal of co-sponsorship status. Appeals shall be heard by the Town Council. An appeal shall be filed with the Town Council within thirty (30) days of the time when the said decision was issued and the organization was contacted. The appeal shall then be put on the agenda of a Council meeting at which time both the aggrieved group or organization and the Department and Recreation Advisory Committee shall have a chance to present material in their defense. The Council shall then discuss the issue, having the chance to ask questions of either of the

two parties, and then making a determination through a majority vote of whether to uphold or overturn the decision of the Recreation Advisory Committee. The Council may delay a final decision until a future meeting, with the decision of the **Department and Recreation Advisory Committee** standing during the interim time.

Forms for application for co-sponsorship are available to groups and organizations at the Mansfield Parks and Recreation Department, 10 South Eagleville Road, Mansfield, Connecticut 06268.

MANSFIELD PARKS AND RECREATION DEPARTMENT

Application for Organization Co-Sponsorship

ORGANIZATION: _____

CONTACT PERSON: _____ TITLE: _____

ADDRESS: _____

DAY PHONE: _____ EVENING PHONE: _____

SIGNATURE: _____ DATE: _____

This is a: New Application Renewal Application

Instructions/Special Conditions:

- 1) All information required by the Co-Sponsorship Policy must be submitted in writing with this application.
- 2) All approvals for assistance desired will only be valid if all requests for assistance and the information regarding that request are submitted to the Department within the time frame specified in the Co-Sponsorship Policy. It is the responsibility of the organization to confirm deadline dates for request of services.
- 3) Please attach and check-off the following items:
 - () - Statement of Community Need - CSP Section 3a
 - () - Organization History - CSP Section 3b
 - () - Statement of Purpose, Goals & Objectives - CSP Section 3c
 - () - Organizations Constitution and By-Laws - CSP Section 3d
 - () - List of Current Officers - CSP Section 3f
 - () - Plan of Evaluation - CSP Section 3g
 - () - Plan of Accountability for Equipment - CSP Section 3h
 - () - Copy of Insurance Coverage - CSP Section 3i
 - () - Copy of Proposed Budget - CSP Section 3j

Other Comments: _____

This Application for Parks and Recreation Department Co-Sponsorship is made with full understanding of the Co-Sponsorship Policy as adopted by the Mansfield Town Council, and of the restrictions and/or limitations as stated above therein. This application is also made with the understanding that if approved it will be effective for one calendar year, subject to review at any time within that year, and eligible for renewal on the anniversary date for one additional year provided that all the conditions of the policy regarding Co-Sponsorship are met in full.

As the representative for this organization, I agree for this organization to abide by the Co-Sponsorship Policy and the provisions of this agreement.

Organization Representative

Date

Approved for Co-Sponsorship

Denied Co-Sponsorship

Comments: _____

Director of Parks and Recreation

Date

Chairman, Recreation Advisory Committee

Date



Enterprise Group, Inc.
The Canal House
128 Garden Street • Farmington, CT 06032
860 678-7411 • fax 860 678-1206

Curt
Status Report

Client: Mansfield Community Center
Date: January 18, 2007

RAC - Jan. 24, 2007
Agenda Item # D.1.b

Project	Status
Business Partnership	Letter/guide and order form submitted, need follow-up
Cardiac Rehab letter/mailing	Awaiting input for "process"
Winter Campaign Double CenterPoints Media campaign	program running through end of February UCONN to begin next week Family ad to be added to schedule at end of month Schedule to be extended to mid-February
Physical Therapy brochure	Revised layout/copy submitted, awaiting final OK
Facility Rental brochure	Awaiting input from Jay
Spring brochure	Need to determine cover photo subject
Winter newsletter	Some initial input received, awaiting for more copy
Agricultural services brochures	Agency to handle pro-bono, layout due next week
Member Guide	Initial changes made and pdf submitted to Curt and Heather last week, awaiting input/changes
Guest Passes	Additional quantity ordered last week, delivered 1/16
Horizon media opportunities	Have had initial discussion with John Barrett, recommendations due by end of month
2006-07 Marketing Plan	revised and updated draft due 1/18
Other projects	

cc: C. Vincente, J. O'Keefe, B. Stern, S. Benoit, H. DeCarli

**Community Center
Membership Base
as of 1/2/06**

Resident:	Number	Rate	Total
Family - Full Use	569	\$ 550.00	\$ 312,950.00
Family - Additional	1,393	\$ 30.00	\$ 41,790.00
Adult/Child - Full Use	73	\$ 330.00	\$ 24,090.00
Adult/Child - Additional	98	\$ 30.00	\$ 2,940.00
Individual - Full Use	301	\$ 305.00	\$ 91,805.00
Family - Off peak	48	\$ 415.00	\$ 19,920.00
Family - Off peak - Additional	56	\$ 30.00	\$ 1,680.00
Adult/Child - Off Peak	6	\$ 275.00	\$ 1,650.00
Adult/Child - Additional	9	\$ 30.00	\$ 270.00
Individual - Off peak	83	\$ 245.00	\$ 20,335.00
Total Memberships:	1,080		\$ 517,430.00
Total Members:	2,684		

Ashford/Wilmington	Number	Rate	Total
Family - Full Use	101	\$ 600.00	\$ 60,600.00
Family - Additional	232	\$ 30.00	\$ 6,960.00
Adult/Child - Full Use	21	\$ 360.00	\$ 7,560.00
Adult/Child - Additional	29	\$ 30.00	\$ 870.00
Individual - Full Use	86	\$ 330.00	\$ 28,380.00
Family - Off peak	10	\$ 455.00	\$ 4,550.00
Family - Off peak - Additional	11	\$ 30.00	\$ 330.00
Adult/Child - Off Peak	4	\$ 305.00	\$ 1,220.00
Adult/Child - Additional	6	\$ 30.00	\$ 180.00
Individual - Off peak	14	\$ 280.00	\$ 3,920.00
Total Memberships:	236		\$ 97,450.00
Total Members:	624		

Non-Resident	Number	Rate	Total
Family - Full Use	224	\$ 635.00	\$ 142,240.00
Family - Additional	629	\$ 30.00	\$ 18,870.00
Adult/Child - Full Use	48	\$ 385.00	\$ 18,480.00
Adult/Child - Additional	77	\$ 30.00	\$ 2,310.00
Individual - Full Use	196	\$ 360.00	\$ 70,560.00
Family - Off peak	18	\$ 500.00	\$ 9,000.00
Family - Off peak - Additional	18	\$ 30.00	\$ 540.00
Adult/Child - Off Peak	5	\$ 330.00	\$ 1,650.00
Adult/Child - Additional	7	\$ 30.00	\$ 210.00
Individual - Off peak	60	\$ 305.00	\$ 18,300.00
Total Memberships:	641		\$ 276,110.00
Total Members:	1,190		

Total Resident and Non-Resident Memberships:	1,857		\$ 890,990.00
Total Members:	4,398		

3 Month

Number	Rate	Total
28	\$ 185.00	\$ 5,180.00
42	\$ 25.00	\$ 1,050.00
10	\$ 110.00	\$ 1,100.00
13	\$ 25.00	\$ 325.00
63	\$ 100.00	\$ 6,300.00
4	\$ 140.00	\$ 560.00
4	\$ 25.00	\$ 100.00
2	\$ 90.00	\$ 180.00
3	\$ 25.00	\$ 75.00
9	\$ 80.00	\$ 720.00
116		\$ 15,590.00
182		

Number	Rate	Total
12	\$ 200.00	\$ 2,400.00
26	\$ 25.00	\$ 650.00
-	\$ 120.00	\$ -
-	\$ 25.00	\$ -
15	\$ 110.00	\$ 1,650.00
1	\$ 150.00	\$ 150.00
1	\$ 25.00	\$ 25.00
2	\$ 100.00	\$ 200.00
3	\$ 25.00	\$ 75.00
6	\$ 95.00	\$ 570.00
36		\$ 4,770.00
67		

Number	Rate	Total
26	\$ 210.00	\$ 5,460.00
60	\$ 25.00	\$ 1,500.00
7	\$ 130.00	\$ 910.00
11	\$ 25.00	\$ 275.00
43	\$ 120.00	\$ 5,160.00
5	\$ 165.00	\$ 825.00
12	\$ 25.00	\$ 300.00
-	\$ 110.00	\$ -
-	\$ 25.00	\$ -
11	\$ 100.00	\$ 1,100.00
92		\$ 15,530.00
180		

Total Resident and Non-Resident Memberships:	244		\$ 35,890.00
Total Members:	429		

Gr. Total	\$ Total
597	\$ 318,130.00
1,435	\$ 42,840.00
83	\$ 25,190.00
111	\$ 3,265.00
364	\$ 98,105.00
62	\$ 20,480.00
60	\$ 1,780.00
8	\$ 1,830.00
12	\$ 345.00
92	\$ 21,055.00
1,196	\$ 533,020.00
2,866	

Gr. Total	\$ Total
113	\$ 63,000.00
258	\$ 7,610.00
21	\$ 7,560.00
29	\$ 870.00
101	\$ 30,030.00
11	\$ 4,700.00
12	\$ 355.00
6	\$ 1,420.00
9	\$ 255.00
20	\$ 4,490.00
272	\$ 102,220.00
691	

Gr. Total	\$ Total
250	\$ 147,700.00
689	\$ 17,370.00
55	\$ 19,390.00
88	\$ 2,585.00
239	\$ 75,720.00
23	\$ 9,825.00
30	\$ 840.00
5	\$ 1,650.00
7	\$ 210.00
61	\$ 16,350.00
633	\$ 291,640.00
1,370	

Total Resident and Non-Resident Memberships:	2,101		\$ 926,880.00
Total Members:	4,027		

**RAC - Jan. 24, 2007
Agenda Item # D.1.c**

*NET
- 36
FROM 1/2/07*

December 2006 Facility Usage

DATE	Member Visits	Non-Member / Program Visits	Misc. / Meetings	Rental / Party	Daily Admissions	Other	DAILY TOTAL	COMMENTS
Friday, December 01, 2006	537	70	20		21	36	684	Family Movie Night
Saturday, December 02, 2006	396	56		21	15	16	504	
Sunday, December 03, 2006	353	70		16	11	6	456	
Monday, December 04, 2006	596	42	16		17	40	711	
Tuesday, December 05, 2006	527	26			12	32	597	
Wednesday, December 06, 2006	587	39	20		24	28	698	
Thursday, December 07, 2006	474	28	15		9	26	552	
Friday, December 08, 2006	460	24			18	31	533	
Saturday, December 09, 2006	444	136		33	43	5	661	Family Fun Night
Sunday, December 10, 2006	322	30		50	17	8	427	
Monday, December 11, 2006	608	61	10		15	29	723	
Tuesday, December 12, 2006	491	73			7	23	594	
Wednesday, December 13, 2006	568	49	25		12	32	686	
Thursday, December 14, 2006	415	58			9	24	506	
Friday, December 15, 2006	527	61	40		26	19	673	Family Fun Night
Saturday, December 16, 2006	407	179		33	14	6	639	
Sunday, December 17, 2006	363	37		55	15	14	484	
Monday, December 18, 2006	583	57	8		9	30	687	
Tuesday, December 19, 2006	485	52	12		16	26	591	
Wednesday, December 20, 2006	538	54			11	31	634	
Thursday, December 21, 2006	415	35			19	8	477	
Friday, December 22, 2006	497	59			20	25	601	
Saturday, December 23, 2006	392	58			28	21	499	
Sunday, December 24, 2006	240	57			20	8	325	
Monday, December 25, 2006	0	0	0	0	0	0	0	
Tuesday, December 26, 2006	570	82			35	14	701	
Wednesday, December 27, 2006	535	101	10		67	10	723	
Thursday, December 28, 2006	501	133			77	32	743	Free Man
Friday, December 29, 2006	481	37		19	65	67	669	
Saturday, December 30, 2006	499	134		20	76	125	854	Family Fun Night
Sunday, December 31, 2006	331	9		40	33	59	472	
MONTHLY TOTAL	14,142	1,907	176	287	761	831	18,104	

12,435

32

368

112

558

1,500

15,005

2005 COMPARISON

RAC - Jan. 24, 2007
 Agenda Item # D.1.d

2006 Facility Usage Totals

*2005
COMPARISON*

DATE	Member Visits	Non-Member / Program Visits	Misc. / Meetings	Rental / Party	Daily Admissions	Other	MONTHLY TOTAL	COMMENTS
JANUARY	19,662	1,232	315	170	793	1,517	23,689	22,778
FEBRUARY	18,261	2,006	396	277	861	1,792	23,593	21,131
MARCH	19,034	1,605	262	308	910	1,486	23,605	22,368
APRIL	14,909	1,998	372	97	543	1,634	19,553	18,722
MAY	14,708	1,478	138	55	2,211	1,730	20,320	16,370
JUNE	14,472	1,245	89	1,877	520	1,060	19,263	16,815
JULY	13,887	1,601	58	96	562	1,499	17,703	16,238
AUGUST	10,202	746	41	62	424	1,145	12,620	11,736
SEPTEMBER	13,819	2,080	145	36	344	2,157	18,581	17,210
OCTOBER	14,475	3,055	133	625	471	2,320	21,079	17,564
NOVEMBER	14,875	2,488	383	131	727	1,450	20,054	18,099
DECEMBER	14,142	1,907	176	287	761	831	18,104	15,005
YEARLY TOTAL	182,446	21,441	2,508	4,021	9,127	18,621	238,164	214,036

P.106



Town of Mansfield
Agenda Item Summary

To: Town Council
From: Matthew W. Hart, Town Manager
CC: Curt Vincente, Director of Parks & Recreation
Jay O'Keefe, Assistant Director of Parks & Recreation
Maria Capriola, Assistant to Town Manager
Greg Padick, Director of Planning
Curt Hirsch, Zoning Enforcement Officer
Date: January 16, 2007
Re: Advertising in Town Parks

FINAL
DRAFT
FOR TOWN COUNCIL
PACKET 1-22-07

Subject Matter/Background

In January of 2003, the Town Council hosted a public hearing on proposed amendments to the Parks 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. Attached is section A194-1 of the Mansfield Code. 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 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 for their review and recommendation. Depending upon RAC's recommendation and any subsequent action by the Town Council, referral to the PZC may be in order. At this time, the following motion is in order:

Move that the correspondence from the Mansfield Little League to the Town Council dated January 10, 2007 be received and the matter be referred to the Recreation Advisory Committee for review and recommendation.

Attachments

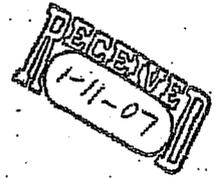
Mansfield Little League correspondence, January 10, 2007

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
SES SECTION A194-1
ITEM J.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:

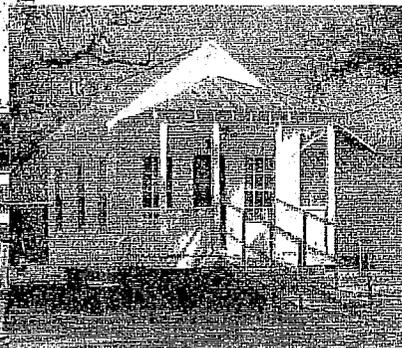
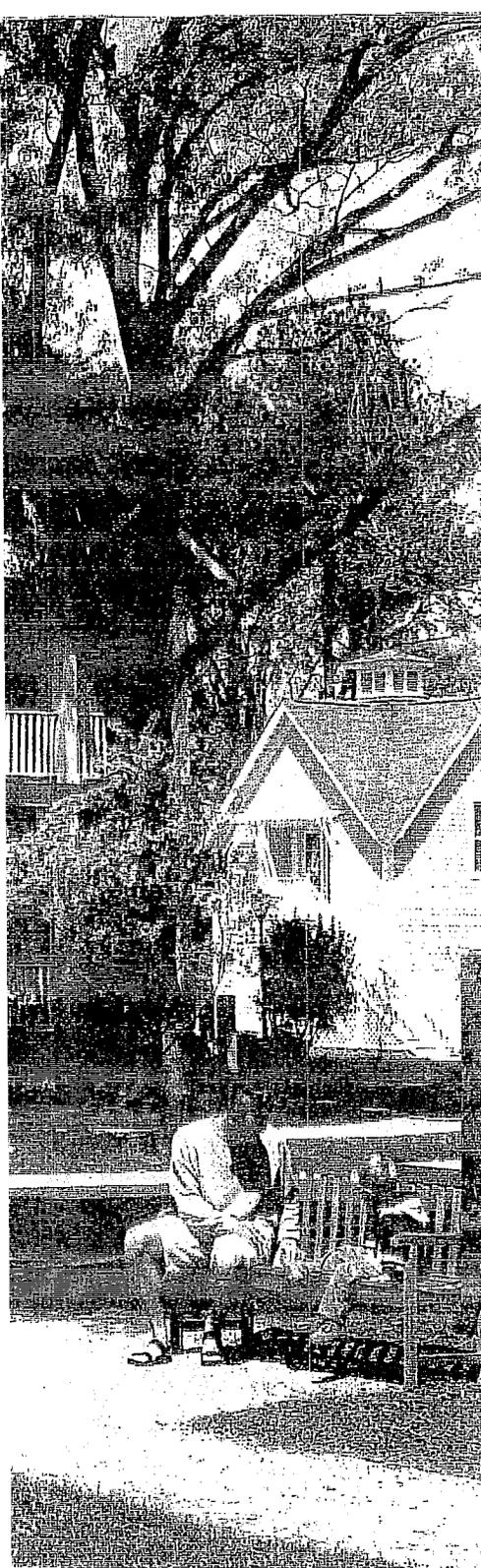
- A. Commercial advertising, except for temporary program sponsorship signs/banners as permitted in § A194-1J above. [Amended 1-27-2003, effective 2-25-2003]
- B. Vending or soliciting of any type except as authorized by the Town Council.
- C. Littering.
- D. Removal of or injury to trees, shrubs, flowers 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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In Housing, Smaller Is Big

With an eye
on the budget,
Americans
are reassessing
their space
needs.

By Anthony Flint



Jeffrey L. Mowatt

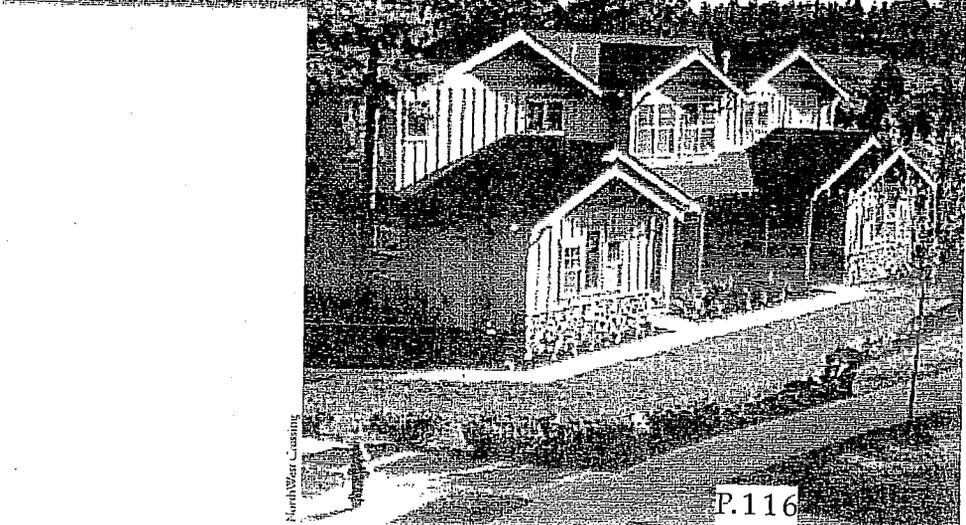
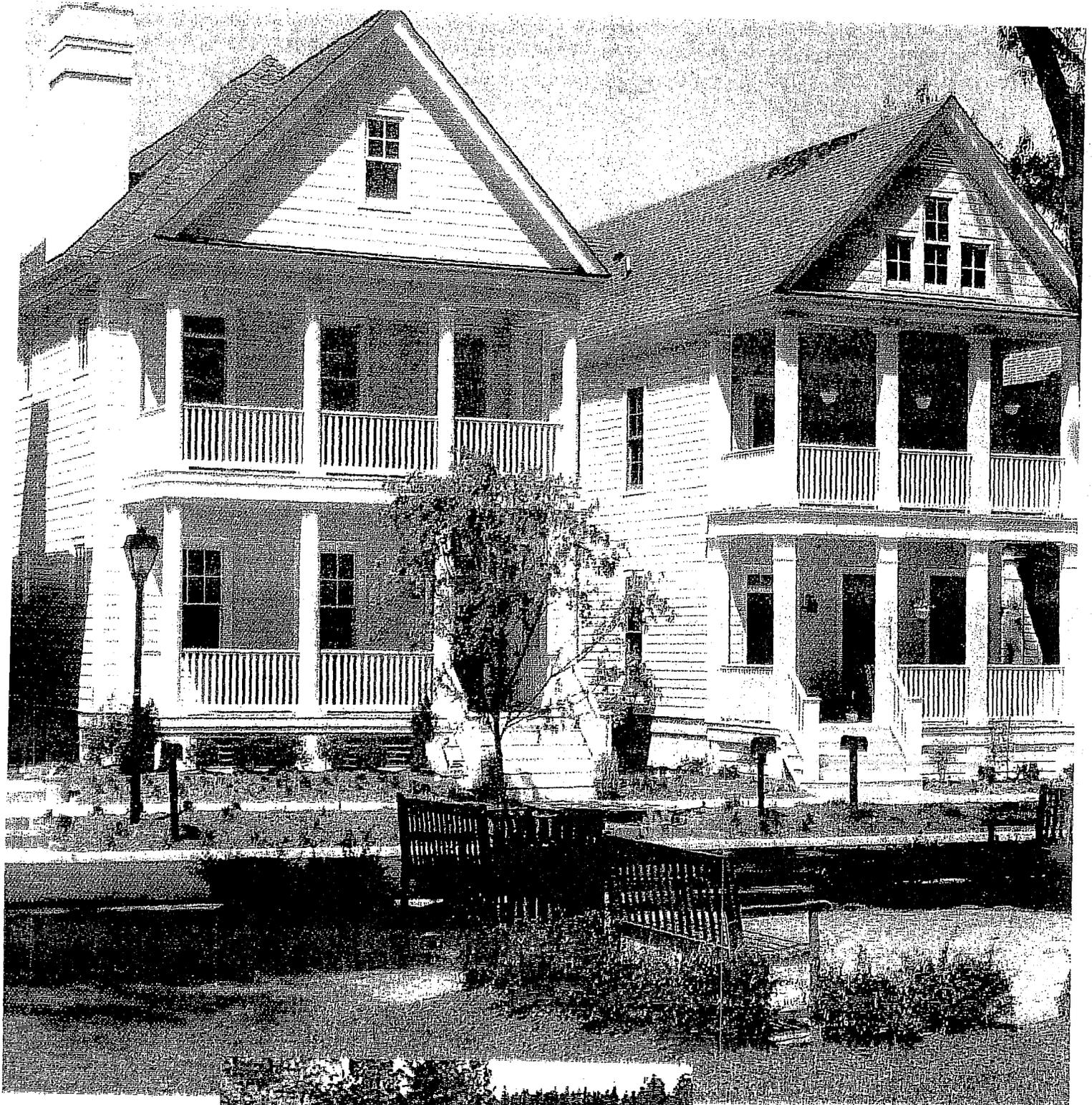
When it comes to housing, Americans like it big: more bedrooms, more bathrooms, three-car garages, and an ample backyard. These preferences have led to a whole new way to describe suburban housing development over the last two decades: McMansions, McMansions, McMansions. Thanks to conventional suburban zoning, the common lot size for these supersized dwellings is the equivalent of a football field, about an acre. It wasn't always this way. In 1970, the average

house size was 1,400 square feet; by 2005 it had blossomed to about 2,400 square feet, according to figures from the National Association of Home Builders and the Census Bureau. The share of newly built houses with four or more bedrooms rose from 21 percent of all homes built 30 years ago to 40 percent in 2005, according to the NAHB. Today just four percent of all houses have one bathroom. 25 years ago, that figure was 41 percent. **P. 115**

But planners and housing experts have noticed

a surprising, back-to-the-future trend: More Americans—whether budget-conscious young families buying their first home or retiring baby boomers thinking of downsizing—are starting to make bigness seem old hat.

Rising real estate prices and climbing energy costs—both to fill the gas tank to get around the far-flung suburbs and to heat and cool a big house—are seen as the primary motivating factors. Giving up space for a more compact unit on a downsized lot in a richly tree-lined neighborhood

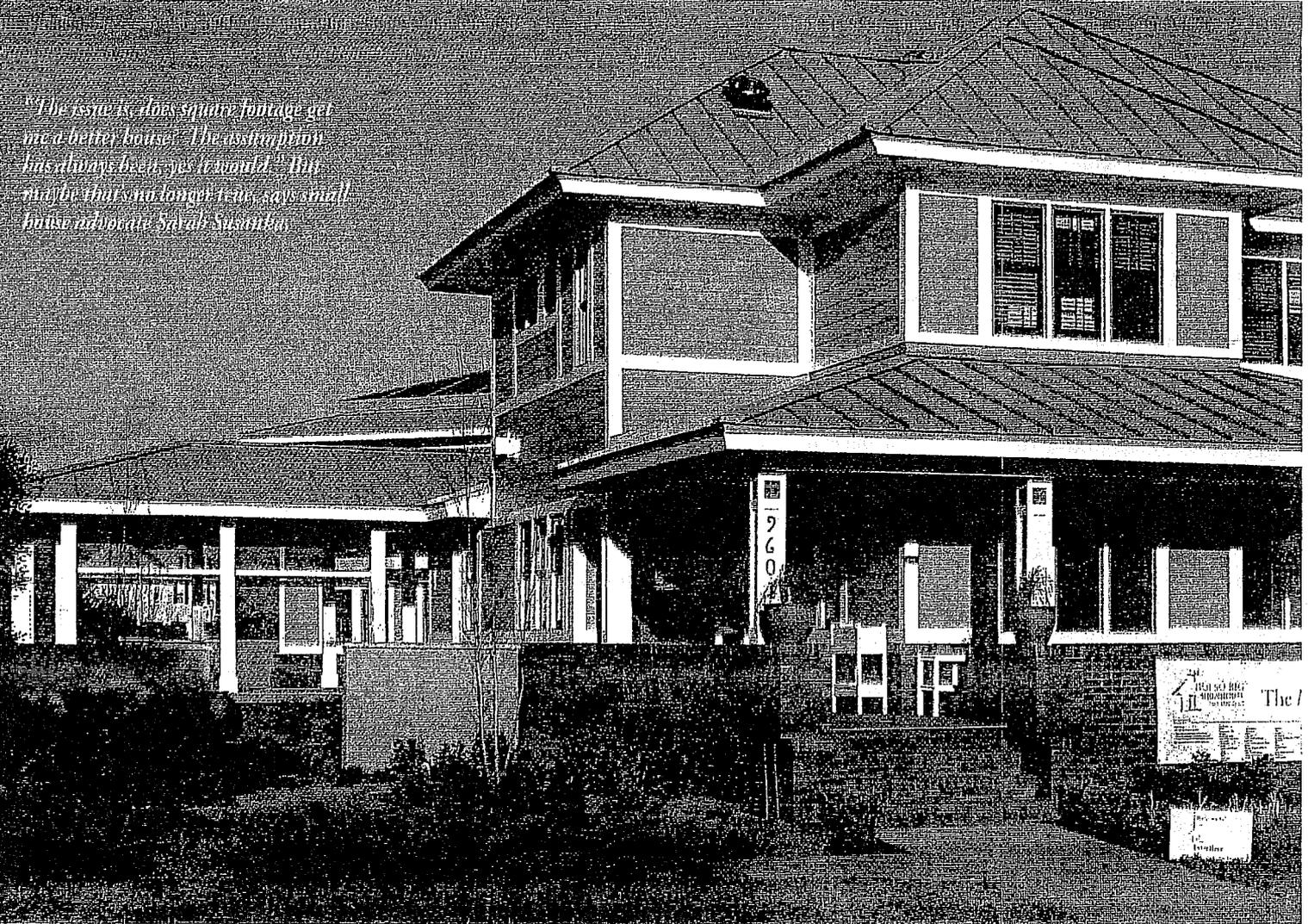


NorthWest Crossing

P.116

Catching on: Duplexes in the East Beach development in Norfolk, Virginia (above), resulted from a zoning overhaul that encourages higher density. The developer of NorthWest Crossing in Bend, Oregon (left), says buyers are paying less attention to house size. The tiny Katrina Cottage (opposite), intended for Gulf Coast hurricane victims, is attracting interest all over.

"The issue is, does square footage get me a better house? The assumption has always been, yes it would." But maybe that's no longer true, says small-house advocate Sarah Susanka.



is increasingly viewed as a worthwhile tradeoff. It all adds up to a major rethinking of how much living space is necessary—with sweeping implications for planning and zoning.

"I've been watching this over the last 20 years, and now it's becoming a pretty common discussion in all households," says Sarah Susanka, a Raleigh-based architect and author of *The Not So Big House* books. "The issue is, does square footage get me a better house? The assumption has always been, yes it would. Now the discussion is, maybe the quantity of space is not really connected to the sense of home that people are looking for."

A home is seen as an investment, and a bulky house actually may not increase in value as it has in the past, Susanka says. Given current energy prices, it may even be a detriment when it comes to resale. "It's a real eye-opener to see how quickly the market can change. It's a sudden shift that makes people reassess"—like how an earthquake makes people think about the soundness of the structures they inhabit, she says.

According to Susanka, the rethinking of living space needs began several years ago with an assessment primarily by affluent home buyers or those building their own homes. Standard floor

plans were conceived at a time when we lived much more formally, she says. Now people are asking, "Do you really need that formal living room, or the two-story foyer? And do we really use the dining room?" Her rule of thumb: If you use a room less than six times a year, you may not need it.

Storage is another consideration as families seek to simplify their lives. One need only look at the number of shows on Home & Garden Television devoted to throwing out collected detritus to appreciate what a central task this has become. Because shopping has become a primary form of entertainment, Americans acquire a lot of things that they tend to hold onto, even though they don't use them much and in many cases never will. As these acquisitions are analyzed with more brutal honesty, the need for space to store them diminishes.

Convergence

Various factors have converged to bring about an even broader reassessment of our consumption practices. Among them: energy efficiency, environmental awareness, the push for affordability, and a desire for community. Compact neighborhoods, where it's possible to walk to a

park or a corner store, have become desirable.

While the trend toward green building is strongest in commercial structures, home builders and buyers also increasingly seek a lighter ecological footprint. A smaller house doesn't require as much in terms of building materials, and those that are needed may have recycled content or be shown to have minimal environmental impact. Builders report that buyers are demanding maximum energy efficiency in heating and cooling systems, which means less square footage overall. A smaller house in a compact, mixed use neighborhood also means less driving and thus a reduction in global-warming carbon emissions.

Affordability is a major issue. Despite some moderation caused by recent corrections in the real estate market, house prices continue to rise, making it harder for low- and moderate-income buyers to get a foothold.

Over the last several years, we've seen the phenomenon of buyers who "drive to qualify"—commuting two to four hours a day to find a house within their price range. Thus, West Virginia has become the new bedroom community for Washington, D.C., and California's Central Valley has become a booming commuter

and the family budget. Reducing transportation costs allows buyers to consider homes closer to their workplace.

Community counts

Planners, builders, and real estate agents also point to rising interest in community as an amenity. More Americans say they are ready to downsize if they can walk to a park and a corner store or have common areas nearby. That is only possible with a more tightly knit configuration, with higher density and smaller lot and home sizes—or at least a range of housing types, as opposed to the single choice of a 2,500-square-foot house on a football field-sized lot.

In Bend, Oregon, the NorthWest Crossing development—1,250 units planned on 332 acres—offers sidewalks, walking trails, and parks, and a mixture of single-family houses, attached town houses (average size 1,800 square feet), condominiums, and live-workspace. A hot housing market in Bend has kept virtually all prices high. Kirk Schueler, president of Brooks Resources, the developer, says that the big draw is the neighborhood; he says buyers view house size almost as a secondary consideration.

He offers as an example a couple that has expressed interest in a 1,188-square-foot, two-bedroom, two-bath house in the development, for sale for \$399,000. The couple now owns a larger house at NorthWest Crossing. “They want to downsize, have lower maintenance responsibilities, and travel south in the winter,” Schueler says. “It makes sense that more people will make that choice as the baby boomers age and prices continue to increase.”

Home builders have picked up on these shifting preferences. Like car manufacturers, who are still churning out big SUVs but have turned their attention to hybrids and lighter and more compact vehicles, virtually all the major corporate home builders, such as Toll Brothers, Lennar, and Pulte, have started or expanded their higher density operations over the last year. For an industry that has been producing a record 1.5 million single-family houses a year, there is grudging recognition of an oversupply, as the turbulence in the real estate market has made painfully clear.

Owners of McMansions across the country have been frantically trying to unload the big properties, cutting prices, throwing in flat-screen TVs, and wondering why they thought they needed so much space in the first place.

Inspired by disaster

The trend away from bigness—and appreciation for inexpensive, well-designed compact living spaces—has manifested itself in other

ways over the past year. After Hurricane Katrina ravaged the Gulf Coast, tens of thousands of people needed temporary housing. The response in the past was the FEMA trailer. But a group of designers came up with a different idea: the Katrina Cottage, which costs the same as or less than a trailer, is sturdy enough to withstand hurricane-intensity winds, can be built in a week, and looks like a simple, old-fashioned house, complete with a front porch.

The Katrina Cottage shows how smallness can be both well designed and affordable, says its architect, Marianne Cusato. The cottage made its attention-getting debut at the annual NAHB conference in Florida earlier this year. *USA Today* held a contest asking readers which version of the Katrina cottage they liked best. “It struck a chord because it’s not something that’s offered in the marketplace—small housing that looks nice. Right now, if you want something compact, the only option is a trailer or an apartment,” Cusato says.

Although intended for hurricane victims in Mississippi and Louisiana, the Katrina Cottage has taken off as a factory-crafted product that anybody can use. The giant home improvement chain Lowe’s announced in August that the cottage would be sold through its stores. Kits for different versions, ranging from 300 to 1,200 square feet, are now available, with prices starting at \$30,000. The models can be added onto, notes Cusato.

“The idea of the ‘grow house’—buy what you can, and then expand as your family expands—is something that we used to do. We’re just reintroducing it,” says Cusato. “The Katrina Cottage can be adapted for a wheelchair, or for a three-bedroom house, or for vacation needs—any number of programmatic needs,” she adds. “It’s an idea, not just a house.”

Cusato says she was convinced that there was a pent-up demand for compactness when she started getting calls from advocates for housing for the elderly and representatives from boomtowns seeking affordable housing for service workers. Now she’s getting calls from developers envisioning clusters of cottages and local governments looking for alternatives to trailer parks. A town in California was considering using the cottages as part of its affordable housing strategy, she says; they would be allowed in backyards as accessory rental units.

“This started out as an alternative to the FEMA trailer,” she says. “We had to come up with something. Mile after mile, there were simply no buildings. Financing was an issue, and money was tight. The need for transitional housing required us to think in a new way. Since then, the market has really found us.”



Shana Orczyk

ed for the Bay Area cities of Oakland, San Francisco, and San Jose. Home size and elbow room are top considerations for long-distance commuters.

“It’s nice not to be woken up in the middle of the night by neighbors, and to have some place to park your car. I don’t mind having to drive if it means coming home to a castle,” Shana Orczyk, a 27-year-old investment analyst who works in Boston, told the *Boston Globe* in April. She had a \$245,000 home in Uxbridge in Worcester County, an hour’s commute to Boston.

But with gas prices hovering at \$2.50 a gallon—and expected to go higher in the years ahead, according to oil analysts and car manufacturers—the cost of commuting is starting to eat away at the advantages of the relatively low initial sticker price of the far-flung home. The cost of owning and operating one car is estimated to be \$10,000 a year; that translates to about \$100,000 on a mortgage.

Buyers are beginning to recognize that, in most contexts, a smaller house is a more affordable house. Facing rising transportation and energy costs, they are reexamining the tradeoffs that they accepted in the past and taking a close look at space needs, convenience,

Really Thinking Outside the Box

Sometimes the best solution to a problem like the shortage of affordable housing is found in the past. A case in point is the Quonset hut, the corrugated shelter used all over the world by the U.S. armed forces during World War II. After the war, Quonsets turned up as college dormitories, industrial workshops, storage facilities, airplane hangars, movie theaters, and even single-family houses. Architects like Bruce Goff designed upscale variations on the basic structure.



An 800-square-foot Quonset hut, bought as surplus after World War II, became a two-bedroom house in Southwest Michigan.

Today, most of the Quonsets are gone, and the rest are endangered, although they're getting new respect from architectural and industrial historians. For some of us, there's another reason to pay more attention to this innovative and versatile building form—and that is its use for housing in a variety of situations.

The American version of the Quonset hut goes back to the Quonset Bay Naval Air Station in North Kingstown, Rhode Island. The base, on the west shore of Narragansett Bay, was a strategic link in the New England air defense system. Early in the war, a federal directive ordered a speedup in the construction of military housing. Its requirements were straightforward: a shelter that could be mass-produced, would be suitable for both tropical and arctic climates, would take up little room on an aircraft carrier, and could be quickly put up and dismantled.

A team of engineers and architects came up with a design for a metal building similar in some ways to a barrel-vaulted structure, the Nissen hut, used by the British in World War I. The design could not be simpler. The corrugated, galvanized steel skin—which comes in four-foot sections—is fastened to “I” shaped ribs to form the roof and the walls. The roof diameter determines the width of the structure—just 20 feet in the case of the house pictured here.

When the Navy could no longer keep up with demand, it contracted with the Stran-Steel Division of the Great Lakes Steel Corporation to produce the huts (154,000 in all), which were used for everything from barracks and garages to schools, machine shops, and chapels. After the war, many were sold as surplus by the Federal Public Housing Authority, which made them available to nonprofit bodies, particularly cities and universities. In Hackensack, New Jersey, a street full of Quonsets went up on the aptly named American Legion Drive.

One reason for the Quonset's adaptability is its archetypal shape, reminiscent of the Native American longhouse and the Gothic cathedral. It's also part of the history of industrialized building, including Buckminster Fuller's Dymaxion House and the all-steel Lustron house, which had a brief flurry of popularity after World War II.

For planners looking for temporary, or even permanent, shelter ideas, Quonset huts offer many advantages: They're easy to assemble, even more so than the Sears catalog houses and other “houses in a box.” They're durable—the house in Michigan has been there over 50 years. And unlike most mobile homes, they are considered real property and thus eligible for traditional mortgages. Properly sited, they could be an answer to many housing problems.

Ruth Knack, Planning

First steps

The big challenge for planners is to change zoning and subdivision codes to accommodate smaller houses and lots, says Steve Maun, president of LeylandAlliance LLC in Tuxedo, New York. The firm specializes in compact, new urbanist developments. In one such development in Warwick, it took seven years to come up with the appropriate zoning, he says.

“Most builders won't spend seven years to create a zoning package. They just go to the zoning manual, and see that the town asks you to do the following—20 houses on 100 acres,” says Maun, who started out building production homes of 2,500 to 4,000 square feet and up, before shifting to neighborhoods with smaller lot sizes and a range of housing types.

“We're building houses of a higher quality in terms of design, on smaller building lots. That translates to smaller square footage,” he says. “The trend is clearly away from the idea that more square footage is better. The concept of neighborhood seems to be very important for young people. They are more than willing to manage with less square footage.”

In many communities, says Maun, traditional zoning requires a minimum lot size of a half-acre. Outside the village limits, the minimum lot size is often two acres. Smaller houses built in a more tight-knit fashion require only a 5,000-square-foot lot with narrower side yard setbacks and garages in the rear, accessed by lanes or alleys. Public space, village greens, and pocket parks make up for the reduction in yard space. People are much more willing to move into smaller houses if they know that such amenities are a short walk away, Maun says.

But this approach requires an overhaul of existing zoning. Cities seeking ways to bounce back from population losses are eagerly making those changes, Maun says. He cites Norfolk, Virginia, as an example of a medium-sized city that is offering incentives for denser, mixed use development as a part of an effort to revitalize its center.

Smallness puts the spotlight on good design. “I think we'll see substantially better designed affordable housing that is much more tailored to meet real needs,” says Suzanka. “The less space you have, the more important it is that it is thought out.”

Anthony Flint, author of *This Land: The Battle over Sprawl and the Future of America*, is the public affairs manager for the Lincoln Institute of Land Policy in Cambridge, Massachusetts.

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February 8, 2007

GOVERNOR'S PROPOSED STATE BUDGET: FY 07-08 & FY 08-09

Item #13

IMPACT ON *Mansfield*

PROPOSAL WOULD PHASE-IN \$1.1 BILLION FOR ECS, INCREASE SPECIAL EDUCATION \$\$, AND PHASE-OUT THE PROPERTY TAX ON MOST CARS

On Wednesday, February 7th, the Governor proposed a bold two-year budget that would dramatically increase the State's funding role for pre-K-12 public education, gradually eliminate the property tax on most cars, level-fund or reduce many non-education grants, and raise the top state income tax rate from 5.0% to 5.5%.

The table below shows how the Governor's proposed budget would affect *Mansfield*. Note that the Governor's proposal to eliminate the property tax on most cars has been described as revenue neutral (or slightly better) for most municipalities. To capture the effect of the revenue-neutral proposal on *Mansfield's* bottom-line, CCM has subtracted an amount equivalent to the proposed "CAR grant" under the line item "Loss from property tax exemption on most cars". (The CAR grant would reimburse *Mansfield* for its lost car-tax revenue.) Pages 2 and 3 contain more detail on the Governor's proposed budget and its impact on Connecticut's towns and cities.

Grant	This Year	Governor's Proposal		Governor's Proposal (FY 07-08) over This Year (FY 06-07)	
	FY 06-07	FY 07-08	FY 08-09	Change:	
	(\$)	(\$)	(\$)	(\$)	(%)
Education					
Adult Education	0	0	0	0	n/a
ECS Grant	8,804,430	9,722,952	10,341,304	918,522	10.4%
Non-public School Transportation	0	0	0	0	n/a
Public School Transportation	266,178	269,621	269,621	3,443	1.3%
Sub-Total: Education	9,070,608	9,992,573	10,610,925	921,965	10.2%
Non-Education					
CAR grant	0	302,833	684,208	302,833	n/a
Local Capital Improvement	177,378	177,378	177,378	0	0.0%
PILOT: Colleges & Hospitals	0	0	0	0	n/a
PILOT: State-owned Property	7,620,956	7,331,356	7,331,356	(289,600)	-3.8%
Pequot-Mohegan Grant	613,032	1,004,952	1,004,952	391,920	63.9%
Property Tax Relief Grant *	359,404	0	0	(359,404)	-100.0%
Town Aid Road Grant	203,154	148,980	148,980	(54,174)	-26.7%
Sub-Total: Non-Education	8,973,925	8,965,500	9,346,875	(8,425)	-0.1%
Total: Education & Non-Education	18,044,533	18,958,073	19,957,800	913,540	5.1%
Loss from property tax exemption on most cars	0	(302,833)	(684,208)	(302,833)	n/a
Net Impact (State Aid less Lost Revenue)	18,044,533	18,655,240	19,273,592	610,707	3.4%

* The Property Tax Relief grant was a one-time-only relief program, beginning and ending in FY 06-07.

Impact of Overall Budget Proposal:

The Governor's proposed budget for next year (FY 07-08) would increase municipal aid by a net \$204.3 million (7.9%) in FY 07-08 over the current year (FY 06-07). This net increase includes a \$264.8 million (12.7%) increase in education aid and -\$60 million (-12.3%) decrease in non-education aid. The Governor's proposed increase for pre-K-12 public education would be the largest on record in both dollar and percentage terms. However, many non-education grants would be level-funded or reduced under the Governor's budget proposal. Many of these grants were partially funded last year (FY 06-07) with one-time surplus revenue. This includes last year's one-time-only, \$33 million Property Tax Relief grant, which has not been renewed. (Note that if the one-time Property Tax Relief grant is excluded from the analysis, the Governor's non-education aid proposal improves. The net decrease in non-education aid would be -\$27.4 million (-6%) as opposed to -\$60 million (-12.3%).)

As outlined in the budget, state aid to municipalities would increase by \$334.6 million (13%) over the current year (FY 06-07). But the proposed budget overstates the overall impact on municipalities' because it includes \$99.9 million in the form of a "CAR grant" designed to fully reimburse municipalities for the car-tax revenues they would no longer collect and \$30.4 million in the form of increased funding for the PILOT for manufacturing machinery and equipment (which reimburses municipalities for the property taxes on "old" machinery that they will no longer collect). *The net impact of the Governor's proposal on municipal budgets is, therefore, less than the state aid it delivers. Please note that some newspapers have reported municipal aid figures, but these reports have highlighted only the gross state aid numbers, rather than the net impact for towns and cities.*

Governor's Major Initiatives:

ECS Grant: The proposed budget would increase the ECS grant by \$228.3 million, from \$1.627 billion this year (FY 06-07) to \$1.856 billion next year (FY 07-08). This 14% increase in state "education equalization" funding is the largest since FY 89-90 (when the ECS replaced the Guaranteed Tax Base grant). Under the Governor's proposal, the ECS grant would grow by \$1.1 billion over five years to \$2.7 billion by FY 11-12. Significant changes to the grant would include: (a) increasing the foundation to \$9,867 from the current \$5,891, (b) increasing the State Guaranteed Wealth Level (SGWL) to 1.75, (c) raising the minimum aid ratio to 10% from the current 6%, (d) calculating the "need students" count using the number of students eligible for free and reduced-price meals, and (e) eliminate grant caps.

Special Education Excess Cost Grant – Student-based: The proposed budget would increase the special education excess cost – student based grant by \$18 million, from \$106.6 million this year (FY 06-07) to \$124.6 million next year. This (17%) increase would fully fund the grant at 4.5x each district's per student expenditures.

Special Education Excess Cost – Equity: The proposed budget would eliminate the special education excess cost equity grant by \$4 million, from \$4 million this year (FY 06-07) to \$0 next year.

Magnet Schools: The proposed budget would increase the magnet school grant by \$12.4 million, from \$86.1 million this year (FY 06-07) to \$98.5 million next year (FY 07-08). This 14.4% increase would result from (1) increasing the per student host magnet school grant to \$6,016 from the current \$5,302 and (2) increasing the per student RESC magnet school grant to \$7,060 from the current \$6,500.

Open Choice: The proposed budget would increase the OPEN Choice grant by \$3.2 million, from \$11.4 million this year (FY 06-07) to \$14.5 million next year (FY 07-08). This 27.7% increase would result from (1) increasing the per student transportation subsidy to \$3,250 from the current \$2,100, (2) increasing the per student receiving district grant to \$2,500 from the current \$2,000, and (3) increasing the student bonus payment to \$700 from the current \$326.

Eliminate Property Tax on Most Cars: The Governor's proposal would phase-in the property tax exemption for privately owned passenger vehicles over five years. In FY 07-08, \$1,500 of the value of each eligible vehicle would be exempt, in FY 08-09 \$3,200 of the value of each eligible vehicle would be exempt, and by FY 11-12, 100% of the value of each eligible vehicle would be exempt. To pay for the elimination of the property tax on most cars, the Governor would eliminate the property tax credit against personal income taxes (though maintain the exemption for certain, qualifying seniors) and would gradually designate all of the State's casino payments for municipalities.

Some aspects of the Governor's proposal are still unclear. For example, it is unclear whether or not the Governor's proposal would reimburse municipalities based on previous years' grand lists (which would cause them to be less-than-fully reimbursed) or whether municipalities would file reimbursement claims for the current year.

Grant Reductions:

Under the Governor's proposed budget, the following grant programs would be reduced in FY 07-08 compared to the current year (FY 06-07).

PILOT: Colleges and Hospitals – The \$120 million grant would decrease by \$5.3 million (-4.4%) over the current year, to \$115.4 million. The reimbursement on lost property taxes would fall from 58% this year (FY 06-07) to 52% next year (FY 07-08).

PILOT: State-owned Property – The \$81.2 million grant would decrease by \$5.3 million (-6.5%) over the current year, to \$75.9 million. The reimbursement of lost property taxes would fall from 37% this year (FY 06-07) to 32% next year (FY 07-08).

Pequot-Mohegan grant – The \$91.1 million grant would decrease by \$4.8 million (-5.3%) over the current year to \$86.3 million.

Property Tax Relief Grant: The proposed budget eliminates the \$33 million property tax relief grant for FY 07-08. Last year's grant was financed with FY 05-06 surplus revenue and was intended to be a one-time revenue source.

Town Aid Road grant – The \$30 million grant would decrease by \$8 million (-26.7%) over the current year to \$22 million.

Calculation of the -\$60 million "net impact" for non-education:**Non-education aid (FY 06-07):**

Ongoing grants	\$ 458.2 million
One-time Property Tax Relief grant	\$ <u>33.0 million</u>
Total, Non-education grants (FY 06-07)	\$ 491.2 million

Governor's proposed non-education aid (FY 07-08):

Ongoing grants	\$ 561.1 million
One-time Property Tax Relief grant	\$ <u>0.0 million</u>
Total, Non-education grants (FY 07-08)	\$ 561.1 million
Less: CAR grant	(\$ 99.9) million
Less: Increased portion of PILOT for MME	<u>(\$ 30.4) million</u>
Net impact of Governor's proposal (FY 07-08)	\$ 430.7 million
Change: (FY 06-07) minus (FY 07-08)	(\$ 60.4) million

Governor's Proposed Grant Recommendations (Statewide Totals): FY 07-08

Education Grants	Non-Education Grants
Adult Education.....\$18.6 million statewide.	CAR grant.....\$99.9 million statewide.
ECS.....\$1.856 billion statewide.	LoCIP.....\$30 million statewide.
Non-Public School Transportation.....\$4 million statewide.	Mashantucket Pequot-Mohegan.....\$86.3 million statewide.
Public School Transportation.....\$48 million statewide	PILOT: Colleges and Hospitals.....\$115.4 million statewide.
Special Ed. - Excess Cost grants.....\$124.6 million statewide.	PILOT: Manufacturing machinery & equip.....\$80.6 million statewide.
	PILOT: State-Owned Property.....\$75.9 million statewide
	Town Aid Road.....\$22 million statewide.



For more information on the state budget and its impact on Connecticut's municipalities, please attend CCM's February 13th Legislative Committee meeting at the Crowne Plaza in Cromwell, CT.

If you have questions, please call Adam Stern, Jim Finley, or Gian-Carl Casa of CCM at (203) 498 - 3000.

CCM 02/08/2007

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2 the Chronicle, Willimantic, Conn., Friday, January 26, 2007

Council airs concerns to legislators

By **KIMBERLY GRAVES**
Chronicle Staff Writer

MANSFIELD — Mayor Betsy Paterson would like to see local legislators increase financial aid.

Council member Carl Schaefer would like more “flexibility” so the town can replace the Mansfield Middle School’s failing electrical heating system with something other than oil.

And council member Alan Hawkins would like to see state funding for firefighter training “without creating a further burden to the taxpayers.”

Monday, council members had the chance to voice concerns to their local legislators as State Senate President Pro Tempore Donald Williams Jr., D-Brooklyn, and state Rep. Denise Merrill, D-Mansfield, were on hand.

Each year, the council invites key legislators to a town council meeting so they are aware of what the legislators are doing for the town and to voice any concerns they would like to see addressed in the current session.

Paterson is concerned many families in the area, including those who send students to the University of Connecticut, will not be able to afford to stay in town with large education costs.

She said many families are taking out family loans to pay for college, which are then paid off when families should be saving for retirement.

Merrill said she is working on finding more funding for higher education and financial aid, including need-based scholarships to help alleviate this concern.

Schaefer would also like to see legislators amend the state law, so the town can look at alternative ways of heating the middle school.

In November, townspeople voted in favor of \$3.8 million in bonding to cover the costs to replace the failing electrical heating system at the school with a fossil fuel heating system.

Merrill said she believes there will be an effort to address school conversion projects with green building standards and she said Mansfield’s school conversion project would be a part of that.

Hawkins said he is also concerned there may not be enough future volunteer firefighters because many local fire departments require members to pay for training.

“To compel a local resident to pay \$400 out of their own pocket for the necessary training in order to volunteer to provide these essential services to municipalities is unconscionable,” he said.

“Eleven students currently enrolled in certification training at the local regional fire school in Willimantic have paid tuition costs with their own personal checks.”

Town Manager Matthew Hart asked how town officials can assist during the legislative session, which may be driven by health care and energy.

Williams said if the town comes up with any ideas for addressing health care issues, such as increasing accessibility, to let him know.

Williams is also trying to move the \$165 million Storrs center mixed-use village forward.

He said the project will provide a “diversity of housing and shopping” will attract more students, faculty and staff to the university.

Merrill said she is also looking into the possibility of biofuels and said she believes UConn can play a major role in researching this initiative.

She said the Franklin Mushroom Farm in Franklin, which closed its main mushroom operations last year, may be a possible site for bio-fuels.

Farm owners announced last year they were looking into a biodiesel facility, which would likely cost between \$20 million and \$30 million.

A small part of the 300-plus acre facility still produces all natural vegetarian products, which do not require compost.

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the Chronicle

Lucy B. Crosbie
President

Kevin Crosbie
Publisher

Charles C. Ryan
Editor

Editorial

Austin's presidency improved UConn

It is not too early to assess the accomplishments of outgoing University of Connecticut President Philip E. Austin, who announced last month that he would be leaving his post in September.

Appointed as UConn's 13th president, Austin's reign began 10 years ago at a time when the school's endowment fund was a modest \$42 million. At the end of the 2005 fiscal year, that endowment had grown to \$272 million, and that is to Austin's credit.

Likewise, he was the shepherd and driving force behind the UConn 2000/21st Century UConn building projects that helped modernize the rural campus at Storrs and brought much more attention and resources to the outlying campuses at Avery Point in Groton, Hartford, Stamford, Torrington and Waterbury.

But those building projects and the rapid growth of the Storrs campus did not come without problems, in large part because of a lack of oversight by UConn officials placed in charge of the project.

While there is little question Austin was a major force in raising funds for the university, there are still lingering questions over the building code violations that occurred on his watch during the construction of several new structures on campus.

State officials are still investigating whether any criminal charges should be brought for allowing dormitories to be built without adequate firewalls or sprinklers and, in one instance, an improperly installed heating system that distributed unacceptably high levels of carbon monoxide through a dorm building.

The problems include a miscalculation of the size of the new Student Union building that added an unexpected \$15 million to the cost of construction, holes in the insulation, the lack of firewalls and exposed electrical boxes at the Husky Village, Hilltop Apartments, Charter Oak Apartments and Charter Oak Suites.

So far, several administrators have left the school because of those problems but the ultimate responsibility for the difficulties rests with Austin.

UConn's rapid growth also had an impact on Mansfield. Increased traffic, more pressure on the town's infrastructure and difficulties finding an adequate water supply were all an outcome of that growth.

To Austin's credit, the university cooperated with town officials to create the Mansfield Downtown Partnership, which has planned a true center for the town and school to share.

When it is completed, there will be new restaurants, retail shops, walkways and new housing at the town's center.

The excessive partying that followed both the men's and women's national championships in 2004 and the subsequent Spring Weekend has resulted in much closer cooperation between university officials, town officials and state police who are working together to control the revelry.

The increased demand for water contributed to the drain on the Fenton River during a dry summer in 2005 that led to a drying out of the river for a stretch near the university and a related fish kill.

Under the direction of the state's Department of Environmental Protection, the university has hired a professional firm to evaluate the water needs of the school and improve the water system.

Austin's leadership has resulted in a newer more vibrant campus, attracted students with higher SAT scores and elevated UConn's status among public universities.

n Mansfield, 2006 was busy year

(Continued from Page 1)
Mansfield Oct. 10 and a fire that destroyed a workshop and all of its contents on Route 44 in Ashford Oct. 30 remain undetermined.

Although not believed to be arson, a post-Christmas Day fire at the Juniper Hill Village elderly complex sent one resident to the hospital while completely destroying one unit and damaging five others.

Fire officials said this fire, caused by a 5-foot-tall floor lamp, was as much "different" than the 2004 New Year's Eve attic fire that completely destroyed a 12-unit building.

The 2004 blaze started in the attic and was difficult to reach, fire officials said. Firefighters were able to reach the 2006 fire in time to save several units.

In addition to firefighters, local police and EMTs also were busy in 2006.

In March, local officials uncovered one of the largest animal cruelty cases in the area.

By June, Donna Russell of 342 Mulberry Road was found guilty of five counts of animal cruelty and received a five-year suspended sentence and three years probation.

Russell must not own or possess any animals during her probation, among other stipulations.

A joint investigation, involving the state Department of Agriculture, the Eastern Highlands Health District and the Town of Mansfield's Animal Control Office was initiated March 9 after one horse was found dead and three others required emergency medical treatment at Russell Farms.

In April, emergency personnel pulled the body of Russell Frank, a 53-year-old Ellington man who apparently died in a kayaking accident, from the Fenton River.

Two mountain bikers immediately notified police officials when they noticed the overturned

kayak in the river just north of Route 89 and a person in the water at the reservoir.

Although the year was filled with multiple tragic events, the town also found some luck.

A possible June tuberculosis scare at E.O. Smith High School ended on a positive note, as a student who tested positive for exposure during a routine screening did not have an "active" case.

The town also made great strides with implementing the state's first-ever ordinance to control the town's cat population.

The ordinance, written for the town at the request of the animal control department and approved in May, requires most cats 6 months and older to be spayed and neutered.

In November, Mansfield was one of 25 towns in the state to use the new optical scan voting machines, with local voters generally happy with the new machines.

During the November elections, townspeople overwhelmingly approved three referendum questions, including two questions similar to last year that failed because of a little-known rule.

Following the vote, the town will bond \$200,000 to purchase and install air conditioning at the Mansfield Community Center, \$1 million to replenish the town's open space fund and \$3.8 million to replace the electrical heating system at Mansfield Middle School.

In November 2005, while it appeared two of the bond questions were approved, they failed because 15 percent of registered voters did not vote in favor.

Under town charter, even if there are more "yes" votes than "no" votes, if the number of "yes" votes is less than 15 percent of the total electorate, the question fails.

In August, the town council unanimously appointed former assistant town manager Matthew Hart as the new town manager. He started his new job Oct. 4.

Hart, a resident of Storrs, was

selected from a pool of 45 applicants from across the country. Longtime Town Manager Martin Berliner announced his retirement in March after 27 years at the helm.

Also in March, the town council appointed 11 members to the charter revision commission with a charge requiring a draft report to the town clerk by April 2, 2007.

The charter group will have a lot of issues to look at.

For example, some residents cited privacy and accessibility issues and expressed a desire for sweeping changes in the town's annual budget approval process following the November 2004 election.

The charter was last revised in 1993.

Town officials also created a new housing code to set standards to make sure that all residential rental units are "safe and sanitary."

Town council members approved a new housing code in May for rental units and created a "rental certification zone" requiring landlords to pay a fee once every two years for a certificate allowing rental occupancy.

The council also approved an ordinance in August, effective Monday, to help enforce the housing code and the housing inspection program by requiring rental unit owners to provide a mailing address to the town.

And with rowdy off-campus parties that disturbed the Birch Road neighborhood, Mansfield officials are still looking into ways to combat off-campus parties.

The town council also formalized the consolidation of the two fire departments — the former Mansfield Volunteer Fire Co. and Eagleville Fire Department — into a single entity by unanimously entering into a one-year fire service agreement for the town's firefighters in October.

Meanwhile, the planning and zoning commission approved a

proposed alternative high school at the historic Reynolds School and approved plans to convert Kirby Mill into a hydropower facility.

The \$2 million alternative high school — a joint effort between Regional School District 19 and EastConn — will be an "extension" of E.O. Smith for no more than 35 students.

The hydropower facility aims to transform the mill back to its original power source by generating its own electricity.

This fall, the District 19 Board of Education was also recognized for its "excellence in leadership" by the Connecticut Association of Boards of Education.

As far as recreation is concerned, actions in 2006 stand to benefit the community. For example, in April, the PZC approved a proposed skate park west of the community center.

Even with these new initiatives, town officials are still working to curb off-campus parties, improving school security and looking into the possibility of assisted living units for the elderly.

Town officials are currently making progress with the \$165 million Storrs Center project, a mixed-used village at the crossroads of the Town of Mansfield and the University of Connecticut.

A pedestrian walkway was largely completed and the first building, building "1A," received approval from the town's planning and zoning commission in July. It will offer a home for displaced downtown businesses during construction.

Meanwhile, the Storrs Farmers Market moved to Route 195 this summer and will most likely be moved to the Storrs Center "market square" when its completed.

The professional team is expected to submit a draft text for the special design district to the local planning and zoning commission Tuesday.

Storrs Center Project moves closer to reality

(Continued from Page 1)

on two separate applications - one for the special design district and one for zoning map amendments for the mixed-use village at the crossroads of the town of Mansfield and the University of Connecticut.

Tom Cody, an attorney with Robinson & Cole of Hartford presenting the master development, does not anticipate the public hearing to begin until March.

Once a public hearing is closed, the commission has 65 days to act on a pending application.

"The regulations do not address compact, mixed-use village that we're proposing," Cody said regarding existing Mansfield zoning regulations.

According to the Jan. 8 special design district draft, "the intent of the Storrs Center Special Design District is to create a zoning mechanism that will enable the Storrs Center to be developed in a responsible, yet efficient manner."

With a mixed-use village, a conventional zoning district separates land uses into a single-use area would be "unworkable" and "inappropriate."

The draft proposal includes uses envisioned in the special design district, such as single-family two-family residences, age-restricted multi-family residences, live-work units — a mix of office, retail and residential uses — retail stores, restaurants, banks, art galleries or studios, schools and recreation facilities.

Downtown Partnership member Steven Bacon, who chairs the planning and design committee, said the committee held an intensive discussion at its Tuesday night meeting about one of the allowable uses, including a boarding house.

However, Macon Toledano, president of planning and development for LeylandAlliance, which heads Storrs Center

developers, said it could be an executive retreat center or housing for visiting professors.

Mansfield Director of Planning Gregory Padick said a boarding house — as defined in Mansfield regulations as being a dwelling unit where more than four people who are not related reside — would require special permit approval.

Toledano said the special design district should "allow flexibility and to fully recognize us over time."

Therefore, the project development team is looking to come up with all allowed possible uses for many years to come.

Also, to aid development, Cody said the project development team would like to see certain distance requirements between package stores, restaurants serving alcohol and public spaces eliminated within the special design district.

Project leaders are not looking to change regulations that prohibit bars in town.

He also said the project development team would like to see signs currently prohibited by the town's "comprehensive" sign regulations allowed within the special design district.

In total, the Mansfield Downtown Partnership is looking for 12 percent public funding, or \$20 million — with most to pay for the parking garage.

Private financing — approximately \$142.2 million — would fund the rest of the project.

Construction for the massive project is expected to take five to eight years.

The first building, building "1A," received approval from the town's planning and zoning commission in July, and will offer a home for displaced downtown businesses during construction.

Work on that building is expected to start after the proposed regulations receive zoning approval.

Storrs Center Project moves closer to reality

Item #17

By KIMBERLY GRAVES
Chronicle Staff Writer

Chronicle 1/11/07

STORRS — The \$165 million Storrs Center Project, which would create a place where townspeople could celebrate victories, attend concerts or indulge in ethnic foods is coming closer to reality.

Wednesday, the Mansfield Downtown Partnership unanimously approved submitting its 25-page proposal for a special design district as a co-applicant to the town's planning and zoning commission. The other applicant will be the master developer for the proposed Storrs Center, LeylandAlliance.

Mansfield Downtown Partnership Executive Director Cynthia

van Zelm said while the paperwork is "ready to go," the proposal, which would allow for a new zoning district to accommodate the development of Storrs Center, will not yet be submitted to the planning and zoning commission.

She said the project development team is still working on an extensive application for zoning map amendments.

That application is more than 1,000 pages in length and the partnership would like to "time the submittal" so both applications are submitted close together.

In total, the planning and zoning commission will review and (Storrs Center, Page 4)

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COMMUNITYENERGY®

Town of Mansfield

LEADING THE WAY WITH RENEWABLE ENERGY

The Town of Mansfield has purchased enough renewable energy to offset a portion of its electricity usage. Over the course of four years, 2,684,085 kilowatt-hours of renewable electricity will enter the regional electric grids on behalf of the Town of Mansfield.

This purchase makes a difference for the environment and promotes our nation's energy independence. The estimated environmental benefit is equivalent to planting 182,057 trees or not driving 2,321,948 miles.

Renewable energy is clean, safe and pollution-free and is supplied by leading wind energy marketer & developer, Community Energy, Inc.

Attachment A:

Please supply The Town of Mansfield's Renewable Energy Purchase according to this schedule:

Town of Mansfield & Board of Education
CEI Renewable Energy
Purchase Schedule
 (50% Mid- Atlantic NewWind Energy & 50% New England Small Hydro)

Current annual energy usage

Estimated kWh/Year	Estimated Cost/Year
4,473,475	\$603,985

Purchase Year	%	KWh	\$/kWh	Annual Cost	Monthly Cost
1-Jan-07	4%	178,939	0.01	\$1,789	149
1-Jul-07	8%	357,878	0.01	\$3,579	298
1-Jul-08	12%	536,817	0.01	\$5,368	447
1-Jul-09	16%	715,756	0.01	\$7,158	596
1-Jul-10	20%	894,695	0.01	\$8,947	746

Dated: 11/22/06

Attachment A submitted by: Town of Mansfield, CT
 Customer Name: Town of Mansfield, CT
 By: M. W. Hart
 Name (Print): Matthew W. Hart, Town Manager



REC'D JAN 31 2007

200 Corporate Place, 3rd Floor
Rocky Hill, Connecticut 06067
[tel] 860 563-5851
[fax] 860 563-4877
www.ctcleanenergy.com

Item #19

January 24, 2007

The Honorable Elizabeth C. Paterson
Mayor
Town of Mansfield
Audrey P Beck Municipal Building
4 South Eagleville Road
Mansfield, CT 06268

Dear Mayor Paterson:

On behalf of the Connecticut Clean Energy Fund, and our Clean Energy Collaborators – the Connecticut Department of Public Utility Control, SmartPower, Community Energy, Sterling Planet, and Connecticut Light & Power, we want to inform you that Mansfield has qualified for an **additional 1kW free solar PV system** (for a total of 3kW to date) through the Connecticut Clean Energy Communities Program.

Through Mansfield's commitment to SmartPower's 20% by 2010 Clean Energy Campaign, and more than 200 community residents and businesses signing-up to the CTCleanEnergyOptions Program, Mansfield has continued to demonstrate its leadership as a Connecticut Clean Energy Community!

Please, visit the Connecticut Clean Energy Communities Program Website for regular updates on your town's page at <http://www.ctinnovations.com/communities/Mansfield.php>

Bob Wall, Director of Energy Market Initiatives, at the Connecticut Clean Energy Fund, will be your contact for the Connecticut Clean Energy Communities Program. He can be reached at (860) 257-2354 to discuss any questions or comments that you might have regarding this notice and the program.

Again, congratulations on Mansfield's leadership in support of clean energy. As more and more of your community residents and businesses sign up for the CTCleanEnergyOptions program, the more solar PV systems the Town of Mansfield will earn.

Clean Energy – Let's Make More!

Sincerely,

A handwritten signature in black ink, appearing to read "Lise Dondy". The signature is stylized with a long horizontal stroke at the beginning and a loop at the end.

Lise Dondy
President
Connecticut Clean Energy Fund

cc: Clean Energy Task Force – c/o Matthew Hart

Mansfield Goes Solar

Timothy Bleasdale

Posted: 2/7/07

Mansfield began working to become an environmental leader among Connecticut municipalities in July 2005 when the Town Council unanimously passed a resolution committing Mansfield to the SmartPower 20% by 2010 Campaign.

The resolution was a result of the town joining The Connecticut Clean Energy Communities Program, which is a partnership between the Connecticut Clean Energy Fund and Hartford-based SmartPower clean energy company, according to the Town of Mansfield's Web site. Communities that sign into the program commit to purchasing 20 percent of the municipality's electrical needs from sources considered "clean," including solar, wind, landfill gas and small, low-impact hydropower sources by the year 2010. Mansfield's commitment plan calls for a segmented approach beginning with a purchase of clean, renewable energy equaling 4 percent of the town's needs. Each subsequent July, the purchase will increase by an additional 4 percent until the town reaches its goal of 20 percent by 2010.

As an added incentive for participating communities, the Connecticut Clean Energy Fund will award free photovoltaic panels, commonly known as solar panels, to participants reaching certain milestones of achievement, according to the Connecticut Clean Energy Fund Web site. Some qualifying achievements include obtaining 100 sign-ups in the community to the CTCleanEnergyOptions program offered through Connecticut Light & Power, having 10 percent of a town's households sign-up for CTCleanEnergyOptions or having the town have use one gigawatt-hour of power through CTCleanEnergyOptions.

Mansfield qualified for its first solar panel system in February 2006, according to town officials. Following this achievement, Mansfield earned a photovoltaic panel by becoming the first community in Connecticut to reach a 2.5 percent household participation rate.

"We're proud to step up as a leader in the field of local government and to do our part for the environment," said Matt Hart, Mansfield's Town Manager. "Our citizens recognize and value the commitment we've made to a safe and secure energy future. It's pleasing to know that our day to day operations are now being powered in part by clean, renewable energy. We hope others will follow our lead and make the choice as well."

At the end of January, Mansfield's CTCleanEnergyOptions sign-ups officially surpassed 200 households, qualifying the town for a third free solar panel. The photovoltaic trio, valued at a minimum of \$10,000 per panel, is to be placed on the roof over the entrance to E.O. Smith High School on Storrs Road.

Many criticize clean, renewable energy programs as being unfeasible because of the relative rarity of such programs in many parts of the country. However, advocates applaud municipalities like Mansfield that have jumped on board the clean, renewable energy wagon increasing the demand. They hope that the increased demand generated by municipal participation will help to increase the availability of clean, renewable energy programs.

"The Town of Mansfield has stepped up as a leader in Connecticut," said Brent Alderfer, Community Energy president. "Their renewable energy purchase puts their energy dollars to work to benefit the state economically and environmentally. As more customers choose to follow their lead and purchase renewable energy, we can bring more clean power resources online to meet that demand."

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TOWN OF MANSFIELD
TOWN MANAGER'S OFFICE

Matthew W. Hart, Town Manager

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

January 30, 2007

Richard A. Miller, Esq.
UConn Director of Environmental Policy
31 LeDoyt Road U-3055
Storrs, CT 06269-3055

RE: Notice of Comparative Evaluation North Campus Master Plan EIE

Dear Mr. Miller,

Pursuant to a January 16, 2007 Environmental Monitor Scoping Notice, Mansfield staff members have reviewed the supplemental traffic impact data for the UConn North Campus Master Plan and extension of North Hillside Road. Due to the January 30, 2007 deadline for comments, we were unable to coordinate our staff review with Mansfield's Town Council and Planning and Zoning Commission. The following comments are offered for your consideration:

1. On April 10, 2001 Mansfield's Mayor and Planning and Zoning Commission Chairman submitted the attached comments on the North Campus Environmental Impact Evaluation. Many of those comments, particularly those related to the implementation of mitigation measures and future opportunities to comment on specific projects, remain applicable and need to be addressed as the North Campus Master Plan is implemented.
2. Mansfield officials support the extension of North Hillside Road to Route 44, but this roadway project and the development of UConn's North Campus will have significant traffic impacts on State and local roads. It is essential that appropriate mitigation measures be incorporated into proposed designs and funding allocations. In addition to roadway and intersection improvements, public transit and walkway/bikeway improvements must be incorporated into the roadway extension project and future North Campus development projects.
3. The January 2007 "Comparative Evaluation for Extension of North Hillside Road" report, prepared by Fuss and O'Neill, clearly documents anticipated level of service declines on many roadway intersections proximate to the North Campus project. These traffic projections and anticipated impacts need to be refined as specific projects are implemented and as background traffic changes due to other public and private development projects. To help address level of service impacts, Mansfield officials and the public need to be involved at an early stage of each project design.
4. The above referenced Fuss and O'Neill study does not address all intersections and roadways that will be impacted by future development within and adjacent to the University of Connecticut campus' in Mansfield. As future developments are planned, traffic impacts also need to be evaluated at the intersections of Route 44 with Baxter, Hunting Lodge, Birch and Cedar Swamp Roads; at the intersection of Route 195 with Baxter and Cedar Swamp Roads; at the intersections of North Eagleville Road and Route 32; and at the intersection of Hunting Lodge Road and Separatist Road. Impacts along all local roads, such as Baxter, Cedar Swamp, Birch, Hunting Lodge, Separatist, North Eagleville, Hillside Circle, Eastwood, and Westwood, also need to be reviewed and appropriately addressed.

Thank you for the opportunity to comment on the Notice of Comparative Evaluation for the future development of UConn's North Campus. We anticipate continued cooperation regarding this project and other issues of mutual interest. Mansfield officials are available to discuss any of the comments/issues cited in this letter. A copy of the University response to this letter is respectfully requested.

Very Truly Yours,



Matthew W. Hart
Town Manager

CC: Mansfield Town Council
Mansfield Planning and Zoning Commission
Mansfield Traffic Authority
Mansfield Transportation Advisory Committee
Thomas Callahan, Associate Vice President of Administration and Operations Services
Jeffrey Smith, State Office of Policy Management
Mark Paquette, Director of Windham Regional Council of Governments

TOWN OF MANSFIELD



AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
STORRS, CONNECTICUT 06268-2588

April 10, 2001

Mr. Larry Schilling, University Architect
Architectural and Engineering Services
University of Connecticut
31 LeDoyt Rd., U-Box 3038
Storrs, CT 06269-3038

Re: February, 2001 Draft Environmental Impact Evaluation
University of Connecticut North Campus Master Plan

Dear Mr. Schilling:

Mansfield's Planning and Zoning Commission and Town Council, with the assistance of the Town's Conservation Commission and staff, have reviewed the above referenced Environmental Impact Evaluation (EIE). The following comments should be addressed in accordance with Connecticut Environmental Policy Act (CEPA) processes and, where applicable in the design, permit, construction and maintenance elements of project development:

1. The North Campus Master Plan is considered to be generally consistent with local, regional and State land use plans, and it is noteworthy that, in association with the former Connecticut Technology Park project on this site, Mansfield's Planning and Zoning Commission and Inland Wetland Agency approved a roadway link to Route 44, a hotel/conference center and three office/research buildings. However, the magnitude of the project will have significant impacts for the Town. It is recognized that there is value in comprehensively analyzing the cumulative impacts for the entire North Campus area, but it is very difficult to fully assess potential impacts without more specific project details. The uncertainty about development timing and infrastructure phasing further complicates the review. Accordingly, it is recommended that Town officials and residents be given future opportunities to comment on various elements of development, including specific stormwater management plans; individual project designs, particularly with respect to neighborhood impacts, visual impacts, infrastructure needs, preservation of historic structures, and erosion and sediment control; and the phasing of roadway and intersection improvements. In acting on this EIE, the Office of Policy and Management should incorporate specific approval conditions that include a subsequent development-by-development review, with opportunities for public comment, in order to verify that commitments and mitigation measures cited in the approved EIE are incorporated into final plans.
2. Development of the North Campus Master Plan will have significant direct and indirect impacts for the Town of Mansfield. In addition to the traffic and environmental impacts, the project will result in infrastructure as well as municipal and educational service costs. It is recognized that the project is projected to contribute direct tax payments or State grants in lieu of taxes. It is essential that these contributions are adequate to address TP 141 costs and, as each project site is developed, off-site infrastructure costs should be incorporated into the project budget.

3. The water supply data utilizes registered wellfield capacities which have been questioned in the past, and projected margins of safety are not significant. It is anticipated that more information on water supply issues will be available upon the completion of the Town's Water Study, finalization of UConn's level A aquifer studies and approval of UConn's pending Water Supply Plan Update. Water supply problems are not anticipated for initial projects in the North Campus area, but there may be increasing uncertainties as this area and other portions of the UConn campus are developed. The EIE should clarify the role the State Dep't. of Health will have in reviewing future projects and the Office of Policy and Management should incorporate a specific approval condition that ensures that water supply issues can be revisited once additional information becomes available.
4. The EIE emphasizes that a comprehensive stormwater management plan will be prepared for the entire North Campus and that peak runoff will be limited to pre-development levels. The report also notes that, working with DEP, vegetated swales and other non-structural measures will be implemented and that structural measures, including catch basins with deep sumps and hoods, gross particle separators and/or detention/retention basins, and possibly cyclonic gross particle separators, will be implemented and "maintained to insure continued effectiveness." These drainage elements are a significant component of the project and inappropriate design, implementation and maintenance could have significant impacts for downstream property-owners and on the Town of Mansfield's roadway and drainage systems. As previously emphasized, it is essential that the Town be given future opportunities to review and comment upon specific storm water management designs, and all mitigation measures and long-term maintenance responsibilities must be documented in construction plans and contractual documents.
5. The EIE notes that the UConn landfill area is designated for surface parking and that an impervious cover may reduce leachate movements. Potential impacts on landfill leachate movements also must be considered with respect to site drainage and the stormwater management system design. This issue has not been addressed in the EIE.
6. The submitted traffic impact analysis does not adequately address potential impacts on Town and State roads and it does not adequately address the timing of traffic mitigation measures, including the extension of North Hillside Road. The EIE should emphasize the need to incorporate specific roadway and intersection improvements, as well as public transit access, walkways and bicycle paths, into specific project designs. The attached report from Mansfield's Assistant Town Engineer provides more details on traffic safety issues that need to be addressed.
7. The North Campus Master Plan includes areas of preserved prime farmland, areas where prime farmland will be developed and a proposal to replace on an acre-by-acres basis, in an offsite location, farmland which is lost due to development. A recent study by E. Pagoulatos, head of UConn's Agricultural and Resource Economics Department, underscores the high value of farmland, and a concerted effort must be made to prevent any loss of prime farmland, which is considered a unique and irreplaceable resource. The proposed offsite creation of new farmland to replace lost farmland on North Campus has not been documented in any detail and cannot be supported as an appropriate mitigation measure. The EIE should be revised to incorporate all identified prime farmland into depicted preservation areas.
8. The Rosebrooks House and barn, which are situated along Route 195 on parcel f, are listed on the State Register of Historic Places and are older than represented in the EIE. Public Hearing testimony from R. Smith, Mansfield's Town Historian, and others, reported that the Rosebrooks house was built in the 1700's and that the barn was built in 1875. The Rosebrooks house and barn have historic significance and should be preserved on site, p. 142 tentatively 'displaced,' as indicated in the EIE.

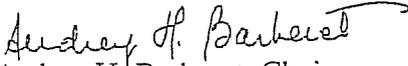
9. The plan notes the importance of buffering new development from neighboring properties, but appears to inappropriately rely on a planned 30-foot-wide vegetated buffer to address potential neighborhood impacts. In many locations, such as parcel a, which is adjacent to the Rolling Hills mobile home park, the proposed 30-foot buffer likely will not be adequate to address potential visual, noise and lighting impacts. As previously emphasized, there needs to be a process to analyze neighborhood impacts on a project-by-project basis. Additionally, in developing individual site plans, all lighting should be the minimum necessary to address safety and security needs and help minimize light spill and the illumination of night skies.
10. The North Campus Master Plan indicates that convenience retail uses are appropriate on parcel g. This area is in close proximity to Town-designated commercial areas at Four Corners and King Hill Road, and the maximum planned buildout of 10,000 sq. ft. of commercial space could undermine efforts to revitalize and strengthen these areas. Parcel g has a potential buildout of 60,000 square feet, which could increase the commercial square footage beyond what is represented in the EIE. The EIE should more thoroughly address this commercial competition issue and, if a limited amount of accessory commercial use is deemed appropriate, emphasis should be placed on support/convenience commercial uses that are complementary to the Four Corners and King Hill Road areas.
11. Parcel h, which is designated for student housing and associated accessory uses including parking and recreation, abuts the Storrs Burial Ground, and setback and buffering issues have not been addressed in the EIE.
12. The EIE specifies that, since the North Campus development will take place on University land, the projects are not under municipal zoning authority. While it is anticipated that the proposed developments will be directly linked to UConn's educational function and would be exempt from municipal jurisdiction, neither the State Statutes nor CT case law address this jurisdictional issue, and future uses may be subject to municipal regulation. The EIE and Record of Decision should acknowledge this jurisdictional issue and potential land use regulation by the Town of Mansfield.
13. The EIE lists various State permits that need to be obtained, but does not comment on the timing of these permits. It should be clarified whether identified State permits need to be obtained on a site-by-site, development-by-development basis or on a more generic entire project area basis.
14. The EIE recognizes there is evidence of the existence of three protected avian species within the areas of proposed development. Other potential wildlife corridors should also be investigated. This is recommended because a visual inspection by an archaeological consultant for a 1994 EIE raised concerns (p. 3-49). The EIE should not be considered final until after field investigations have been completed by professional biologists and archaeologists. To minimize impacts on agricultural land as well as wildlife habitats, a more specific sequence for developing designated technology/research parcels should be required. Based on existing information, it appears that parcel e should be the first parcel to be developed, followed by c and d. Lower-impact uses should be considered for parcels a and j.
15. There appears to be an inconsistency between the North Campus Plan recommendation for parcel b, which recommends technology and research as the primary use, and the chart on page 1-9, which indicates the primary use as remote parking with a secondary use as recreation. This should be clarified.

16. Pages 3-55 through 3-61 provide data about Mansfield's population, employment, income characteristics and educational characteristics. While this information is not critical to the environmental impact evaluation, it does contain inaccurate or outdated population totals, and the EIE does not adequately explain how the reported demographic information is affected by the University's presence in town. This should be clarified and appropriately updated.

17. Figure 7 indicates that portions of parcel a are within the area of influence for the Rolling Hills mobile home park's supply well, but does not address this issue in the impact analysis.

Thank you for the opportunity to comment. We anticipate continued cooperation regarding this project area and other issues of mutual interest. Town officials are available to discuss any of the issues identified in this letter. We respectfully request a copy of the University's written responses. If you have any questions regarding this letter, please contact Mansfield's Town Planner, Gregory J. Padick, at 429-3329.

Very truly yours,


Audrey H. Barberet, Chairman
Mansfield Planning & Zoning Commission


Elizabeth C. Paterson
Mayor of Mansfield

encl.

cc: J. Petersen, Chancellor, Univ. CT
T. Callahan, Vice-Pres., Univ. CT
K. Fox, Co-Chair, Univ. Master Plan Comm.
R. Schwab, Co-Chair, Univ. Master Plan Comm.
J. Smith, State Off. Policy & Mgm't.
B. Buddington, Dir., Windham Region Council of Gov'ts.
Mansfield Conservation Commission

Memorandum:

April 4, 2001

To: Traffic Authority
From: Grant Meitzler, Assistant Town Engineer
Re: UConn North Campus Master Plan - Traffic Impact Study
dated February 19, 2001

There are one or two inconsistencies in the report but by and large it seems to be digested from a more detailed report having more information which would be of interest, especially with regard to specific intersection analyses and movement breakdowns for specific movements. I think this report treats off campus impacts lightly.

1. Table 3 indicates 49% traffic increase on Hunting Lodge Road. Page 19, last line next to last paragraph indicates a reduction in traffic on Hunting Lodge Road.

This needs explanation.

2. North Eagleville Rd & Route 32 intersection does not seem to be addressed. This is presently a poor intersection carrying considerable UConn traffic.
3. North Eagleville Rd & Bone Mill Rd intersection has long been a problem location and will likely be increasingly so with the growing Depot Campus operation. This is also true for the Birch Road & Hunting Lodge Road intersection but this has not yet been a serious problem location.
4. The Separatist Road section between Route 275 and Stadium Road is mentioned as having increase in traffic but is not mentioned otherwise. The road is narrow, has horizontal and vertical curves that restrict sight distance and is likely to suffer from this increase. This intersection is noted as reaching level of service F which is not acceptable operation.
5. A reduction in provided parking from 4800 to 3600 is indicated without an accompanying reduction in building area.

Page 3:

6. As in past reports - Routes 89 and 289 had their Route numbers changed many, many years ago. These are now Routes 195 and Route 89 - which does not lead to Route 6.
7. Route 195 is only 40 to 44 feet wide through the campus and possibly between Route 44 and Route 32. Most of it is two 12' lanes and shoulders varying from 1' to 3'.

P.145

8. There is also an active pedestrian light on Route 195 in front

Page 4:

9. Route 275 speed limit is 30 and 35 mph, not 40 mph.
10. Route 275 is only 30' wide between Separatist Road and Route 195.
11. Separatist Road runs from Route 275 to North Eagleville Road. State route 430 ends at Hunting Lodge Road.

Page 5:

12. Speed humps have been installed on Eastwood and Westwood Roads.

Page 6:

13. Mansfield Road doesn't operate effectively as a two lane exit from campus because it has only one approach lane away from the intersection, after a few cars make the permitted right turn others are blocked from doing so. Widening to two lanes will make this true.

Page 7:

14. The comment regarding long queues northbound on Route 195 at Gurleyville Rd may be less now with recent light control repairs. This bears watching.

Page 8:

15. The table 2 figures are averages only, and don't present specific movement levels of service.
16. Table 2 doesn't include the North Eagleville & Route 32 intersection.

Page 12:

17. Increases on Cedar Swamp Rd and Baxter Rd are noted. Speed humps we have approved should go in on these roads.

Page 13:

18. Hunting Lodge Rd is shown as having a 49% increase reaching 676 vehicles per hour in 2010. Present traffic has been higher than this. Does this include the completed Hillside P.146

Extension ?

19. 47% increase in traffic on Separatist Rd at route 275 should be dealt with.

Page 14:

20. Eastwood-Westwood Roads show 50 and 55% increase in traffic.

Page 15:

21. Analyses should be included with movement breakdowns.

Page 20.

22. The separate right turn lane on Hillside southbound at Stadium Road may encourage traffic on Separatist Road.
23. Regarding upgrade and optimization of signalization - this monitoring should include a committment to main unsignalized intersection monitoring as well.
24. I think it worthwhile to spell out the improvement process in some detail to achieve mutual understanding of the upcoming processes.

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courant.com

<http://www.courant.com/news/local/hc-davoren0201.artfeb01,0,5062453.story?coll=hc-headlines-local>

State Police Leader Selected

Accomplished Investigator To Be Top Sworn Officer

By TRACY GORDON FOX
Courant Staff Writer

February 1 2007

Maj. Thomas Davoren, a veteran trooper who helped solve several high-profile crimes, has been chosen as the new state police colonel, the department's highest-ranking sworn officer, sources said Wednesday.

Davoren, 50, of Bolton, who has spent much of his 22-year career in the state police major crime squad, is expected to be officially named today, said the sources, who did not want to be identified because the promotion had not been officially announced.

He will briefly serve under Public Safety Commissioner Leonard C. Boyle, who plans to step down later this month. A replacement for Boyle has not yet been named.

Davoren, who has earned respect in the department for his criminal investigations, will step into the commander's position at one of the most tumultuous times of the department's history. A report conducted on the department's internal affairs unit by the New York State Police revealed that a number of embarrassing incidents have occurred over the years, including troopers involved in drunken driving, domestic violence, and larcenies, who were not properly disciplined, and in some cases, never investigated.

The new colonel, who is not known for having political connections, was selected just over a week after Gov. M. Jodi Rell and her chief of staff, M. Lisa Moody, were accused of trying to micromanage the state police.

Rell's office, however, has apparently chosen a politically connected trooper, Maj. Peter Terenzi as the second in command, state police sources said.

Terenzi, 48, of Deep River, will be named lieutenant colonel of operations, a key position just below Davoren, the sources said.

Terenzi, who has served in many capacities with the department, has had some troubles over the years, including several internal affairs investigations for accusations that were not substantiated.

But he is considered by many troopers to be knowledgeable about the department's operations, and has led successful joint operations with Hartford police to quell crime in the city.

Maj. Robert Duffy is expected to be named lieutenant colonel of internal affairs, a new position created by the legislature following the internal affairs report.

Some of the promotions are scheduled for Friday.

Terenzi and Duffy will both answer to Davoren, who replaces Edward Lynch, the veteran trooper who announced his resignation in December, just before the release of the internal affairs report.

Davoren could not be reached Wednesday evening for comment.

One of six majors interviewed for the job, Davoren has a virtually spotless record; he rose quickly through the ranks.

He was an East Hartford police officer for several years before joining the state police in 1984.

"He is well respected as an investigator, and is very knowledgeable as far as the agency," said State Police Union President Steven Rief.

In 1991, Davoren, then a detective, helped solve the ambush-style murder of Trooper Russell Bagshaw, who was shot through the chest outside a gun store in Columbia while doing early morning patrol checks. Davoren was one of the detectives who helped to obtain a confession from Duane Johnson, which led to the arrest of Johnson and his brother.

After that, Davoren was made a supervisor in the major crime unit. He was then promoted to lieutenant and commanded the state police barracks in Tolland and Danielson before becoming captain.

He has served on the canine unit, the tactical team, and commanded the bureau of criminal investigations.

In March 2005, Davoren was promoted to major, and since then has commanded the four busy state police barracks in the eastern district.

Rief said Davoren has a strong work ethic, and as a major, was known to get involved in investigations.

"He is not afraid to get his hands dirty," Rief said.

But other troopers questioned Davoren's public image as the commander of the state police. The heavysset Davoren, they say, is an exception to the spit and polished public image troopers like to portray. Davoren is not comfortable in front of cameras, some troopers say, a skill he will have to master.

"We are a paramilitary organization," one state trooper said. "Image is very important."

Many troopers said they had fully expected Terenzi to be promoted because of his political connections to Rell and Moody. They said he attended the governor's inaugural ball and made many political friends in his role as legislative liaison for the state police.

"I'm sure it is going to be a surprise to many that he is not [the new colonel]," Rief said.

But others say Terenzi's affiliation with the governor may not be a bad thing.

"He has some kind of association with the governor or Lisa Moody, but I don't see that being a concern right now," Rief said. "He certainly understands the political process and that would be beneficial."

Other critics of the state police say Terenzi's appointment would be just another way for Rell and Moody to control what goes on within the troubled agency.

Contact Tracy Gordon Fox at tfox@courant.com.

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Shortly before her election, Gov. M. Jodi Rell established, by executive order, the new state Office of Responsible Growth. She said its purpose was to control "rampantly ill-conceived development" that is contributing to sprawl.

Mrs. Rell was criticized at the time for what was seen by her rivals as political posturing rather than an initiative of any substance. Now's her chance to show her critics that she was serious about fostering responsible growth.

The Mansfield Downtown Partnership is looking for \$12 million from the state to fund a share of a parking garage that will serve its proposed \$165 million town center at the edge of the University of Connecticut campus in Storrs. Mrs. Rell and the legislature should make that investment a priority. There isn't a better example of the kind of "smart growth" development Connecticut needs.

A new village, built mostly with private funds, will replace aged and ugly strip retail blocks. It will instead shape a college town with a variety of housing, from studio lofts to apartments to condos, retail stores, entertainment, common gathering places and offices in a pleasant setting across from the School of Fine Arts.

The village will be compact and pedestrian-friendly, with more than half of the 40-acre parcel left as open space, a buffer between the new center and existing residential neighborhoods. Many residents will be able to walk or bike to

work or take the bus. Students and townspeople will at last find what they need in a retail environment, many without having to get into a car.

If all goes well and the town of Mansfield, of which Storrs is a section, approves a special design district for the project, work could begin this summer.

Then, ground will be broken for the first building, a commercial space that will house about 17 existing businesses scheduled to be displaced by construction. A parking garage would be more accommodating and efficient than the haphazard surface parking

that exists now and despoils the landscape.

A real college town center in Storrs is an exciting idea that has been discussed for at least 40 years. Now it is poised to happen. The Mansfield Downtown Partnership has gone about its planning in the right way. All partners — the university, the town and the retailers — have been part of the decision-making.

While there have been some concerns, particularly about traffic, there has been little opposition from the community. Monthly public updates in an open house format have helped to keep people informed and engaged.

This is a true community effort with statewide economic benefits. Only about 9 to 12 percent of the project will require public funds, some from federal sources. Investing in the garage would be a smart contribution and a signal from the state that it is committed to responsible growth.

COLLEGE TOWN State should invest in model development project

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January 31, 2007

Connecticut State Legislature
Planning & Development Committee

**RE: HB 5519 AN ACT CONCERNING
FUNDING FOR THE LOCIP FUND**

Ladies & Gentlemen:

The Town of Mansfield received \$174,061 in LOCIP Funds in '05-'06 which it applied toward its \$275,000 annual road resurfacing program. (This was down from the \$212,700 the Town was projected to receive).

The Town's capital needs continue to grow at a pace well beyond the inflationary rate. The prices for our road resurfacing program jumped 29% last year due to the price of asphalt products. The Town's road mileage continues to increase at 1 to 2% per year and the LOCIP grant has not kept pace. As a result our Town uses more of its own tax revenues to support its public infrastructure.

In addition to our ongoing road maintenance needs, Mansfield has 13 bridges, 7 miles of sewers, over 1,000 drainage structures and many public buildings it must maintain. Increasing the LOCIP grant, even modestly, will bring a tremendous benefit to the Town of Mansfield.

Please feel free to contact me for additional information at HultgrenLR@Mansfieldct.org.

Sincerely,

Matthew W. Hart
Town Manager

Lon R. Hultgren
Director of Public Works

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*You are invited to
share your love of reading
with the children of
Mansfield Discovery Depot
during the week of February 12th-16th
Call 487-0062 to schedule a time to read
or join us
for cookies and milk
Thursday, February 15th @ 3:00 PM*

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The Mansfield Record

January – March 2007

Dear Friends:

Welcome to the inaugural edition of *The Mansfield Record On-line!* You may recall the printed version of *The Record*, which was produced by dedicated volunteers and staff for several years, and then discontinued due to high production and mailing costs. With today's technology, however, we are able to reach a broad range of readers via the internet and we are pleased to revive *The Mansfield Record* in an electronic format. *The Record* is designed to provide our readers with information concerning various municipal projects, initiatives and programs. We welcome comments and questions, as well as articles, updates and program announcements from town advisory boards and commissions, and local civic and not-for-profit organizations. Please email your comments or submissions to the Town Manager's Office at TownMngr@mansfieldct.org.

I hope that you find *The Mansfield Record* to be a useful resource, and that you will continue to visit Mansfield's website at www.mansfieldct.org for the latest information concerning our town government, and the programs and services that we have to offer. I wish you and your family a productive and enjoyable 2007, and encourage you to join in on the fun at the many special events we help sponsor throughout the year, including the upcoming Winter Fun Day on Sunday, February 11th from 1-5 PM at the Mansfield Community Center.

Take care,

Matt Hart
Town Manager

MANSFIELD DOWNTOWN PARTNERSHIP, INC.

Submitted by Cynthia vanZelm, Executive Director

- The Mansfield Downtown Partnership, working in conjunction with the Town of Mansfield, the University of Connecticut, community leaders, and master developer LeylandAlliance, achieved a major milestone this summer with the approval of the first commercial building in Storrs Center by the Mansfield Planning and Zoning Commission. The goal for the building, to be housed on Dog Lane, is to start construction in 2007. With this approval, energy continues to build around this mix-use retail/residential/commercial project where a variety of shops, restaurants and cafés, a town square, office space, and market rate housing will truly enhance the quality of life and learning in the Mansfield community.

- Following an event-filled *Festival on the Green* in September—replete with gorgeous 70-degree weather—the Mansfield Downtown Partnership has bustled its way through the fall season. Working in conjunction with master developer LeylandAlliance, the Partnership is looking forward to submitting applications to the Mansfield Planning and Zoning Commission for a special design district in the coming weeks. This new zoning district will make it possible for the Partnership to create a mixed-use downtown.



- A new pedestrian walkway connecting the Community Center, the Town Hall and the future site of the Storrs Center downtown development broke ground on October 3rd and was largely completed this fall. G.E.G. Construction of Ludlow, Massachusetts was awarded the contract for the work after bids were obtained from three other construction companies. One of the principal goals for the Storrs Center “Main Street” development has been to emphasize the pedestrian experience. The new walkway will provide direct pedestrian access to Storrs Center and will link it to key Mansfield locations, including the Community Center adjacent to the Town Hall. Mayor Betsy Paterson states, “This project brings us one step closer to the reality of a ‘town center’, a community gathering place for young and old. Recently we added the Storrs Farmers Market to the center of town. This walkway/plaza will make the area more pedestrian friendly, by creating the ambiance of a meeting place.” Funding for the project comes from a Small Town Economic Assistance Program grant, administered through the Connecticut Department of Economic and Community Development, which will provide planning, engineering, and construction of the project.
- The Mansfield Downtown Partnership along with the Town of Mansfield and the Mansfield Community Center will be holding a Winter Fun Day celebration on Sunday, February 11th, 2007 from 1- 5pm in the plaza at the Community Center! Bring your friends and family for a fun day of ice-skating, horse drawn carriage rides, ice sculpture displays and refreshments to warm you on a winter afternoon. Hope for snow and bring your flair for creativity for the snow sculpture contest and prepare to wear your wackiest

winter hat—the wackiest hat wearer will win a prize! (Inclement weather date: Sunday, February 18th.)

- Please watch for updates on the **Partnership** website at www.mansfieldct.org.

DEPARTMENT OF PUBLIC WORKS

If residents have questions concerning work the Town may be doing, they are encouraged to call the Public Works Operations facility (the Town Garage) at 429-3676 or 429-1483. The DPW office at the Town Hall houses administrative and engineering staff, and snow plowing, roadside mowing, etc. cannot be connected to the Garage because their phone number is an outside line.

If residents have any questions concerning refuse collection pick-up changes, please call the Department at 429-3333 or 429-3331 in advance of upcoming holidays to ensure prompt service.

Project Updates

Submitted by Timothy Veillette, Project Engineer

Mansfield Downtown Connector

Work on the Mansfield Downtown Connector is currently shut down for the winter weather. The intent of this project is to provide a pedestrian connection between the new and expanded downtown area (streetscape in design) and the Mansfield Community Center located to the west of the Mansfield Town Hall. The principal enhancement elements of this project are the installation of a tree lined clay brick walkway together with landscaped areas and decorative lighting adjacent to the north side of the Town Hall.



The walkway and trees have been installed. Remaining work to be done once the weather breaks is the installation of the decorative lighting and the remaining plantings. The project should be completed in early 2007.

Hunting Lodge Road

The Town has completed the 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. The length of this section of multi-purpose trail is approximately 2,940 feet long.

A Public Information Meeting was held on January 22, 2007. Final design plans will now be developed and the necessary easements surveyed and acquired. Construction is anticipated to start in 2007.

Mansfield Community Center Skateboard Park

Work on the 100' x 95' skate park located behind the northwest corner of the Community Center is currently shut down for the winter weather. Rough grading and the security lighting for this joint effort between the Town and local businesses have been completed. The remaining work to be completed, when weather permits, includes the pouring of the

concrete slab, sidewalk, and installing of the security fencing. Construction is anticipated to be completed in 2007.

Hunting Lodge Road & Birch Road Roundabout

The Town of Mansfield has recently completed the construction of the traffic roundabout at the intersection of Birch Road and Hunting Lodge Road. The roundabout is intended to calm vehicular traffic at a rather awkward intersection and will provide a safer crossing for pedestrians. This spring the asphalt around the roundabout will be colored for better visibility and a streetlight will be installed.

Separatist Road Bikeway

The Town of Mansfield is continuing work on the Separatist Road bikeway/walkway. The first section of the trail has been completed, from South Eagleville Road (Rte 275) to Stadium Road and is currently open for public use. The second section, from Stadium Road to Hunting Lodge Road Extension, has been rough graded and the drainage is nearly complete. The new 8 foot paved bicycle/pedestrian trail is approximately 4,100 feet long. The project is expected to be completed in the spring of 2007.

Downtown Streetscape Extension

The Town of Mansfield was selected to receive a Federal Enhancement Grant for the construction of a streetscape on Route 195 (Storrs Road) near the new Storrs Center project. The project will involve the installation of a 10' brick walk, trees and decorative lighting along the west side of Storrs Road from Bolton Road to South Eagleville Road. The project also includes a walkway, together with enhancement items, along the west side of Storrs Road from South Eagleville Road south to Liberty Bank and a section along the west side of Flaherty Road from Storrs Road to Storrs Heights Road. The project is currently in design and construction is expected to begin in 2008.

Town Parcel Mapping

The town parcel mapping is currently available in test form on the Internet at www.mainstreetmaps/CT/mansfield. This mapping can be used to find information on property, owner and building records kept in the Town Assessors Office. A more current map is expected to be launched in March 2007. For the most current information please visit the Town Assessors Office.

Four Corners Sewer Study

Work continues to develop a facility plan for sewerage the Four Corners commercial area. The Four Corners area is located near the Route 44 and 195 intersection. A preliminary sewer service area has been developed by the Town's consultant, and a first public information meeting has been held. The plan will be finalized in 2007.

Energy Updates

Submitted by Virginia Walton, Recycling Agent

Energy Efficient Lighting Sales - February 11 and March 15, 2007

The Mansfield Clean Energy Team, a task force made up of residents and Town employees, have arranged two opportunities for residents and businesses to save money on compact fluorescent bulbs, lamps and other fixtures. The lighting sale will be on February 11, 2007 from 1 pm to 5 pm at the Community Center, in conjunction with Winter Fun Day. The

second sale will be on March 15, 2007 from 12 pm to 6:30 pm in the Town Hall Council Chambers. All fixtures and bulbs are designed for energy conservation. Indoor and outdoor fixtures and bulbs of all shapes, sizes and designs will be available. Fluorescent bulbs will start at \$1.00. During the sale, a member of the Clean Energy Team will be on hand to answer questions about how to support clean energy through the electric supplier.

Mansfield Begins Purchasing Clean Energy

Mansfield is participating in the Connecticut Clean Energy Communities program, "20% by 2010". By signing on, the Town has made the commitment to purchase by 2010 20% of its electricity from "clean" sources such as wind, solar, landfill gas or small, low-impact hydropower. Beginning January 1, 2007, 4% of the municipalities' electricity will be derived from New England small hydro and Pennsylvania wind power offered through Community Energy. This percentage will increase each fiscal year in 4% increments until 2010 when the Town will reach the target 20%.

Signing Up for Clean Energy

219 households in Mansfield have already made the commitment to buy clean energy. As customers of Connecticut Light and Power Company, we all have the power to choose clean energy from two different suppliers, Sterling Planet, which derives energy from wind, small hydropower and landfill gas, or from Community Energy, which derives energy from wind or landfill gas. Simply contact the supplier of your choice to make the change. Sterling Planet can be reached at 877-457-2306; Community Energy at 866-WIND-123. Your bill will still come from CL&P and there will be no interruption in service. By signing up for the CTCleanEnergyOptionssm program, the lights will still go on and all of your appliances will work just the same as they always have. There will be a minimal increase in your per kilowatt hour charge by choosing clean energy. For example, a customer using 1000 kilowatt-hours (kWh) will pay an additional \$5.75 per month for 50% clean energy or \$11.50 per month for 100% clean energy. Log onto www.ctcleanenergyoptions.com, the town website or call 800-874-9897 for further information.

Free Solar Panels for EO Smith High School

The Connecticut Clean Energy Community program offers incentives for participating municipalities. Since Mansfield is a participating community, for every 100 households/businesses that select the CTCleanEnergyOptionssm on their electric bill, the Town receives a free solar panel. In February 2006 Mansfield reached the 100th household threshold, making the Town eligible to receive its first 1-kilowatt photovoltaic panel on a municipal building. In July 2006 the Town qualified for a second panel for being the first Connecticut town to have 2.5% of the households using clean energy. Preparations are being made to place the two 1 kWh solar photovoltaic panels on EO Smith's entrance roof.

Mansfield Clean Energy Team Awards Grant to EO Smith Cool It Team

The Mansfield Clean Energy team was organized last year to help the Town of Mansfield achieve its goal of promoting clean energy. Through the Connecticut Clean Energy Fund, the team was given \$5,000 to fund grant projects that promote the use of clean energy in our community. The EO Smith High School Cool It Team will be the first recipient of a \$1,700 grant. This money will be used to educate students and staff about climate change, promote energy conservation, reduce the CO2 emissions at EO Smith and recruit more residents to sign-up for the clean energy option on their electric bill.

TOWN MANAGER'S OFFICE

Strategic Planning Project

Submitted by Maria Capriola, Assistant to Town Manager

The Town of Mansfield has begun an organization-wide strategic planning process. The strategic plan will identify common goals and objectives for the community so its municipal officials may take a proactive approach towards preparing for the future. The process will give the Town's leadership a formal means and structure to critically assess its relative strengths and weaknesses of the organization. The strategic planning process will also identify benchmarks and measurements against which leaders may measure progress towards accomplishing its goals and objectives.

The Town of Mansfield recently issued a request for qualifications from consultants to provide assistance with the preparation of a comprehensive, organization-wide strategic plan; submissions were due January 19, 2007. Review of qualifications has begun and the Town anticipates selecting a consultant during February.

The strategic planning process is anticipated to take approximately one year to complete, concluding in January 2008. Elected officials, town staff, and members of the community will be asked to participate at varying stages of the process during the year.

It is the Town's hope that the end product will include a strategic plan that outlines a shared vision for the Town, as well as supporting goals, objectives, priorities and strategies necessary to achieve that vision.

Mansfield Earns HeartSafe Community Designation

Submitted by Maria Capriola, Assistant to Town Manager

The Connecticut Department of Public Health (DPH), in collaboration with the American Heart Association, announced that Mansfield has been designated a **HEARTSafe Community**.

"The **HEARTSafe Communities** program is designed to promote and recognize the efforts of local municipalities to provide improved cardiac response and care to its residents," said DPH Commissioner J. Robert Galvin, M.D., M.P.H. "Mansfield has demonstrated its commitment toward ensuring that its residents and visitors receive the early lifesaving response proven to increase the chances of survival for heart attack victims."

"We are proud that the Town of Mansfield has earned the designation of a HeartSafe Community," said Town Manager Matthew Hart. "Mansfield's designation of a HeartSafe Community is the result of collaborative and dedicated efforts from the Town's Emergency Management, Fire, and School Departments as well as the Eastern Highlands Health District."

A **HEARTSafe Community** promotes and supports: CPR training in the community; public access to defibrillation through strategic placement of automated external defibrillators (AEDs) for use by public safety professionals and other trained community members; and early advanced care.

Mansfield met the program requirements for public placement of AEDs, trained community residents, and equipped, staffed and trained emergency responders. In addition, Mansfield is planning on continuing to provide community CPR training programs and expand the availability of AEDs in public locations.

Town of Mansfield Proposed Budget for Fiscal Year 2007/2008

Submitted by Matt Hart, Town Manager

Staff is hard at work developing the proposed budget for fiscal year 2007/08. At this time, town departments are reviewing their individual departmental and program budgets with the members of our budget team. Also, both the Mansfield Public Schools and the Regional School District No. 19 are preparing their budgets for submission to their respective boards of education. At 6 PM on February 12, 2007, staff will conduct a preliminary presentation on the town budget, and I will submit the Town Manager's Proposed Budget to the Town Council on March 26, 2007. During the month of April, the Town Council will then conduct budget hearings on the various components of the manager's proposed budget. Our residents and other members of the public are encouraged to attend these various presentations and budget hearings, and to submit written or oral comments to staff or the Town Council. Regional School District No. 19 will hold its annual budget referendum on May 2, 2007, and the Mansfield polls will be open from 6 AM - 8 PM at the Audrey P. Beck Municipal Building. Lastly, the Mansfield Town Council will submit its budget to the voters at the Town Meeting, which we will hold at 8 PM on May 8, 2007 in the Mansfield Middle School Auditorium.

PARKS AND RECREATION

Submitted by Curt Vincente, Director of Parks and Recreation

The Mansfield Community Center continues to provide many new and exciting benefits and services to our members. With the addition of our new Member Services Coordinator, Heather DeCarli, we are able to provide more one-on-one customer service to current members, maintain our membership base with more attention to renewals, and attend many events in town and around the area to gain new members.

Discounts on Fitness and Aquatic programs, early registration dates, Family Fun Nights, private swim lessons, Movie Nights, member rewards, guest passes and special member events throughout the year are just a sampling of exciting benefits offered to our members.

Mansfield Parks and Recreation Upcoming Events

Submitted by Bette Stern, Recreation Coordinator

February Vacation Camp (grades 1-8)

What do you do with the kids during vacation? Send them to our vacation camp. This popular program is held at Mansfield Middle School from the hours of 7:30 a.m. - 5:30 p.m. Vacation camp includes games, arts & crafts, special events and/or trips for students in grades 1-8. A detailed flyer will be available at the Community Center and distributed to the schools the first week of February. Children can be registered for one day or any combinations of days.

Location: Mansfield Middle School
Dates: (354002-1) Tues., Feb. 20
(354002-2) Wed., Feb. 21
(354002-3) Thurs., Feb. 22
(354002-4) Fri., Feb. 23
Time: 7:30 a.m.-5:30 p.m.
Fees: \$39/day per resident child \$49/day for non-resident child

Recreation Rescue (grades 1-8)

This program, held on school staff professional days, includes creative games, activities and perhaps a field trip. Detailed flyers are available at the Community Center and distributed through the schools prior to the date. Program is held at Mansfield Middle School. Space is limited so register early.

Location: Mansfield Middle School
Dates: Fri., March. 23,
Time: (354003-A) 7:30 a.m.-5:30 p.m.
Fee: \$39/day per resident child \$49/day per non-resident child

Parents' Night Out (grades K-5)

Drop off your children on a Saturday night from 4-9 p.m. at the Community Center for an evening of supervised fun for the kids (and a night out for you parents) including games, crafts and age appropriate movies. Pizza and beverages served. Space is limited so register early.

Location: CC
Dates: (390011-B) Fri., Feb. 10
(390011-C) March 17
(490011-A) Sat., April 28
(490011-B) Sat., May 19
(490011-C) Sat., June 16
Time: 4-9 p.m.
Fees: \$15/night per child for residents
\$25/night per child for non-residents

Improv Asylum

Mansfield Parks and Recreation is sponsoring a trip to Boston to the **Improv Asylum**. This is a comedy club in Boston's North End. Audience members will help decide what the story line will be, what songs will be sung, and what characters will be played. This trip is scheduled for April 28 and the registration deadline is March 19. The fee is \$45 for residents and \$55 for non-residents. Register now!

Free Mansfield Days at the Community Center

All Mansfield residents are invited to come and use the Community Center at the following times.

Fri., March 24, 6-9 p.m.

Sun., April 15, noon-3 p.m.

Wed., May 30, 6-9 p.m.

Dates are scheduled monthly. Come with your family and swim, use the gym, fitness center (for those 14 and over), play games in the community room and more. Proof of residency may be required.

Annual Kids' Flea Market

Rent a table at the Kids' Flea Market and sell or trade some of your old stuff. Everyone is invited to shop, but only children in grades 1 - 8 can rent tables. One table per child and children in grades 1-4 must be accompanied by an adult. The flea market will be held in the Mansfield Community Center Gymnasium. Pre-registration is required and space is limited so make sure to register early. Set up will begin at 9 a.m. the day of the event. Please bring money for change.

Location: CC Gym
Date: Sat., April 21
Time: (490111-A) 10 a.m. - 1 p.m.
Fees: \$5/table for residents \$15/table for non-residents

Earth Day

The Town of Mansfield will hold several Earth Day activities/events the weekend of April 21 & 22, 2007. Some of the activities will be held at the Mansfield Community Center's Community Room between 1 p.m. and 3 p.m. on Sunday, April 22, 2007. Further details will be distributed at a later date.

April Vacation Camp

Are the kids home alone during vacation? Send them to spend some time with us at our vacation camp. This popular program is held at Mansfield Middle School from the hours of 7:30 a.m.- 5:30 p.m. Vacation camp includes games, arts & crafts, special events and/or trips for students in grades K-8. A detailed flyer will be distributed to the schools the first week of April. Children can be registered for one day or any combinations of days.

Location: Mansfield Middle School
Dates: (454004-1) Mon., April 16
(454004-2) Tues., April 17
(454004-3) Wed., April 18
(454004-4) Thurs., April 19
(454004-5) Fri., April 20
Time: 7:30 a.m.-5:30 p.m.
Fees: \$39 for residents \$49 for non-residents

3rd Annual Kids Health & Safety Fair and 5K Road Race!

Saturday May 19th

This year the highly successful fair will include a 5K Road Race and 1-mile kids run. The Road race will begin and end at the community center. This professionally timed, wheel marked course will lead runners on the new Separatist road path, through campus and back up to the Community Center. Families are encouraged to run together, schools and businesses are encouraged to form teams. And after the race please stick around to enjoy all the activities at the Kids Health & Safety Fair! Fire trucks, a Helicopter, giant slide, free bike helmets and over 30 vendors with information on how to keep kids healthy and safe. Save the date! See you there!

Watch for the Spring brochure being mailed in Early March. Lots of activities for young and old alike.

Community Center Ice Rink is now open!

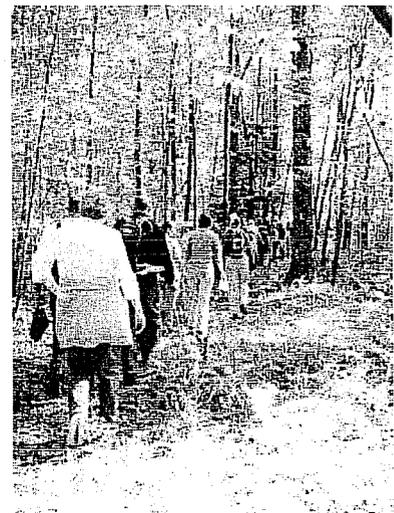
The rink's hours of operation are Monday through Saturday from 5:30 a.m.-9:30 p.m. and Sunday from 8 a.m.to 8:30 p.m. The rink is unsupervised and parents are asked to supervise their own children.

Town of Mansfield Parks and Preserves

Submitted by Jennifer Kaufman, Parks Coordinator

Mansfield's Trails Guides are now offered in a sturdy folder for \$7.50 at the Mansfield Community Center and the Town Clerk's office. Or, to download the trail guides click on www.mansfieldct.org/trailguides/. These guides contain up-to-date information and maps of Mansfield's Parks and Preserves.

Join us this winter in the parks for friendly family events. To register click on www.mansfieldct.org and click on the Mansfield Community Center Logo. For further information, please contact Jennifer Kaufman, Parks Coordinator, at 429-3015x204.



Hidden Treasures: Letterboxing in Mansfield's Parks
(311002) Monday, Feb 19 from 3-5 pm at Schoolhouse Brook Park

Join us on Presidents Day and follow clues through Mansfield Parks and into the world beyond with the family-friendly hobby of Letterboxing. Carolyn Stearns will teach you all the skills required and get you started letterboxing immediately. Participants should bring a small notebook or journal, an inepad, a rubber stamp image to represent you, walking footwear, and water.

Fee \$6 FOMP mem., \$17 family max \$8 non-FOMP mem., \$23 family max.

If Trees Could Talk-Tales From the Woods
(311003) Sunday, February 25 at 2pm at Merrow Meadow Park

Mansfield's woodlands will be brought to life through traditional storytelling. Storyteller Carolyn Stearns will weave tales of the natural world, history and intrigue for all ages to enjoy. This timeless form of entertainment yours to experience. Bring a listening ear (rain location MCC).

Fee \$6 FOMP mem., \$17 family max \$8 non-FOMP mem., \$23 family max.

Walk in Whetten Woods
(311004) Sunday, March 18 at 1pm at Whetten Woods

Join this co-sponsored interpreted walk in Joshua's Trust's Whetten Woods and learn to read the forested landscape while looking for signs of spring. Enjoy this "sheltered" preserve donated to the Trust by Nate and Theora Whetten. Please dress for the weather. Park at the Hope Lutheran Church on Dog Lane.

Fee Suggested donation: \$5.00 per person to be split by FOMP and Joshua's Trust

Early Spring in Dunhamtown
(311005) Sunday, March 25 at 1 pm. Dunhamtown Forest-off White Oak Road.

Join naturalist Sue Craig for a walk in this lovely town park as we look for signs that spring is on its way. Have some flowers started to bloom? Have some birds returned from the south? Are the frogs out yet? We'll try to find out.

Fee Suggested FOMP donation: \$5.00 per person

PLANNING AND ZONING

Submitted by Gregory Padick, Director of Planning and Curt Hirsch, Zoning Agent

- Mansfield adopted an update to its Plan of Conservation and Development. This legally important document includes information about Mansfield's history, demographics, natural and man-made resources, existing land uses, zoning and infrastructure. The Plan provides policy goals, objectives and specific recommendations that provide a framework for the town's Zoning Map, land use regulations, open space acquisition program and future capital project decisions. The adopted plan includes 25 maps and 12 appendices and is available for review at:
http://www.mansfieldct.org/town/departments/pnz/pocd/plan_of_conservation_and_development_2006.pdf Please contact the Mansfield planning office at 429-3330 to address any questions or to obtain additional land use information. Mansfield's Zoning map and land use regulations are also available for review at
<http://www.mansfieldct.org/>
- The Zoning Agent reminds property owners to check with the Building and Zoning Offices prior to any home or property improvement. Permits are required for membrane (tent) structures and school-bus shelters. The use of storage boxes (PODS), where permitted, also requires a permit. Please call 429-3341 with questions.

ASSESSOR'S OFFICE

Tax Relief Program

Submitted by Katelyn Crowther

Applications for elderly and totally disabled homeowners will be taken between February 1st and May 15, 2007. These credits are for the July 2007 tax bills on property in Mansfield. All income for 2005 is considered at the time of application. New income guidelines for OPM are: unmarried \$0 - \$28,800 maximum; married \$0 - \$35,300 maximum. Appointments may be made with Social Services at 860-429-3315.

TOWN CLERK'S OFFICE

New Town Policy on Agendas and Minutes

Submitted by Mary Stanton, Town Clerk

There are more than 35 elected and appointed Boards and Commissions in the Town of Mansfield. The work of these volunteers is essential to the governance of the Town. Their efforts, in fact, are one of the main reasons that Mansfield is a wonderful place to live. In order for the citizenry to be fully informed of the actions and decisions of these Boards and Commissions it is essential that the statutes regarding the posting of agendas and the filing of minutes be followed and a process to make that information available developed. To that end we have proposed a policy entitled, Procedures for the Posting and Retention of Agenda and the Posting, Correction and Retention of Minutes.

The purpose of an agenda is to inform both the participants and the public of the time, the place and the items that are to be discussed at a given meeting. The public must be given adequate notice, usually at least 24 hours. All agendas are filed and posted in the Town Clerk's office and on the town website, www.Mansfieldct.org. Additionally, a listing of all regularly scheduled meetings must be on file in the Town Clerk's office at the beginning of each year.

The minutes of an organization serve as the permanent record of the subjects discussed, conclusions reached, actions taken and assignments given. The votes of each member of an agency must be available to the public, if requested, within 48 hours of the end of the meeting. Completed minutes must be available for public inspection within 7 days. Draft minutes, for the majority of Boards and Commissions, are sent to the Town Clerk's office and posted on www.Mansfieldct.org as soon as they are available. When minutes are subsequently approved the draft copy is replaced. A few of the Boards that meet more frequently file only approved minutes. A copy of all approved minutes are retained as permanent records in the Town vault.

It is our hope that implementation of this new policy will make the actions and decisions of the Boards and Commissions more accessible to the residents of the Town.

MANSFIELD PUBLIC LIBRARY

Long Range Plan: 2006 – 2011 Priorities, Goals and Objectives

Submitted by Louise Bailey, Library Director

The major objectives of the 1996 - 2001 Mansfield Public Library Plan were accomplished with the completion of a major construction and renovation project in 2001. Mansfield Public Library was overdue for a new plan when Connecticut State Library funding became available to hire a consultant and develop a blueprint for the future.

Matching library services to community needs, interests and priorities is the foundation for planning in public libraries. Mansfield Public Library used a 'stakeholder' approach to determine a community vision and to identify community needs; the vision and needs that developed as a result of two meetings in late spring of 2006 were used to determine Mansfield's public library priorities.

Mansfield Public Library's top priorities will continue to be "Lifelong Learning" and "Current Topics/Titles". "Lifelong Learning" helps address the desire for self-directed personal growth and development opportunities. Our goals for this priority are:

- Young children will enter school with a firm grasp of the concept that books bring pleasure.
- Mansfield residents will have free access to technological resources and expert help from professional Librarians.
- Teens and members of the retirement community will be offered volunteer opportunities that utilize their particular skills and interests to assist in continued personal growth.
- Local residents of all ages will use Mansfield Public Library as a center for programs that support access to information and encourage reading for pleasure.

Of equal importance as a priority is "Current Topics and Titles"; the library helps to fulfill community residents' appetite for information about popular cultural and social trends and their desire for satisfying recreational experiences. Our goals are:

- Residents of Mansfield will have sufficient library materials in a variety of formats and languages to satisfy their demand for pleasure reading and general information.
- Users of Mansfield Public Library will have a basic reference collection to answer their general information requests.
- Visitors to the Mansfield Public Library web site will find links to information about community organizations and municipal activities.

Secondary priorities are "Cultural Awareness" and "Commons", which address needs that are unique to our rural and culturally diverse university community. The library will provide opportunities for community residents of all ages to gain an understanding of their own cultural heritage and the cultural heritage of others. Users of Mansfield Public Library will have access to a collection of materials in languages other than English. Residents of all ages and a variety of backgrounds will be encouraged to participate in community programs at Mansfield Public Library, a welcoming and safe place for people to meet and learn.

DEPARTMENT OF SOCIAL SERVICES

Town Council Appoints Independent/Assisted Living Committee

Submitted by Kevin Grunwald, Director of Social Services

The Mansfield Town Council recently endorsed the creation of an advisory committee to assist with the recruitment and selection of a qualified developer to construct and operate an assisted/independent living facility within the Town of Mansfield. This is the next step in the process of facilitating the development of an independent/assisted following the release of a market feasibility study that was conducted by Brecht and Associates in 2005. The study resulted in the following findings:

- The Town of Mansfield should seriously consider proposals to develop independent living and assisted living units.
- The development of assisted living units in conjunction with independent living units will provide residents with a continuum of care.
- The quantitative analysis indicated that up to 38 assisted living units and 75 independent units could be supported (in 2007).
- These newly developed independent living and assisted living units could be targeted at a moderate to middle income senior (\$35,000-\$74,999).

The nine-member committee, consisting of staff, community members, and representatives from the University of Connecticut, is charged with a number of tasks including review of a request for qualifications (RFQ), identification of an inclusive list of potential developers, selection of a “short list” of developers, and evaluation of a Request for Proposal (RFP), ultimately resulting in the selection of a qualified developer(s) for the project. The Town Council has also asked that this committee make an effort to keep the public informed of the status of the selection process, and solicit public comment when appropriate. The committee will ultimately forward their recommendations for a qualified developer(s) to the Town Council, who will appoint a preferred developer and agree upon the scope of services for the project. While this facility will be privately developed, the Town may assist with the acquisition of land and possible site improvements.

In the State of Connecticut the term “assisted living” applies to a specific group of core services. These services include private apartments, housekeeping, laundry, maintenance, transportation, social and recreational programs, an emergency on-call system and healthcare services. Healthcare services include a registered nurse on-site or on call 24 hours per day, 7 days per week, and personal care services (assistance with bathing, dressing, grooming, etc.) provided by certified nurses aides or home health aides. It is common to provide independent living services, such as housing and meals, within the same Managed Residential Community as the assisted living services, offering a continuum of care for residents whose needs may change over the period of time that they are living there. Many Mansfield residents have expressed interest in having access to a residential community like this for a number of years, and are pleased to see that this project is moving along.

Mansfield Advocates for Children

Submitted by Sandy Baxter, Youth Counselor

Mansfield Advocates for Children is a group of Mansfield citizens appointed by the Mayor and Town Council to maintain high quality early care and education for young children in Mansfield. We do this by supporting families of young children, developing programs and

events to connect teachers of early care and education centers with public school teachers, and by supporting children's transition to Kindergarten. This council is supportive of the Mansfield Public School System, but we are a separate entity.

Some of the things our group has produced and provided are:

- ❑ Mansfield Family Information Packet - Information for families new to Mansfield or new to parenting - available at Town Hall by calling Mansfield School Readiness Coordinator, Sandy Baxter at 429-3338
- ❑ Tri-fold brochure about our group
- ❑ Purchase and circulation of professional training videos and books for early care and education providers
- ❑ Quarterly-updated Directory of all Licensed Early Care and Education Providers, including Homecare and Before and After-School Care Providers
- ❑ Annually-updated photo book "Going to the Big School" available at the Mansfield library, four of the early care and education centers, and Town Hall
- ❑ Quarterly-updated "Family Fun in Mansfield" - a directory to family-oriented events in and near Mansfield
- ❑ Two 7-week sessions of parenting classes, "ABC's of Parenting"
- ❑ Financial assistance for young children to attend nationally accredited early care and education centers through State of CT School Readiness Grant
- ❑ Programs, practices and policy changes to support high quality early care and education in Mansfield through Graustein Memorial Foundation Discovery Grant

You will see our information table at the "Know Your Town Fair", "Festival on the Green", and the Mansfield Library's "Family Fun in Mansfield",

You may find more information about us on the Mansfield Town Web Mansfieldct.org, click on "Early Care and Education".

Right now we are planning events:

- ❑ To celebrate young children during the "Month of the Young Child" in April, 2007. Watch for those special events and activities in this newsletter.
- ❑ To reach out to all parents to let us know their needs as they raise young children in this Community
- ❑ To reach out to our international community to share their cultures with us and let us know how we can determine their unique needs related to educating their children in an American Educational system
- ❑ To make important connections with our State Legislators about Mansfield's early care and education needs
- ❑ To partner with local businesses as we have with People's Bank and Ferrigno Realty

Do you have ideas to share about any of these events or activities?

Do you have questions about any services for young children?

Do you want more programs for families of young children?

Do you have a sense of excitement and concern for the young children in our Community?

If so, please join us! For more information about early care and education or about the Mansfield Advocates for Children, please contact Sandra Baxter, Mansfield School Readiness Coordinator, at 860-429-3338, or Baxtersp@mansfieldct.org

EASTERN HIGHLANDS HEALTH DISTRICT

A Second Look at Your New Year's Resolutions

Submitted by Ande Bloom, Health Program Coordinator

Not everyone gets excited about New Year's resolutions, nor cares to make any. Most of us however take the changing of the calendar to be a time of reflection on who we are and how we can do 'better' next year. Taking better care of yourself and your resources is the focal point of most resolutions: losing weight, eating healthier, increasing fitness, quitting smoking or use of alcohol, reducing stress, controlling finances, and reducing clutter usually top the list. Better management of any of these is a noble goal... and can be a daunting task! This is a good time to re-evaluate your resolutions to improve your chance for success. Do they follow the 3-Be's?

Be realistic: Your goal can be challenging, but keep it within your reach.

Be specific: Pick one or two clear resolutions; know and identify the behavior you want to change.

Be forgiving: Most people have lapses; try, try again!

The Eastern Highlands Health District (EHHD) supports your efforts to improve your health. Some resources and tips for common resolutions can be found on the EHHD website (www.ehhd.org). A final tip to improve success: choose resolutions *you* can commit to and feel passionate about. Don't give up on your resolutions; you are worth the investment!

The Eastern Highlands Health District is committed to preventing illness and improving wellness in our community. For more information about these health issues and other Health District information, see our website or call our office at 860-429-3325.

DEPARTMENT OF BUILDING AND HOUSING INSPECTION

Submitted by Michael Nintean, Director of Building and Housing Inspection

The Town of Mansfield adopted the provisions of the 2003 International Property Maintenance Code to regulate and control the maintenance of residential rental dwelling units within the Town. The ordinance also establishes an overlay zone in which a rental certificate is required to legally rent a dwelling unit.

The implementation of the housing certificate program is to insure safe and sanitary conditions through set standards for residential dwelling units. Housing Code Enforcement Officer(s) will inspect all units to determine status or to address any complaints. Interior and exterior of building unit structures will be examined in accordance with code criteria. If the utilities, facilities and other aspects associated with the unit have been properly maintained, a Certificate of Compliance will be issued after inspection and payment of permit fees.

On September 22, 2006, the Town of Mansfield began accepting registrations from owners of residential rental housing property. The "Landlord Registration Ordinance" applies to both occupied and vacant rental housing units. In accordance with the Ordinance, owners are required to file their current address with the Office of Building and Housing Inspection. If a property owner of record is an entity, such as a corporation, limited liability company, partnership or trust, then the address of the agent in charge for the property must also be included in the filing. Notice of a Landlord's change of address is to be provided to the Town within twenty-one days of such address change. A filing fee of \$25 for initial registration and \$10 for change of address notice is payable at the time of filing.

Residential rental housing property owners must comply with initial registration requirements by February 1, 2007. Infraction penalties of \$100 for first violation and up to \$1,000 for any subsequent violation will be assessed for failure to file an address as required by the Ordinance.

The public welfare, health and safety of the people of Mansfield are the focal points of the Property Maintenance Code and the Landlord Registration Ordinance. It is the goal of the Town to ensure the protection and preservation of quality of life for its residents. For additional information regarding these programs, contact the Housing Inspection office at 860-487-4440.

CHARTER REVISION COMMISSION

An Invitation from the Town of Mansfield's Charter Revision Commission

Submitted by Matthew Hart, Town Manager

Our town charter is the basic document that regulates how we, the citizens of Mansfield, govern ourselves. As the Mansfield Charter Revision Commission goes about its work, its members invite you to participate in the democratic process of charter revision.

Our meetings, which are open to the public and include a "public comment" time, are held on the 2nd and 4th Tuesdays of the month at 7 p.m., usually in the Council Chambers at the Town Hall.

You may also participate in the charter revision process by sending us e-mail messages via the email address above, through a link on the Commission's page, by participating in discussions on the 'blog' link on this site, and by writing to the Commission at 4 South Eagleville Road, Storrs-Mansfield CT 06268-2040.

Together, we can work on our town government and its charter for the future welfare of our community!

February 7, 2007

Rural Colleges Seek New Edge and Urbanize

by ALAN FINDER

CONWAY, Ark. — Across from the red-brick Collegiate Gothic campus of Hendrix College in central Arkansas lie a few beat-up ball fields, tennis courts and an expanse of woods. Downtown Conway is only a half-dozen blocks away, but it is “not overflowing with amenities,” as Frank H. Cox, a member of the Hendrix board of trustees, diplomatically put it.

For decades, colleges like Hendrix in rural areas of the country embraced a pastoral ideal, presenting themselves as oases of scholarship surrounded by nothing more distracting than lush farmland and rolling hills. But many officials at such institutions have decided that students today want something completely different: urban buzz. “You can’t market yourself as bucolic,” J. Timothy Cloyd, the Hendrix president, said.

At the same time, officials have realized that a more urbanized version of the ideal campus could attract a population well past its college years — working people and retiring baby boomers — if there is housing to suit them. And so a new concept of the college campus is taking root: a small city in the country that is not reserved for only the young.

At Hendrix, construction will begin this year on a large urban-style village on the 130 acres of ball fields and woods that the college owns across the street from the main campus, with stores, restaurants and offices. In addition, officials hope, will come nearly 200 single-family houses, many with rental apartments above the garage; 400 town houses, apartments and loft-style condominiums; and a charter school with the college as participant.

In the corner of the property, a large student fitness center is already being built, which will be available to the owners of houses and condominiums and to the apartment dwellers, probably for a fee, as will many of the college’s other cultural and educational facilities.

Similar projects are under way at about a dozen other institutions nationwide, including the University of Connecticut in Storrs; the University of Notre Dame; Furman University in Greenville, S.C., where a retirement community on campus is being planned; and Hampshire College in Amherst, Mass., where construction will begin soon on 120 condominium apartments on campus for working people and retirees.

It’s part of a pattern of colleges and universities realizing that they have elements that are appealing to a

population far broader than 18- to 25-year-olds," said Ralph J. Hexter, president of Hampshire College. "It's been said of a college education, 'It's a shame it's wasted on the young.'" The distinctive marks of many of these campuses are shops, restaurants, offices and housing that, together, create a destination. The idea is to produce street life and to promote social interaction.

Nearly all of these developments are being built by institutions with vast tracts of unused land; officials hope to take advantage of that asset to help build endowments. Generally, these are also institutions that are not looking to expand significantly the size of their student bodies.

Students graduating from high school these days seem particularly attracted to urban settings, said Dr. Cloyd, the Hendrix president. Many come from the suburbs, he said.

"I think students crave the kind of vitality you have in an urban space," Dr. Cloyd said. "The images that we see of an active social life are urban-based."

Storrs, for example, is home to a 20,000-student flagship state university, but it is a hamlet in the hills of western Connecticut. Downtown consists of three small strip malls, and university officials say the lack of a vibrant college town is frequently cited by students who decline offers of admission or decide to transfer. Officials are seeking final zoning approvals for a large mixed-use complex that will include shops, office space and up to 800 apartments and town houses.

"This would make it easier for them to attract students," said Cleo Szmygiel, a Connecticut freshman from New York City. "There is really not a lot to do here."

Melanie King, a sophomore from Scotia, N.Y., said of the university, "It's a nice campus, but there's nothing around here, a place to eat, someplace to go after a basketball game."

The new complex, Storrs Center, is meant to provide a place to go. "We're never going to be Boston," said Michael Evanovich, the university's vice provost for enrollment management. "But having a quintessential New England town with 100 businesses and a town green will be the missing link for us."

Housing for people unaffiliated with the university is essential to the project's long-term success, said Cynthia van Zelm, executive director of the Mansfield Downtown Partnership, a coalition of university, town and community officials working with a developer to create the complex. (Storrs is a hamlet in the town of Mansfield.)

"You need to have a population of people living downtown," Ms. van Zelm said. "We need that 24-hour presence."

Even the very urban University of Pennsylvania is building a large complex on land it owns across from its

law school in Philadelphia; the 295 apartments will be available to the public. So will other housing Penn plans to build on a 25-acre site it is buying next to campus.

When you picture a global university, you picture urban," said Amy Gutmann, the Penn president. "You picture restaurants, art galleries, you picture day and night, taking in movies, live performances."

If Penn thinks it needs to make its campus more dense and lively, imagine the yearning for some touches of urban life at Hendrix, a small liberal arts college in Conway, a modest but growing city of 53,000.

Like the developments in Storrs, the Hendrix project will be built in a style known as New Urbanism. Buildings will be close to the street and roads kept narrow to encourage pedestrian traffic and de-emphasize cars. The neighborhood and its buildings are meant to recall the housing and shops built in American towns in the first half of the 20th century.

It is about creating walkable places that are sustainable and gratifying on a human scale," said Robert L. Chapman, managing director of Traditional Neighborhood Development Partners, the developer of what will be called the Village at Hendrix.

The college is contributing the land and will invest \$8 million to \$10 million in the project's first phase, said Dr. Cloyd, the Hendrix president, and it will share profits with the developer.

Franklin & Marshall College in Lancaster, Pa., which has created several programs to revive adjacent neighborhoods and to encourage faculty to live nearby, is building an apartment complex for undergraduates across from the main entrance to campus. There will be retail stores on the first floor.

I think liberal arts colleges and universities are all about the serendipitous moments," said John Fry, president of Franklin & Marshall. "You're in the coffee shop on a Saturday morning sipping a cup of coffee and you run into a professor, and two hours later you've had one of those transformative moments."

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TOWN OF MANSFIELD
PUBLIC SAFETY COMMITTEE



Item #28

Wunderley Stauder, Chair

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January 23, 2007

Joint Standing Committee on Judiciary

The Honorable Andrew J. McDonald, State Senate, Co-chair

The Honorable Michael P. Lawlor, State Representative, Co-chair

Joint Standing Committee on Public Safety and Security

The Honorable Eileen M. Daily, State Senate, Co-chair

The Honorable Stephen D. Dargan, State Representative, Co-chair

Re: Annual Report for 2006

Dear Co-chair and Committee members:

In accordance with Section 18-81h of the Connecticut General Statutes, the Public Safety Committee of the Town of Mansfield hereby submits its report due for 2006.

As set out within the statute, the mission of Mansfield's Public Safety Committee is to review safety and security concerns related to our local correctional facility, the Donald T. Bergin Correctional Institution. Mansfield's Public Safety Committee also serves as the Correctional Facility Liaison Committee, which is charged with similar duties. The membership of our Public Safety Committee is comprised of Warden Eileen Higgins of Bergin CI, as well as eleven citizen representatives appointed by the Mayor of the Town of Mansfield. Our committee meets on a quarterly basis during the months of January, April, July and October.

The current capacity of Bergin CI is 962 inmates, and the population has consistently remained close to that level over the past few years. However, in recent months we have retained an overflow population that has pushed the overall capacity to 1,090.

The primary issue that the Mansfield Public Safety Committee has focused upon this past year is the security of the facility, as the number of "walk-aways" or escapes from Bergin CI increased over the past few years. In an effort to proactively address this matter, the Connecticut Department of Correction (DOC) offered to install razor wire along the interior of the perimeter of the facility. Our committee endorsed this proposal and submitted its recommendation to the Mansfield Town Council, which ultimately granted its approval to initiate the project. At the time of this writing, I am pleased to report that the installation of the wire is complete.

2006 accomplishments included:

- Updated the emergency phone list;

- Tested the emergency notification phone system;
- Installed razor wire around the perimeter of the facility;
- Toured the DBCI facility;
- Maintained a good working relationship between the community and DBCI;
- Inmates assisted with Spring Weekend clean-up;
- and no escapes occurred from DBCI.

For the coming year, the committee plans to focus on monitoring the overflow inmate population, with regard to its impact upon the community and Bergin CI. Also, we do have a functional community notification system in place, but it may be time to look at upgrading that system to a newer technology, such as reverse 911.

Another concern that we face every year is the Department of Correction's continued ability to maintain an appropriate level of staff, including educational personnel, at Bergin CI. Warden Higgins and her staff are very careful to adhere to the appropriate admission criteria. The educational programming at Bergin CI is of good quality, and it is important to our committee to maintain this level of programming to encourage restorative justice and to facilitate the development of skills necessary to deter recidivism.

2007 initiatives will include:

- Touring the DBCI facility;
- Re-testing the emergency notification phone system;
- and introducing new DBCI command staff to the Public Safety Committee.

In closing, I wish to emphasize that the Department of Correction and the Town of Mansfield enjoy a productive working relationship. Bergin CI has often demonstrated its willingness to be a "good neighbor," and has frequently donated the services of a community outreach work detail to assist with tasks such as roadside clean up. We do our best to work collaboratively to address issues of concern and to continue Bergin CI's reputation as a pre-release model for the State of Connecticut.

Please contact Ms. Maria Capriola, Assistant to Town Manager, at (860) 429-3336 with any questions or concerns regarding this report.

Sincerely,



Wunderley Stauder
Chair

CC: Matthew W. Hart, Town Manager ✓
 Ms. Maria Capriola, Assistant to Town Manager
 Mansfield Public Safety Committee
 Mansfield Town Council
 State Senator Donald E. Williams
 State Representative Denise W. Merrill
 Commissioner Theresa C. Lantz, Department of Correction
 Deputy Commissioner Brian K. Murphy, Department of Correction
 Warden Eileen Higgins, Donald T. Bergin Correctional Institute



Item #29

January 22, 2007

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

To Whom It May Concern:

Enclosed please find 2nd 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, prominent initial "S".

Susan Bergeron
Executive Assistant

Encl.

VNA EAST
34 LEDGEBROOK DR
MANSFIELD CTR, CT 06250
PH: 456-7288 FAX: 423-5702

VISIT STATISTICS
7/30/06 - 12/31/06

<u>SERVICE</u>	<u>MANSFIELD</u>	<u>AGENCY</u>
Skilled Nursing	1847	11,242
Physical Therapy	472	2,720
Speech Therapy	8	21
Occupational Therapy	59	207
Medical Social Work	88	355
Home Health Aide	1587	8,331
TOTAL	4,061	22,876
COMMUNITY ACTIVITIES		
Adult Health Screening	177	1,258
Flu & Pneumonia	832	4,313
TOTAL	1009	5,571
MEALS TO HOME	1502	15,578