



**TOWN OF MANSFIELD
TOWN COUNCIL MEETING
MONDAY, August 27, 2007
COUNCIL CHAMBERS
AUDREY P. BECK MUNICIPAL BUILDING
7:30 p.m.**

AGENDA

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EXECUTIVE SESSION

ADJOURNMENT

REGULAR MEETING-MANSFIELD TOWN COUNCIL

August 13, 2007

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

I. ROLL CALL

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

II. APPROVAL OF MINUTES

Mr. Schaefer moved and Mr. Hawkins seconded to approve the minutes of the July 23, 2007 with corrections. Motion passed unanimously.

Mr. Schaefer moved and Mr. Haddad seconded to approve the minutes of the Special Meeting on August 6, 2007 as presented. Motion passed unanimously.

III. MOMENT OF SILENCE

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

IV. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

No Comments

V. OLD BUSINESS

1. Mansfield Charter Revision Commission Report

Mr. Schaefer moved and Ms. Blair seconded to approve the following resolutions regarding the proposed changes to the Town Charter.

RESOLUTIONS TO APPROVE BALLOT QUESTIONS AND REFERENCES REGARDING THE PROPOSED CHANGES TO THE TOWN CHARTER FOR SUBMISSION TO THE ELECTORS OF THE TOWN OF MANSFIELD

A. RESOLUTION TO APPROVE BALLOT QUESTIONS REGARDING THE PROPOSED CHANGES TO THE TOWN CHARTER FOR SUBMISSION TO THE ELECTORS OF THE TOWN OF MANSFIELD.

WHEREAS, the Town Council, pursuant to Chapter 99 of the Connecticut General Statutes has unanimously approved in their entirety for submission to the electors of the Town of Mansfield, the proposed Charter amendments set forth in the Final Report of the Charter Revision Commission dated July 24, 2007, and submitted to the Town Council on July 26, 2007; and

WHEREAS, the Town Council has directed that such proposed Charter amendments be duly submitted to the electors of the Town of Mansfield for approval or rejection by said electors at the regular election to be held on November 6, 2007; and

WHEREAS, the Town Council, pursuant to Connecticut General Statutes section 7-191(f), assigned to the Town Attorney and the Town Clerk of the Town of Mansfield the responsibility to draft proposed specific language for not more than four ballot questions for review and action by the Council at its regularly scheduled meeting to be held on Monday, August 13, 2007; and

WHEREAS, the Town Council is committed to the goal of presenting the results of the Charter Revision process to the electors of the Town in the election to be held on November 6, 2007, in as fair and equitable and informative a manner as possible:

NOW, THEREFORE BE IT RESOLVED THAT:

The following four questions be placed on the November 6, 2007 ballot:

Shall the Charter of the Town of Mansfield be revised to make changes to the budget process, including revised budget town meeting procedures which, among other things, permit voters to approve, lower or raise the budget of any program, and provide the opportunity for eligible voters to petition the budget passed by the town meeting to referendum?

Shall the Charter of the Town of Mansfield be revised to make changes regarding certain elective offices including, but not limited to the elimination of the election of Constables, revision of the terms of Planning & Zoning Commission Alternates from 2 to 4 years, and the election of the Deputy Mayor by the Town Council rather than appointment by the Mayor, and to delegate to the Town Council the authority to establish ethical and conflict of interest standards for elective and appointed officials and town employees, as recommended by the Charter Revision Commission?

Shall the Charter of the Town of Mansfield be revised to make changes regarding the administration of town government supervised and directed by the Town Manager, as recommended by the Charter Revision Commission?

Shall the additional changes to the Charter of the Town of Mansfield recommended by the Charter Revision Commission be adopted, including a requirement that the Charter be reviewed by the Town Council at least every five years?

B. RESOLUTION TO ASSIGN PROPOSED CHANGES TO SPECIFIC BALLOT QUESTIONS

WHEREAS, pursuant to Connecticut General Statutes section 7-191(f) the Town Council has approved one or several questions for the ballot; and

WHEREAS, if approved by a majority of electors, the said questions shall amend the Charter of the Town of Mansfield:

NOW, THEREFORE BE IT RESOLVED THAT:

The Town Council determines that the following questions encompass the referenced proposed changes as recommended by the Charter Revision Committee and approved by the Town Council:

Shall the Charter of the Town of Mansfield be revised to make changes to the budget process, including revised budget town meeting procedures which, among other things, permit voters to approve, lower or raise the budget of any program, and provide the opportunity for eligible voters to petition the budget passed by the town meeting to referendum?

This first Ballot Question addresses Charter sections §C311, §C312, §C402, §C403, §C404 and §C405.

Shall the Charter of the Town of Mansfield be revised to make changes regarding certain elective offices including, but not limited to the elimination of the election of Constables, revision of the terms of Planning & Zoning Commission Alternates from 2 to 4 years, and the election of the Deputy Mayor by the Town Council rather than appointment by the Mayor, and to delegate to the Town Council the authority to establish ethical and conflict of interest standards for elective and appointed officials and town employees, as recommended by the Charter Revision Commission?

This second Ballot Question addresses Charter sections §C202, §C208, §302, §303, §304, §C307, §308, and §603

Shall the Charter of the Town of Mansfield be revised to make changes regarding the administration of town government supervised and directed by the Town Manager, as recommended by the Charter Revision Commission?

This third Ballot Question addresses Charter sections §C502, §C504, §C506, §C507, §C 508, §C509, §C510, §C511, §C512, §C513, §C601, and §C602

Shall the additional changes to the Charter of the Town of Mansfield recommended by the Charter Revision Commission be adopted, including a requirement that the Charter be reviewed by the Town Council at least every five years?

This fourth Ballot Question addresses Charter sections §C701 and §C703.

Dennis O'Brien, Town Attorney felt that after meeting with the Town Clerk, Mary Stanton, the proposed ballot questions were well defined and ready to be brought before the Council.

Motion passed unanimously.

2. Community/Campus Relations

Town Manager, Matt Hart, announced that the Town and the UConn Off-Campus Student Services would be holding a community reception on August 15, 2007 at the Community Center. At that time, Jim Hintz the new Director of Off-Campus Student Services will be introduced. An overview of the services provided by the new office and the housing inspection program will be discussed.

Goals for the Mansfield Community-Campus Partnership have been adopted and will be assigned. The partnership is now beginning its third year. Much progress has been made with the housing code and the new office for off-campus services.

Staff members are currently conducting an evaluation of programs to address community quality of life issues. In some circumstances, enforcement data is lacking, particularly with the older ordinances such as the noise ordinance. The reports will provide the Council with recommendations as to how more effectively evaluate programs in the future and to make sure the data is being recorded correctly.

Ms. Koehn questioned whether the Mansfield Community-Campus Partnership is able to submit comments to the PZC regarding the possibility of the private apartment complex application. Ms. Koehn would like to know whether the Partnership will be able to address concerns regarding the size of

buffers, policing, noise and other matters involving large housing complexes. Mr. Hart did not feel that the Partnership would be engaging in that task but more in management practices.

3. Community Water and Wastewater Issues

The Town Manager has not finalized recommendations as to how to proceed with the Stadium Road Detention Basin. This item will be addressed at the August 27th Town Council meeting.

As recommended by the Fenton River study the University has issued a water conservation alert. Town staff has also been directed to conserve water. The town is monitoring the situation.

4. Issues Regarding the UConn Landfill

Mr. Schaefer inquired about the concentration of Benzene that exceeds the groundwater protection criteria and its effect on wells.

Mr. Hart reported that the findings from all prior reports showed no imminent risk.

VI. NEW BUSINESS

VII. DEPARTMENTAL AND COMMITTEE REPORTS

VIII. REPORTS OF COUNCIL COMMITTEES

IX. REPORTS OF COUNCIL MEMBERS

Ms. Blair reported that six UConn students have submitted applications for volunteer firefighters positions with four of the applicants being fully trained.

X. TOWN MANAGER'S REPORT

See attached report

XI. FUTURE AGENDAS

XII. PETITIONS, REQUEST AND COMMUNICATIONS

5. M. Capriola re: W. Jordan Appointment
6. L. Hultgren re: Recent Work on the Atwoodville Road Bridge
7. M. Jodi Rell re: D. Dagon Appointment

XIII. EXECUTIVE SESSION

XIV. ADJOURNMENT

Mr. Paulhus moved and Ms. Blair seconded to adjourn the meeting at 8:10 p.m. Motion passed unanimously.

Elizabeth Paterson, Mayor

Christine Hawthorne, Asst. Town Clerk

Memo

To: Town Council
From: Matt Hart, Town Manager
CC: Town Employees
Date: August 13, 2007
Re: Town Manager's Report

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

- **State Commission of Fire Prevention and Control Sub-Committee** - Council Member Alan Hawkins has been appointed to the State Commission of Fire Prevention and Control Sub-Committee. This appointment is an honor for Mr. Hawkins and the town, and I am certain that he will do a great job as a member of the committee.
- **Deputy Fire Chief** - I am pleased to inform you that William "Chip" Jordan has been appointed Deputy Fire Chief for Mansfield Fire and Emergency Services. His appointment began July 29, 2007 and he will be sworn in at the Town Council's August 27, 2007 meeting. The Town values and appreciates Chip's many years of dedicated service to our community and we wish him all the best in his new position.
- **Commission on Fire Prevention and Control** - Fire Chief Dave Dagon has been appointed by the Governor to serve on the state's Commission on Fire Prevention and Control. I know that Dave's experience and expertise will prove invaluable to the commission, and I congratulate him upon this appointment.
- **Community Reception** - this coming Wednesday, August 15, 2007, the Town of Mansfield and the UConn Off-Campus Student Services Office will host a community reception at the Mansfield Community Center. At the reception, we will introduce Jim Hintz, the new Director of Off-Campus Student Services, and provide an overview of the services provided by the new office as well as the housing inspection program. The program runs from 4:30PM - 7:30PM and I encourage members of the community to attend.
- **Special Town Council Meeting** - as a reminder, we will hold a special meeting at 6:00 PM before the Town Council's regular meeting on August 27, 2007. The focus of the meeting will be the financial structure of the Community Center and the Parks and Recreation Department.

- **Water Conservation Alert** – primarily due to a lack of sufficient rainfall, the Fenton River is running low and the University of CT is not withdrawing water from the Fenton River wellfield. Consequently, as recommended by the Fenton River study the University has issued a water conservation alert to all users of its water system. There are several actions that residential water customers can take to conserve water, including the following:
 - Taking shorter showers
 - Run clothes washers and dishwashers with full loads only
 - Postpone washing vehicles or power-washing homes
 - Reducing the watering of lawns, recreational and athletic fields

- **Youth Service Bureau** – The Youth Service Bureau is working in conjunction with the University of Connecticut's JOY Program (Jorgensen Outreach to Youth). This program provides Mansfield youth the opportunity to attend professional theater performances. The first performance is September 23, 2007. If anyone knows of any deserving youth who would benefit from this opportunity please contact the Youth Service Bureau at 429-3317.

- **Underage Drinking Grant** – A coalition of interested residents from Mansfield, Ashford and Willington has formed to provide oversight on Mansfield's initiative to create a strategic prevention framework to address problems associated with underage drinking in the region. Anyone who is interested in learning more about this project, or who is interested in serving on the coalition, should contact Project Coordinator Ruth Freeman at positiveparent@earthlink.net.

- **Strategic Planning Project** – the Strategic Planning Steering Committee will conduct its kickoff meeting next Tuesday, August 21st. I am excited that we have finally reached this stage and I look forward to the project and the process.

- **Upcoming meetings:**
 - Town Gown, 4:00 PM, August 14, 2007, Audrey P. Beck Municipal Building, Council Chambers
 - Conservation Commission, 7:30 PM, August 15, 2007, Audrey P. Beck Municipal Building, Conference Room B
 - Assisted/Independent Living Advisory Committee, 9:00 AM, August 16, 2007, Audrey P. Beck Municipal Building, Conference Room B
 - Committee on Committees, 6:00 PM, August 20, 2007, Audrey P. Beck Municipal Building, Conference Room B
 - Planning and Zoning Commission, 7:00 PM, August 20, 2007, Audrey P. Beck Municipal Building, Council Chambers
 - Strategic Planning Steering Committee, 7:00 PM, August 21, 2007, Audrey P. Beck Municipal Building, Council Chambers
 - Open Space Preservation Committee, 7:30 PM, August 21, 2007, Audrey P. Beck Municipal Building, Conference Room B
 - Town Council, 6:00 PM, August 27, 2007, Audrey P. Beck Municipal Building, Council Chambers (Special Meeting)
 - Town Council, 7:30 PM, August 27, 2007, Audrey P. Beck Municipal Building, Council Chambers



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MH*
CC: Maria Capriola, Assistant to Town Manager; David Dagon, Fire Chief; John Jackman, Deputy Chief/Director of Emergency Management
Date: August 27, 2007
Re: Swearing in Of Deputy Fire Chief

Subject Matter/Background

As reported at the previous meeting, I am very pleased to inform you that Mr. William "Chip" Jordan has been selected as Deputy Fire Chief for operations. At Monday's meeting, we plan to appoint Mr. Jordan and to swear him in under his new title.

For the past seven years, I have had the pleasure of working with Deputy Chief Jordan on various issues regarding fire and emergency services, particularly, our recent fire department consolidation project. I respect his commitment to our community, and the skills and talents that he brings to our organization.

I would like to congratulate Deputy Chief Jordan upon his accomplishment, and to acknowledge his service to the town. I am confident that he will do an excellent job in his new role with Mansfield Fire and Emergency Services.

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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; Brian Kennedy; Resident State Trooper Coordinator
Date: August 27, 2007
Re: Contract for Resident Trooper Services

Subject Matter/Background

At the June 25, 2007 meeting, the Town Council authorized me to execute our contract with the Connecticut Department of Public Safety, Division of State Police for Resident Trooper Services.

At that meeting, I explained that our request to add a sixth trooper was under review by the Department of Public Safety, and that we would most likely need to amend the contract if this request were approved. I am happy to report that the Department of Public Safety has approved our request, and that the sixth trooper will be joining us in the next few weeks. The new trooper will work a late evening/early morning "tactical" shift, which will certainly enhance our service.

With the addition of the sixth trooper we do need to amend our agreement with the state. All other terms and conditions of the agreement will remain in force.

Recommendation

Because the town will benefit from the addition of the sixth trooper, we recommend that the Town Council authorize the Manager to execute the proposed amendment.

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

Resolved, effective August 27, 2007, that Town Manager Matthew W. Hart be and is herewith authorized to execute a contract on behalf of the Town of Mansfield with the Connecticut Department of Public Safety, Division of State Police, for the services of six resident state troopers for the period beginning July 1, 2007 and ending June 30, 2009.

Attachments

- 1) Contract Between the State of Connecticut and the Town of Mansfield for Resident State Trooper Services

**CONTRACT BETWEEN THE STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC SAFETY, DIVISION OF STATE POLICE
AND THE**

TOWN OF: Mansfield, Connecticut

TOWN ADDRESS: Town Hall
4 South Eagleville Road
Mansfield, CT 06268

FOR THE SERVICES OF RESIDENT STATE POLICE TROOPERS

TOWN FEIN#: 06-6002032

AGREEMENT NUMBER: 2000/291

CONTRACT PERIOD: July 1, 2007 TO June 30, 2009

In consideration of the Town of Mansfield (hereinafter the "Town"), acting through its Chief Executive Officer (hereinafter the "Town CEO"), duly authorized, paying all costs pursuant to Connecticut General Statutes Section 29-5 and other good and valuable consideration, the Department of Public Safety, Division of State Police (hereinafter the "State Police"), acting through its Commissioner, duly authorized, hereby agrees to provide the Town of Mansfield with the services of five (5) Resident State Police Trooper(s) and one (1) Resident State Police Supervisor during the above-referenced contract period.

This Contract is subject to the following additional terms and conditions:

I. Law Enforcement Operations and Activities

The Town hereby delegates to the Division of State Police the authority to supervise and direct the law enforcement operations of appointed constables and police officers in the Town as set forth below. All town police officers/constables shall be subject to applicable provisions of the current Resident State Trooper Program Administration and Operations Manual of the Department of Public Safety (hereinafter the "Manual"). The applicable Manual sections shall

be provided to the Town CEO and each police officer or constable of the Town who shall be responsible for compliance therewith in the performance of their official duties.

A. Patrol Activities and Assignments

The Resident State Police Supervisor or Trooper, as applicable, assigned to each Town shall be responsible for making all patrol and special activity assignments for Town police officers or constables, including the law enforcement duties to be performed, the hours of shifts to be worked, scheduling of vacations and other personal leave, as applicable, taking into consideration the needs of the Town after consultation with the Town CEO, sound police practices, and any rights of the Town police officers or constables as specified in existing labor contract agreements.

B. Investigative Methods

The use of investigative methods, including but not limited to the conduct of all criminal investigations, application for and execution of all arrest and search warrants, use of force, vehicular pursuits, related activities, and reporting procedures, in the Town shall be consistent with the provisions of the Manual.

Serious crimes, serious injury crimes and most complex incidents that involve in-depth, follow-up investigation, crime scene processing, seizure of evidence, application for and execution of search warrants, and out-of-town investigative work shall be conducted by the Resident State Police Supervisor or Trooper, as applicable, by State Police personnel assigned to the area State Police Troop, respective State Police major crime unit or any other State Police investigative unit deemed appropriate by the State Police. The State Police may, in its sole discretion, make exceptions to this policy on a case-by-case basis. A serious or complex investigation may be assigned to a town police officer or constable by the State Police after taking into consideration the nature of the case, requirements of the investigation, the shift resources, response time, and the experience and training of the Town police officer or constable.

Every effort will be made by the State Police to allow a Town police officer or constable to remain involved in self-initiated, serious criminal investigations.

C. Reports and Records

All Town police investigative records shall be maintained by the Department of Public Safety. All investigative reports shall be prepared on forms approved for use by State Police and in the proper State Police format.

D. Chain of Command

Resident State Police Supervisors or Troopers, where applicable, shall directly supervise the law enforcement operations of all Town police officers or constables. The Town CEO of a resident trooper town shall have reasonable, direct access to the area State Police Troop Commander, the Resident Trooper Supervisor and Resident State Police Troopers for regular and on-going communications regarding law enforcement problems in the Town.

In the absence of the assigned Resident State Police Supervisor or Trooper, where applicable, the chain of command for Town police officers or constables shall progress to the area State Police Troop Commander, or his duly assigned on-duty shift supervisor, and to the State Police District Commander.

The intent of this contract is to provide positive direction for the working relationship between town police officers or constables and State Police personnel. All significant conflicts between Town police officers and constables and State Police personnel shall be referred to the next senior officer in the State Police chain of command.

E. Telecommunications

The Town shall follow all State Police procedures regarding use, access and maintenance of State Police supplied telecommunications equipment and technology.

F. Use of Police Canines by Town Police Officers or Constables

The use of police canines by Town police officers/constables shall be consistent with State Police policies and procedures. Towns electing to use alternative programs for training and certification or recertification of police canines shall assume all costs and liabilities associated with such programs. In the event a Town police canine is employed in a manner inconsistent or contrary to policies and procedures of the Department of Public Safety, the Town assumes all liability for any injuries or damages caused thereby.

II. Administrative Responsibility

The Town shall retain administrative responsibility for its personnel, including but not limited to, ensuring compliance with POST requirements regarding hiring, lateral entry appointments, and in-service training responsibilities.

A. Training

The Town shall be solely responsible for meeting all entry level requirements for selecting newly hired Town police officers or constables and for providing basic recruit training for such officers consistent with Connecticut General Statutes Section 7-294a et seq. and associated Regulations of Connecticut State Agencies enacted by the Police Officer Standards and Training Council (POSTC). In addition, the Town shall be solely responsible for providing all required in-service training for Town police officers or constables as mandated for recertification or otherwise required by law. Resident State Police Supervisors or Troopers, as applicable, shall cooperate with the Town by scheduling Town police officers and constables so as to enable them to meet these requirements in a timely manner.

B. Administrative Investigations/Discipline

All misconduct on the part of Town police officers or constables which cannot reasonably be resolved through counseling or the issuance of a Performance Observation Report (POR) by the Resident State Police Supervisor or Trooper, if applicable, and which may warrant the imposition of discipline, however minor, or the need for additional remedial training, shall be promptly reported to the Town CEO.

Allegations of misconduct on the part of Town police officers or constables which cannot reasonably be resolved through counseling or the issuance of a Performance Observation Report (POR) by the Resident State Police Supervisor or Trooper, if applicable, and which may warrant the imposition of discipline, however minor, shall be investigated by the State Police in a manner consistent with the provisions of the Manual and with existing labor contract agreements, if any. The State Police may recommend the imposition of appropriate disciplinary measures and/or remedial training for Town police officers or constables. Imposition of discipline, if any, upon Town police officers or constables, or assignment for additional training to remedy performance deficiencies on the part of Town police officers or constables, shall be the responsibility of the Town.

C. Evaluations

The Town recognizes that evaluations are: 1) an effective supervisor's tool; and 2) that they identify superior or substandard work performance.

Consistent with existing labor agreements, the Resident State Police Supervisor or Trooper, if applicable, and the Department of Public Safety shall provide recommendations to the Town CEO concerning the periodic evaluation of the work performance of Town police officers or constables.

The Town shall implement a work performance evaluation system for all of the Town's police officers or constables. Such work performance evaluations shall be issued at least annually.

The Town shall make the final disposition on all work performance evaluations. Copies of completed work performance evaluations shall be filed in each Town police officer or constable's official personnel files which shall be available to Resident State Police Supervisors and Troopers, as applicable, upon request.

III. Costs and Schedule of Payments

The Town agrees to reimburse the State Police for the cost of compensation, maintenance and other expenses, including reasonably necessary overtime costs, for its assigned Resident State Police Supervisor or Trooper(s), as applicable, consistent with the provisions of Connecticut General Statutes Section 29-5, in accordance with the following:

- A. The State Police shall invoice the Town on a quarterly basis, in arrears, for the accrued costs of services rendered under this Contract during the preceding quarter.
- B. The Town shall pay the State Police for the invoiced costs of services rendered under this Contract on a quarterly basis within thirty (30) days of receipt of each invoice. If the Town disputes all or a portion of a pending invoice, it shall be the responsibility of the Town CEO to notify the State Police in writing before payment is due.
- C. The State Police shall have the right to assess a late fee in the amount of 5% of the unpaid balance of each quarterly invoice for which undisputed amounts remain unpaid after sixty (60) days. In calculating unpaid amounts, partial payments shall first be applied to the oldest outstanding quarterly balances, and then to each successive outstanding quarterly balance until fully paid.

IV. Risk of Loss and Indemnification

The Town assumes the risk of loss for any and all activity involving full or part-time Town constables, municipal police officers, other municipal employees providing police services and Town police canines, and hereby agrees to hold harmless the State of Connecticut and the Department of Public Safety, its officers, agents and employees, from any cause or action arising out of the activity of such full or part-time Town constables, police officers or other municipal employees, or if applicable, the activity of any town police canine, and to indemnify the State of Connecticut and the Department of Public Safety, its officers, agents and employees, for any liability resulting from the same. For the period covered by this Contract, the Town will insure itself and its employees with a \$1,000,000.00 combined single limit police professional liability

or law enforcement liability insurance policy, or its equivalent, naming the State of Connecticut and the Department of Public Safety, its officers, agents and employees, as an additional insured with respect to any liability for acts of Town constables, municipal police officers or other municipal employees, or if applicable, the activity of any town police canine, and submit a certificate of insurance (or self-insurance) to the Department of Public Safety prior to the effective date of this Contract.

It is understood and agreed by the parties that each Resident State Police Supervisor or Trooper, as applicable, exercising his or her police power or performing services pursuant to this Contract is an employee of the State of Connecticut and not of the Town and that, except to the extent limited by law, the State of Connecticut, and not the Town, is responsible for such Resident State Police Supervisor or Trooper's actions while in the performance of their assigned duties.

V. Notices

Any written notices required under this Contract shall be delivered as follows:

If to the Town:

Town Hall
4 South Eagleville Road
Mansfield, CT 06268

If to the Department of Public Safety:

John A. Danaher, III, Commissioner
Department of Public Safety
1111 Country Club Road
Middletown, CT 06457-9294

VI. Non-Discrimination

The Contractor agrees and warrants that in the performance of the contract such contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of race, color, religious creed, age, marital status, national origin, ancestry, sex, mental retardation or physical disability, including, but not limited to, blindness, unless it is shown by such contractor that such disability prevents performance of the work involved, in any manner prohibited by the laws of the United States or of the State of Connecticut. The contractor further agrees to take affirmative action to insure that applicants with job-related qualifications are employed and that employees are treated when employed without regard to their race, color, religious creed, age, marital status, national origin, ancestry, sex, mental retardation, or physical disability including, but not limited to, blindness, unless it is shown by such contractor that such disability prevents performance of the work involved; (2) the contractor agrees, in all

solicitations or advertisements for employees placed by or on behalf of the contractor, to state that it is an "affirmative action-equal opportunity employer" in accordance with the regulations adopted by the commission; (3) the contractor agrees to provide each labor union or representative of workers with which such contractor has a collective bargaining agreement or other contract or understanding and each vendor with which such contractor has a contract or understanding, a notice to be provided by the commission advising the labor union or workers' representative of the contractor's commitments under this section and to post copies of the notice in conspicuous places available to employees and applicants for employment; (4) the contractor agrees to comply with each provision of this section and sections 46a-68e and 46a-68f and with each regulations or relevant order issued by said commission pursuant to sections 46a-56, 46a-68e and 46a-68f; (5) the contractor agrees to provide the Commission on Humans Rights and Opportunities with such information requested by the commission, and permit access to pertinent books, records and accounts, concerning the employment practices and procedures of the contractor as relate to the provisions of this section and section 46a-56. If the contract is a public works contract, the contractor agrees and warrants that he will make good faith efforts to employ minority business enterprises as subcontractors and suppliers of materials on such public works project.

A. For the purposes of this section, "minority business enterprise" means any small contractor or supplier of materials fifty-one percent or more of the capital stock, if any, or assets of which is owned by a person or persons: (1) Who are active in the daily affairs of the enterprise; (2) who have the power to direct the management and policies of the enterprise and (3) who are members of a minority, as such term is defined in subsection (a) of section 32-9n; and "good faith" means that degree of diligence which a reasonable person would exercise in the performance of legal duties and obligations; "Good faith efforts" shall include, but not be limited to, those reasonable initial efforts necessary to comply with statutory or regulatory requirements and additional or substituted efforts when it is determined that such initial efforts will not be sufficient to comply with such requirements.

For purposes of this section, "commission" means the commission on human rights and opportunities.

For purposes of this section, "public works contract" means any agreement between any individual, firm or corporation and the state or any political subdivision of the state other than a municipality for construction, rehabilitation, conversion, extension, demolition or repair of a public building, highway or other changes or improvements in real property, or which is financed in whole or in part by the state, including, but not limited to, matching expenditures, grants, loans, insurance or guarantees.

B. Determination of the contractor's good faith efforts shall include but shall not be limited to the following factors: The contractor's employment and subcontracting policies, patterns and practices; affirmative advertising, recruitment and training; technical assistance activities and such other reasonable activities or efforts as the commission may prescribe that are designed to ensure the participation of minority business enterprises in public works projects.

C. The contractor shall develop and maintain adequate documentation in a manner prescribed by the commission, of its good faith efforts.

D. The contractor shall include the provisions of this section in every subcontract or purchase order entered into in order to fulfill any obligations of a contract with the state and such provisions shall be binding on a subcontractor, vendor or manufacturer unless exempted by regulations or orders of the commission. The contractor shall take such action with respect to any such subcontract or purchase orders as the commission may direct as a means of enforcing such provisions including sanctions for noncompliance in accordance with section 46a-56; provided, if such contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the commission, the contractor may request the State of Connecticut to enter into any such litigation or negotiation prior thereto to protect the interests of the state and the state may so enter.

VII. Non-Discrimination (Sexual Orientation).

Pursuant to Connecticut General Statutes section 4a-60a:

A. The contractor agrees and warrants that in the performance of the contract such contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of sexual orientation, in any manner prohibited by the laws of the United States or of the State of Connecticut, and that employees are treated when employed without regard to their sexual orientation; (2) the contractor agrees to provide each labor union or representative or workers with which such contractor has a collective bargaining agreement or other contract or understanding and each vendor with which such contractor has a contract or understanding, a notice to be provided by the Commission on Human Rights and Opportunities advising the labor union or workers' representative of the contractor's commitments under this section, and to post copies of the notice in conspicuous places available to employees and applicants for employment; (3) the contractor agrees to comply with each provision of this section and with each regulation or relevant order issued by said commission pursuant to section 46a-56; (4) the contractor agrees to provide the Commission on Human Rights and Opportunities with such information requested by the commission, and permit access to pertinent books, records and accounts, concerning the employment practices and procedures of the contractor which relate to the provisions of this section and section 46a-56.

B. The contractor shall include the provisions of subsection (a) of this section in every subcontract or purchase order entered into in order to fulfill any obligation of a contract with the state and such provisions shall be binding on a subcontractor, vendor or manufacturer unless exempted by regulations or orders of the commission. The contractor shall take such action with respect to any such subcontractor or purchase order as the commission may direct as a means of enforcing such provisions including sanctions for noncompliance in accordance with section 46a-56; provided, if such contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the commission, the contractor may request the State of Connecticut to enter into any such litigation or negotiation prior thereto to protect the interests of the State and the State may so enter.

VIII. Governor's Executive Orders

This Contract is subject to the provisions of Executive Order No. Three of Governor Thomas Meskill promulgated June 16, 1971, and, as such, this Agreement may be canceled, terminated, or suspended by the State Labor Commissioner for violation of or noncompliance with said Executive Order No. Three, or any state or federal law concerning nondiscrimination, notwithstanding that the Labor Commissioner is not a Party to this Contract. The Parties to this Contract, as part consideration hereof, agree that said Executive Order No. Three is incorporated herein by reference and made a part hereof. The Parties agree to abide by said Executive Order and agree that the State Labor Commissioner shall have continuing jurisdiction in respect to contract performance in regard to non-discrimination, until the contract is completed or terminated prior to completion. The contractor, agrees, as part consideration hereof, that this Contract is subject to the Guidelines and Rules issued by the State Labor Commissioner to implement Executive Order No. Three, and that he will not discriminate in his employment practices or policies, will file all reports as required, and will fully cooperate with the State of Connecticut and the State Labor Commissioner.

This Contract is also subject to the provisions of Executive Order No. Seventeen of Governor Thomas Meskill promulgated February 15, 1973, and, as such, this Contract may be canceled, terminated or suspended by the contracting agency or the State Labor Commissioner for violation of or noncompliance with said Executive Order No. Seventeen, notwithstanding that the Labor Commissioner may not be a party to this Contract. The Parties to this Contract, as part of the consideration hereof, agree that Executive Order No. Seventeen is incorporated herein by reference and made a part hereof. The Parties agree to abide by said Executive Order and agree that the contracting agency and the State Labor Commissioner have joint and several continuing jurisdiction in respect to contract performance in regard to listing all employment openings with the Connecticut State Employment Service.

This Contract is also subject to the provisions of Executive Order No. Sixteen of Governor John Rowland concerning Workplace Violence promulgated August 4, 1999, and, as such, this Contract may be canceled, terminated or suspended by the contracting agency for violation of or noncompliance with said Executive Order No. Sixteen. The Parties to this Contract, as part of the consideration hereof, agree that Executive Order No. Sixteen is incorporated herein by reference and made a part hereof.

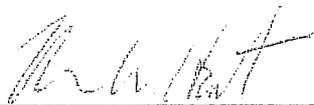
This Contract is also subject to the provisions of Executive Order No. 7C of Governor M. Jodi Rell concerning contract reform promulgated July 13, 2006. The Parties to this Contract, as part of the consideration hereof, agree that Executive Order No. 7C is incorporated herein by reference and made a part hereof.

IX. Termination

This Contract shall remain in full force and effect for the entire term of the Contract period stated above unless sooner terminated by either the Town or the State Police by providing thirty (30) days prior written notice of its intent to terminate the Contract.

Town of Mansfield

State of Connecticut
Department of Public Safety

By 

By _____

Its
Duly Authorized

John A. Danaher, III
Its Commissioner

Date: 07/17/07

Date: _____

Approved as to Form:

Associate Attorney General
Office of the Attorney General

Date: _____

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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
Date: August 27, 2007
Re: Personal Service Agreement – Daycare Services at Mansfield Discovery Depot

Subject Matter/Background

The Personal Service Agreement for daycare services at the Mansfield Discovery Depot has been returned to the university by the Office of the Attorney General with a request that the town provide a Non-Discrimination Certification.

Connecticut Public Acts 07-142 and 07-245 have amended Connecticut's non-discrimination provisions to add civil unions to the existing protected classes and to require contractors to support Connecticut non-discrimination policies by submitting a Non-Discrimination Certification with their Corporate Resolution. The public act responsible for requiring the certification (P.A. 07-142) became effective upon passage, June 25, 2007. Any contract, executed by a contractor on or after that date, must be accompanied by this new certification, in addition to any previously-required signing authority documentation from its governing body.

The Office of the Attorney General created a non-discrimination certification form to assist executive branch agencies in complying with the State of Connecticut's current contracting requirement, pursuant to the Connecticut General Statutes 4a-60(a)(1) and 4a-60a(a)(1), as amended by Public Act 07-245 and Section 9(a)(1) and 10(a)(1) of Public Act 07-142. This certification is required for all State contracts, regardless of type, term, cost, or value. Submission of certification is required for ALL contracts except contracts with individuals (or individual d/b/a).

Recommendation

Staff recommends that the Council approve the following resolution:

Resolved, effective August 27, 2007, that the Town of Mansfield hereby adopts as its policy to support the nondiscrimination agreements and warranties required under Conn. Gen. Stat. § 4a-60(a)(1) and § 4a-60a(a)(1), as amended in State of Connecticut Public Act 07-245 and sections 9(a)(1) and 10(a)(1) of Public Act 07-142, as those statutes may be amended for time to time.

Attachments

- 1) University of Connecticut Office of the Vice President and Chief Operating Officer re:
Personal Service Agreement Requirement of "New" Non-Discrimination Certification



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

AUG 16 2007

August 14, 2007

Mr. Matthew Hart, Town Manager
Town of Mansfield
Audrey P Beck Municipal Building
4 South Eagleville Road
Mansfield, CT 06268

**RE: PERSONAL SERVICE AGREEMENT REQUIREMENT OF
"NEW" NON-DISCRIMINATION CERTIFICATION**

Please be advised that our Personal Service Agreement for daycare services at the **Mansfield Discovery Depot** has been returned by the Office of the Attorney General with a request that the town provide a Non-Discrimination Certification. The certification is available on the Office of Policy and Management's web site: <http://www.ct.gov/opm/cwp/view.asp?a=2982&q=390928> (copies attached).

Connecticut Public Acts 07-142 and 07-245 have amended Connecticut's non-discrimination provisions to add civil unions to the existing protected classes and to require contractors to support Connecticut non-discrimination policies by submitting a Non-Discrimination Certification with their Corporate Resolution. The public act responsible for requiring this certification (P.A. 07-142) became effective upon passage, June 25, 2007. Any contract, executed by a contractor on or after that date, must be accompanied by this new certification, in addition to any previously-required signing authority documentation from its governing body.

The Office of the Attorney General created a non-discrimination certification form to assist executive branch agencies in complying with the State of Connecticut's current contracting requirement, pursuant to the Connecticut General Statutes § 4a-60(a)(1) and § 4a-60a(a)(1), as amended by Public Act 07-245 and Section 9(a)(1) and 10(a)(1) of Public Act 07-142. This certification is required for all State contracts, regardless of type, term, cost, or value. Submission of certification is required for ALL contracts except: contracts with individuals (or individual d/b/a).

Please have the requisite form completed and returned to my attention for processing and final execution of the Personal Service Agreement.

If you have any questions in this regard, please feel free to call me at 486-4340. Thank you for your assistance in this matter.

Sincerely,

Debbie L. Carone

Executive Assistant to the Vice President and Chief Operating Officer

Equal Opportunity Employer

352 Mansfield Road Unit 2014
Storrs, Connecticut 06269-2014

Telephone: (860) 486-4340

NONDISCRIMINATION CERTIFICATION

Connecticut Public Acts 07-142 and 07-245 have amended Connecticut's nondiscrimination provisions to add civil unions to the existing protected classes and to require contractors to support Connecticut nondiscrimination policies by submitting a Nondiscrimination Certification with their Corporate Resolution.

Below is a link to OPM's website, which provides the new Nondiscrimination Certification in both "fillable" and "text only" form. This form is required for all contracts between UConn and vendors or contractors with a governing body that are executed on or after June 25, 2007. Please note that this form may not be revised.

Shortcut to OPM page:

<http://www.ct.gov/opm/cwp/view.asp?a=2982&q=390928>

The public act responsible for requiring this certification (P.A. 07-142) became effective upon passage, June 25, 2007. As indicated above, any contract executed by a contractor on or after that date must be accompanied by this new certification, in addition to any previously-required signing authority documentation from its governing body.

To date, only interagency contracts (*between two Connecticut State agencies*) and contracts with individuals (*or individuals d/b/a*) are currently exempt from this new requirement. Therefore, please continue to send all interagency contracts and those with individual contractors (*or individuals d/b/a*) for approval. All other contracts require this new certification form.

As stated on their web page, Nondiscrimination Certifications must be signed by an authorized signatory of the contractor and submitted to the awarding State agency when departments submit their contracts for approval without this new Certification. Again, this form is required for all contracts executed by the parties on and after June 25, 2007.

Note: Any contracts (signed on or after June 25th) that have been submitted for processing will be returned to all contract liaisons for dissemination to their departments.



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PERSONAL SERVICE AGREEMENTS (PSA)

Nondiscrimination Certification for State Contracts

[Certification \(fillable\).doc](#) [Certification \(text only\).doc](#)

DESCRIPTION

The Office of the Attorney General created a nondiscrimination certification form (above) to assist executive branch agencies in complying with the State of Connecticut's current contracting requirement, pursuant to the Connecticut General Statutes § 4a-60(a)(1) and § 4a-60a(a)(1), as amended by Public Act 07-245 and Section 9(a)(1) and 10(a)(1) of Public Act 07-142.

This certification is required for all State contracts, regardless of type, term, cost, or value. Pursuant to Connecticut General Statutes § 46a-56(b), State agencies may apply to the Commission on Human Rights and Opportunities (CHRO) for a waiver from this requirement when entering into contracts with the entities listed below:

- municipalities or other political subdivisions of the State;
- quasi-public State agencies;
- other state governments (including the District of Columbia);
- the federal government;
- U.S. territories and possessions;
- federally recognized Indian tribal governments; and
- foreign governments.

The certification must be signed by an authorized signatory of the contractor and submitted to the awarding State agency at the time of contract execution.

The form is required for all contracts signed on and after June 25, 2007.

For Further Information, Contact:

Please direct any questions about the certification form to the Office of the Attorney General.

Content Last Modified on 8/10/2007 9:55:30 AM

[Printable Version](#)

CERTIFICATION

I [SIGNER'S NAME], [TITLE] of [NAME OF ENTITY], an entity lawfully organized and existing under the laws of [STATE OR COMMONWEALTH NAME], do hereby certify that the following is a true and correct copy of a resolution adopted on the [DAY OF THE MONTH] day of [MONTH], [YEAR] by the governing body of [NAME OF ENTITY], in accordance with all of its documents of governance and management and the laws of [STATE NAME] and further certify that such resolution has not been modified, rescinded or revoked, and is at present in full force and effect.

RESOLVED: That [NAME OF ENTITY] hereby adopts as its policy to support the nondiscrimination agreements and warranties required under Conn. Gen. Stat. § 4a-60(a)(1) and § 4a-60a(a)(1), as amended in State of Connecticut Public Act 07-245 and sections 9(a)(1) and 10(a)(1) of Public Act 07-142, as those statutes may be amended from time to time.

IN WITNESS WHEREOF, the undersigned has executed this certificate this [DAY OF THE MONTH] day of [MONTH], [YEAR].

Print Name: [SIGNER'S NAME]

Title: [TITLE]



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MH*
CC: Maria Capriola, Assistant to Town Manager
Date: August 27, 2007
Re: Proclamation Recognizing September as Leukemia, Lymphoma & Myeloma Awareness Month

Subject Matter/Background

Thousands of our fellow citizens and their families in Connecticut are afflicted with blood cancers and the Leukemia & Lymphoma Society provides hope and support for them through voluntary contributions that fund research and patient services.

The Leukemia & Lymphoma Society has designated September 2007 as Leukemia, Lymphoma & Myeloma Awareness Month and has requested that we issue a proclamation that would complement this effort.

Recommendation

Staff recommends that the Council authorize Mayor Paterson to issue the attached proclamation.

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

Move, effective August 27, 2007, to authorize the Mayor to issue the attached Proclamation Recognizing September as Leukemia, Lymphoma & Myeloma Awareness Month.

Attachments

- 1) Proclamation Recognizing September as Leukemia, Lymphoma & Myeloma Awareness Month



*Town of Mansfield
Proclamation*

Recognizing September as Leukemia, Lymphoma & Myeloma Awareness Month

Whereas, blood cancers currently afflict more than 823,000 Americans with an estimated 135,520 new cases diagnosed each year; and

Whereas, leukemia, lymphoma and myeloma will kill an estimated 52,310 people in the United States this year; and

Whereas, The Leukemia & Lymphoma Society, through voluntary contributions, is dedicated to finding cures for these diseases through research efforts and the support for those that suffer from them; and

Whereas, The Leukemia & Lymphoma Society maintains two offices in the State of Connecticut to support patients with these diseases and their family members; and

Whereas, the Town of Mansfield is similarly committed to the eradication of these diseases and supports the treatment of its citizens that suffer from them; and

Whereas, the Town of Mansfield is similarly committed to the eradication of these diseases and supports the treatment of its citizens that suffer from them; and

Whereas, the Town of Mansfield encourages private efforts to enhance research funding and education programs that address these diseases:

NOW, THEREFORE, BE IT RESOLVED, that the Town of Mansfield joins with The Leukemia & Lymphoma Society in designating the month of September 2007 as Leukemia, Lymphoma & Myeloma Awareness Month to enhance the understanding of blood related cancers and to encourage participation in voluntary activities to support education programs and the funding of research programs to find a cure for them.

Elizabeth C. Paterson
Mayor, Town of Mansfield



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to Town Manager
Date: August 27, 2007
Re: DECD Pre-Application for Small Cities Funding of Juniper Hill Sprinkler Project

Subject Matter/Background

Staff wishes to submit a Small Cities application to DECD for renovation and improvements to Juniper Hill Village assisted housing facility. If awarded, the grant will provide funding to improve fire system safety and other related improvements in an amount estimated at \$500,000.

On March 26, 2007, a public hearing was held to review the status of the Town's current Small Cities projects and programs. The purpose of the public hearing was to obtain citizens' views on the Town's community development and housing needs, and to discuss specific project activities in the areas of housing, economic development, or community facilities that could be a part of the Town's application for funding. During the hearing, the only public comment was in support of applying for funding to renovate and improve fire safety systems at the cottages at Juniper Hill.

To submit the application, DECD requires continued Council support of the project through a resolution.

Financial Impact

HUD provides Community Development Block Grant (CDBG) money to states, which may distribute the resources to non-entitlement communities (population less than 50,000). Potential funding sources for this project include Small Cities funding and a contribution from Juniper Hill to be used as leverage for the project (CDBG funds are administered through the State of Connecticut's Department of Economic and Community Development (DECD). Town funds will not be directly used for this project; however, a limited amount of in-kind resources such as staff time will be dedicated to this project.

Recommendation

If the Town Council is in support of submitting a grant application for the project at Juniper Hill, the following resolution is in order:

WHEREAS, federal monies are available under the Title I of the Housing and Community Development Act of 1974, 42 U.S.C § 5301, et. seq., as amended, also known as Public Law 93-383, and administered by the State of Connecticut, Department of Economic and Community

Development as the Connecticut Small Cities Community Development Block Grant Program; and

WHEREAS, pursuant to Chapter 127c, and Part VI of Chapter 130 of Connecticut General Statutes, the Commissioner of the State of Connecticut Department of Economic and Community Development is authorized disburse such federal monies to local municipalities; and

WHEREAS, it is desirable and in the public interest that the Town of Mansfield make an application to the State for \$700,000 in order to undertake a Small Cities Community Development Program and to execute an Assistance Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE MANSFIELD TOWN COUNCIL

1. That it is cognizant of the conditions and prerequisites for the state financial assistance imposed by Chapter 127c, and Part VI of Chapter 130 of Connecticut General Statutes
2. That the filing of an application for State financial assistance by the Town of Mansfield in an amount not to exceed \$ 500,000 is hereby approved and that Matthew Hart, Town Manager is directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required, to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such an agreement is offered, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative of the Town of Mansfield.
3. That it adopts or has adopted as its policy to support the following nondiscrimination agreements and warranties provided in subsection (a)(1) of Connecticut General Statutes sections 4a-60 and 4a-60a, respectively, as amended by Public Act 07-142, and for which purposes the "contractor" is Town of Mansfield and "contract" is said Assistance Agreement:

The contractor agrees and warrants that in the performance of the contract such contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of race, color, religious creed, age, marital status, national origin, ancestry, sex, mental retardation or physical disability, including, but not limited to, blindness, unless it is shown by such contractor that such disability prevents performance of the work involved, in any manner prohibited by the laws of the United States or of the state of Connecticut. The contractor further agrees to take affirmative action to insure that applicants with job-related qualifications are employed and that employees are treated when employed without regard to their race, color, religious creed, age, marital status, national origin, ancestry, sex, mental retardation, or physical disability, including, but not limited to, blindness, unless it is shown by such contractor that such disability prevents performance of the work involved.

The contractor agrees and warrants that in the performance of the contract such contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of sexual orientation, in any manner prohibited by the laws of the United States or of the state of Connecticut, and that employees are treated when employed without regard to their sexual orientation.

Attachment

- 1) Scope of Work

Juniper Hill Small Cities Application– Fire Safety Improvements
Re: Project Scope

The scope of the work will include, but is not limited to, a code-compliant fire-protection system for the five garden-style apartment clusters at Juniper Hill Village. The system will connect to the existing fire-protection, water-storage system at the main building. This consists of an existing fire pump backed up by an emergency power generator and 18,000 gallons of water storage.

The work will include underground piping from the pump room to each individual building. There are five buildings with a total of 36 units and five common laundry rooms. It will also include a wet fire-protection system design for installation into the heated space of each apartment unit. The design will deal with the existing architectural features and must include pipe coverage within the apartment and reworking existing closet spaces for proper code compliance.

The work will also offer an alternate price for a dry system for the attic spaces and all necessary work for connection to the existing fire-alarm system.

Installation will also include a new bedroom window in twenty-four of the existing apartments, to insure safe egress in case of an emergency.

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Town of Mansfield
CONSERVATION COMMISSION
Meeting of 18 July 2007
Conference B, Beck Building
MINUTES

Members present: Robert Dahn, Peter Drzewiecki, Quentin Kessel, Scott Lehmann, Sherry Roy (alt), Frank Trainor. *Members absent:* Rachel Rosen, John Silander. *Others present:* Grant Meitzler (staff).

1. The meeting was called to order by Chair Quentin Kessel at 7:38p. The new alternate member Sherry Roy was introduced and authorized to vote in the absence of Silander.
2. The minutes of the 20 June 07 meeting were approved as written.
3. **Aquifer protection.** Kessel's draft of a letter asking the PZC to develop regulations to protect aquifers in Mansfield was circulated by e-mail prior to the meeting. The Conservation Commission (CC) unanimously approved sending the letter, perhaps with a few editorial changes to be suggested by Lehmann.
4. **IWA referrals.** Lehmann noted that for several months the Agency's field trips to referral sites had been held after the CC considered the referrals; he suggested that field trips be scheduled so as to allow timely participation by a representative from the CC. Meitzler noted that two of the proposals wouldn't be taken up for some time, so that CC comment on them could be deferred to the August meeting. Lehmann indicated that he would go on the 19 July field trip.
 - a. **W1378 (Storrs Center Alliance)** The CC viewed a map of the proposed Storrs Downtown project, showing provisions for storm-water management: underground detention reservoirs, an underground treatment facility near the Storrs Post Office to filter initial runoff; wet meadows and filter basins to release water into wetlands. Two small wetland areas (behind the Post Office and Phil's) will be filled; since they are now degraded, their loss may not be significant. Kessel noted that the storm-water infrastructure will require periodic maintenance to function properly; he also expressed reservations about plans for parallel parking along Rt. 195. Comment on the referral was deferred to the August meeting, when Lehmann can report on the field inspection.
 - b. **W1379 (Wilson/Mikulski)** Two building lots are proposed for an 8-acre parcel on Browns Rd.
 - i. **Parcel B** Only the edge of the area to be cleared for parcel B is within 150 ft of wetlands. The CC unanimously agreed (motion: Drzewiecki, Trainor) that there should be no significant impact on wetlands as long as standard erosion measures are observed during construction.
 - ii. **Parcel A** House, garage, and a portion of the driveway are within 150 ft of wetlands, though much of the runoff from the site would not drain into them. The CC noted that siting the structures to the east would move them farther from wetlands; however, doing so might not lessen wetlands impact since a longer driveway would be required. Lehmann wished for a more complete discussion of alternatives – the

applicant says only that "steep slopes limit options", and it does not appear to be correct that "construction has been kept as far as possible from wetlands". Kessel wondered why there couldn't be informal preliminary reviews in which alternatives could be explored; by now, the applicant has spent money digging test holes and developing a site plan. The CC unanimously agreed (motion: Lehmann, Trainor) that it appears there would be no significant impact on wetlands, provided standard erosion control measures are employed during construction; however, the CC misses a fuller discussion of alternatives, in particular, why the buildings cannot be moved out of the regulated zone and closer to the stone wall to the east. The CC should not have to dream up reasons why the proposal is the best alternative; that is the responsibility of the applicant.

- c. **W1380 (Pond Place)** The application is for an apartment and townhouse complex on 46 acres off Hunting Lodge Rd.: two 3-story apartment buildings to house 600 UConn students with paved parking for 619 vehicles, and 18 townhouses for UConn faculty with paved parking for 48 vehicles. The development is private but would have UConn water and sewers; storm-water run-off would be directed into rain-meadows. A good deal of the proposed development is within 150 ft of wetlands, some townhouses and parking spaces within about 60 ft. Access would be from Hunting Lodge and Northwood Rds; both access roads would cross wetlands, the former on a timbered bridge, the latter via an old roadway. A fire lane from Hunting Lodge Rd. would also cross wetlands on a bridge. Comment was deferred to the August meeting, when Lehmann can report on the field trip.
- d. **W1381 (Stephens)** The proposal is to split a 5-acre lot on S. Eagleville Rd. so that an additional residence may be built on 2.5 acres. Its septic fields and a portion of the house would be within 150 ft of a wetlands (pond) and a storm-water drainage swale from S. Eagleville Rd. Comment was deferred to the August meeting, when Lehmann can report on the field trip.

5. Adjourned at 9:09p.

Scott Lehmann, Secretary
21 July 07
Approved 15 August 07

Mansfield Open Space Preservation Committee
Minutes for June 21, 2005

Members present:

Jim Morrow, Vickie Wetherell,, Ken Feathers, Quentin Kessel, and Steve Lowrey

1. Chairman Jim Morrow called the meeting to order at 7:37 PM
2. Motion to approve the minutes of June 19, 2007, Feathers/Wetherell: motion carried.
3. Public Comment: No public present.
4. Old Business: None
5. New Business:
 - a) Discussion of various open space issues.
 - b) Kessel showed the Committee plans submitted to the Conservation Commission for Ponde Place, a proposed multi-family development off of Hunting Lodge Rd. The proposal had not been referred to the Committee at this time and so there was no comment.
6. Meeting adjourned at 8:23 P.M.

Respectfully submitted
Stephen Lowrey



**TOWN OF MANSFIELD/MANSFIELD PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE
Wednesday, June 13, 2007
Audrey P. Beck Municipal Building
Conference Room C**

MINUTES

Present: Elizabeth Paterson, Mark Boyer, Gordon Schimmel, Anne Willenborg
Absent: Bill Simpson, Chair, Anne Rash, Jeff Smith, Matt Hart, William Hammon
Staff: Fred Baruzzi
Guest: Rick Lawrence, Lawrence Associates

1. Call to Order/Roll Call

Ms. Paterson called the meeting to order at 5:05 p.m.

2. Meeting Minutes

The minutes of May 16, 2007 were moved, seconded and approved unanimously.

3. Opportunity for the public to address the Committee

No one came forward.

4. Scope of Work by Rick Lawrence

Mr. Lawrence reported that a presentation was given to the Town Council and the Mansfield Board of Education on May 29, 2007.

Mr. Schimmel reported that the meeting was a success. Mr. Lawrence reported that a public hearing is scheduled for the June 25th Town Council meeting to discuss the agreement for Lawrence Associates.

Mr. Lawrence reported that one of his CAD draftmen started to work on the projects with drawings supplied by Mr. Hammon. A base floor plan has been prepared for each elementary school which will be used for the surveying of the school as well as use in the presentations. The addition to the Middle School is being sent to Lawrence Associates via CD from S/L/A/M Collaborative which did the initial drawing. When the disk arrives it will be installed at Lawrence Associates and all four schools will be in a CAD floor plan arrangement.

This progress has been shared with Mr. Callahan at Fuss & O'Neill, which will be shared with them and at the close of school they and Mr. Hammon will share input.

Mr. Lawrence stated he has made a chart for layout notes for each school which will include pictures, walls, etc.

Ms. Paterson asked how long ago plumbing and electrical was updated and if it was going to be looked at. Mr. Schimmel replied that the electrical was at the last renovation which was in 1989/1990. Balancers for automatic shutoff was added afterwards. Also, some of the plumbing is original. Anything changed has to meet the code standards whether it's plumbing or electrical.

Mr. Schimmel asked what the schedule was for the summer. Mr. Lawrence replied that the team would be going through each school, recording notes, pictures and marking up the drawings as to the condition from a physical standpoint. Estimate is a full day per school. Site engineers will also be doing a condition survey (pavement, sidewalks, septic, etc.). Dr. Schimmel asked what the goal will be for completion. Mr. Lawrence replied that he hoped for a draft report for the August meeting.

Ms. Paterson asked if flat roofs could be changed to a pitched roof for a minimal cost. Mr. Lawrence replied that would be part of the study as the School Facilities Unit requires minimal pitch to the roof.

Mr. Schimmel inquired about the playscape addition at Vinton that a grant has been awarded along with contributions from parents. Mr. Lawrence replied that it might be able to go to the left of the previous playscape.

Mr. Schimmel pointed out that comparing renovate to new and going green, costs will be high. Ms. Paterson pointed out that the public will want to know the dollars. Mr. Lawrence reported that the State refunds at the "Town's rate" which is close to 75%, therefore, the Town is liable for the remaining percentage.

5. Other

The next meeting will be August 22, 2007 at 5:00 p.m.

6. Adjournment

Mayor Paterson adjourned the meeting at 5:40 p.m.

Respectfully submitted,

L. Patenaude
Capital Projects and Personnel Assistant

PZC File # 1225-2

APPLICATION REFERRAL

Mansfield Planning & Zoning Commission

- TO:
- Public Works Dep't., c/o Ass't. Town Eng'r.
 - Health Officer
 - Design Review Panel
 - Committee on Needs of Persons w/Disabilities
 - Fire Marshal
 - Traffic Authority
 - Recreation Advisory Committee
 - Open Space Preservation Committee
 - Parks Advisory Committee
 - Town Council
 - Conservation Commission
 - Agricultural Committee

The Planning and Zoning Commission has received a 4 lot subdivision application and will consider the application at a ~~Public Hearing~~ regular meeting^s on 9/9 and 9/17. Please review the application and reply with your comments to the Planning Office before ASAP. For more information, please contact the Planning Office, 429-3330.

APPLICATION INFORMATION

Applicant: D. Dorwest
Owner: ~~Dorwest~~ Dorwest Family Trust
Agent(s): R. Hellstrom Survey/Eng'r ; Minaulti Group Landscape Arch.
Proposed use: 4 single family lots
Location: Mulberry Rd
Zone classification: RAR-90
Other pertinent information:

Full size maps available in Planning Office

Signed 

Date 8/16/07

file # 1225-2
filing date 2 AUG. 2007

MANSFIELD PLANNING & ZONING COMMISSION
APPLICATION FOR SUBDIVISION OR RESUBDIVISION APPROVAL

Name of subdivision MULWOOD WEST

Name of subdivider (applicant) DORWARD FAMILY TRUST Phone # 860-429-4114
(please PRINT)

Address 187 WORMWOOD HILL RD. MANSFIELD CT 06250
(street) (town) (state) (zip)

Signature A.C. Forward, Trustee (owner _____)
(optionee _____) Date 1 AUG 2007

OWNER (IF OTHER THAN SUBDIVIDER)

Name SAME AS APPLICANT Phone # _____
(please PRINT)

Address _____
(street) (town) (state) (zip)

Signature _____ Date _____

FEES

See Town Council-approved Fee Schedule & Eastern Highlands Health District Review Fee Schedule.
(Subdivisions will not be reviewed by Eastern Highlands Health District unless an Application for Plan Review has been submitted)

SUBDIVISION DATA

Location: MULBERRY ROAD, MANSFIELD CT 06250

Zoning district RA-R90

Total # of acres 17 ACRES
Total # of lots 4 (FOUR)

EXTENSION OF TIME

Pursuant to Section 8-26d, subsection (b) of the Connecticut General Statutes, the undersigned applicant hereby consents to an extension of time within which the Planning and Zoning Commission is required by law to approve, modify and approve or disapprove a subdivision plan known as

_____ and located at/on _____

It is agreed that such extension of time shall not exceed 65 days and it is understood that this extension of time is in addition to the first 65-day period after the receipt of application by the Planning & Zoning Commission.
P.42

Part C – Project Description

(Please refer to Sheets _____ of 5 of the plans for what follows.)

1. Mulwood West comprises a four-lot (4) subdivision of single-family homes on lots ranging from 2.3 to 3.4 acres with approximately a 60-foot conservation easement of road frontage, on-site septic and well systems, and a bifurcated communal drive, each branch serving two lots. The subdivision totals 17 acres.
 - a) None. All the actual development area envelopes (DAE) fall outside the wetlands/watercourse. None of the proposed construction of homes, septic and well systems, drives, etc. are within the wetland/watercourse. Distance from the wetlands for the four lots is as follows: Lot #1: all construction at 150 ft. or greater; Lot #2, all construction at 150 ft. or greater; Lot #3, all construction at 150 ft. or greater; and
 - b) Lot #4, approximately 85 ft. for the driveway.
2.
 - a) No disturbance in the wetland/watercourse.
 - b) Approximately 13,600 sq. ft. for the drive.
3. Construction is anticipated to start in the fall/winter of 2007. Prior to construction logging of the DAE and common drive will take place. Actual home construction will need standard backhoe for excavation of cellars and septic systems, standard rig equipment for the drilling of wells, and standard trucks for contractor and subcontractors for the laying of the foundation, the framing, roofing, plumbing & electrical, etc.
 - a) and b) Neither the bringing nor the removal of any upland materials on- or off-site is anticipated except for septic and driveway gravel fill. Approximately 450 cubic yards of upland material will be disturbed in the general construction, but the material being moved will remain on-site. Approximately 25 cubic yards will be needed for leveling before the bank gravel surfacing and stabilizing the shoulders.
4. A silt fence will be placed around the area of disturbance or if necessary additional control measures such as staked hay bales may be used.

Part D – Site Description

The site is heavily wooded. The topography is a combination of fairly level building sites and sloping, at approximately a 10-20% grade toward the road and toward the wetland/watercourse. The land is well drained.

Part E - Alternatives

Although actual road frontage and acreage would have permitted additional lots, we determined that to best preserve the overall nature and specific characteristics of the environment, fewer lots, all fronted by an extensive conservation easement, were in the best interests of the development and neighborhood. Likewise a communal drive accommodating the four lots would impact less on the road frontage. Given that each bifurcation of the drive only services two houses, logic reasoned that rather than having two side-by-side driveway cuts, the common entrance could be combined. We have, therefore, shown one expanded cut onto Mulberry Road for the drive entrance and have applied for a variance of the existing regulation. However, the alternative of two side-by-side drive ways has been included on Sheet No. _____

This property has been in the Dorwart family for 55 years, and we have no knowledge of any previous wetlands applications for this subdivision during those 55 years. Approximately 60 acres adjacent to the subdivision is earmarked for a Land Conservation Trust and negotiations with the Town are ongoing.

Reinhold A. Dorwart and Juanita M. Dorwart Family Trust

*David A. Dorwart, Trustee
Mulberry House
187 Wormwood Hill Road
Mansfield Center, Connecticut 06250*

*Home: 860.429.4114 / Mobile: 212.807.9845
DADorwart@aol.com*

August 1, 2007

[ADDRESS]
Mansfield, CT 06232

Dear [ADDRESSEE]:

I am writing you as neighbor and as Trustee of the Reinhold A. Dorwart and Juanita M. Dorwart Family Trust to let you know that the Trust is developing another portion of its property holdings into a residential subdivision. Presently, an application for a four-lot subdivision on Mulberry Road entitled Mulwood West (see attached schematic) is being submitted to the Town Planning and Zoning Commission and to the Inland Wetlands Agency.

In developing this subdivision, the Trust has again collaborated with the Miniutti Group's landscape architect and the Town Planners. We have paid scrupulous attention to preserving the road frontage and specimen trees. All building will adhere to strict guidelines established by the Trust in a comprehensive Declaration of Covenants and Restrictions. Furthermore, the Trust is in negotiations with the Town for purchase of the adjacent 60-acre parcel to be designated as a land preserve. Our overall approach should ensure bountiful open space and the maintenance of the overall integrity and character of the neighborhood.

You may wish to contact the Mansfield Inland Wetlands Agent or Planning and Zoning for additional information. If you have any questions or comments, please feel free to call me or stop by.

Sincerely,

cc: Gregory Padick, Town Planner
Patrick Prue, Attorney at Law
Jeffery Dorwart, Successor Trustee
Karl Dorwart, Attorney at Law

Date: July 31, 2007

Project:

Mulwood West

Re-Subdivision of Land Located at: Mulberry Road, Mansfield, CT.

Owner:

Dorwart Family Trust
187 Wormwood Hill Road
Mansfield, CT 06250

Applicant:

David Dorwart
187 Wormwood Hill Road
Mansfield, CT 06250

Site Planning,
Landscape Architecture &
Landscape Assessment:



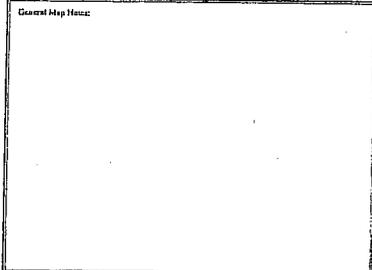
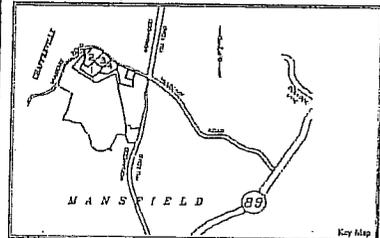
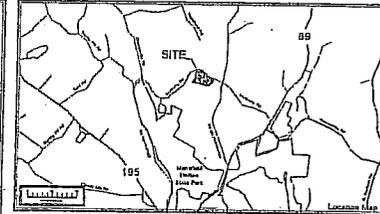
The Miniutti Group, LLC
11 Storrs Heights Road
Storrs, Connecticut 06268
(860) 429.0696
www.miniuttigroup.com

Survey and Engineering:

Rob Hellstrom Land Surveying
32 Main Street
Hebron, Ct.
P.O. Box 497
Columbia, Ct. 06237-0497
(860) 228-9853

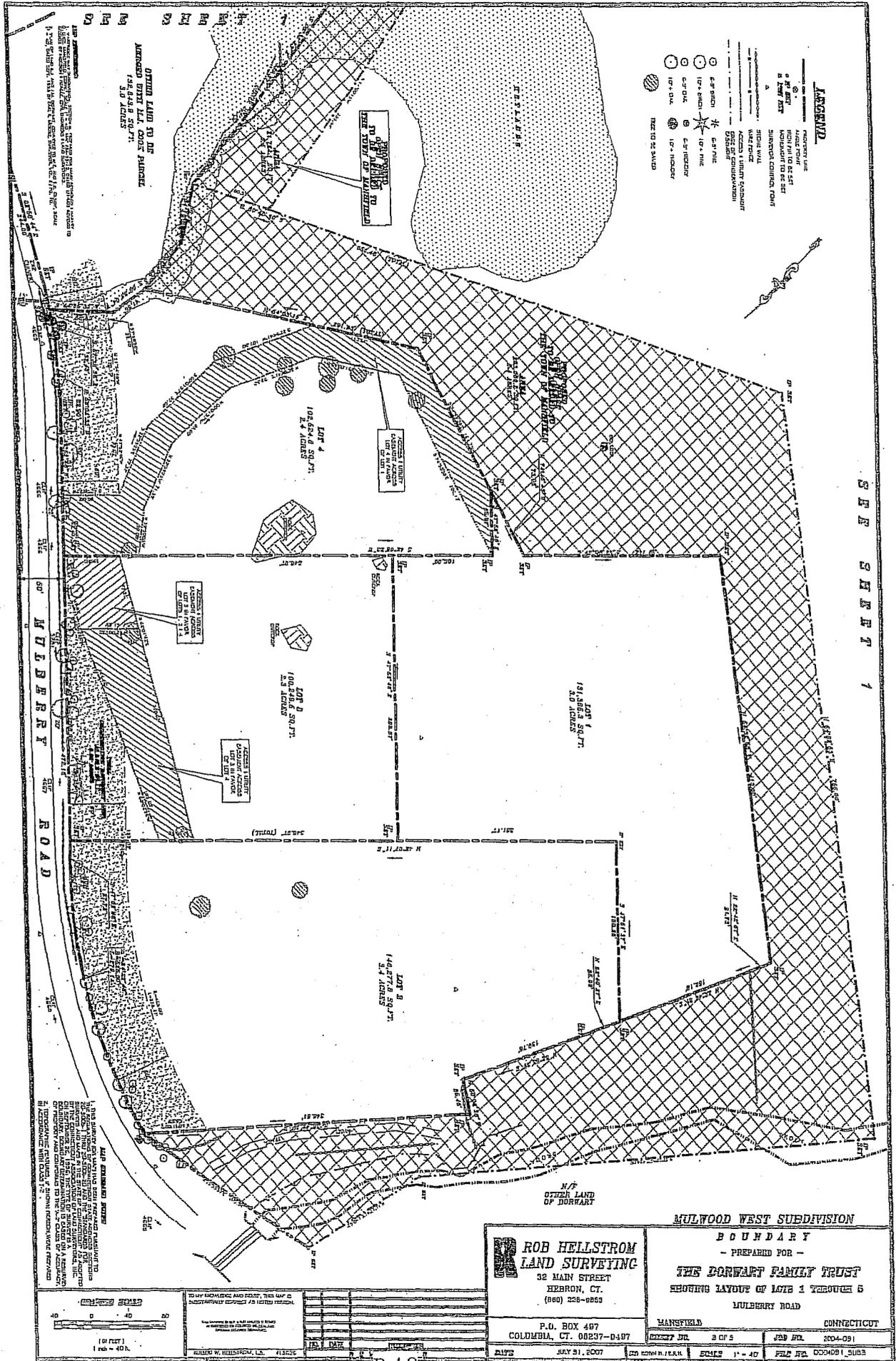
Soil Scientist:

Soil Scientists Name
John Ianni
P.O. Box 337
Storrs, Ct. 06268
(860) 742-5868



Approved By The Town Of Mansfield Inland Wetland Agency	
Signature	_____
Approved By The Mansfield Planning And Zoning Commission	
Signature	_____
Approved By The Director Of Health	
Signature	_____
Approved By The Director Of Public Works	
Signature	_____

SHEET INDEX	
SHEET	COVER SHEET
SHEET 1	OVERALL BOUNDARY SURVEY
SHEET 2	OVERALL BOUNDARY SURVEY
SHEET 3	SUBDIVISION BOUNDARY PLAN
SHEET 4	SUBDIVISION DESIGN
SHEET 5	ENGINEERING DETAILS
SHEET L1	SITE ANALYSIS
SHEET L2	LANDSCAPE DETAILS
SHEET L3	FIELD PLAN



LEGEND

- 6" BIRCH
- 12" BIRCH
- 6" OAK
- 12" OAK
- 12" HICKORY
- 12" SASSAPARILLA
- 12" SWEETGUM
- 12" WHITE OAK
- 12" RED OAK
- 12" PINE
- 12" SPRUCE
- 12" FIR
- 12" CEDAR
- 12" JUNIPER
- 12" YEW
- 12" WALNUT
- 12" CHERRY
- 12" PLUM
- 12" APPLE
- 12" PEACH
- 12" NECTARINE
- 12" ORANGE
- 12" LEMON
- 12" LIMONCELO
- 12" GUAVA
- 12" MANGO
- 12" PINEAPPLE
- 12" BANANA
- 12" COCONUT
- 12" CUSTARD APPLE
- 12" JACKFRUIT
- 12" MANGOSTINE
- 12" RAMBUTAN
- 12" LITCHI
- 12" PASSIFLORA
- 12" CANTALOUPE
- 12" WATERMELON
- 12" MELON
- 12" CUCURBIT
- 12" SQUASH
- 12" ZUCCHINI
- 12" PUMPKIN
- 12" CABBAGE
- 12" BROCCOLI
- 12" CAULIFLOWER
- 12" SPINACH
- 12" LETTUCE
- 12" CARROT
- 12" POTATO
- 12" ONION
- 12" GARLIC
- 12" BEAN
- 12" PEAS
- 12" CORN
- 12" WHEAT
- 12" RYE
- 12" BARLEY
- 12" OATS
- 12" SORGHUM
- 12" MILLET
- 12" BUCKWHEAT
- 12" RICE
- 12" MAIZE
- 12" SUGAR BEET
- 12" POTATO TUBER
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- 12" GARLIC BULB
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- 12" BARLEY STALK
- 12" OATS STALK
- 12" SORGHUM STALK
- 12" MILLET STALK
- 12" BUCKWHEAT STALK
- 12" RICE STALK
- 12" MAIZE STALK

1. THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT ACCURATELY REPRESENTS THE ACTUAL CONDITIONS ON THE GROUND.

2. I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF CONNECTICUT.

3. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THIS SURVEY.

4. THIS SURVEY IS VALID AND EFFECTIVE FROM THE DATE OF RECORDATION.

5. I HAVE REVIEWED THIS SURVEY AND IT IS ACCURATE AND CORRECT.

6. I HAVE REVIEWED THIS SURVEY AND IT IS ACCURATE AND CORRECT.

7. I HAVE REVIEWED THIS SURVEY AND IT IS ACCURATE AND CORRECT.

8. I HAVE REVIEWED THIS SURVEY AND IT IS ACCURATE AND CORRECT.

9. I HAVE REVIEWED THIS SURVEY AND IT IS ACCURATE AND CORRECT.

10. I HAVE REVIEWED THIS SURVEY AND IT IS ACCURATE AND CORRECT.

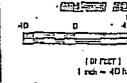
OPENING LAND TO BE MERGED WITH L.L. COOKS PLAT

134.6 ACRES
2.4 ACRES

MULBERRY ROAD

ROB HELLSTROM
LAND SURVEYING
32 MAIN STREET
HEBRON, CT.
(860) 258-0853

MULWOOD WEST SUBDIVISION
BOUNDARY
- PREPARED FOR -
THE DORWART FAMILY TRUST
SHOWING LAYOUT OF LOTS 1 THROUGH 5
MULBERRY ROAD



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS ACCURATELY REPRESENTATIVE OF THE ACTUAL CONDITIONS ON THE GROUND.

DATE: JULY 21, 2007

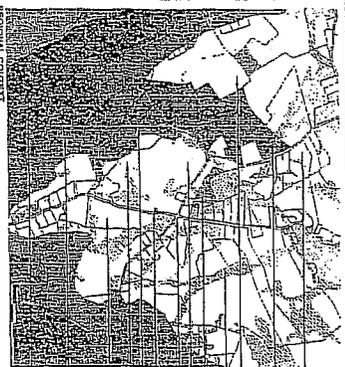
P.O. BOX 487
COLUMBIA, CT. 06237-0487

MANFIELD CONNECTICUT 06255

DATE: JULY 21, 2007

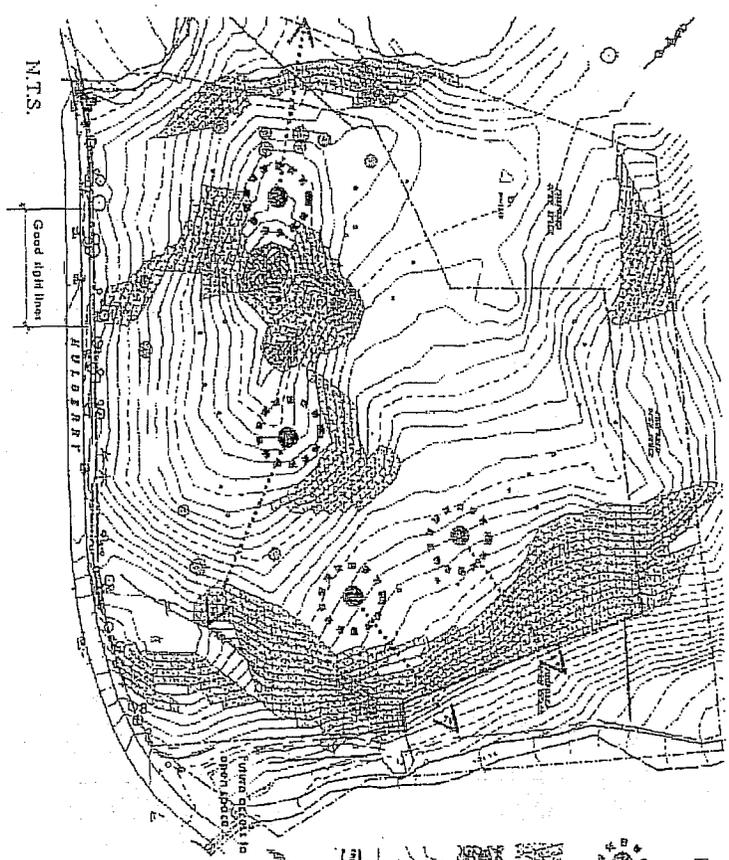
SCALE: 1" = 40'

FILE NO. 0004091 SUB3



- TYPE 'B' INTERIUM FOREST
- CONVING TRUST LAND
- TOWN OPEN SPACE
- WETLANDS
- CONSERVATION EASEMENT
- OPEN SPACE
- INTERSECTION OF ALL BERRY LN
- A WOODS HILL RD
- CONVING TRUST LAND
- TYPE 'B' INTERIUM FOREST
- MULWOOD EAST
- OPEN SPACE
- FEDERAL OPEN SPACE

NOTE: THE MAIN GOALS OF SITEWORK SIGNIFICANCE EXIST ON SITE. SOURCE: CTDES, UNCS, USGS, USDB, TOWN OF HAMBFIELD



Legend

- Island houses that with good views
- Slopes of 15% and greater
- Exposed ledge
- Specimen trees @ altered driveway to remain
- Tree of street ROW
- Stone wells

PROPERTY NUMBER

Mulwood West
 1000 West of Land Street
 Hamden, CT

Owner: General Family Trust
 1000 West of Land Street
 Hamden, CT 06530
 203-348-1111
www.mulwood.com

FOR HELLSTROM
 1000 West of Land Street
 Hamden, CT 06530
 203-348-1111
www.mulwood.com

APPROVAL

Approved by the Board of Planning and Zoning

DATE: _____

APPROVED BY: _____

DATE: _____

APPROVED BY: _____

DATE: _____

APPROVED BY: _____

DATE: _____

SCALE

1" = 100'

DATE OF PLAN: _____

DESIGNED BY: _____

DRAWN BY: _____

CHECKED BY: _____

PROJECT NUMBER: _____

VERSION: _____

Site Analysis

Part H – Notice to Abutting Property Owners

<u>Name</u>	<u>Address</u>
Ndu Chiaku	233 Mulberry Road Mansfield, CT 06250
Mary Jane Cook William Thomas Gough III	260 Mulberry Road Mansfield, CT 06250
Lynn and Michael Denning	241 Mulberry Road Mansfield, CT 06250
Janet and George Jones	221 Wormwood Hill Road Mansfield, CT 06250
Joshua's Tract Conservation and Historic Trust	P. O. Box 4 Mansfield, CT 06268
Ingrid and Erick Hanka	225 Mulberry Road Mansfield, CT 06250
Kristine Nowak and David Logie	231 Wormwood Hill Road Mansfield, CT 06250
Barbara and David LaVoie	251 Mulberry Road Mansfield, CT 06250
Diana and Dermot Pelletier	261 Mulberry Road Mansfield, CT 06250

PAGE
BREAK

✓ Please Review before sent
To the Authority meeting

PZC File # 1264

APPLICATION REFERRAL

Mansfield Planning & Zoning Commission

- TO:
- | | | | |
|-------------------------------------|--|-------------------------------------|-----------------------------------|
| <input checked="" type="checkbox"/> | Public Works Dep't., c/o Ass't. Town Eng'r. | <input type="checkbox"/> | Recreation Advisory Committee |
| <input checked="" type="checkbox"/> | Health Officer | <input type="checkbox"/> | Open Space Preservation Committee |
| <input checked="" type="checkbox"/> | Design Review Panel | <input type="checkbox"/> | Parks Advisory Committee |
| <input checked="" type="checkbox"/> | Committee on Needs of Persons w/Disabilities | <input type="checkbox"/> | Town Council |
| <input checked="" type="checkbox"/> | Fire Marshal | <input checked="" type="checkbox"/> | Conservation Commission |
| <input checked="" type="checkbox"/> | Traffic Authority | <input type="checkbox"/> | Agricultural Committee |

The Planning and Zoning Commission has received a Special Permit/zone Change application and will consider the application at a Public Hearing meeting on Sept. 17, 2007. Please review the application and reply with your comments to the Planning Office before Sept. 13, 2007. For more information, please contact the Planning Office, 429-3330.

APPLICATION INFORMATION

Applicant: Ponder Place LLC
Owner: The Keystone Properties
Agent(s): FA Hesketh + Assoc. - Engineers ; T. Foley, a Horner
Proposed use: multi-family housing project
Location: west of Hunting Lodge Rd; north and northeast of Northwood Rd.
Zone classification: currently RAR-90; Proposed rezoning to Design Multiple Residence.
Other pertinent information:

- Zoning Regulations require concurrent zone change + Special Permit applications for proposed multi-family developments
- Project would be served by U-bow Sewer + Water
- Access drives proposed from Hunting Lodge + Northwood Rds
- Inland wetland Permit also pending
- separate application seeks approval for 50 foot building height (current regulation has 40' max. height)

Signed [Signature] Date 8/15/07

- Full sized maps available in Planning Office
 - [unclear] wetland reports available in Planning Office.

APPLICATION TO AMEND THE ZONING MAP
(see Article XIII of the Zoning Regulations)

PZC File # 1262
Date _____

1. The undersigned applicant hereby petitions the Mansfield Planning and Zoning Commission to change the zone classification of the hereinafter-described property

from RAC-90 to DMR

2. Address/location of subject property HUNTING LODGE ROAD
Assessor's Map 15 Block 21 Lot(s) 3 V. 563. PG. 91

3. Acreage of subject property 45.93, acreage of adjacent land in same ownership (if any) _____

4. APPLICANT POWDE PLACE, LLC *attest Agent for*
(please PRINT) Signature
Street Address 56 EAST MAIN STREET Telephone 860-677-5555
Town AVON, CT SUITE 202 Zip Code 06001
Interest in property: Owner _____ Optionee _____ Lessee _____ Other DEVELOPER
(If "Other", please explain) _____

5. OWNER OF RECORD: THE KEYSTONE COMPANIES *attest Agent for*
(please PRINT) LLC Signature
Street Address SAME AS APPLICANT Telephone SAME AS APPLICANT
Town _____ Zip Code _____
Signature _____
OR attached purchase contract _____ OR attached letter consenting to this application _____

6. AGENTS (if any) who may be directly contacted regarding this application:

DAVID S. ZIAKS, P.E.
Name V.A. HASKETH & ASSOCIATES Telephone 860-653-8000
Address 6 CREAMENT BRIDGE EAST GRANBY, CT Zip Code 06026
Involvement (legal, engineering, surveying, etc.) _____

Name ATTORNEY TOM FAHEY Telephone 860-622-8300
Address 487 SPRING STREET WINDSOR LOCKS, CT Zip Code 06096
Involvement (legal, engineering, surveying, etc.) _____

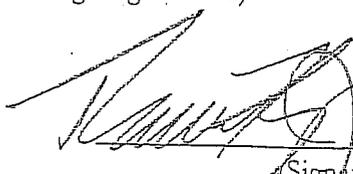
7. The following items must be submitted as part of this application:

- application fee \$ 250
- map of subject property (5 copies) prepared by surveyor as per requirements of Article XIII, Section B.4. Map shall include areas within 500 feet of proposed rezoning, existing and proposed zone boundaries, existing streets, rights-of-way, easements, watercourses, wetlands, flood hazard areas, property lines and names and addresses of neighboring property-owners, including those across any street

APPLICATION TO AMEND THE ZONING REGULATIONS
(See Article XIII of the Zoning Regulations)

File # 1263
Date 7/25/07

1. APPLICANT Ponde Place, LLC
(Please PRINT)
Street Address 56 East Main St, Suite 202
Town Avon, Ct.


(Signature)
Telephone (860) 677-5555
Zip Code 06001

2. AGENT who may be contacted directly regarding this application:

Thomas W. Farley, Jr.
Name (please PRINT)
487 Springs St
Address
Windsor Locks, CT 06096
860-177-8300
Telephone number

3. List article(s)/section(s) of Zoning Regulations to be amended:
(Consideration should be given to interrelated sections that must also be modified to ensure consistency within the Regulations)
Article Ten Special Regulations, Section A Design Development Districts, Paragraph 5
Special Provisions of the DMR Zone, Subparagraph d. Building Height and the corresponding Section
of the Schedule of Dimensional Requirements, Maximum Height Column

4. Exact wording of proposed amendment(s) — use separate sheet if necessary: Art. Ten A.5.d. Replace existing language with the following: " No Building shall exceed three stories or a height of 50 feet, whichever is higher. "

5. Statement of Justification addressing approval considerations of Article XIII, Section C and
(1) substantiating the proposal's compatibility with Mansfield's Plan of Development;
(2) the reasons for the proposed amendment (including any circumstances or changed conditions that justify the proposal and how the amendment would clarify or improve the Zoning Regulations);
(3) the effect the change would have on the health, safety, welfare and property values of Mansfield residents

SEE SEPARATE ATTACHMENTS FOR 1,2,3 Above

SPECIAL PERMIT APPLICATION
(see Article V, Section B of the Zoning Regulations)

Mansfield Planning and Zoning Commission

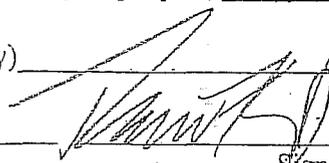
File # 1261
Date _____

1. Name of development (where applicable) PONDE PLACE
2. Proposed use of the property is APARTMENT & MULTI-FAMILY TOWN HOUSE
in accordance with Sec.(s) I-DMR of Article VII (Permitted Use provisions) of the Zoning Regulations

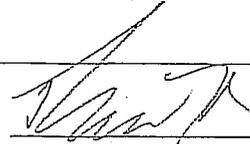
3. Address/location of subject property HUNTING LODGE ROAD
Assessor's Map 15 Block 21 Lot(s) 3 Vol. 563 Page 91

4. Zone of subject property RAL-96* Acreage of subject property 45.93

5. Acreage of adjacent land in same ownership (if any) _____

6. APPLICANT PONDE PLACE LLC  attys + Assn
(please PRINT) Signature
Street Address 56 EAST MAIN STREET Telephone 860-677-5555
Town AVON, CT SUITE 202 Zip Code 06001
Interest in property: Owner _____ Optionee _____ Lessee _____ Other DEVELOPER

(If "Other", please explain) _____

7. OWNER OF RECORD: THE KEYSTONE COMPANIES  attys + Assn
(please PRINT) LLC in owner Signature
(OR attached Purchase Contract _____ OR attached letter consenting to application _____)
Street Address SAME AS APPLICANT Telephone SAME AS APPLICANT
Town _____ Zip Code _____

8. AGENTS (if any) representing the applicant who may be directly contacted regarding this application:

DAVID S. ZAKS, PE
Name FA HESKETH & ASSOCIATES Telephone 860-653-8000
Address 6 CREAMER BROWN EAST GRANBY, CT Zip Code 06026
Involvement (legal, engineering, surveying, etc.) _____

Name ATTORNEY TOM FAYET Telephone 06096
Address 487 SPRING STREET WINDSOR LOCKS, CT Zip Code 860-627-8300
Involvement (legal, engineering, surveying, etc.) _____

101380

Zoning Data

Zone: RAR-90 Rezoned to DMR (Design Multiple Residence)

Minimum Lot Area:
 Required: 5.0 acres
 Provided: 45.9 acres

Minimum Lot Frontage:
 Required: 300 feet
 Provided: 400.06 feet

Minimum Setback from Front Lot Line:
 Required: 50 feet - Established Per Article X, Section A.4.d
 Provided: 52 feet

Minimum Setback from Side Lot Line:
 Required: 50 feet
 Provided: 51 feet

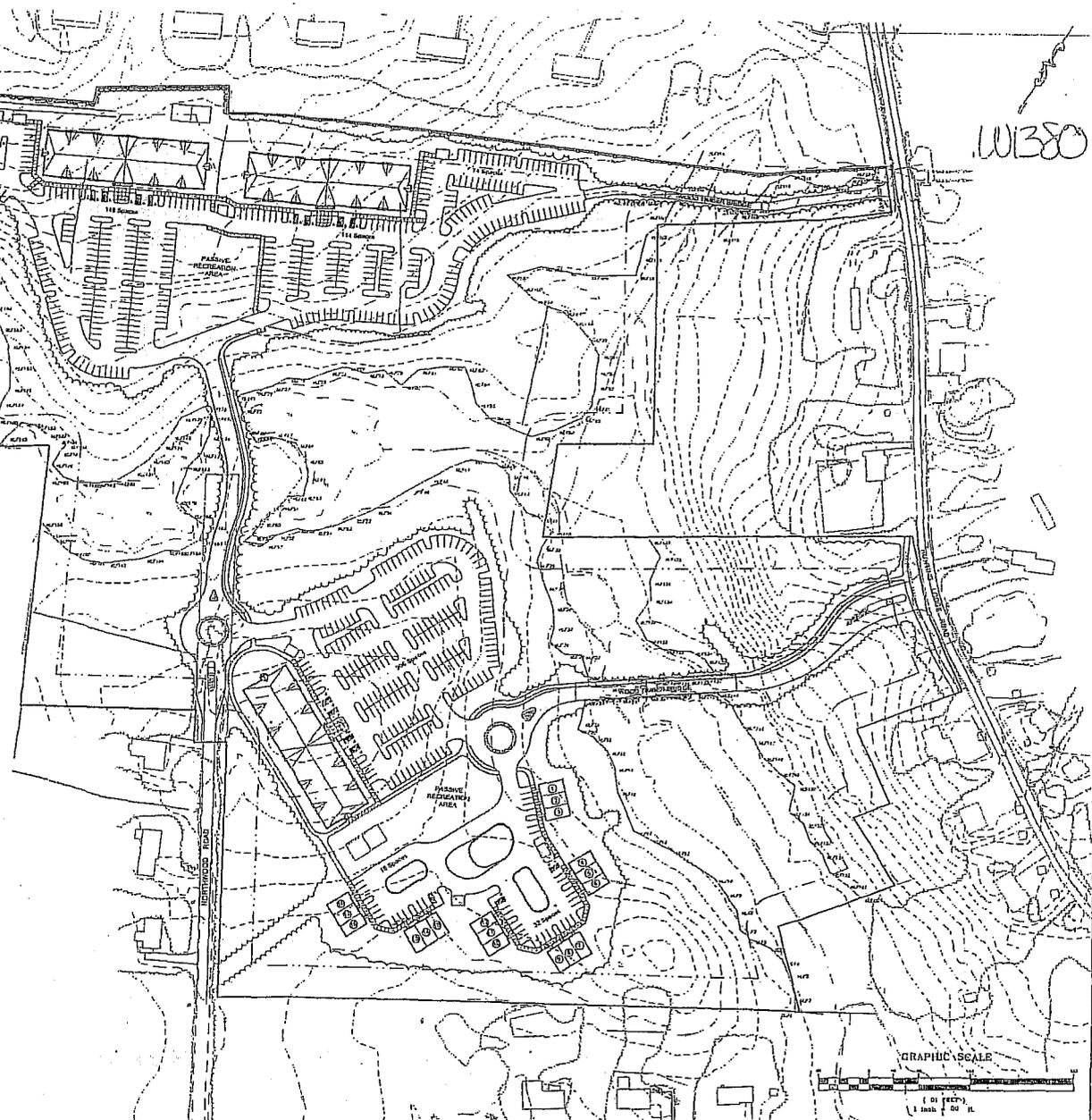
Minimum Setback from Rear Lot Line:
 Required: 50 feet
 Provided: 824 feet

Maximum Building Height:
 Allowed: 3 stories
 Proposed: 3 stories

Off-Street Parking:
 Proposed Apartments = 52 units
 Parking Spaces Provided = 619 spaces

Proposed Townhouses = 18 units
 Parking Spaces Provided = 48 spaces

Total Parking Spaces = 667 spaces



DATE	DESCRIPTION
	P. 61

MASTER PLAN
 FOR THE
PONDE PLACE
 HUNTING LODGE ROAD
 MAINE

MA-1

10133
 mcp's
 submitted

JUSTIFICATION STATEMENT

(Ponde Place LLC has filed simultaneous applications for an Amendment to the Zoning Regulations, an amendment to the Zoning Map and a Special Permit for a proposed planned apartment and townhouse community to be known as Ponde Place. Section 5 of the Application to Amend the Zoning Regulations and Section 8 of the Application to Amend the Zoning Map require a Statement of Justification essentially addressing the following three items: I. Compatibility with Mansfield's Plan of Development; II. Reasons for the Proposed Amendment and III. The Effect the Proposed Text change or Map change would have on the health, safety, welfare and property values of Mansfield residents. The following statement shall be used to satisfy this requirement for all of the Ponde Place LLC applications.)

1. Compatibility with Mansfield's Plan of Development

Attached is a statement entitled COMPATIBILITY WITH MANSFIELD PLAN OF DEVELOPMENT (2006) LAND USE GOALS, OBJECTIVES AND RECOMMENDATIONS. This document excerpts sections of the Plan of Development that address the compatibility of the requested text change and map change with the goals and objectives of the Plan of Development.

2. Reasons for the Proposed Amendments

Text Change – Increasing the maximum height of buildings in the capital DMR zone from 40 feet to three stories, or 50 feet whichever is higher, is a necessary update to the zoning regulations. Multi family buildings, permitted in the DMR, cannot be effectively built to today's qualitative standards with a 40 foot height limit. The DMR should encourage construction incorporating contemporary design techniques for multi-family buildings intended to serve as student housing. The requested change in height would allow for reduced building coverage, more green open space and less building footprint. A better security plan can be provided, and a better traffic circulation plan designed. The maximum height provision of the DMR has not been addressed in many years. In order to provide the type of multi-family housing encouraged by the Plan of Development, and supported by the UCONN community, the proposed height increase is required.

Map Amendment –The Plan of Development states "where student demand cannot be accommodated on campus, Town and University officials should take appropriate actions to facilitate the development of student housing in areas approximate to the Storrs campus where sewer and water systems exist or may be extended." It was contemplated that

areas depicted on a map contained in the Plan of Development as appropriate for multi-family housing should be re-zoned from Residential to DMR when sewer and water were available an application for a specific high density residential development is submitted in conjunction therewith.

The applicant has obtained approval from the University of Connecticut for sewer and water connections to the University system. The proposed site at Hunting Lodge Road is in an area designated for re-zoning as appropriate for multi-family housing on Map 22 in the Plan of Development, a copy of which is attached.

DMR zones are most appropriate in areas serviced by sewer and water and there are very few areas in Mansfield which fall within that category that have also been deemed appropriate for multi-family housing in the Plan of Development.

In 2005, Mansfield's Town Council's Special Committee on Community Quality of Life issued recommendations " designed to mitigate the negative impact of the University of Connecticut's annual spring weekend event and related quality of life issues upon the community." In that report, it stated that, "Another systemic factor contributing to the situation is the deterioration of the Hunting Lodge Road/Carriage House Drive/Celeron Square neighborhood that is the traditional site of spring weekend and other problem behavior throughout the year. The expansion of parties and problem behavior throughout the year has occurred at least in part because of the conversion of owner occupied, single-family homes in this neighborhood to student rentals. As the neighborhood has tamed over to rental units, it has become more prone to certain environmental conditions, such as noise, litter and the deterioration of the interior and exteriors of the properties. And, as the physical character of this neighborhood has declined, it has become a more attractive site for outdoor parties and rowdy behavior. To some extent, the entire neighborhood is now suffering. Tenants, including students, may be at risk as the quality of the housing stock declines. The area has become less attractive for families and owner-occupied housing and property values could fall over time, especially in adjacent neighborhoods." It also asserted that "while these quality of life issues are in some ways distinct from the public safety challenges posed by spring weekend..., there is a connection between the problem behavior and the environment of the neighborhood." The Committee recommended that the Town should partner with the University to extend water and sewer to promote density and off campus housing in the Hunting Lodge Road/Carriage House Drive/Celeron Square neighborhood and other areas adjacent to the University. As one of its recommended strategies, it stated that the Town "should research the possibility of amending its zoning regulations...to promote density, and consider the feasibility of a special overlay zone for

multi-family housing. UCONN has one of the highest percentages of students living on campus among major universities its size, and the extension of the University's water and sewer services to this neighborhood could promote density and the development of the quality rental housing that UCONN students need. Ostensibly, landlords owning and managing higher quality units would be more likely to tightly regulate tenant behavior. Also, tenants may be less likely to damage property that is more recently constructed and highly maintained, and this appears to be the experience with the new student apartments constructed on campus." It recommended this strategy for the potential redevelopment of the Hunting Lodge Road/Carriage House Drive/Celeron Square neighborhood. (Copy of Quality of Life Study Attached)

The proposed amendment would also be consistent with the intent and purposes of the Zoning Regulation as set forth in Article I, Paragraph B, Sections 1 through 11. There is a well established need for off campus student housing. Market rate, first rate quality, convenient housing would be a positive contribution to the health, safety, welfare and convenience of the community. Development can be achieved with a maximum sensitivity to environmental issues. New construction will promote stability and maintenance of property values and discourage overcrowding and blight in substandard functionally obsolete rental alternatives. The requirements of the special permit regulation will insure that appropriate pedestrian access and circulation patterns are observed. The applicant will have incentive to provide the latest energy efficient fixtures and building techniques. As stated in the Plan of Development and the Quality of Life Report, new quality construction should serve to protect residents from the growth of nuisances.

3. Effect on Health, Safety, Welfare and Property Values of Mansfield Residents

Text Change – Increasing the height as requested by applicant will not have a negative effect on the health, safety and welfare of the community or on neighboring property values. It would appear from reading the 2006 Plan of Development and the 2005 Quality of Life Study, that a construction of market rate student housing on Hunting Lodge Road is seen as a positive influence for the community. The applicant is attempting to meet this unmet need. Amending the text to allow this height increase will help achieve the Town's goals.

Map Change – In order to achieve the goals and objectives of the Plan of Development and of the Quality of Life Committee, it is necessary to change the zone of the applicant's site to DMR. This will accommodate the construction of a market rate off campus student housing facility envisioned by the community as a necessary improvement for the Hunting

Lodge Road area. The special permit process with its extensive review and the discretionary purview of the Zoning Commission to impose conditions of approval will ensure that the community receives a development consistent with its goals.



COMPATIBILITY WITH MANSFIELD PLAN OF DEVELOPMENT (2006)
LAND USE GOALS, OBJECTIVES AND RECOMMENDATIONS

SPECIFIC POLICY GOALS, OBJECTIVES & RECOMMENDATIONS

1. Policy Goal #1

To strengthen and encourage an orderly and energy-efficient pattern of development with sustainable balance of housing, business, industry, agriculture, government and open space and a supportive infrastructure of utilities, roadways, walkways and bikeways, and public transportation services

a. Objective

To address existing health or environmental quality issues and to encourage appropriately located higher-density development by expanding existing sewer and public water services where appropriate and considering appropriate community systems.

b. Objective

To encourage higher-density residential and commercial uses in areas with existing or potential sewer, public water and public transportation services and to discourage development in areas without these public services by refining Zoning Map and Zoning Regulations.

- Consider, under comprehensive approval standards, higher residential densities in areas served by sewers and public water systems.
- Refine existing zone classifications and regulatory provisions that recognize that this Plan's designated medium to high-density residential and planned commercial areas (see Map #22) have specific infrastructure capabilities and unique environmental and neighborhood characteristics.
- Encourage University of Connecticut officials to continue to provide and expand on-campus housing opportunities for students. Where student demand cannot be accommodated on campus, town and University officials should take appropriate actions to facilitate the development or redevelopment of student housing in areas proximate to the Storrs campus where sewer and water systems exist or may be extended. (Consideration should be given to establishing a specific student housing-oriented zone classification with

specialized permitted use provisions in areas northwest of the Storrs campus where existing student housing exists.)

- Consider Zoning Map revisions to promote consistency with this Plan's "Planned Development Areas" designations (Map #22) and goals and objectives of this Plan. It is emphasized that some rezonings may not be appropriate until infrastructure improvements are implemented or until a specific development proposal is submitted for approval. The following zone classification revisions should be considered:

- Rezone areas noted below which are depicted in this Plan as medium to high-density residential and/or medium to high-density age-restricted residential to a Design Multiple Residence zone, Age-Restricted Residential, or another zone classification consistent with the goals and objectives of this Plan. (Areas of potential rezoning include land east of Route 32 and south of Route 44, land east of Cedar Swamp Brook and south of Route 44, land east of Hunting Lodge Road, land east of Maple road and south of Route 275, land north of Route 44 and east of Cedar Swamp Brook, land south of Puddin Lane and land south of Pleasant Valley Road and located east and west of Mansfield Avenue.) (Consideration should be given to maintaining or enacting a Low-Density Residential zone classification in these areas until an application for a specific higher-density residential development is submitted in conjunction with an application for a higher-density zone classification.)

e. Objective

To achieve an integrated intermodal transportation network by encouraging road, walkway, bikeway and public transportation services in areas with existing or potential sewer and public water and appropriately expand and maintain all elements of the Town's transportation system.

- Refine existing land use regulations to ensure that all higher-density residential projects and all commercial projects are designed to promote pedestrian and bicycle use and, where locationally appropriate, public transportation opportunities. (All higher-density residential and commercial developments should provide or reserve space for bus stops, bus shelters, sidewalks/bikeways, bicycle racks, bicycle lockers and other amenities that will promote public transportation and pedestrian and bicycle traffic. High-priority locations include the Storrs Center

Downtown and Four Corners and East Brook Mall commercial areas.)

- Continue to implement, on a location-by-location basis, speed humps, roundabouts and other traffic-calming improvements designed to reduce vehicular speed. (Guidelines should continue to require neighborhood notification and support and coordination with emergency service providers.) (Particular attention should be given to village areas identified in this Plan.)
- Continue to work with the University of Connecticut to encourage roadway, walkway/bikeway/ parking and public transportation improvements that serve areas proximate to the campus. (Priority projects include new arterial road/bikeway connections from Routes 44 and 275 to the core campus, a new South Campus parking garage, and implementation of an on-campus bicycle improvement plan.)

SPECIAL PERMIT APPLICATION
STATEMENT OF USE

The site plan shows in detail the nature and intensity of the proposed use and the extent of proposed site improvements. The proposed plan leaves much more of the site in green undeveloped space than would be the case with traditional single family or two family subdivisions.

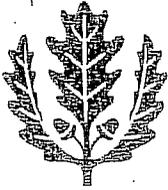
With respect to the approval criteria set forth in Article V, Section B.5:

A. The Site Plan approval criteria have been met. The plans include proof of compliance, testimony will be provided at public hearing to further illustrate compliance.

B. Compatibility with the Town's Plan of Development and Article I of the Regulations has been demonstrated in the Justification Statement and Attachments thereto included with the text amendment and map change applications.

C. As to harmony and compatibility, the proposed site is uniquely suited for student housing. Both the Town's Plan of Development, and the Quality of Life Study conducted by the Town Council, confirmed this. The applicant's large parcel is adjacent to the University, and neighboring apartment complexes serving the University community. The shortage of student housing has resulted in single family homes in the area becoming overcrowded with student tenants occupying homes owned by absentee landlords. According to the Quality of Life Study, student tenants may be less likely to damage property that is more recently constructed and highly maintained, as has been the experience with the Hilltop apartments on campus. New construction will promote stability and maintenance of property values, and discourage overcrowding and blight in substandard, functionally obsolete, rental alternatives.

D. The proposed facility has been designed by one of the areas most well known and prominent architects, Tai Soo Kim. The site will be intensely landscaped with generous buffers providing excellent privacy and visual separation. Most of the site will be preserved with generous open space. Links to the bike path will be preserved. The minimal wetland crossings will be bridged with attractive timber structures. Neighboring property values will be enhanced. Applicable standards contained in Article X Section 5. of the Zoning Regulations will be incorporated into the plans as will be described in more detail at the public hearing.



University of Connecticut
Administration and Operations Services

June 20, 2006

P. Anthony Giorgio, Ph.D.
Managing Director
Keystone Properties, LLC
56 East Main Street
Suite 202
Avon, CT 06001

Re: Keystone Hunting Lodge Road Project

Dear Mr. Giorgio:

Last month, the University of Connecticut Water and Wastewater Advisory Committee reviewed your May 17, 2006 letter and preliminary plans requesting that the above referenced property be provided access to the University's water and sewage treatment systems. The University's Vice President and Chief Operating Officer has accepted the Committee's recommendation to authorize the connections, subject to the following general conditions:

1. That the final project design (including drawings and attendant submissions) conform with Mansfield's Plan of Conservation and Development and be approved by all necessary Mansfield authorities, particularly the Planning and Zoning and Inland Wetlands Commissions.
2. That prior to the start of construction, the final project design technical requirements for water and sewer connections be reviewed and approved by the University's Director of Facilities Operations (including drawings and attendant submissions) and Town of Mansfield's Director of Public Works and memorialized in a final agreement outlining the responsibilities and obligations of the parties with respect to any necessary system improvements and related issues.

The general conditions outlined above are predicated on mutual acceptance of specific terms and conditions that will include but may not be limited to the following:

Water:

1. Water demand: Not exceed 45,000 gallons daily at full project build out.
2. Water conservation: Installation of state of the art water conservation technology to limit water usage, including low flow shower and flushing devices. Water use will be subject to the same restrictions and conservation measures as the University and Town of Mansfield whenever necessary.
3. Fire protection requirements: The installation of booster pumps and/or fire tanks as required by state and town fire codes. The repair, replacement and permitting of these systems is the sole responsibility of the developer.
4. Fire hydrants: Provided as required by the University and town of Mansfield.
5. Meters: Individual meters as specified by the University to be installed for each building at developer's expense.
6. Location and manner of connection: Connection to the University's water supply system at Northwood Road, the installation of a loop system in the community and the provision of stub and easement to Carriage House Road.
7. Backflow prevention program: Installation of University approved backflow prevention devices and assumption of the annual pro-rata costs of the state required survey, testing and repair/replacement.
8. Connection fee: All connection costs are the responsibility of the developer. Additionally, the developer shall pay to the University a one-time connection fee at prevailing rate at the time of the connection. Any improvement to the University's existing water system infrastructure required to accommodate the new connection is to be borne by the developer unless otherwise negotiated.
9. Rates & Rules and Regulations: Project subject to rates, rules and regulations as promulgated and modified from time to time by the University's Board of Trustees or successor authority.
10. Construction: The developer is responsible for all construction costs, permits and road repairs associated with the connection.

Sewer:

1. Location and manner of connection: Connection to the University's sanitary sewer system at the existing Northwood Apartments Pumping Station. The developer will connect the project to the existing 10-inch gravity sewer serving Northwood Apartments. The developer will also upgrade the existing

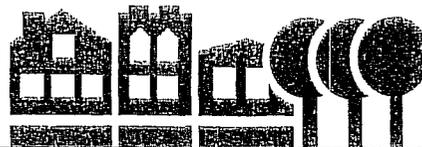
We look forward to continuing our discussions with you on this project. Tim Tussing, the University's Manager of Utilities, will be our primary point of contact for these issues. Please feel free to contact him should you need additional information. He may be reached at (860) 486-2608.

Sincerely,



Thomas Q. Callahan
Interim Associate Vice President
Administration and Operations Services

Cc: Barry Feldman
Eugene Roberts
Mike Pacholski
Tim Tussing
Ken Pelzar
Peter Pezanko
Martin Berliner



Mansfield Downtown Partnership
Helping to Build Mansfield's Future

August 9, 2007

Mr. Dimple Desai
and Ms. Sheila Hummel
CT Department of Economic and Community
Development (DECD)
505 Hudson Street
Hartford, CT 06106-7106

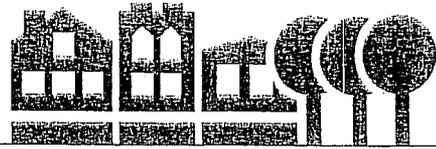
Re: June 30, 2007 Progress Report, Semi-Annual Report, and Requisition for Payment for \$78,905.29 for the Downtown Mansfield Revitalization and Enhancement Project

Dear Mr. Desai and Ms. Hummel:

On behalf of the Town of Mansfield, I am pleased to provide you with the June 30, 2007 Progress Report, the Semi-Annual Financial Report, and the Requisition for Payment for \$78,905.29 for the Downtown Mansfield Revitalization and Enhancement Project.

Over the last quarter, the Mansfield Downtown Partnership, Inc. ("Partnership"), worked with the master developer LeylandAlliance on zoning applications to the Mansfield Planning and Zoning Commission needed to create a Special Design District and subsequent changes to the zoning regulations for the project area. We worked closely with Mansfield Town Planning Director Gregory Padick to provide the information required. On February 15, 2007, text and map zoning amendment applications were filed with the Planning and Zoning Commission ("Commission"). Four nights of public hearings were held on the applications - March 28, April 5, April 26, and May 21. On June 18, the Commission unanimously approved the text and map zoning applications. During the last quarter, the Partnership's attorney, Lee Cole-Chu, assisted the Partnership with preparing the zoning applications including providing input on the applications, reviewing the final applications and accompanying reports, and attending all the related Commission hearings and meetings. An application to fill part of the degraded wetlands on the site has been submitted to the Mansfield Inland Wetlands Agency and a public hearing is set for September 4. We continue to work with local and state agencies on the master engineering approvals and plan formal submittals in the next few months.

We also continue to work with businesses that may be displaced as part of the new development. Phil Michalowski with Harrall-Michalowski Associates, Inc., the Partnership's relocation consultant, worked with one business owner, who has since moved to a new location,



Mansfield Downtown Partnership
Helping to Build Mansfield's Future

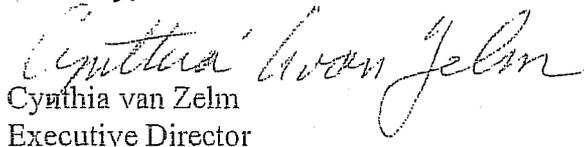
on their relocation claim. The relocation claim was submitted to the Partnership and it was approved in June. Relocation payment will be made in mid-August.

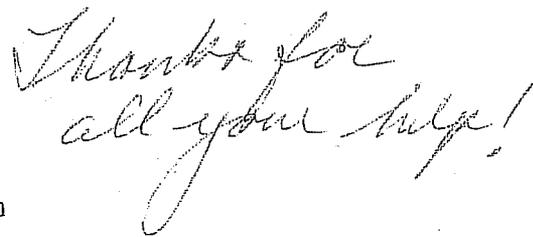
Staff is continuing to review the sustainability guidelines, which will be finalized in the fall of 2008. A public meeting will be held to gather input before the sustainability guidelines are finalized. The Planning and Design Committee will have a key role in monitoring the implementation of the sustainability guidelines by the architects and the builders involved in the project, and to that end, a Committee meeting is set for September 18 to review the latest draft of the sustainability guidelines. The Storrs Center project has also been chosen by the US Green Building Council as one of its pilot projects to implement the new LEED-Neighborhood Development standards.

With respect to the pedestrian walkway, most of the work has been completed. In the last quarter, lights, bench pads and benches were installed. A CT Department of Transportation permit was obtained to allow for the abandonment of one curb cut and the installation of curbing. On June 15, the final inspection was conducted. Three trees will need replacement and there will need to be some turf establishment done in the fall. On July 19, a ribbon cutting was held for the walkway with representatives attending and participating from the Town of Mansfield, the University of Connecticut, the Downtown Partnership, DECD, and the community.

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

Sincerely,


Cynthia van Zelm
Executive Director



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



July 23, 2007

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

To Whom It May Concern:

Enclosed please find 4th 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 cursive script, appearing to read "Susan Bergeron", is written over a horizontal line.

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 - 6/30/07

<u>SERVICE</u>	<u>MANSFIELD</u>	<u>AGENCY</u>
Skilled Nursing	3,624	22,534
Physical Therapy	1,071	5,723
Speech Therapy	12	75
Occupational Therapy	59	226
Medical Social Work	142	608
Home Health Aide	3,247	16,858
TOTAL	8,155	46,024
COMMUNITY ACTIVITIES		
Adult Health Screening	407	2,670
Flu & Pneumonia	832	4,313
TOTAL	1,239	6,983
MEALS TO HOME	2,953	30,226