



**TOWN OF MANSFIELD  
TOWN COUNCIL MEETING  
TUESDAY, October 14, 2008  
COUNCIL CHAMBERS  
AUDREY P. BECK MUNICIPAL BUILDING  
7:30 p.m.**

**AGENDA**

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**OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL**

**FUTURE AGENDAS**

**EXECUTIVE SESSION**

- 41. Strategy and Negotiations with respect to Storrs Center Development, and Related Commercial and Financial Information Given in Confidence
- 42. Town Manager's Performance Evaluation

**ADJOURNMENT**

SPECIAL MEETING-MANSFIELD TOWN COUNCIL

September 10, 2008

**DRAFT**

Present: Chris Paulhus, Carl Schaefer

Members of the Town Council, staff and interested members of the Community met at the Mansfield Community Center at 5:00 p.m. to conduct a site walk of the Moss Sanctuary.

No decisions were made.

Mary Stanton, Town Clerk.

## REGULAR MEETING-MANSFIELD TOWN COUNCIL

September 22, 2008

### DRAFT

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

#### I. ROLL CALL

Present: Blair, Clouette, Duffy, Haddad, Koehn, Nesbitt, Paterson, Paulhus, Schaefer

#### II. APPROVAL OF MINUTES

Mr. Clouette moved and Mr. Haddad seconded to approve minutes of the September 8, 2008 special and regular meetings with corrections. Motion passed with all in favor except Blair, Paterson and Paulhus who abstained.

#### III. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Peter Plante of Oak Drive spoke in support of the resolution to establish an Economic and Community Development Committee. He applauded the opportunity for citizen participation noting that it puts the citizens in a proactive position. Mr. Plante is a member of the Mansfield Planning and Zoning Commission but was speaking as a private citizen.

Cynara Stites, Hanks Hill Road, requested the letter she recently sent to Council members regarding economic development be distributed in the next packet.

#### TOWN MANAGER'S REPORT

Maria Capriola, Assistant to the Town Manager, congratulated all who worked so hard on the Town fireworks and the Festival on the Green. In response to a question raised by Ms. Koehn at the last meeting regarding the liability the Town incurs with events like the kayak rentals, Ms. Capriola reported that in all such instances the Town requires a waiver of liability be signed. The Assistant to the Town Manager also reported that she has polled the members of the Ethics Committee and is in the process of arranging a meeting date, most likely on October 2<sup>nd</sup>.

Ms. Duffy moved to add to the agenda as Item 4a a discussion of the resolution establishing the Community Quality of Life Committee. Seconded by Mr. Clouette, the motion passed unanimously.

#### IV. OLD BUSINESS

##### 1. Community/Campus Relations

Mayor Elizabeth Paterson thanked the staff and volunteers who organized the fireworks and Festival on the Green. The Mayor noted that both citizens and members of the University participated, calling it a coming together of the Community.

Ms. Capriola reported the Town Gown Committee reviewed the priority points of the Strategic Plan. Mr. Clouette commented that the Committee also discussed the issue of governance regarding the water supply and reported that the Board of Trustees has formed a committee to review Spring Weekend.

##### 2. Community Water and Wastewater Issues

Lon Hultgren, Director of Public Works, reported the University of Connecticut Water and Wastewater Policy Advisory Committee met and discussed the status of the Willimantic River Study and although the season was not dry enough to complete the study preliminary findings will be issued. He also commented that Ponde Place is planning to resubmit the development proposal with a request for sewers only.

Council members asked questions regarding the State Department of Health's requirements for community wells. Mr. Haddad requested a memo from staff regarding the permitting process for community water systems including any provisions that address possible impacts on neighboring wells.

##### 3. Proposal to Establish a Standing Economic & Community Development Committee of the Town Council and an Economic Development Advisory Committee: Proposed Ordinance to repeal Economic Development Commission (resolutions attached)

Mr. Nesbitt moved to adopt the Resolution to Establish a Standing Economic and Community Development Committee of the Town Council. The motion was seconded by Mr. Paulhus.

Mr. Clouette moved and Mr. Schaefer seconded to strike all language in the Findings and Purpose section up to the word "Therefore". Motion to amend passed unanimously.

Council members discussed the role of the proposed committee and its relationship to the Strategic Planning Process; the role of the Downtown Partnership in the Four Corners and King Hill sections of Town; the impact of an additional committee on the Council and staff: the need for multiple resources to focus on economic development; the role of the Plan of Conservation and Development in determining economic development and the role of the Council in determining priorities and setting goals.

Mr. Clouette moved to end debate on the motion. Seconded by Ms. Blair, the motion passed with Blair, Clouette, Duffy, Koehn, Paterson and Paulhus in favor and Haddad, Nesbitt and Schaefer opposed.

On a roll call vote the motion as amended failed with Duffy, Paulhus and Schaefer in favor, Clouette, Haddad, Koehn, Paterson, Nesbitt opposed and Blair abstaining.

Mr. Clouette moved and Mr. Paulhus seconded to adopt the Resolution to Establish an Economic Development Advisory Committee starting with "...Be it Resolved..."

Council members discussed the motion as a possible way to advance the concerns of the Council regarding the issue of Economic Development and the need for the addition of a mission statement to the motion.

Ms. Blair moved and Mr. Clouette seconded a motion to table. The motion passed unanimously.

By consensus it was agreed that the Ordinance to repeal Economic Development Committee would not be addressed at this meeting.

#### 4. Hillside Circle Quit Claim Deed

Mr. Schaefer moved and Mr. Paulhus seconded, effective September 22, 2008 to approve the conveyance of a .036 acre parcel to the owner of 3 Hillside Circle subject to a condition that the land conveyed to the owner of 3 Hillside Circle be merged with the existing lot so that no new parcels of land are created.

Motion passed unanimously.

#### 4.a Community Quality of Life Committee

Ms. Duffy moved and Mr. Clouette seconded to increase the membership on the Community Quality of Life Committee to include 5 at large members with preference being given to a landlord, a student renter and an affected neighbor.

Motion passed unanimously.

### V. NEW BUSINESS

#### 5. Financial Statements dated June 30, 2008

Mr. Schaefer moved to accept the amended Financial Statements dated June 30, 2008, as prepared by town staff and endorsed by the Finance Committee.

Mr. Schaefer, chair of the Finance Committee, reported the committee would be looking at the CNR fund from a long-term perspective.

The motion passed with all in favor with the exception of Ms. Koehn who abstained.

#### 6. Budget Transfers for Fiscal Year 2007/08

Mr. Schaefer moved effective September 22, 2008, to approve the Budget Transfers for FY 2007/08, as presented by the Director of Finance in his communication dated September 18, 2008.

The motion passed with all in favor with the exception of Ms. Koehn who abstained.

#### 7. Bid Waiver for Renewal of Single Family Collection Contract

Mr. Clouette moved and Mr. Schaefer seconded, effective September 22, 2008, to waive the competitive bid requirements of the town's purchasing regulations solely for the purpose of executing a two-year extension to the Town's contract with Floyd Mayo and Sons for the provision of single family refuse collection services.

Lon Hultgren, Public Works Director explained that this is a negotiated amount and that Mayo has been able to provide this service to the Town very successfully.  
Motion passed unanimously.

8. Proposed Amendments to Building Construction Ordinance

Ms. Blair moved and Mr. Clouette seconded, to schedule a public hearing for 7:30 PM at the Town Council's regular meeting on October 13, 2008, to solicit public comment regarding the proposed amendments to the Building Construction Ordinance, Chapter 107 of the Mansfield Code.

Motion passed unanimously.

9. Notice of and Agreement to Right of First Refusal for 85 Depot Road (Reynolds School)

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

Resolved, on this, the 22<sup>nd</sup> day of September 2008, the Town Council for the Town of Mansfield, County of Tolland, State of Connecticut, grants to the State of Connecticut for the University of Connecticut a Right of First Refusal in real property known as 85 Depot Road, located in the Town of Mansfield, County of Tolland, and State of Connecticut.

Motion passed unanimously.

VI. QUARTERLY REPORTS

VII. DEPARTMENTAL AND COMMITTEE REPORTS

Mr. Schaefer noted that the Conservation Commission requested the Town ask White Oak Condominium to return five and a half acres of open space to the Town if the Town gives the organization land for the septic system.

Mr. Schaefer asked the concept be reviewed.

Mr. Clouette questioned whether the Town should be proactive and work with White Oak Condominium to craft a solution or potentially be forced to fix the problem under a DEP order. Staff will clarify the Town's options.

VIII. REPORTS OF COUNCIL COMMITTEES

Ms Duffy reported the Committee on Committees has scheduled interviews for citizens interested in serving on the Community Quality of Life Committee. She invited Council members to attend.

IX. REPORTS OF COUNCIL MEMBERS

Ms. Koehn attended the Executive session of the Senior Center Association.

Mr. Paulhus and Mr. Schafer attended the field trip to Moss Sanctuary.

Ms. Duffy attended the Reynold's School opening.

Mayor Paterson as President of CCM attended a conference of Irish leaders in Ireland. She reported their issues and concerns are much like those in the United States.

X. PETITIONS, REQUEST AND COMMUNICATIONS

10. Chronicle, "Editorial: We Offer These Threads, Needles" - 09/08/08

11. Chronicle, "Letter to the Editor" - 09/16/08

12. Chronicle, "Mansfield Officials Now Have a Plan" - 09/09/08

13. Chronicle, "Mansfield Set to Have a Festive Weekend" - 09/11/08

14. Chronicle, "Mansfield Tackles School Updates" - 09/16/08

15. Chronicle, "Postal Lifesaver Is Honored" - 09/12/08

16. Chronicle, "The Heat Is On" - 09/16/08

17. Connecticut Light and Power re: Interstate Reliability Project

18. G. Padick re: CL&P Interstate Reliability Project

19. G. Padick re: Proposed Telecommunication Tower, Daleville Road, Willington

20. VNA East 4<sup>th</sup> Quarter Statistics

21. L. Weiss re: "A Resolution to Establish a Standing Economic and Community Development Council Committee of the Mansfield Town Council" and "A Resolution to Establish an Economic Development Advisory Committee"

XI. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

No comments

XIII. FUTURE AGENDAS

Mr. Schaefer requested the following question be a future agenda item:

The Town explore the expansion of the low-income programs at the Community Center to a broader range of residents including senior citizens on fixed incomes.

Mr. Nesbitt moved to schedule a special meeting of the Town Council for a strategic planning workshop. Seconded by Mr. Paulhus the motion passed unanimously.

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

XII. EXECUTIVE SESSION

Present: Blair, Clouette, Duffy, Haddad, Koehn, Nesbitt, Paterson, Paulhus, Schaefer

Included: Town Manager, Matthew Hart

Issue: Town Manager's Performance Evaluation

XIII. ADJOURNMENT

Ms. Duffy moved and Ms. Blair seconded to adjourn the meeting.

Motion passed by all.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk

**“A Resolution to Establish a Standing Economic and Community Development  
Council Committee of the Mansfield Town Council”**

**Findings and Purpose:**

The 2020 Strategic Plan for the Town of Mansfield identified Economic Sustainability as a major priority. Economic sustainability, as discussed in the Strategic Plan, encompasses several interrelated areas including sewer and water, infrastructure, planning and development, support for Mansfield business, and Storrs Center development and low-income and senior housing. A lack of structure at the advisory and policy making levels of town government to focus on comprehensive economic policies and programs was identified as a major constraint to developing and implementing sustainable economic development programs for Mansfield.

Regional cooperation for economic development and implementation was another priority identified in the 2020 Strategic Plan. WINCOG has embarked on a regional planning initiative that will require interaction with the Mansfield economic development interests. The 2006 Plan for Conservation and Development outlines the long-term goals for economic development in Mansfield.

The Strategic Plan identified several obstacles related to Mansfield's sewer and water resources. These include a dependency on sewer and water systems owned and managed by UCONN, Windham Water Works and the Town of Windham and budgetary constraints with respect to potential infrastructure improvements. Several studies concerning sewer and water availability and usage have been completed or are underway. At a recent forum, a University of Connecticut representative expressed the continued goal of supporting and partnering with Mansfield to diminish their role in fulfilling the water and sewage needs of Mansfield. The 4-Corners Sewer Study has identified several policy-related issues that the Council must address. The town actively seeks and administers grants for housing rehabilitation for the senior and lower income housing. The Council will continue to make policy decisions in the immediate, medium and long term that are directly related to economic sustainability initiatives including the Storrs Center project, 4- Corners and Kings Hill development and community development.

The Economic development interests of the Town of Mansfield are represented by Administrative Staff as members of the University of Connecticut Water Advisory Committee, Windham Regional Council of Governments and Mansfield Business & Professional Association (MBPA). The Mansfield Downtown Partnership is represented by both Administrative Staff and Council Members. All policy issues related to economic development issues are currently discussed by the Council as a whole, with most information and suggested actions being initiated and supporting data provided by the administrative staff.

Many of the sustainable economic development issues require policy decisions at the Town Council level. There is an immediate and on-going need for the Council to actively participate in the discussions with administrative staff, residents, local and regional businesses, University of Connecticut, state legislators, regional organizations and other policy makers whom impact the economic sustainability in Mansfield and surrounding region.

A standing Economic and Community Development Committee of the Town Council will provide the needed focus, continuity and broader participation in the discussions that will lead to development of policies by the Council as whole in the various facets related to economic sustainability in Mansfield. It will provide a forum to discuss, evaluate and seek diverse input into the multiple factors needed to formulate recommendations for the Council as a Whole.

Therefore, be it resolved that:

1. Pursuant to Chapter A192 of the Mansfield Town Code the Town Council shall establish a Standing Economic and Community Development Committee of the Mansfield Town Council.
2. The membership of the Standing Economic Development Committee shall consist of three (3) Councilors appointed by the Mayor.
3. The responsibilities of the Standing Economic Development Committee shall include but not be limited
  - a. To recommend public polices concerning sustainable economic development to the Town Council. The committee may make recommendations for the necessary revision or revisions of any existing Ordinance or Ordinances and to draw up any proposed Ordinance(s) or Resolutions the Committee may deem necessary for Council as a Whole to consider.
  - b. To research and analyze economic development issues including water, sewer, implementation of Mansfield Plan for Conservation and Development and 2020 Strategic Plan recommendations and support for Mansfield businesses.
  - c. To help facilitate Community input concerning economic development policies and initiatives.
  - d. To help coordinate discussions with interested entities that directly or indirectly influence Mansfield Economic Development. These entities may include Council Advisory Committees, Mansfield Commissions, local, regional and state agencies, state legislature, the University of Connecticut and local and regional businesses.
  - e. To help coordinate discussions with interested entities that directly or indirectly influence the structural maintenance of low income and senior housing in Mansfield.
  - e. To monitor and help evaluate local and regional economic and community development programs, initiatives and policies in cooperation with Administrative Staff, Advisory Committees and regional agencies.

## A Resolution to Establish an Economic Development Advisory Committee

### Findings and Purpose:

In 1962, A Municipal Development and Industrial Commission was established by ordinance. In 1973, this ordinance was repealed and replaced by an ordinance establishing an Economic Development Commission (Chapter, 17, Mansfield Town Code). The Commission subsequently became inactive and was reactivated by the Mansfield Selectman in June, 1981. Following a few years, it again became inactive and has remained so to the present.

The preamble to The Revised Town Charter states the wish "to provide for local government that is responsive to the will and values of the residents of our town and strongly affirms resident participation". The participants in the 2020 Strategic Plan development strongly reaffirmed the desire and value of resident participation in the planning and implementation processes. The 2020 Strategic Plan for the Town of Mansfield identified Economic Sustainability and regional cooperation for economic development issues and implementation as major priorities

During the past 10 years there has been several major economic development issues confronting Mansfield including sewer and water availability, downtown and 4-corners development. The completion of the 2006 Plan for Conservation and Development outlined the long-term goals for economic development in Mansfield. The Town Council has authorized and the Administrative Staff have implemented several studies. The Mansfield Downtown Partnership has made substantial progress with the Storrs Center project. The recently completed 2020 Strategic Plan establishes sustainable economic development as a major priority for Mansfield. Economic sustainability, as discussed in the Strategic Plan, encompasses many different areas including sewer and water; infrastructure, planning and development, support for Mansfield businesses, and Storrs Center development

The Economic development interests of the Town of Mansfield are represented by Administrative Staff as members of the University of Connecticut Water Advisory Committee, Windham Regional Council of Governments and Mansfield Business and Professional Association (MBPA). The Mansfield Downtown Partnership is represented by Administrative Staff, Council Members and citizens. As identified in the Strategic plan, there is a lack of structure at the advisory and policy making levels of town government that focuses on comprehensive economic policies and programs. Since the inactivation of the Economic Development Commission, there has been limited opportunities for the residents and businesses to active participate in the discussions of many economic development issues.

Many of the sustainable economic development issues require policy decisions at the Town Council level. Economic development policies and initiatives impact many interests of the residents of Mansfield including taxes, quality of life, economic prosperity, transportation, infrastructure, and sewer and water availability. There is a current and future need for the Mansfield residents to actively participate in the discussions with the Town Council and Administrative Staff, and other policy makers whom impact the economic sustainability in Mansfield. An Economic Development Advisory Committee will provide a formal structure for the receipt and processing of

valuable information and will formulate recommendations from the public perspective on which the Council Economic and Community Development Committee can formulate policies and initiatives concerning economic sustainability that are in the best interests of the residents of Mansfield.

Therefore, be it resolved that:

1. Pursuant to Chapter A192 of the Mansfield Town Code the Town Council shall establish an Economic Development Advisory Committee.
2. The membership of the Economic Advisory Committee shall consist of seven (7) members of the public, none of whom shall be serving as elected officials of the Town or Town employees. The Town Council shall make the appointments.
3. The term of office shall be for three (3) years, except that two (2) shall serve one (1) year from their date of appointment, two (2) for to (2) years from their date of appointment and three (3) for three (3) years from their date of appointment.
4. The Town Council may appoint Town employees as ex-officio non-voting members of the committee.
5. The responsibilities of the Economic Development Advisory Committee shall include but not be limited to:
  - A. Make recommendations to the Town Council concerning general and/or specific sustainable economic policies and initiatives.
  - B. Monitor and help evaluate economic development policies and initiatives.
  - C. Help identify and coordinate activities of local, regional and state organizations whose activities may impact or compliment the economic development activities of the Town of Mansfield.
  - D. Perform any other duties as requested by the Town Council or Administrative Staff.

**Town of Mansfield  
Code of Ordinances**

“Ordinance to repeal Economic Development Commission”

Background:

An opinion of the Town Attorney published April 28, 2008 indicated that an ordinance to repeal the current ordinance authorizing the formation of the Economic Development Commission was needed.

**Section 1. Title.**

This chapter shall be known and may be cited as “the ordinance to repeal the Economic Development Commission.

**Section 2. Legislative Authority.**

This chapter is enacted pursuant to the provisions of C.T.S. Section 7-148, e seq., as amended.

**Section 3. Findings and Purpose.**

The Economic Development Commission was established by Ordinance, September 24, 1973 a set forth in Chapter 17 of the Code of the Town of Mansfield. The Commission has been inactive for many years.

**Section 4. Repealer**

The Ordinance enacted on September 24, 1973, creating an Economic Development Commission and set forth in Chapter 17 of the Code of the Town of Mansfield, is hereby repealed.

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LEGAL NOTICE  
TOWN OF MANSFIELD  
PUBLIC HEARING OCTOBER 14, 2008  
AMENDMENTS TO THE BUILDING CONSTRUCTION ORDINANCE

The Mansfield Town Council will hold a public hearing at 7:30 PM at their regular meeting on October 14, 2008 to solicit public comment regarding amendments to the Building Construction Ordinance, Chapter 107 of the Mansfield Code. This hearing will be held in the Council Chambers of the Audrey P. Beck Building.

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

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

Dated at Mansfield Connecticut this October 6, 2008

Mary Stanton  
Town Clerk

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**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *MWH*  
**CC:** Maria Capriola, Assistant to Town Manager; Gregory Padick, Director of Planning; Lon Hultgren, Director of Public Works; Robert Miller, Director of Health  
**Date:** October 14, 2008  
**Re:** White Oak Condominiums, Sewer Project

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**Subject Matter/Background**

For many years the White Oak Condominium Association has been working with the State Department of Environmental Protection (DEP) and Mansfield staff members to resolve an existing sanitary system failure.

In June 2008, a request to use a portion of Dunhamtown Forest off of White Oak Road, for sanitary system repairs for the White Oak Condominiums was received by the Town Council and referred to the Planning and Zoning Commission (PZC) pursuant to Section 8-24 of the State Statutes, as well as to the Conservation Commission, the Open Space Preservation Committee and the Parks Advisory Committee. The Conservation Commission and the two advisory committees have provided what might be best described as "qualified" opinions regarding the proposal, and their reasoning appears to be motivated by a lack of a prudent and feasible alternative. However, after receiving reports from staff and advisory committees, the PZC voted not to support the subject request. Subsequently, the Department of Environmental Protection (DEP), who has jurisdiction over the existing sanitary system failure, prepared a draft "consent order" and the White Oak Condominium Association submitted a compensation amendment for their request. The attachments provide details about the request. Due to the PZC's action, a two-thirds vote of the Town Council appears necessary to approve the subject easement request.

Staff, representatives from the White Oak Condominium Association and the DEP will be available at Tuesday's meeting to address questions or concerns raised by Council.

**Financial Impact**

If the request is approved, all construction and maintenance work on the proposed sanitary system on Town land would be the responsibility of the White Oak Condominium Association. Various staff members would continue to be involved in executing required documents and processing required permit applications. The applicant has proposed a \$15,000 contribution to Mansfield's open space fund. Failure to approve this request is expected to result in a DEP order which would have significant financial obligations for the Town.

## **Legal Review**

All legal documents, including easements and a required operation and maintenance agreement would need to be reviewed and approved by the Town Attorney.

## **Recommendation**

Due to a lack of a prudent and feasible alternative, and in order to protect public health and the environment, staff recommends the execution of the easement documents that authorize the use of a portion of Dunhamtown Forest for sanitary system improvements for the White Oak Condominium Association.

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

*Move, effective October 15, 2008, to authorize Town Manager Matthew W. Hart, subject to the conditions cited below, to execute easement documents that authorize the use of a portion of Dunhamtown Forest for sanitary system improvements for the White Oak Condominium Association. It is understood that this authorization is not to be considered a binding precedent to allow other property owners or potential developers to use Town land for private purposes. Further, this authorization is subject to the following conditions:*

- 1. Construction plans shall be revised to detail all authorized work on Town land including: tree and stump removal, installation of sanitary system improvements and monitoring wells with security covers, access gates and parking lot improvements.*
- 2. No work shall begin until all required local and State permits are approved.*
- 3. All required legal documents, including the proposed easements and an operation and maintenance agreement with escrow fund provisions, shall be approved by the Town Attorney and, where appropriate, filed on the Land Records.*
- 4. \$15,000 is submitted to the Town for deposit in Mansfield's open space fund.*

## **Attachments**

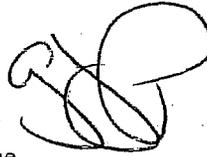
- 1) 10/09/08 memo from Director of Planning
- 2) 10/7/08 Letter from White Oak Condominium Association and 6/12/08 request of H. Torcellini of Gardner and Peterson with attachments.
- 3) Portion of submitted plans depicting the proposed sanitary system work on Town land.
- 4) Draft DEP Consent Order
- 5) 8/6/08 letter from Planning and Zoning Commission
- 6) 7/15/08 memo from Open Space Preservation Committee
- 7) 7/17/08 memo from Assistant Town Engineer
- 8) 7/24/08 memo from Director of Health
- 9) 7/29/08 letter from Conservation Commission
- 10) 7/31/08 letter from Parks Advisory Committee

**TOWN OF MANSFIELD**  
**OFFICE OF PLANNING AND DEVELOPMENT**

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GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Town Council  
From: Gregory J. Padick, Director of Planning  
Date: October 9, 2008  
RE: Request of White Oak Condominiums to use  
Town land for Sanitary System



**Background**

The subject request to utilize Town land for needed sanitary system repairs for the sixty-four (64) unit White Oak Condominium development has been under study for many years. The subject multi-family housing project was constructed in the 1960's as apartment units (Hardwood Acres). Construction predated Inland Wetland regulations and current Planning and Zoning and health code requirements. Sanitary systems were constructed within and adjacent to wetland areas and sanitary problems have necessitated numerous on-site repairs. Due to the collective size of the systems, waste disposal problems are now under the jurisdiction of the State Department of Environmental Protection. Approximately ten (10) years ago DEP notified the White Oak Condominium Association and Town Officials that the existing systems were impacting surface and ground water resources and that a permanent sanitary system solution needed to be implemented. A formal order has not been issued due to ongoing efforts of the association to address this issue. Any formal order would be issued to the Town of Mansfield (see 1/24/08 letter from J. Zmijewski of DEP and a draft consent order which was forwarded to the Town in September).

In 2004, the Town Council authorized soil testing on a portion of Dunhamtown Forest off White Oak Road. Subsequently, it was determined that a new system meeting DEP requirements can be constructed on this property. The system would necessitate disturbance of about 2.5 acres of land and easement areas of about fourteen (14) acres to ensure appropriate nitrogen dilution. It is my understanding that the easement area for nitrogen dilution would remain useable for trails and park use but no structures would be permitted. The proposed area of sanitary system construction is wooded in nature and existing trees will need to be removed. Upon installation, the proposed leaching fields will be revegetated with grass or wildflower mix and mowed once or twice per year. Several ground water monitoring wells will be installed. Approximately 1,000 cubic yards of fill will be required. All construction and sanitary system maintenance costs are to be borne by the White Oak Condominium Association and its members. More information about the proposal is contained on a 4 sheet set of plans dated 12/1/06 as revised to 5/27/08, as prepared by Gardner and Peterson Associates, LLC; a previously distributed 6/12/08 letter from project engineer, H. Torcellini which includes 5 attachments; and a 10/7/08 compensation amendment submitted by S. Glennon of the White Oak Condominium Association.

On 7/3/08, the subject easement request was referred to the Planning and Zoning Commission (pursuant to Section 8-24 of the State Statutes). In conjunction with this referral, the proposal was forwarded to staff members and advisory committees for review and comment. Reports (attached) were submitted by the Open Space Preservation Committee, the Parks Advisory Committee, the Conservation Commission, the Director of Planning, the Director of Health and the Assistant Town Engineer. On 8/4/08, the Planning and Zoning Commission approved a motion opposing the proposed easement because the Commission "does not support the use of Town Open Space parcels for private use". Due to this action, a 2/3 vote of the Town Council may be necessary to approve the subject request. It is important to note that the PZC and the aforementioned advisory committees did not have for their review, the revised compensation amendment from the White Oak Condominium Association or the draft consent order from DEP. Upon verbal request, the PZC decided not to review any subsequent submissions for the primary reason that potential fiscal impacts for the Town are the primary responsibility of the Town Council and not the PZC.

## Review Comments

The following staff review comments are offered for the Town Council's consideration.

- The subject site of the project was purchased by the Town from the Sibley family. No grant funds were used and I am not aware of any deed restrictions that would prevent the proposed use of this Town property. The 50.6 acre Sibley property was purchased in 2002 for \$90,000.
- Due to the proximity of proposed construction to Inland Wetland areas, an IWA license approval will be required. The revised sanitary system also will require either Site Modification or Special Permit approval from the PZC.
- The project would promote a number of Plan of Conservation and Development goals, objectives and recommendations, particularly those tied to protecting natural resources, promoting public health and safety and providing housing opportunities for all income levels. Based on Plan mapping the subject septic system site does not have significant historic or environmental resources but it is within a large interior forest area that includes and abuts Dunhamtown Forest. The project is not expected to significantly impact an existing trail that extends into Dunhamtown Forest from the White Oak Road parking area.
- Staff review indicates that the project engineer has appropriately considered all potential on-site and off-site alternatives for sanitary system repairs. Use of the adjacent Town land appears to be the only feasible and prudent alternative for needed repairs. Applicant and DEP representatives are expected to be present at the 10/14/08 Town Council Meeting.
- Staff review indicates that if the Town does not authorize the proposed project, the DEP will issue a formal notice of violation and that the Town will be compelled to act to remedy the existing sanitary problem. The submitted draft consent order would require the Town to retain a qualified consultant to prepare a "comprehensive and thorough engineering report" and upon DEP approval, to implement remediation activities.
- Staff review indicates that the 1,000 cubic yards of fill needed for constructing the leaching fields is exempt from special permit requirements based on the provisions of Article X, Section H. and the exemption provided for septic system repairs. Fill aspects of the project (haul routes, neighborhood impact, hours of activity, etc.) can be addressed through the PZC site modification process.
- Staff is not aware of other multi-family housing projects in Town that have similar sanitary problems. Action on this proposal is not considered to be a binding precedence that would allow other property owners or potential developers to use Town land for private purposes. Any future requests would have to be reviewed and acted upon on a case-by-case basis.
- Mansfield has authorized the use of Town land for sanitary repairs for a single family home on Farmstead Road and Town open space land is being used for the Orchard Acres apartment's sanitary system. Additionally, staff is aware of at least 4 situations where private utility systems cross Town roads.
- Advisory Committee reports have recommended that the Town Council consider monetary compensation for allowing the use of Town land. It is staff's opinion that a lump sum payment is preferable to annual payment options. The applicant's proposed donation of \$15,000 to Mansfield's Open Space fund is considered appropriate compensation for the requested easement rights. The applicant has indicated that they would improve the existing parking area, install a security gate and clean up existing trash proximate to the parking area.
- While staff does not have any statistical evidence, based on the size and nature of the housing units, it is expected that many of the units are occupied by individuals with low and moderate incomes. A permanent solution to the project's sanitary problems may also help to facilitate other improvements or upgrades of the subject housing stock.
- Any Town Council authorization action should address:
  - A. Maintenance and liability issues. A formal agreement that includes establishment of an escrow fund for future repairs needs to be executed between the Town and Association.
  - B. The use of utility boxes to cover monitoring wells
  - C. Tree and stump removal activities. All tree cutting debris needs to be appropriately addressed.
  - D. Legal review and acceptance of easement documents
  - E. Any compensation requirements
  - F. The need to revise construction plans to specify - 20 - detail all required improvements on Town Land.

## Summary/Recommendation

Staff review indicates that the proposed sanitary system repair project on Town land is the only viable alternative to address an existing public health and environmental impact problem. Potential alternatives have been considered and the project has been actively monitored for many years by State and local officials. Construction impacts on Town land or neighboring property owners are not expected to be significant. Failure to approve this request would likely result in a formal DEP order and significant fiscal impact for the Town. The applicant's proposed contribution of \$15,000 to the Town's open space fund and proposed parking lot improvements are considered fair and appropriate compensation for the granting of the requested easements.

Date: October 7, 2008

To: Mansfield Town Council

From: Scott Glennon  
President  
White Oak Condominiums

Subject: Compensation Amendment: Request Of White Condominiums Use of Town Land for Sanitary System.

White Oak Condominium Association Inc. proposes to amend it's compensation offer to the Town Of Mansfield contained in our original proposal to install a community sanitary system on town.

Specifically, we offer the following:

- 1) To donate of \$15,000.00 to the Town Of Mansfield's open space fund.
- 2) To install a gate on the access road.
- 3) To properly delineate the parking lot with boulders and/or railroad ties.
- 4) Remove Trash from the immediate areas surrounding the parking lot and access road.

We believe our proposal will improve the property and that our sanitary system will not leave a noticeable footprint on town land. A meadow will eventually grow over the 2.5 acres we will be clearing for the septic system.

We'd like to thank the Town Of Mansfield for considering our request, and our compensation offer.

Sincerely,  
Scott Glennon

# GARDNER & PETERSON ASSOCIATES, LLC

PROFESSIONAL ENGINEERS • LAND SURVEYORS

BARRY D. CLARKE, L.S.  
SUSAN E. JAMAITUS, L.S.  
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EVERETT O. GARDNER, P.E., L.S. Emeritus

June 12, 2008

Town Council  
Town of Mansfield  
4 South Eagleville Road  
Mansfield, CT 06238

Re: Dunham Town Forest  
Sibley Property

Dear Town Council Members:

On behalf of our clients, the White Oak Condominium Association, Inc., we are requesting permission to install a leaching field for the existing condominium complex to treat their wastewater. We are requesting that the proposed disposal system be installed on a portion of the Town open space land located off of White Oak Road.

In 2004, we requested and were granted permission to investigate the possibility of installing a disposal system on this piece of property. Over the past several years, we have excavated testholes, had groundwater monitoring wells installed and spent two springs monitoring the groundwater levels on a portion of this property. After analyzing the result of the testing, we have designed a system which meets the requirements of the Department of Environmental Protection's Subsurface Disposal criteria to renovate the waste water from the condominium project. A copy of the plans, as submitted to the DEP, is enclosed.

The property owned by the condominium association is located at the corner of Mansfield City Road and White Oak Road. The buildings were approved and built during the 1960's and have been experiencing problems with the disposal systems for almost the full life of the complex. The site contains sixteen individual four unit buildings, seven buildings located along the Mansfield City Road and the remaining building fronting on Poplar Drive. There are two brooks which flow into the property from White Oak Road and transverse the property exiting as a single stream to the west side of the property. This brook discharges into a pond on private property. It would appear that portions of these brooks were excavated during the initial construction to

lower the groundwater level and that at least fifty percent of the site would be considered as inland wetlands.

Based on the soil testing performed and visual inspections of the existing site, it has been concluded there is not suitable soils or adequate space to construct a system to treat the wastewater flow and prevent pollution of the waters of the State of Connecticut.

As part of the design process, we have reviewed the suitability of abutting properties. The majority of the existing land has been developed into single family housing units. The other parcels located adjacent to the condominium association have restrictions including open water, wetlands, etc.

The actual space required for the disposal system is approximately 2.5 acres. The remaining land located within the sanitary sewer easement area of 5.51 acres serves as construction access during the construction of the system and as access to the monitoring wells. A nitrogen dilution easement of 8.45 acres indicated on the plans will remain as is with no tree cutting or grading to disturb the natural conditions. This easement is to ensure no other sources of nitrogen will be permitted on this space. This space ensures enough natural rain and groundwater flow will dilute the nitrogen associated with wastewater and will not adversely effect the adjacent property. The groundwater flow leaving the easement will meet the drinking water standards of the state. There will be three monitoring wells installed along the western property line to monitor the quality of the groundwater flowing from the property.

The work to be performed within the construction easement will consist of the following:

1. Construction of a gravel access road to the construction area for the machinery and materials necessary to perform the work.
2. The removal of the trees and stumps, as necessary within the area of construction.
3. Stockpiling of the existing topsoil for reuse at the end of construction.
4. Installation of sand and leaching materials for the construction of the leaching field.
5. Regrading of the site with the stockpiled topsoil plus any additional topsoil which may be required to have at least a four inch covering on the areas of disturbance.
6. The seeding of the area with a combination of annual grasses and wild flower mix to reestablish the area and prevent possible erosion of the soil.
7. The restoration of an improved parking lot with additional parking, if requested, of existing parking lot at the entrance to the open space. There would be a gate on the access road beyond the limits of the parking lot to prevent unauthorized vehicles from entering the site in the area of the leaching field and the three groundwater monitoring wells. Access to the site would be required for maintenance and mowing of the grassy areas on the leachfield to prevent the development of trees, the area would be brushhogged at least once a year. All the work on the open space is performed at the expense of the condominium association, the Town having no lie - 24 - to maintain the area of the leaching

field. The area will be inspected at least four times a year to inspect the operation of the leaching field which includes the monitoring of the groundwater in the site, also on a quarterly basis or as designated by the final DEP permit. The construction of this project would take place, at the earliest possible time after the association receives all the necessary permits to construct the project and the necessary funding is in place.

We have included the following documentation for your review:

1. Letter dated June 22, 2004 – Request for permission to test
2. Letter dated July 28, 2004 – Approval to test site
3. Letter dated August 16, 2006 – Update of project
4. Letter dated January 24, 2008 – Status of design
5. Letter dated January 24, 2008 – DEP response to project
6. A set of design plans for the project.

I will be available to meet with the Town boards and commissions, as necessary.

Very truly yours,



Henry P. Torcellini, P.E.

HPT:jml  
Enclosures

cc: Sheila at White & Katzman with enclosures  
Jennifer P. Zmijewski, PE – D.E.P. – Letter only  
Greg Padick, Town Planner – Mansfield – Letter only

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# GARDNER & PETERSON ASSOCIATES

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EMAIL Info@GardnerPeterson.com

June 22, 2004

Mr. Martin Berliner, Town Manager  
Town of Mansfield  
4 South Eagleville Road  
Mansfield, CT 06238

Re: White Oak Condominium  
Soil Testing

Dear Mr. Berliner:

On behalf of our client, the White Oak Condominiums, we are formally requesting permission to perform preliminary soil testing on land owned by the Town of Mansfield, White Oak Drive (formally known as the Sibley property). This parcel is located adjacent to the association property. The soil testing is to provide preliminary information as to the suitability of this property for the construction of a disposal system to serve the units that have failed disposal systems. The soil testing will be a series of excavated testholes on portions of the property, which may be suitable for placement of this repair. The excavation shall be performed by a small track machine. The procedure is to excavate the holes, make a log of the soil conditions, obtain soil samples for testing in a lab, refill the testholes and compact the soil so there will be no lasting disturbance to the property. At this time we do not know how many holes but we would estimate a minimum of six and probably a maximum of twelve.

The White Oak Condominiums were built as apartments back in the 1960's and have had increasing problems with the disposal fields. Not all of the units have experienced wastewater problems. There has been one major repair completed for Building #1. The units located along Mansfield City Road were constructed either in or near the wetlands and are experiencing difficulties due to high groundwater conditions and very poor soil conditions. We have soil tested all the land owned by the association and have investigated surrounding property. There is no additional land on the association property that we can reasonably use to build lasting disposal systems.

As part of our testing program, we are not anticipating cutting any large trees but may disturb some of the low lying shrub vegetation as part of the excavation. We will try

Letter to Mr. Martin Berliner  
June 22, 2004

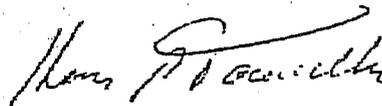
to maintain the equipment within the established trails doing the least amount of damage to the trails as possible and we will leave no loose rocks or vegetation on the trails. The testholes will be observed by representatives of the State of Connecticut, Department of Environmental Protection and the Eastern Highlands Health District. This testing is necessary to see if the land is suitable to totally renovate the wastewater on the property without causing any lasting effect to the property. If a system were to be constructed, it would, at that time, require the removal of trees within the disposal area and probably the importation of sand fill to properly renovate the waste water from this complex. Until this testing is done, we do not know the extent or the size of a disposal field that will be required to eliminate the existing problems on the White Oak site.

A review of the records maintained by the Town and the health district, indicate a long series of disposal system problems dating back to the early 70's. The association would like to be able to maintain their units and provide housing to the standards of the Town of Mansfield.

Our client will provide a hold harmless agreement prior to the testing.

If you have any questions or need additional information, please do not hesitate to call.

Very truly yours,



Henry P. Torcellini, P.E.

HPT:jml

cc: Shirley Shaffer

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TOWN OF MANSFIELD  
OFFICE OF THE TOWN MANAGER

RECEIVED  
DATE 8/2/04  
JOB # \_\_\_\_\_



Martin H. Berliner, Town Manager

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

July 28, 2004

Mr. Henry P. Torcellini, PE  
Gardner & Peterson Associates  
178 Hartford Turnpike  
Tolland, Connecticut 06084

Re: **Soil Testing for White Oak Condominiums**

Dear Mr. Torcellini:

I have received the hold harmless agreement and insurance certificate that we had requested for the proposed soil testing on the town-owned Sibley property located on White Oak Drive in Mansfield. You are authorized to proceed with the soil testing as we have discussed. Please contact my office or the Town Planner to let us know when you plan to be on site and when the work is complete. Also, please inform us if any problems arise.

As you know, my office phone number is (860) 429-3339 and the Town Planner can be reached at (860) 429-3330.

We appreciate your compliance with our guidelines.

Sincerely,

Matthew W. Hart  
Assistant Town Manager

CC: Martin Berliner, Town Manager  
Gregory J. Padick, Town Planner  
Robert Miller, Director of Health

# GARDNER & PETERSON ASSOCIATES, LLC

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EVERETT O. GARDNER, P.E., L.S. Emeritus

August 16, 2006

Mr. Matt Hart  
Assistant Town Manager  
Town of Mansfield  
4 South Eagleville Road  
Storrs, CT 06268-2599

Re: White Oak Condominiums

Dear Mr. Hart:

We have completed our soil testing and groundwater monitoring for the potential repair area for the subsurface disposal system for the White Oak Condominiums. From our previous discussions, the only suitable location for the absorption system is on the Town owned open space along White Oak Drive. We have received a preliminary approval from the Department of Environmental Protection for the layout shown on the enclosed plan. Based on the results of the soil testing and the groundwater monitoring, the location chosen for the soil absorption part of the disposal system is located to the west of the existing trail and below the trail in elevation. This will allow the trail to remain in its present location with no modifications and allow a buffer to the west between the trail and the disposal system.

A buried 3" force main will convey sewage from the housing complex to the absorption field. The force main will be located in White Oak Drive and then through the small parking area adjacent to in the open space parcel and past the condominium well system.

The next step in the design of this project would be a limited boundary survey between the land owned by the Town of Mansfield and the White Oak Condominium Complex. This survey is necessary to establish the location of the system components and to provide a base map for any easements that would be required between the two parties. This map will also be used for the final design. The final design will incorporate construction areas, system layout - 29 - etails for the DEP.

Access to the construction area will be through the parking area between the water system and the trail head. We are proposing a staging area for the construction west of the trailhead in an area previously used as a borrow area.

The parking area will be restored at the completion of the construction process. If desired by the Town, the parking area will be enlarged to provide more parking space of sufficient size to allow for additional parking spaces and proper turning movements. The parking area will be provided with an all weather surface of processed gravel or stone.

The area of the leach field will need to be mowed once or twice a year so no brush or trees grow in the area of the leaching fields. The site will be topsoiled and seeded to a grass or wild flower mix. There will be several groundwater monitoring wells installed below the system adjacent to the property line to monitor the groundwater. There will also be observation ports within the leaching field to be able to check the operation of the distribution system.

Before the design is completed, we realize there are other committees and boards within the Town of Mansfield that need to review the layout of the leaching system and to determine what effect it may have on the open space area.

We request all correspondence come through our office with a copy sent to White & Katzman at 606 Farmington Avenue, Hartford, CT 06105, attention Sheila Zaniewski, Managing Agent.

If you have additional questions, please don't hesitate to call.

Very truly yours,



Henry P. Torcellini, P.E.

HPT:jml  
Enclosure

cc: Sheila Zaniewski

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# GARDNER & PETERSON ASSOCIATES, LLC

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EVERETT O. GARDNER, P.E., L.S. Emeritus

January 24, 2008

Mr. Matthew W. Hart, Town Manager  
Town of Mansfield  
4 South Eagleville Road  
Mansfield, CT 06268

Re: White Oak Condominiums

Dear Mr. Hart:

This is an update and review of the process our firm has been pursuing to solve a potential community pollution problem at the White Oak Condominiums on Mansfield City Road. We were contacted by the condominium association in November of 2002 to review a problem with two of their buildings (numbers 15 & 16) which face Mansfield City Road at the corner of White Oak Drive. The site contains sixteen buildings with each building containing four two-bedroom units. Each building has a disposal system and water provided by private water system located on site and presently managed by Birmingham Utilities. The complex was built in the 1960's as apartments and has been converted to condominiums. The complex has a long history of wastewater disposal problems dating back to at least one repair that was constructed in 1971 and another repair that was designed and built in the late 1990's. There are two watercourses and associated wetlands that traverse the site flowing from White Oak Drive and discharging toward the Willimantic River. The disposal systems for several of the units (#14, #15 and #16) are located in or very close to the wetlands. The high groundwater tables and the poor soils limit the capacity of these systems to accept the wastewater. Many of the other systems are undersized and located adjacent to the wetlands.

Since the site discharges in excess of 5,000 gallons of wastewater per day, it is under the jurisdiction of the Connecticut State Department of Environmental Protection (DEP). We have been working with the D.E.P. and the local health department to try to resolve these issues. Initial soil testing was performed during the winter of 2002/2003 to begin a review of the soils that are on site. The intent was to try to repair these systems in a manner that would meet the standards set forth by the D.E.P. These standards require any wastewater discharging to ground to meet drinking water standards prior to its discharge to a wetland, a watercourse or a property line. After several rounds of soil testing and a thorough site analysis of the property owned by the association, we then began looking offsite to determine if additional property could be purchased or leased to install disposal systems for part or all of the units.

The land on either side of the complex along Mansfield City Road has been developed. The area across Mansfield City Road from the complex was designated as subdivision and houses were being built on the property. A review of the soil data and the site conditions from the Town records indicated that the soils on the south side of Mansfield City Road were not adequate to support the wastewater loads from the condominium complex. The land to the east along White Oak Drive was partially developed but the majority of this area is watercourses and wetlands. We did review the area of the Town owned open space located north of the complex along White Oak Drive. There appeared to be some areas on this parcel that might be adequate to meet the needs of the wastewater flows from the complex. We contacted the Town in the spring of 2004 and received permission to do some - 3 1 - nary soil testing on the site. This testing was

performed in August of 2004 and the results indicated there were areas that could be used for the disposal and treatment of the wastewater from the complex. In order to make a determination of the adequacy of the open space parcel, additional soil testing was performed. This testing involved the placement of standpipes to determine depth of groundwater and direction of flow and borings to determine the depth of bedrock. The groundwater was monitored through two spring periods to determine the elevation of the groundwater, direction of flow and any possible interference that might be caused by the bedrock conditions on the site. It was concluded there was an area along the mutual boundary of the open space that would be adequate to treat the anticipated flows from this complex.

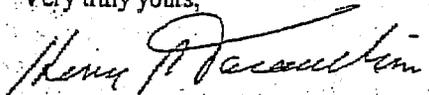
At that point, we performed a preliminary design, submitted it to the D.E.P. and the local health department for their review. After we received positive results from the preliminary design, a full design including easement areas was submitted to the D.E.P. with an application for their final review. We have been working with the Town Manager's Office, Planning Department, the Engineering Department and the Health Department in the Town of Mansfield for almost four years to be able to solve a potential community wastewater problem.

We should point out that the D.E.P. has not issued orders to correct this problem. Any orders issued by the D.E.P. would be to the condominium association and the Town of Mansfield. We have been trying to avoid the issuing of orders so the Town is not financially involved in the design and construction of a repair. The Town of Mansfield has no plans to extend public sewer service to this area so; therefore, any solution to this problem must be solved with an on-site solution.

We have enclosed several pieces of correspondence from our files.

If you have any questions on the design of the project or need additional information, please call.

Very truly yours,

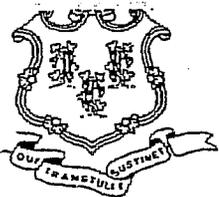


Henry P. Torcellini, P.E.

HPT:jml  
Enclosures

cc: Greg Padick w/enclosures  
Lon Hultgren w/enclosures  
Sheila Zapięwski w/enclosures  
Jeff Polhemus w/enclosures

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STATE OF CONNECTICUT  
DEPARTMENT OF ENVIRONMENTAL PROTECTION



January 24, 2008

Matthew W. Hart  
Town Manager  
Town of Mansfield  
4 South Eagleville Road  
Mansfield, CT 06238

Re: White Oak Condominiums, White Oak Road

Dear Mr. Hart:

It has come to my attention that there is some ongoing discussion between town boards and commissions as to the appropriateness of the town of Mansfield granting a sanitary easement on town-owned property to White Oak Condominium Association for a proposed sewage treatment and disposal system. I would like to take this opportunity to encourage the town to continue the process of granting this easement.

The Department has been working cooperatively with the condominium association and its management company for the last ten years attempting to resolve on-going problems with the existing sewage treatment and disposal systems serving the property. Through significant site investigation and numerous repairs it has become evident that the site cannot support on-site systems that will adequately protect the waters of the state and meet Department permitting criteria. Through efforts of the management company, the consultant for the association and numerous town staff, additional investigation into the potential of utilizing any nearby properties was considered, and the option of an easement on town-owned property was determined to be the most likely alternative.

I would be happy to attend any local board or commission meetings to discuss this issue if you feel it would be helpful. Please feel free to pass this letter along to your boards and commissions as appropriate.

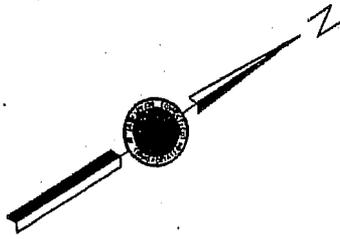
The Department to date has been willing to work through this process in cooperation with all parties. However, it should be pointed out that in this type of situation, if an existing facility does not have the ability to adequately solve their wastewater disposal needs, the Department has the authority to issue an order to the municipality to resolve an "on-going community pollution problem".

Please do not hesitate to contact me at (860) 424-3802 with any questions or concerns.

Sincerely,

Jennifer Perry Zmijewski, P.E.  
Sanitary Engineer III  
Water Permitting and Enforcement Division

Cc: Robert Miller, Eastern Highlands Health District



MANSFIELD CITY RD

SITE  
WHITE OAK ROAD

Proposed Sanitary System  
on TOWN LAND

white oak  
condominiums

HUNTERS  
RUN

DEERFIELD  
LA

Mansfield City  
ROAD

O'FELISTIDE

DRIVE

CAR LET ON

RD

ROAD

SPRING

HILL

ROAD

CLOVER

SPRING

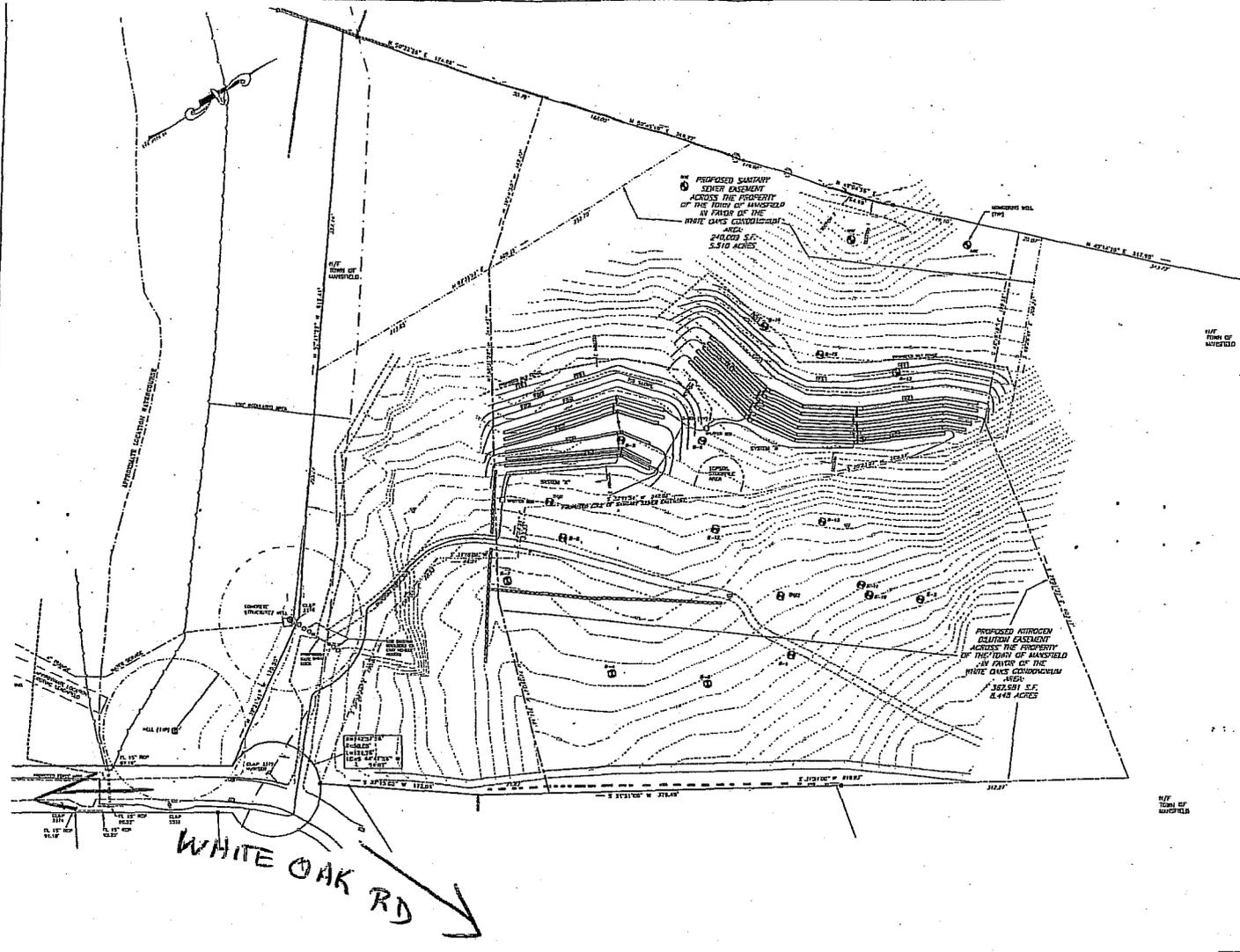
HILL

BROWNS

MANSFIELD  
ROAD

Somerville

-35-  
 ↑ to  
 Mansfield  
 City Rd  
 ↑



NOTES:

- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 26-300a-1 THROUGH 26-300a-20. THIS IS A COMPANION PLAN, EXAMINED AND APPROVED BY THE TOWN OF MANSFIELD. THIS PLAN IS NOT TO BE CONSIDERED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DEVELOPE.
- DEPARTS DEPICTED ON THIS PLAN ARE AS SHOWN ON PLAN 'M' MAP REFERENCE 3E.
- MAP REFERENCES
  - "MAP OF A PORTION OF PROPERTY SURVEYED FOR CLAUDE E. & CHARLES E. SILEY MANSFIELD, CONN. SCALE 1"=100' JAN. 1933 SURVEYED BY ROBERT J. SCHMIDT."
  - "SITE PLAN COLLEGE PARK CONDOMINIUM PREPARED FOR TAYLOR-FARLEY ASSOCIATES MANSFIELD, CONN." BY MESSRS & HEALD, DATED 4-3-61, SCALE 1"=40'."
  - "HAWKWOOD ACRES MANSFIELD, CONN. PROPERTY OF CLAUDE E. & CHARLES E. SILEY WEST HARTFORD, CONN. SCALE 1"=40' JULY 22, 1953 REVISED JAN. 6, 1955 BY GEO. W. BRIDGES."
  - "TOWNSHIP SURVEY EIGHT PARISH SECTION 9 MANSFIELD, CONN. SCALE 1"=100' OWNED & DEVELOPED EDDIE HALL ASSOCIATES 670 MICHAEL, DECATUR, GEORGIA, 1937 REVISED MARCH 23, 1958" BY CLAREN ENGINEERING & SURVEYING."
  - "SUBDIVISION ENTITLED EIGHT PARISH SECTION 9 WHITE OAK ROAD MANSFIELD, CONN. SCALE 1"=40' OWNED & SURVEYED UNDER THE ASSOCIATES 670 MICHAEL, DECATUR, GEORGIA, 1951 REVISED AUGUST 16, 1951 BY DANAH ENGINEERING & SURVEYING."

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*Robert J. Schmidt*  
 ROBERT J. SCHMIDT  
 L.S. 1959  
 REGISTERED P.E.



|   |                 |                   |                     |                 |
|---|-----------------|-------------------|---------------------|-----------------|
| <b>COMPILATION PLAN<br/>         WHITE OAKS CONDOMINIUM<br/>         WHITE OAK ROAD<br/>         MANSFIELD, CONNECTICUT</b> |                 |                   |                     |                 |
| <b>GARDNER &amp; PETERSON ASSOCIATES, LLC</b><br>178 HARTFORD TURNPIKE<br>TOLLAND, CONNECTICUT                              |                 |                   |                     |                 |
| REVISIONS<br>07-29-2007<br>01-31-2008<br>02-27-2008   | SCALE<br>1"=50' | DATE<br>12-1-2008 | SHEET NO.<br>2 OF 4 | MAP NO.<br>0244 |

STATE OF CONNECTICUT :  
V. :  
Town of Mansfield :

CONSENT ORDER

A. With the agreement of the Town of Mansfield ("the Municipality"), the Commissioner of Environmental Protection ("the Commissioner") finds:

1. Within the Municipality, there exists White Oak Condominiums which consists of 16 buildings served by subsurface sewage disposal systems, which are not adequate to protect the waters of the state from pollution.
2. White Oak Condominium Association hired Gardner & Peterson Associates, LLC to investigate the subsurface sewage disposal systems and design and oversee installation of necessary repairs. The investigation performed found that no feasible alternative to repair the subsurface sewage disposal systems on the site exists.
3. By virtue of the above, a community pollution problem exists or can reasonably be anticipated in the future and such pollution can best be abated by the action of the Municipality.

B. With the agreement of the Municipality, the Commissioner, acting under Sections 22a-6, 22a-424, 22a-427, 22a-428, 22a-430, and 22a-431 of the Connecticut General Statutes, orders the Municipality as follows:

1. a. On or before thirty (30) days after the date of issuance of this consent order, the Municipality shall retain one or more qualified consultants acceptable to the Commissioner to prepare the documents and implement or oversee the actions required by this consent order and shall, by that date, notify the Commissioner in writing of the identity of such consultants. The Municipality shall retain one or more qualified consultants acceptable to the Commissioner until this consent order is fully complied with, and, within ten days after retaining any consultant other than one originally identified under this paragraph, the Municipality shall notify the Commissioner in writing of the identity of such other consultant. The consultant(s) retained shall be a qualified professional engineer licensed to practice in Connecticut and shall be acceptable to the Commissioner. The Municipality shall submit to the Commissioner a description of a consultant's education, experience and training which is relevant to the work required by this consent order within ten days after a request for such a description. Nothing in this paragraph shall preclude the Commissioner from finding a previously acceptable consultant unacceptable.

- b. On or before sixty (60) days after the date of issuance of this consent order, the Municipality shall submit for the Commissioner's review and written approval a scope of study for an investigation of the conditions and violations described in paragraph(s) A.1. above and their causes, and for an evaluation of alternative remedial action to correct all such violations and conditions.
- c. If the investigation carried out under an approved scope of study does not fully evaluate the conditions and violations described above or fully determine an appropriate remedial action alternative to the satisfaction of the Commissioner, additional investigation and evaluation shall be performed in accordance with a supplemental plan and schedule approved in writing by the Commissioner. Unless otherwise specified in writing by the Commissioner, the supplemental plan and schedule shall be submitted for the Commissioner's review and written approval on or before thirty days after notice from the Commissioner that they are required.
- d. The Municipality shall perform the investigation and other actions specified in the approved scope of study and in any approved supplemental plan(s) in accordance with the approved schedule(s), but in no event shall the initial investigation be completed by later than February 28, 2009.
- e. On or before one hundred eighty (180) days after the issuance of this consent order, the Municipality shall submit to the Commissioner for his review and written approval a comprehensive and thorough engineering report developed in accordance with the approved scope of study which describes in detail the investigation performed; evaluates the alternatives for remedial actions; states in detail the most expeditious schedule for performing each alternative, and lists all permits and approvals required for each alternative, including but not limited to any permits required under sections 22a-32, 22a-42a, 22a-342, 22a-361, 22a-368 or 22a-430 of the Connecticut General Statutes; proposes a preferred alternative with supporting justification therefore; and proposes a detailed program and schedule to carry out the preferred remedial actions, including but not limited to a schedule for applying for and obtaining all permits and approvals required for such remedial actions.
- f. Unless another deadline is specified in writing by the Commissioner, on or before sixty (60) days after approval of the report described in the preceding paragraph, the Municipality shall (1) submit for the Commissioner's review and written approval contract plans and specifications for the approved remedial actions, a revised list of all permits and approvals required for such actions, and a revised schedule for applying for and obtaining such permits and approvals, and (2) submit applications for all permits and approvals required under sections 22a-430 of the Connecticut General Statutes for such actions. The Municipality shall use best efforts to obtain all required permits and approvals.

- g. The Municipality shall perform the approved remedial actions in accordance with the approved schedule(s), but in no event shall the approved remedial actions be completed by later than September 31, 2009. Within fifteen days after completing such actions, the Municipality shall certify to the Commissioner in writing that the actions have been completed as approved.
- h. The Municipality may request that the Commissioner approve, in writing, revisions to any document approved hereunder in order to make such document consistent with law or for any other appropriate reason.
2. Full compliance. The Municipality shall not be considered in full compliance with this consent order until all actions required by this consent order have been completed as approved and to the satisfaction of the Commissioner.
3. Approvals. The Municipality shall use best efforts to submit to the Commissioner all documents required by this consent order in a complete and approvable form. If the Commissioner notifies the Municipality that any document or other action is deficient, and does not approve it with conditions or modifications, it is deemed disapproved, and the Municipality shall correct the deficiencies and resubmit it within the time specified by the Commissioner or, if no time is specified by the Commissioner, within thirty days of the Commissioner's notice of deficiencies. In approving any document or other action under this consent order, the Commissioner may approve the document or other action as submitted or performed or with such conditions or modifications as the Commissioner deems necessary to carry out the purposes of this consent order. Nothing in this paragraph shall excuse noncompliance or delay.
4. Definitions. As used in this consent order, "Commissioner" means the Commissioner or an agent of the Commissioner.
5. Dates. The date of submission to the Commissioner of any document required by this consent order shall be the date such document is received by the Commissioner. The date of any notice by the Commissioner under this consent order, including but not limited to notice of approval or disapproval of any document or other action, shall be the date such notice is personally delivered or the date three days after it is mailed by the Commissioner, whichever is earlier. Except as otherwise specified in this consent order, the word "day" as used in this consent order means calendar day. Any document or action which is required by this consent order to be submitted or performed by a date which falls on a Saturday, Sunday or a Connecticut or federal holiday shall be submitted or performed on or before the next day which is not a Saturday, Sunday, or Connecticut or federal holiday.

6. Notification of noncompliance. In the event that the Municipality becomes aware that it did not or may not comply, or did not or may not comply on time, with any requirement of this consent order or of any document required hereunder, the Municipality shall immediately notify the Commissioner and shall take all reasonable steps to ensure that any noncompliance or delay is avoided or, if unavoidable, is minimized to the greatest extent possible. In so notifying the Commissioner, the Municipality shall state in writing the reasons for the noncompliance or delay and propose, for the review and written approval of the Commissioner, dates by which compliance will be achieved, and the Municipality shall comply with any dates which may be approved in writing by the Commissioner. Notification by the Municipality shall not excuse noncompliance or delay, and the Commissioner's approval of any compliance dates proposed shall not excuse noncompliance or delay unless specifically so stated by the Commissioner in writing.
7. Certification of documents. Any document, including but not limited to any notice, which is required to be submitted to the Commissioner under this consent order shall be signed by a principal executive officer or ranking elected official or a duly authorized representative of such person, as those terms are defined in section 22a-430-3(b)(2) of the Regulations of Connecticut State Agencies and by the individual or individuals responsible for actually preparing such document, each of whom shall certify in writing as follows: "I have personally examined and am familiar with the information submitted in this document and all attachments and certify that based on reasonable investigation, including my inquiry of those individuals responsible for obtaining the information, the submitted information is true, accurate and complete to the best of my knowledge and belief, and I understand that any false statement made in this document or its attachments may be punishable as a criminal offense."
8. Noncompliance. This consent order is a final order of the Commissioner with respect to the matters addressed herein, and is nonappealable and immediately enforceable. Failure to comply with this consent order may subject the Municipality to an injunction and penalties under Chapters 439, and 445 or 446k of the Connecticut General Statutes.
9. False statements. Any false statement in any information submitted pursuant to this consent order may be punishable as a criminal offense under Section 22a-438 or 22a-131a of the Connecticut General Statutes or, in accordance with Section 22a-6, under Section 53a-157 of the Connecticut General Statutes.
10. Notice of transfer; liability of the Municipality and others. Until the Municipality has fully complied with this consent order, the Municipality shall notify the Commissioner in writing no later than fifteen days after transferring all or any portion of the operations which are the subject of this consent order, the site or the business, or obtaining a new mailing or location address. The Municipality's obligations under this consent order shall not be affected by the passage of title to any property to any other person or municipality. Any future owner of the site may be subject to the issuance of an order from the Commissioner.

11. Commissioner's powers. Nothing in this consent order shall affect the Commissioner's authority to institute any proceeding or take any other action to prevent or abate violations of law, prevent or abate pollution, recover costs and natural resource damages, and to impose penalties for violations of law -- which are willful or criminally negligent or for which penalties have not been specifically provided in this consent order, including but not limited to violations of any permit issued by the Commissioner. If at any time the Commissioner determines that the actions taken by the Municipality pursuant to this consent order have not fully characterized the extent and degree of pollution or have not successfully abated or prevented pollution, the Commissioner may institute any proceeding to require the Municipality to undertake further investigation or further action to prevent or abate pollution.
12. The Municipality's obligations under law. Nothing in this consent order shall relieve the Municipality of other obligations under applicable federal, state and local law.
13. No assurance by Commissioner. No provision of this consent order and no action or inaction by the Commissioner shall be construed to constitute an assurance by the Commissioner that the actions taken by the Municipality pursuant to this consent order will result in compliance or prevent or abate pollution.
14. Access to site. Any representative of the Department of Environmental Protection may enter the site without prior notice for the purposes of monitoring and enforcing the actions required or allowed by this consent order.
15. No effect on rights of other persons. This consent order shall neither create nor affect any rights of persons who or municipalities which are not parties to this consent order.
16. Notice to Commissioner of changes. Within fifteen days of the date the Municipality becomes aware of a change in any information submitted to the Commissioner under this consent order, or that any such information was inaccurate or misleading or that any relevant information was omitted, the Municipality shall submit the correct or omitted information to the Commissioner.
17. Submission of documents. Any document required to be submitted to the Commissioner under this consent order shall, unless otherwise specified in writing by the Commissioner, be directed to:

Jennifer Perry Zmijewski, P.E.  
Department of Environmental Protection  
Bureau of Material Management and Compliance Assurance  
79 Elm Street  
Hartford, Connecticut 06106-5127

The Municipality consents to the issuance of this consent order without further notice. The undersigned certifies that \*he/she is fully authorized to enter into this consent order and to legally bind the Municipality to the terms and conditions of the consent order.

BY:

\*

\*

\_\_\_\_\_  
Date

Issued as a final order of the Commissioner of Environmental Protection on \*, 20\*.

\_\_\_\_\_  
Gina McCarthy  
Commissioner

ORDER NO. WC  
LIMIT \*  
DEP/WPC NO. \*  
DISCHARGE CODE \*  
TOWN OF \*  
LAND RECORDS

\*Note: This sheet is not a part of the consent order and is only attached to the original consent order which is retained in separate DEP files which are accessible to the public with close supervision. The consent order must be mailed to the Municipality by certified mail, return receipt requested. If the Municipality is a business, send a certified copy of the consent order to the business alone and a plain copy to the attention of a person at the business.

Certification of Mailing

On \_\_\_\_\_, 20\_\_, at :\_\_ a.m./p.m., I mailed a certified copy of Consent Order No. \_\_ to the following, by placing it in the \*U.S. mail/interdepartmental mail:

1. \*

Certified mail number:

**\*NOTE: CERTIFIED COPY TO THE Municipality  
MUST BE SENT BY CERTIFIED MAIL**

2. \*

On \_\_\_\_\_, 20\_\_, at :\_\_ a.m./p.m., I mailed a copy (that was not a certified copy) of Consent Order No. \_\_ to the following, by placing it in the \*U.S. mail/interdepartmental mail:

1. \*

Certified mail number (if sent by certified mail):

2. \*

\*

\*

Date



PLANNING AND ZONING COMMISSION  
TOWN OF MANSFIELD

AUDREY P. BECK BUILDING  
FOUR SOUTH EAGLEVILLE ROAD  
MANSFIELD, CONNECTICUT 06268  
(860) 429-3330

Wednesday, August 06, 2008

To: Town Council  
From: Planning and Zoning Commission  
Re: 8-24 Referral;  
Request of White Oak Condominiums to use Town land for a Sanitary System

*Audrey P. Beck*

At a meeting held on 8/4/08, the Mansfield Planning and Zoning Commission unanimously adopted the following motion:

"That in accordance with Connecticut General Statute Section 8-24, in response to the 6/23/08 Town Council referral regarding the White Oak Condominium Association Inc., request for permission to install a leaching field on a portion of Town owned land to rectify sewage disposal problems at the complex, the Planning and Zoning Commission reports to the Town Council that it does not support the use of the Town owned Dunham Town Forest or the granting of an easement on this property to White Oak Condominium Association Inc., for use in the installation of its sanitary sewer system inasmuch as the Planning and Zoning Commission does not support the use of Town owned open space parcels for private use."

## OPEN SPACE PRESERVATION COMMITTEE

To: Mansfield Town Council, Planning and Zoning Commission

Re: Town Council Referral:

White Oak Condominiums, Proposed Sewage Disposal System on Town Land

Date: July 15, 2007

At its July 15, 2008 meeting, the committee reviewed the condominium owner's request to use part of the Town's Dunhamtown Forest for a septic disposal system for the condominiums. The committee recognizes that this request will probably be granted because of the DEP's involvement and because of the potential for mandated Town participation (and funding) if this current request is not granted. The committee made the following recommendations for conditions of an agreement with White Oak:

### 1. Compensation

The Town, as any other public or private landowner, should be compensated for the use of its land by others for their benefit. The committee recommends two forms of compensation:

A. A lease between the Town and White Oak Condominiums, with an annual lease fee to be paid into the Town's open space fund. The committee does not support selling a portion of the Town land to the condominium because this area is the main entrance to Dunhamtown Forest.

B. Improvements to the site during construction, including improvement of the parking area (which serves as the main parking lot for Dunhamtown Forest), removal of trash from the area west of the existing parking lot, and placement of the gate and boulders to effectively discourage ATV access from the parking lot into the Forest. The 2.5-acre construction area should be restored with appropriate native plant materials.

### 2. Construction issues

A member of the committee visited the proposed site and assessed the status of the trees in the 2.5-acre construction area. The proposed area does not include high-value timber; however, care should be taken to avoid damaging trees that will remain. It is recommended that the outlying monitoring wells be installed with a track-mounted drill to minimize damage by drill equipment while it is being moved through the forest.

### 3. Precedent

The committee recommends that the Town Council clearly state that this arrangement is not intended to set a precedent for leasing or selling Town lands to other parties.

Memorandum

July 17, 2008

To: Planning & Zoning Commission  
From: Grant Meitzler, Assistant Town Engineer  
Re: White Oak Condominiums - 8-24 Referral

This proposal is to place a leaching field system for the condominium project within an easement located on an adjacent town property located on White Oak Rd.

The proposal comes about as a result of the Conn. DEP involvement in the operation of the septic systems serving the complex. The state DEP has jurisdiction because the size of the system is over 5000 gallons per day.

The design of this system has been an extensive process and has taken several years to reach completion.

This 8-24 referral is part of the requirements for the Town Council to approve the granting of the easement for the system.

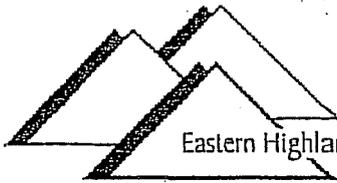
There is little choice for alternate location. There is no area available that is suitable on the condominium property. Remaining areas on that site are either wetlands or are presently septic systems of dubious condition.

Engineer Hank Torcellini of Gardner & Peterson has indicated there are no other suitable locations in the area that could be used instead of this town property.

This referral is a first step allowing further permitting to proceed.

A regular wetland application will follow later for full review under those regulations. Mr. Torcellini has indicated the leaching system designed so far has been kept more than 150 feet away from wetlands. Portions of the pumping and collection systems that will move the sewerage to this proposed leaching field are within the 150' regulated areas next to wetlands.

Ultimately there will be a sewer system operation and maintenance agreement that will assure proper operation and maintenance of this system with long term funds held by the town to cover operation, maintenance and major component replacement. This has been the case for many years with each of the Community Sewer system complexes in Town.

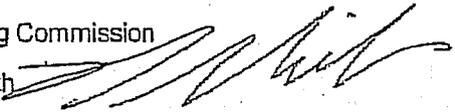


Eastern Highlands Health District

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

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## Memo

**To:** Mansfield Planning and Zoning Commission  
**From:** Robert Miller, Director of Health   
**CC:** Matt Hart, Town Manager  
**Date:** 7/24/2008  
**Re:** White Oak Condominium –Community Subsurface Sewage Disposal Project

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This office has received a referral from the Mansfield Planning and Zoning Commission requesting comments regarding the above referenced project. The comments provided below are subsequent to a review of all Health District records and correspondence and documentation provided by the project engineer regarding this project.

This office has been directly involved with on-site wastewater problems for the subject property since 1996. Health District and Town of Mansfield records indicate on-site wastewater problems since the late 1960's. The record reflects multiple events over these years that include sewage backups into dwellings, surface water ponding in septic system areas, and sewage discharges to the ground surface and area streams that expose raw sewage to the community and area ecology. While the Condo Association, working with both the Health District and the Connecticut DEP, has implemented a number of interim control measures to mitigate these issues, ongoing problems continue to this day. Many of these issues, which constitute an unacceptable public and environmental health nuisance, are best solved with a community subsurface sewage disposal system.

A review of the project engineers correspondence dated January 24, 2008 and June 12, 2008 by this office finds, to the best of our knowledge, with respect to statements relating to conditions on and off site, on and off site soil suitability for waste water disposal, project history, and proposed system design plan characteristics, that said communications are an accurate representation of the circumstances associated with this issue. Furthermore, this office concurs with the project engineer's assessment of the subject property and abutting property alternatives for on-site wastewater disposal suitability.

When considering proposals for community subsurface sewage disposal systems the most important factors are those associated with site conditions. Soil suitability, topography, spatial characteristics such as proximity, size and configuration are critical factors. While limitations to many of these site conditions can be mitigated or even overcome with creative engineering and technology, the ability to do so does not mean one should. In addition to adding undue cost, such engineering and technology can add project complexity, reduce margins for error in system design and installation, and further complicate long-term operational maintenance. Choosing to pursue such engineering and technology alternatives in lieu of utilizing a site with more favorable conditions for on-site sewage disposal ignores the added risk and devalues the importance of protecting public and environmental health.

This office recommends that the Mansfield Planning and Zoning Commission support the proposed community on-site wastewater disposal system and septic system easement as presented on Gardner and Peterson White Oak Condominium design plan revised to May 5, 2008.

TO: MANSFIELD PZC & TOWN COUNCIL  
FROM: MANSFIELD CONSERVATION COMMISSION (CC)  
DATE: 29 JULY 08  
SUBJECT: WHITE OAK CONDOMINIUM ASSOCIATION SEPTIC EASEMENT

**Background.** The information packet for the CC's 01/16/08 meeting included a letter dated 12/20/07 to Charlotte Pyle at USDA NESC from Mansfield Parks Coordinator Jennifer Kaufmann. In her letter, Ms. Kaufmann explained that, as part of a plan to repair failing septic systems at the White Oak Condominiums off Mansfield City Rd., the Town had "tentatively agreed to give [the White Oak Condominium Association] a sanitary sewer easement on approximately 7.6 acres of the Town-owned Dunhamtown Forest" for a leaching field. She went on to request technical assistance in re-vegetating the land, which would be cleared of trees and shrubs and remain so.

The CC objected to the proposed easement on substantive and procedural grounds in a 01/19/08 memo to the PZC and Town Council, which was e-mailed to Town Planner Greg Padick and Town Manager Matt Hart. Mr. Padick responded by e-mail on 01/22/08, suggesting that "the Conservation Commission may not have been fully informed about this proposed easement issue" and requesting that the memo not be forwarded to PZC and the Council until the matter could be "reviewed again at the next CC meeting," to which the CC agreed. At its 02/20/08 meeting, the CC heard a presentation on septic problems at White Oak from Mr. Padick, Mr. Hart, Henry Torcellini (Gardner & Peterson Associates), and Scott Glennon (White Oak Condominium Association), after which it decided to defer comment until such time as Town staff had a definite proposal for PZC and Town Council.

That time has now come. The requested sanitary sewer easement has been reduced to 5.5 acres – 2.5 acres for the leaching field, the remainder for access roads (construction, maintenance, monitoring). A nitrogen dilution easement on an additional 8.5 acres is also requested; this land is to remain undisturbed.

**Statement.** The CC continues to have serious misgivings about this proposal in its present form:

1. The proposed sanitary easement betrays a public trust. The land in question was purchased with funds authorized by Mansfield voters specifically for the purchase of open space for the benefit of all the Town's residents. The proposed easement allocates some of this land to private use, without compensatory purchase of open space land elsewhere.
2. Granting such an easement would set a bad precedent, inviting other requests for special treatment. If it's OK for a private landowner to use part of a town-owned forest for a septic system, what objection can there be to permitting other private landowners to clear-cut pieces of town-owned open space in order to pasture horses or to open up the view?
3. The whole affair seems to have been conducted *sub rosa*. Neither the CC nor the other advisory committees with responsibility for open space (Parks Advisory, Open Space Preservation) were informed early in the process. The only gesture toward public notice appears to be a brief and unspecific reference in the Town Manager's Report to the Council at the end of its long meeting on 05/24/04: "There is currently a problem with a condominium association that is having a septic system problem. The Town owns land beside it, and may be asked to use the land for a community septic system." No comments or questions from the Council are recorded in the minutes for this meeting.

4. It is not clear whether alternatives to the proposed easement have been thoroughly explored. The Town Planner claims in his review comments (07/16/08) that “the project engineer [Mr. Torcellini] has appropriately considered all potential on-site and off-site alternatives for sanitary system repairs” and that “[u]se of the adjacent Town land appears to be the only feasible and prudent alternative for needed repairs.” This may be so, but supporting evidence has not been shared with the CC. In particular, it is unclear which non-abutting properties were considered and why they were found to be unsuitable.

Notwithstanding these problems, it seems clear that this project is essentially a “done deal”. As Wetland Agent Grant Meitzler observes in his 07/17/08 memorandum, “The design of this system has been an extensive process and has taken several years to reach completion.” Whether by design, inattention, or topography, the Town is now in a position where it is going to have to approve the White Oak Condominium Association’s use of a portion of Dunhamtown Forest for a new septic system.

As for what can be salvaged from the situation at this point, the CC recommends:

A. No net loss of Town open space. In one way or another, Town open space appropriated for this project should be replaced. The issue of whether the Town’s concern for affordable housing warrants subsidizing a new septic system for White Oak Condominiums is not the CC’s business. However, the CC recommends that:

- If the Town judges that a subsidy is appropriate, it should not be hidden as a grant of Town open space. Instead, the Council should (1) add to the Open Space Fund funds sufficient to purchase 5.5 acres of open space elsewhere in Mansfield and (2) identify them in the budget as a subsidy to the White Oak Condominium Association.
- If the Town judges that a subsidy is not appropriate, it should require the Association to pay the fair-market value of the easement into the Open Space Fund. In this case, it may be more appropriate to lease the sanitary easement land to the Association, with the rent going to the Open Space Fund.

B. Greater openness and better communication. The CC should have been briefed on the situation in June 2004, when Mr. Torcellini requested and was granted permission to dig test holes in Dunhamtown Forest. The CC cannot make the recommendations concerning “development, conservation, supervision and regulation of [the Town’s] natural resources,” including “municipally-owned open space,” that it is encouraged by statute (§7-131a) to make, if it is presented with a *fait accompli*. Moreover, members of advisory committees like the CC are likely to conclude that they are wasting their time if referrals are *pro forma* and advice is sought only as window dressing, as it appears to be the case here.

**From:** Jean Haskell [mailto:jean.haskell@gmail.com]

**Sent:** Thursday, July 31, 2008 11:08 AM

**To:** Matthew W. Hart; Sara-Ann Chainé; Wendy A. Parker; Gregory J. Padick; Jennifer S. Kaufman; Curt A. Vincente; Vicky Wetherell; Scott Lehmann; Avery, Ethan; Barrett, Julianna; Michelle Baughman; Sue Harrington; Tom Harrington; Jean Haskell; Kaufman, Jenn - home; Eric Kruger; David Silsbee; Cindy Weiss

**Subject:** Parks Advisory Committee Response to TC 8-24 Referral: Request of White Oak Condominiums to use Town Land for Sanitary System

The Parks Advisory Committee met on 7-23-08 and offer this recommendation to the Town Council as they consider the request of White Oak Condominiums to use Town land for a sanitary system repair.

The Parks Advisory Committee would also like to report our recommendation to the Planning and Zoning Commission, the Conservation Commission, the Open Space Preservation Committee, and Parks and Recreation Department Staff.

*After review of the 8-24-08 Town Council referral, Gregory Padick's 7-16-08 memo to PZC, Grant Meitzler's 7-17-08 memo to PZC, the Parks Advisory Committee supports the determination that the proposed White Oak Condominium sanitary system repair project using Town owned land off White Oak Road is the only feasible and prudent alternative to address the existing situation. Any authorization should consider the following:*

- 1. A community septic system is NOT an acceptable use of a designated natural area such as Dunhamtown Forest.*
- 2. This proposal WILL affect the existing Dunhamtown Forest White Oak Road trailhead and parking lot.*

*In acknowledgment of these two facts and to more efficiently process this proposal if it is accepted, the Parks Advisory Committee further recommends that the 50-acre Sibley property reenter the designation step of the open space acquisition process and:*

- 1. The acreage affected by the community septic system (which has yet to be determined), including any parking area become simply "Town Land", not a part of Dunhamtown Forest, similar to Mansfield Middle School or the Animal Shelter not being a part of Schoolhouse Brook Park.*
- 2. The remaining acreage (yet to be determined) be processed as an addition to Dunhamtown Forest, subject to Dunhamtown Forest Land Management Plan review and amendment by Town Staff and the Parks Advisory Committee, with final Town Council approval.*

The Parks Advisory Committee

**PAGE  
BREAK**



**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *MWH*  
**CC:** Maria Capriola, Assistant to Town Manager; Michael Ninteau, Director of Building and Housing Inspection  
**Date:** October 14, 2008  
**Re:** Proposed Amendments to Building Construction Ordinance (Permit Fees)

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**Subject Matter/Background**

At Tuesday's meeting, the Town Council will conduct a public hearing regarding the proposed amendments to the Building Construction Ordinance. As you recall, staff is recommending an increase in the building permit fees charged by the Town pursuant to Section 107-2 of the Mansfield Code and Section 108 of the Connecticut State Building Code. The Department of Building and Housing Inspection has researched the fees charged by 19 local municipalities and conducted a fee comparison. This research shows that the average cost for construction fees is \$12.68 per thousand dollars of construction value. Mansfield currently charges \$12.00 per thousand for residential permits and \$14.00 per thousand for commercial permits. We are the only community of those surveyed that make a distinction between residential and commercial construction. Last fiscal year, 76 percent of the revenue generated by building permits was from residential construction and 24 percent came from commercial projects.

In Mansfield, we have not increased residential building permit fees since June 2002 or adjusted commercial building fees since July 1998. The cost of providing inspection services has certainly risen within that time.

To compensate for administrative costs, staff is also recommending a larger fee for the first thousand dollars of construction value. (Mansfield is of the few communities that do not assess such a larger fee for the first thousand dollars of construction value.) In addition, Section 107-2f of the Building Construction Ordinance currently references the public act that enabled the statute – this language should be updated to reflect the statute number (CGS §29-276b).

Staff would like to draw your attention to a typographical error that was present in Section 107-2(I). Due to the re-lettering of the subsections, we had inadvertently referenced Section 107-2(I) as opposed to Section 107-2(J). The correct reference is to Section 107-2(J), which was formerly Section 107-2(I). This typographical error has been corrected.

**Financial Impact**

Staff is proposing an increase of \$.50 per thousand dollars of construction work for all projects. This would represent a four percent increase for residential projects and a 3.5 percent increase for commercial work. We also recommend charging a minimum \$25 fee for the first thousand dollars of construction value on all permits for work costing

less than or equal to that amount, and raising the solid fuel safety inspection fee from \$25 to \$35 to help offset administrative costs.

Mansfield has a fine in place to discourage individuals from starting work without a permit. This fine is intended to serve as a deterrent, but the current fine does not create the desired effect. Consequently, staff proposes that the Town Council raise this fee from \$50 to \$250 to aid in the enforcement of the Building Code. It should also be noted that some towns such as Windham double the building permit fee to discourage the start of projects without the required permits.

Based upon last fiscal year's building fee receipts, staff projects that the increased fees would generate additional revenue as follows:

| <b><u>Fee</u></b>                         | <b><u>Additional Revenue</u></b>                       |
|---|--|
| Residential fee                           | \$151,795 X 4% = \$6072                                |
| Commercial fee                            | \$46,680 X 3.5% = \$1634                               |
| Minimum fee permit ≤ one thousand dollars | 160 residential & 2 demolition permits X \$13 = \$2106 |
| Minimum fee permit ≤ one thousand dollars | 12 Commercial permits X \$11 = \$132                   |
| Solid Fuel Safety Inspections             | 7 X \$10 = \$70  |
| Work prior to permit issuance             | <u>5 X \$200 = \$1000</u>                              |
|   | <b>Total \$11,014</b>                                  |

(Note: Receipts received during FY 2007/08 were the lowest since FY 2002/03 and the average receipts of the last 6 years was \$229,500. An average year would generate approximately \$12,000 in additional building permit revenue.)

### **Recommendation**

Unless the public hearing raises any additional issues that we have not considered, or if the Town Council wishes to make further revisions, staff recommends that the Council adopt the proposed amendments to Building Construction Ordinance.

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

*Move, effective October 14, 2008, to adopt the proposed amendments to Sections 107-2 and 107-4 of the Building Construction Ordinance, as detailed in the attached draft dated September 22, 2008, which amendments shall be effective 21 days after publication in a newspaper having circulation within the Town of Mansfield.*

### **Attachments**

- 1) Proposed Amendments to Building Construction Ordinance
- 2) Building Permit Fees Survey
- 3) FY 2007/08 Permits Issued – Breakdown

**Town of Mansfield**  
**Proposed Amendments to Building Construction Ordinance**  
**Chapter 107, Mansfield Code of Ordinances**

*September 22, 2008 Draft*

§ 107-2. Schedule of fees.

- A. The fee for signs, bill boards and other display structures for which permits are required under the provisions of the State Building Code, as amended, shall be at the rate of ~~\$14.50~~ \$14 for each \$1,000 or fraction thereof of building value. A copy of the work contract shall be submitted for the purpose of determining permit fees. [Amended 6-22-1998, effective 7-15-1998]
- B. The fee for a building permit for the removal of a building or structure from one lot to another or to a new location on the same lot shall be at the rate of ~~\$12.50~~ \$12 for each \$1,000 or fraction thereof of the estimated costs of moving, plus the cost of new foundations and all work necessary to place the building or structure in its completed condition and in a new location. A copy of the work contract shall be submitted for the purpose of determining permit fees. [Amended 4-8-2002, effective 6-4-2002]
- C. The fee for a permit for the demolition of a building or structure shall be at the rate of ~~\$12.50~~ \$12 for each \$1,000 or fraction thereof of the cost of such demolition. A copy of the work contract shall be submitted for the purpose of determining permit fees. [Amended 4-8-2002, effective 6-4-2002]
- D. The fee for residential and accessory building permits issued in accordance with the State Building Code shall be at the rate of ~~\$12.50~~ \$12 for each \$1,000 or fraction thereof of estimated building costs. Estimated building costs referred to herein shall be those costs set forth in the most recent edition of the Marshall and Swift Residential Cost Handbook. [Amended 4-8-2002, effective 6-4-2002]
- E. The fee for commercial, industrial and similar building permits issued in accordance with the State Building Code shall be at the rate of ~~\$14.50~~ \$14 for each \$1,000 or fraction thereof of estimated building cost. Estimated building costs referred to herein shall be those costs set forth in the most recent edition of the Marshall Valuation Service Manual.
- F. **A fee of \$25 for all permits required pursuant to subsections a-e of this section shall be applied when the cost of the work is valued at ≤ \$1000 of construction value.**
- G. ~~F.~~ All fees and costs related to the performance of special professional and technical services for "threshold limit" structures as defined in C.G.S. 29-276b ~~Public Act 89-255~~ shall be paid by the owner. ~~Editor's Note: See C.G.S. § 29-276b.~~
- H. ~~G.~~ The fee for the inspection of any solid fuel-burning appliance is ~~\$35~~ \$25 per unit, and must be submitted prior to the inspection. Applicants requesting an inspection should apply to the Building Department. [Added 3-24-2003, effective 4-18-2003]
- I. ~~H.~~ Except as provided under Subsection ~~J~~ I of this section, all permit fees are due when an application is submitted to the Building Department. [Added 3-24-2003, effective 4-18-2003]

J. ~~F.~~ A nonrefundable plan review/administrative fee of \$250 per dwelling unit must be submitted with the application for all new residential dwellings. The plan review/administrative fee of \$250 will be subtracted from the total fee as calculated pursuant to the fee schedule set out in this section. The balance of the permit fee will be due upon the approval of the building permit. [Added 3-24-2003, effective 4-18-2003]

§ 107-4. Penalties for offenses.

C. Starting work prior to obtaining a building permit. [Added 6-22-1998, effective 7-15-1998]

- (1) A penalty of ~~\$50~~ **\$250** will be added to a permit fee for starting work without a permit.
- (2) A penalty will not be assessed to emergency repair work.

# BUILDING PERMIT FEES SURVEY

8/18/2008

## COST AVERAGES

| TOWN          | HIGHER FEES PER \$1000 | TOWN        | LOWER FEES PER \$1000 |
|---------------|------------------------|-------------|-----------------------|
| Avon          | \$ 13.00               | Ashford     | \$ 10.16              |
| Coventry      | \$ 13.17               | Bolton      | \$ 12.00              |
| E. Windsor    | \$ 15.00               | Columbia    | \$ 12.00              |
| Stafford      | \$ 14.00               | Ellington   | \$ 12.00              |
| S. Windsor    | \$ 15.00               | Hebron      | \$ 12.00              |
| Vernon        | \$ 15.00               | Lebanon     | \$ 10.00              |
| Wethersfield  | \$ 16.00               | Marlborough | \$ 10.00              |
| Windsor       | \$ 13.00               | Tolland     | \$ 10.00              |
| Windsor Locks | \$ 15.00               | Willimantic | \$ 12.00              |
|               |                        | Willington  | \$ 10.00              |

|                  | HIGHER FEES PER \$1000 | LOWER FEES PER \$1000 | AVERAGE FEE PER \$1000 |
|------------------|------------------------|-----------------------|------------------------|
| <b>AVERAGES:</b> | \$ 14.35               | \$ 11.02              | \$ 12.68               |

**NOTES:**

1. Some towns charge premium for first \$1,000, from \$20 - \$50. We charge a flat rate.  
 From this survey, Towns that charge premium for first \$1000 include: Avon, Bolton, Columbia, Ellington, Hebron, Lebanon, Marlborough, Tolland, Willington, Windsor, East Windsor, Wethersfield & Windsor Locks.  
 The average charge for the first \$1,000 is \$29.00  
 Proposed increase to include charge for first \$1000 will be \$25.
2. Some towns add extra fees for mechanical permits, C.O.'s, plan reviews. With exception of Plan Review for new SFD which is deducted from the final amount due, we do not currently charge for these extra fees.
3. Most towns do not have separate fees for Residential & Commercial permits.

## FY 07/08 PERMITS ISSUED - BREAKDOWN

| TYPE                     | # OF PERMITS | TOTAL VALUE OF CONSTRUCTION | PERMIT FEE           | ED FEE             | # OF FINES ISSUED | TOTAL FINES      |
|--------------------------|--------------|-----------------------------|----------------------|--------------------|-------------------|------------------|
| Residential              | 686          | \$ 13,091,992.00            | \$ 151,795.00        | \$ 1,971.52        | 5                 | \$ 150.00        |
| Commercial               | 126          | \$ 3,285,315.00             | \$ 46,680.00         | \$ 677.76          | 2                 | \$ 100.00        |
| Solid Fuel Appliances    | 29           | \$ 656,665.00               | \$ 912.00            | \$ 12.16           | 0                 | \$ -             |
| Existing SFA Inspections | 7            | \$ -                        | \$ 275.00            | \$ -               | 0                 | \$ -             |
| <b>TOTALS*</b>           | <b>812</b>   | <b>\$ 16,377,307.00</b>     | <b>\$ 198,475.00</b> | <b>\$ 2,649.28</b> | <b>7</b>          | <b>\$ 250.00</b> |

**\*NOTES:**

Solid Fuel numbers are not included in final Totals. Those numbers are included in the Residential permit numbers.

**TOTAL # OF PERMITS MINIMUM FEE  
(VALUE \$1000 OR UNDER)**

| TYPE                 | # of Permits |
|----------------------|--------------|
| Residential          | 159          |
| Commercial           | 12           |
| Demolition           | 2            |
| Change of Use (Res)  | 1            |
| <b>TOTAL PERMITS</b> | <b>174</b>   |



**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *Matt H*  
**CC:** Maria Capriola, Assistant to Town Manager  
**Date:** October 14, 2008  
**Re:** Community/Campus Relations

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**Subject Matter/Background**

Attached please find my recent testimony to the UConn Board of Trustees' Student Life Committee, which is conducting public hearings regarding University Spring Weekend. I have also attached the Spring Weekend 2008 report for your review, which staff plans to review at the October 27, 2008 Council meeting.

**Attachments**

- 1) M. Hart re: University Spring Weekend
- 2) University of CT Spring Weekend 2008 Report

**TOWN OF MANSFIELD**  
**OFFICE OF THE TOWN MANAGER**



Matthew W. Hart, Town Manager

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

October 9, 2008

Student Life Committee  
Board of Trustees  
University of Connecticut  
352 Mansfield Road, Unit 2048  
Storrs-Mansfield, Connecticut 06269-2048

**Re: University of Connecticut Spring Weekend**

Dear committee members:

Thank you for the opportunity to address the committee this evening. My name is Matt Hart – I am the Town Manager for the Town of Mansfield and also its Director of Public Safety. Joining me here this evening are Mansfield Fire Chief David Dagon, Deputy Chief William Jordan, Deputy Chief/Director of Emergency Management John Jackman, Director of Building and Housing Inspection Michael Nintean and LT Francis “Buddy” Conroy, Commander, Troop C Barracks in Tolland.

This evening I would like to discuss the challenges that spring weekend and related activities present to the greater Mansfield community, share some observations with you and provide a recommendation. It is also important that we reserve some time to take questions from the committee, so I will try to work through my remarks in an expeditious manner.

Let’s begin with a discussion of some of the challenges that we are facing. Spring weekend has been in existence in some form or another for many decades now. The event is traditionally held in late April and is comprised of official university activities, such as oozeball and the Gampel Pavilion concert, as well as various unsanctioned events at sites off-campus. In recent years, the schedule of the unsanctioned events has been predictable. We generally see three large unsanctioned events - Thursday night at Carriage House Apartments, Friday evening at Celeron Square Apartments and Saturday night in the X-lot parking area. The attendance at each of these parties numbers in the thousands, and typically these unsanctioned events have featured behaviors such as public intoxication, underage drinking, assaults and other violence, and property destruction. These unsanctioned events have also attracted non-UConn students, including many young people who are under the age of majority. It is largely because of these unsanctioned events that spring weekend has gained its notoriety throughout the state and the

Northeast region, and creates the need for deploying 250 – 300 public safety personnel during each of the three nights to provide police, fire and emergency medical services.

A considerable amount of time, energy, money and other resources goes into our response to spring weekend. Planning for the weekend begins months in advance with the preparation of operations manuals, training of personnel and the allocation of equipment and other resources. In recent years, the state police typically deploy approximately 150 troopers, including undercover and uniformed personnel, throughout the crowds on bike and DUI patrol. During Spring Weekend 2008, the town and the Connecticut State Police made 46 arrests and received 412 calls for service in Mansfield. Our fire department establishes a triage area on site, with medical tents and several ambulances available. We draw support from area hospitals and volunteer fire departments, and deploy approximately 70 personnel over the weekend. Last year, the department treated 66 medical incidents, of which 43 involved ambulance transports. In addition, during the weekend the department responded to a total of 14 outside fires. Furthermore, in partnership with state and university public safety agencies, Mansfield Fire operates a command post to coordinate response activities onsite.

The statistics that I have noted pertain to the operations of Mansfield public safety agencies, area hospital and fire department staff, and the Connecticut State Police. UConn public safety and health services staff also run a significant operation on-campus and at areas off-campus within the university's jurisdiction. My statistics do not include the university's numbers, and I know their activity is commensurate with ours. Last year, in fact, I believe the UConn police accounted for the bulk of the arrests made over spring weekend.

The agencies and operations that I have discussed have a public safety focus. In addition to public safety, there are many other entities that devote considerable time and other resources into developing and implementing strategies designed to mitigate the harmful aspects of spring weekend. This latter group would include the Undergraduate Student Government, the Mansfield Community-Campus Partnership, student affairs, residential life, health services and others, who are involved in efforts to provide quality alternative programs and activities, to promote safe behavior and to hold students accountable for violations of the Student Code of Conduct or other inappropriate behavior.

Spring weekend alone is a significant challenge for our community, but we are now facing a few related issues that have become similarly problematic and onerous. Over the past few years, we have witnessed the advent of large parties at Carriage House, Celeron Square and other apartment complexes that occur other times during the academic year, particularly during the warmer months. While the crowds at these parties do not yet match the numbers we see at spring weekend, we do routinely experience numbers in excess of a few thousand. This situation places an enormous burden upon the town, the state police and the university, as we do not have the personnel and the budget to respond to these significant public safety events on such a regular basis.

There is one other related issue that I wish to touch upon here – and the relationship to spring weekend is not as direct. Over the past several years, we are seeing more and more single-family homes in traditional neighborhoods convert to student rental properties. One side effect to this

development is frequently a clash in lifestyles. I don't believe that the majority of students living off-campus have a negative agenda or a desire to be poor neighbors. The student lifestyle, however, can be very different from that of a young family or an older couple. Late night parties and noise, increased vehicular traffic and property maintenance concerns are all proving to be challenging issues for us.

With this as a backdrop, let me share some thoughts and observations with you.

- The town, the university and the Connecticut State Police have a long history of working together in a cooperative manner. All of the volunteers and staff involved – public safety, health services, residential life, code enforcement, student affairs and others – do a wonderful job planning for the weekend and executing a response. We are fortunate to have such dedicated, talented and experienced personnel.
- With respect to public safety, we have revised our tactics over the years to enhance the effectiveness of our response – these measures include the introduction of undercover personnel, restaurant/bar and package store visits, the location of a triage area onsite, bike patrols and community policing, and the use of the Connecticut Intelligence Center's Virtual Command Post and the Connecticut Department of Public Health Mobile Medical Command Post.
- Working together, the town and the university have implemented a number of strategies and approaches to deal with the quality of life issues that I have referenced. For example, the town has adopted a landlord registration ordinance and a housing code, and we now have approximately 360 landlords registered and are inspecting over 1,000 dwelling units on a two-year cycle. We also have a litter ordinance in place, and have implemented a blight patrol that has improved the enforcement of this regulation. For its part, the university has established an office of alcohol and other drug services and has extended the jurisdiction of the student code of conduct to include off-campus activities. In addition, UConn has created an office of off-campus services that provides a full range of services to students living off-campus. Importantly, this office is charged with serving as a liaison to the town and our residents to help us to address neighborhood concerns resulting from problematic student behavior.
- Through our public safety units and the office of off-campus services, the town and the university have reached out to the major landlords in our community, primarily to develop and implement measures designed to provide security and to encourage responsible tenant behavior. For the most part, the major landlords have proven receptive to our overtures – among other measures, the landlords have amended their tenant lease agreements to prohibit kegs and they have hired town, state and UConn police on private duty to provide security. We continue to maintain an active dialogue with these landlords.
- Anecdotal evidence suggests that, in recent years, UConn students have become more receptive and in fact appreciative of the presence of public safety personnel at the unsanctioned spring weekend activities. I am not certain what accounts for this positive

development, but would speculate that the progression is the result of our joint planning and mitigation efforts and a gradual change in the culture.

- As you may know, spring weekend is a draw for college-aged people from around the Northeast and there has been considerable discussion regarding the role that “outsiders” (non-students) play during spring weekend and at other large off-campus parties. Our statistics do show that non-students contribute significantly to the number of traumatic injuries, medical emergencies (alcohol intoxication and alcohol poisoning), rowdiness and illegal behavior. However, we can’t lose sight of the fact that UConn students attend these events in large numbers and likewise participate in problematic behavior and suffer injuries.
- The greater Mansfield and UConn community bears the brunt of the negative aspects of spring weekend, the large off-campus parties that occur other times during the academic year, and the neighborhood issues that I have noted. Looking at spring weekend alone, the financial cost to all of the various agencies involved in the public safety response to the event is difficult to determine. However, I believe we would all be very surprised at the total and would certainly question whether this is an appropriate expenditure year after year. These events and developments - spring weekend, the large off-campus parties and other problem behavior - are collectively placing an enormous strain upon our limited resources and budget, and are negatively impacting the quality of life in our community.

As I have pointed out, our tactics and our response to spring weekend have improved over the years. Yet, in part as a result of this, I wrestle with the question of whether we are “enabling” problem behavior by creating the appearance of tolerance and a safe environment. As we have seen, spring weekend is certainly anything but a safe environment. Furthermore, despite the impact upon our limited resources, I don’t believe we have any choice but to respond at the level at which we do. In my view, this is a moral issue – public safety is at risk and we need to be there to do what we can to police the event and to provide emergency services.

We can certainly continue with our current approach and actively work to improve the culture. But, from my perspective, this approach has its shortcomings. For one, we will continue to expend vast sums of taxpayer dollars to respond to these events. I realize that an appropriate expenditure is warranted and I do not wish to overstate this point. However, resources are limited. Second, the liability that spring weekend and other events presents to our large landlords is considerable and needs to be addressed. I recognize that landlord management practices may contribute to the problem, but I believe the landlords need additional assistance and incentives to deal with the issues.

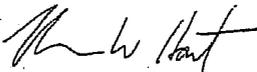
As a third point, I maintain that the occurrence of large off-campus parties during spring weekend and at other times during the academic year will continue to promote this area of town as a site for problem and illegal behavior. This is not fair to the young families and other residents in those neighborhoods.

Finally, we have to bear in mind the risk that spring weekend and the related activities poses to our students and others, including our personnel. Yes, our staff and volunteers have done a tremendous job to provide public safety at these events. However, I feel that we have been fortunate – extremely fortunate – to not have witnessed a fatality at spring weekend. Let's not continue to run this risk and let's develop a strategy to alter the nature of spring weekend.

Allow me to conclude with a recommendation. I believe that I understand the committee's charge to develop proposals for the Board of Trustees to consider. As a key component of any set of recommendations, I would suggest that the Board of Trustees form a task force comprised of the appropriate stakeholders, with a charge to critically examine spring weekend and related activity and to present the board with a concrete action plan to alter the character of these events. As part of this task force, it would be essential to have the right people in the room – including leaders from the university, the town, the state police and the student body, as well as representatives from the landlord community. The university cannot do this alone, and we do have a good history of working together. Going into this process, I believe that it should be understood by all participants that the nature of spring weekend, particularly the unsanctioned events, needs to change. We can't continue with the status quo as the risk is too great. As I have mentioned, I believe that we have a moral obligation to provide public safety at these events, but I also feel that we might indeed have a moral duty to challenge and change the character of spring weekend. This is a daunting task, to be sure. Yet, we have a number of smart, dedicated and talented individuals in this community, including our representatives from the student body. With the proper direction and commitment, I am confident that we can accomplish this goal.

I appreciate the opportunity to address you this evening, and am happy to take any questions that you might have.

Sincerely,



Matthew W. Hart  
Town Manager

CC: Mansfield Town Council  
Mansfield Community-Campus Partnership  
Fire Chief David Dagon  
Deputy Chief/Director of Emergency Management John Jackman  
Deputy Chief William Jordan  
Lieutenant Francis Conroy, Connecticut State Police  
SGT James Kodzis, Resident Trooper Coordinator  
Michael Hogan, University President  
Barry Feldman, Chief Operating Officer  
Chief Robert Hudd, UConn Police Department  
Major Ronald Blicher, UConn Police Department  
John Saddlemire, Vice President for Student Affairs  
Lee Williams, Dean of Students



# **TOWN OF MANSFIELD**

## **OFFICE OF EMERGENCY MANAGEMENT**

University of Connecticut Spring Weekend 2008

### **REPORT**

#### **Prepared by:**

John Jackman, Director of Emergency Management

#### **With the Assistance of:**

David Dagon, Fire Chief  
Brian Kennedy, Resident Trooper Sgt

Friday, July 11, 2008

## **INTRODUCTION**

We are pleased to present this draft report concerning UConn Spring Weekend 2008 to the Town Council and the community. In this report, we have provided an overview of the weekend, as well as observations regarding techniques, approaches and other factors that may have affected the event. We have also listed some recommendations for the future. The report is primarily focused upon the activities of the town's public safety and emergency services units, and those of the Connecticut State Police. The report also includes limited summary data regarding the activities of the University of Connecticut's department of Public Safety. We request that the town council review this report, and present us with any follow-up questions or concerns that you may have. Once this report has been finalized, staff will use this document as a planning instrument for next year.

## **BACKGROUND**

Spring weekend at the University of Connecticut has traditionally occurred in late April prior to the final week of classes. The event has existed in some form or another the better part of the last 35 to 40 years. Spring weekend normally runs from Thursday night through early Sunday morning, and consists of sanctioned university events such as the Saturday night concert at Gampel Pavilion in addition to various unsanctioned events like the large parties at Carriage House; Celeron Square Apartments; and UConn X-Lot. Typically, these unsanctioned events have attracted large numbers of young people and have featured behaviors such as public intoxication, underage drinking, assaults and other violence, and property destruction. These unsanctioned events have also attracted non-UConn students, including many young people who are under the age of majority. It is largely because of these unsanctioned events that spring weekend has gained its notoriety throughout the state and the northeast region, and creates the need for deploying 250 – 300 public safety personnel during each of the three nights to provide policing, fire and emergency medical services.

## **PLANNING**

As in years past, a large number of area public safety and emergency services agencies and organizations took part in responding to Spring Weekend 2008. These entities included town agencies such as the Mansfield Resident Trooper's Office, the Mansfield Fire Department and the Office of Emergency Management, state entities such as the Connecticut State Police, the Tolland County State Attorney's Office and the University of Connecticut's Department of Public Safety; other local fire departments and ambulance corps; and area hospitals and emergency medical services. Also, while not involved in a public safety capacity, town council members and various town and university administrators maintained a regular presence throughout the weekend.

Approaching spring weekend, the goal of these agencies and organizations was largely to ensure public safety, respond to medical emergencies and to help prevent property destruction. To adequately prepare, many of these organizations and entities conducted extensive operational preplanning, including joint planning sessions and briefings. Both the Connecticut State Police and the Mansfield Fire Department, for example, prepared written operations plans prior to the event and trained their personnel in accordance to those documents.

Staff from the Town Manager's Office, Mansfield Resident State Trooper's Office and the Office of Emergency Management met with the owners and management of local apartment complexes to discuss

and implement various preventive measures against fires and other potential problems. The university also engaged in a public relations campaign to encourage students to act responsibly and to caution them about the ramifications of inappropriate and illegal behavior. And, the Town Manager's Office notified area residents of potential road closures and the EO Smith High School administration sent letters to the parents of its students to alert them of the potential dangers inherent to spring weekend.

In addition, staff from the: Mansfield Resident Trooper's Office; Mansfield Fire Department, Office of the Fire Marshal; Mansfield Building Department, Housing Inspection; Mansfield Social Services, UConn Department of Student Affairs; and, members of the Community Campus Partnership visited the residents of Hunting Lodge Road neighborhood apartment complexes, as well as single family residences occupied by students in the neighborhood to encourage students to act responsibly, to caution them about the ramifications of inappropriate and illegal behavior, and to be encourage them to be good neighbors.

Some planning and preventative measures from 2007 and previous years were continued and enhanced this year, and all appeared to have a positive impact for example:

- The undergraduate student government, with the endorsement of the Mansfield Community-Campus Partnership on Substance Abuse, conducted an educational campaign to encourage students to celebrate safely and to alert them to the negative consequences of illegal behavior. The campaign also continued to focus upon a theme to "take back spring weekend" from the non-students that have come to frequent the event. As part of this effort, the students issued wrist bracelets to identify students and their guests from non-students and uninvited visitors.
- The Mansfield Resident Trooper's Office; Mansfield Fire Department, Office of the Fire Marshal; Connecticut State Police, Troop C; Liquor Control conducted evening inspections of liquor venders (restaurant/bars and package stores) to ensure that they were being operated in compliance with the applicable Connecticut statutes and regulations.
- Mansfield Fire Department, Office of the Fire Marshal conducted fire safety inspections of the Hunting Lodge apartment complexes during the month of April.
- Also, the Dean of Students Office continued its proactive approach to dealing with problem off-campus behavior and used the University Judicial Process to review violations of the student code of conduct in a more immediate fashion.
- As another planning measure, the mayor and the town manager met with the commissioner of the Connecticut Department of Public Safety to discuss spring weekend and to determine if the department had any additional resources that it could bring to bear. The commissioner was very supportive, and, as a result of that meeting, the state police continued it's expanded commitment of officers to the event. As in 2006 and 2007, these additional officers were deployed to staff three DWI spot-checks established at key locations in town, as well as a separate "enforcement platoon" designed to enforce state and local liquor laws.

In a break from previous years a press conference was not held. There is antidotal evidence that this may have helped keep the media spotlight off UConn Spring Weekend and may have helped keep "outsiders" away from this year's event.

## EVENT CHRONOLOGY

*Thursday, April 24 into Friday, April 25*

Following tradition, the location for Thursday night's event was the Carriage House Apartments located on Carriage House Drive, off of Hunting Lodge Road, and approximately 8,000 to 10,000 people had gathered at Carriage House Apartments by 10:00 PM. The weather was warm throughout the evening with a high temperature of approximately 70 degrees and a low temperature of approximately 50 degrees. Small crowds started gathering late afternoon early evening hours, with the first deployment of State Police squads at approximately 4:30 p.m. and by 8:00 p.m. the state had deployed its full complement of 148 personnel. In addition, Mansfield Police Officers and Mansfield Fire Department Fire Police were deployed at key traffic points to control traffic along the affected roads.

As in 2005, 2006, and 2007 the number of additional personnel assigned by the commissioner to work the event, this year's contingent of 148 state police officers considerably exceeded the deployment of personnel from previous years. In 2004, for example, the state had assigned approximately 100 officers to provide service on Thursday evening. As in 2007 some of the officers were assigned to three separate spot-checks, (which were operationalized at 9:30 p.m.) in the area to conduct driving-while-intoxicated (DWI) enforcement, and the 22 personnel formed a separate "enforcement platoon" stationed along the perimeter of Carriage House Apartments to enforce liquor law violations. As in past years the State Police reported that these tactics were successful and should continued to be incorporated within the operations plan in future years. Although the number of DWI arrests was lower than anticipated, the spot-checks helped to control the volume of traffic and the police issued a number of motor vehicle infractions.

The state police closed the road to vehicular traffic by 9:30 p.m., and an estimated crowd of 10,000 people gathered within the apartments and on Carriage House Drive, with the largest group in and around Buildings # 15 & 17. According to the state police, "the partygoers were generally well behaved, however, many party goers where heavily intoxicated." There was no reported property damage. The partygoers did set off occasional fireworks, and did not overturn any vehicles. Over the course of the evening, state police made 6 custodial arrests for charges including: narcotics (1), breach of peace (5), DWI (2), seatbelt infractions (20), and other motor vehicle infractions (61). The police started to disperse the crowd at midnight, and the scene was quiet by about 1:30 a.m. The Connecticut State Police reported that there were 119 calls for service in the Town of Mansfield, of which 78 were during the hours of 4:00 pm through midnight.

The Mansfield Fire Department established a command post and medical triage area onsite at the intersection of Carriage House Drive and Hunting Lodge Road with assistance from mutual aid departments. A total of 72 fire department and EMS personnel worked on Thursday evening and handled 25 medical incidents, of which 16 involved transports to area hospitals. The majority of the injuries were classified as non-life threatening. However, the cases of alcohol poisoning were classified as life threatening and appeared to be more severe than in past years. The fire department responded to seven outside debris and dumpster fires during the night. In addition, fire crews reported instances of bottle throwing which was directed at the fire crew when they were deployed at Carriage House Apartments.

In addition, the Mansfield Fire Department increased staffing at the three fire stations to provide for "town wide" coverage and to provide an operational reserve. A total of 16 personnel worked at the three stations and handled 1 medical incident and 2 fires. The Mansfield Fire Department reported that there

were 33 calls for service in the Town of Mansfield, of which 29 were during the hours of 4:00 p.m. through midnight.

*Friday, April 25 into Saturday, April 26*

In the past, the activities early in the evening on Friday night primarily involved smaller parties at student housing sites around town. More recent years, however, have seen the development of large-scale parties at Celeron Square Apartments, located directly across Hunting Lodge Road from the Carriage House complex. This year was no exception to the recent trend, as approximately 10,000 people gathered on Friday night at Celeron Square. However, it was noted that the crowd appeared to be slightly smaller than in recent years. Since Celeron Square is sited on property leased from the University of Connecticut, university police have primary policing jurisdiction for that complex, while the Mansfield Fire Department has primary fire and EMS jurisdiction. Yet, because the size of the crowd was so significant, the university police required the assistance of the state police to adequately respond to the event. In addition, the state police provide security for the fire crews when they are deployed in the area. By 9:00 p.m., the state police had deployed its full complement of 148 personnel with most of its officers assigned to Celeron Square and a reserve dedicated to Carriage House. As in 2005, 2006, & 2007 and consistent with the previous evening, this deployment exceeded the state police contingent from prior years. The police closed the road to vehicular traffic by 9:00 p.m.

Similar to Thursday night, the weather was seasonable throughout the evening but temperatures were slightly warmer, with a high of approximately 70 degrees and a low of approximately 55 degrees. An apparent rabble mentality was noted within portions of Celeron Square, during the evening and as in past years a moderate degree of non-compliance with state police instructions was encountered. The partygoers set off occasional fireworks, lit eleven fires, and did not overturn any vehicles. On Friday, Connecticut State Police made seventeen arrests for charges that included, narcotics (1), interfering with police (5), breach of peace (16), DWI (2), possession of alcohol by a minor (4), seatbelt infractions (22), and other motor vehicle infractions (59). Despite the rowdy nature of the crowd, the officers were able to start dispersing the crowd at 1:00 am (without incident) and the scene was quiet by about 2:00 a.m. However, the State Police reported that "Due to the large number of people present at Celeron Square, any fewer State Police personnel could have created an unsafe environment for police and partygoers." The Connecticut State Police reported that there were 139 calls for service in the Town of Mansfield, of which 103 were during the hours of 4:00 pm through midnight.

The Mansfield Fire Department retained their command post and medical triage area onsite at the intersection of Carriage House Drive and Hunting Lodge Road with assistance from mutual aid departments, and on Friday night, they deployed 87 personnel and treated 24 medical incidents, of which 12 were transported to area hospitals. The majority of the injuries were classified as non-life threatening. However, the cases of alcohol poisoning were classified as life threatening and appeared to be more severe than in past years. The fire department responded to 4 outside debris and dumpster fires during the night.

In addition, the Mansfield Fire Department increased staffing at the three fire stations to provide for "town wide" coverage and to provide an operational reserve. A total of 15 personnel worked at the three stations and handled 4 medical incidents. The Mansfield Fire Department reported that there were 31 calls for service in the Town of Mansfield, of which 29 were during the hours of 4:00 p.m. through midnight.

*Saturday, April 26 into Sunday, April 27*

In keeping with tradition, Saturday's night's unsanctioned event took place at the X-lot parking lot on the campus proper, which is under the jurisdiction of the UConn police and UConn Fire Department. Also, the university sponsored a concert event that evening in Gampel Pavilion, which had approximately 3,500 people in attendance. UConn police handled security at the concert, and experienced little law enforcement problems.

Similar to Friday night, the weather was seasonable throughout the evening but temperatures were slightly warmer with a high of approximately 75 degrees and a low of approximately 55 degrees. By 10:00 p.m. the state police had deployed its full complement of 144 personnel. The crowd remained "small" until approximately 10:30 PM when it started growing exponentially and ultimately reached its maximum attendance at midnight with an estimated of crowd 11,000, which, was noticeably smaller than previous years. According to plan, state police "integrated" into the crowd to maintain order. On Saturday evening, the police continued the three DWI spot-checks.

At approximately midnight, police began dispersing the crowd. As reported by the police, the crowd was "for the most part cooperative and well behaved," with "limited incidents of bottle-throwing." The state police made fourteen arrests that evening for charges including, breach of peace (7), DWI (4) possession of alcohol by a minor (2), sale of alcohol to a minor (4), sale of alcohol without a permit (4), interfering with a police officer (1), possession of drug paraphernalia (1), possession of marijuana (2) seatbelt infractions (26), and other motor vehicle infractions (72). The state police were able to disperse the crowd by approximately 1:00 a.m. and then assisted the university police in patrolling the campus until about 3:30 a.m. The Connecticut State Police reported that there were 154 calls for service in the Town of Mansfield, of which 101 were during the hours of 4:00 pm through midnight. On April 27, between midnight and 8:00 am there were 35 calls for service, (1) DWI and 22 other infractions.

With the location at X-lot, the university's emergency medical services and health services personnel treated the majority of incidents that evening.

In addition, The Mansfield Fire Department also established a command post at Station 307 with assistance from mutual aid departments. A total of 33 emergency services personnel worked on Saturday evening and handled 8 medical incidents, of which 6 involved transports to area hospitals. The majority of the injuries were classified as non-life threatening. However, the cases of alcohol poisoning were classified as life threatening and appeared to be more severe than in past years. In addition, the Mansfield Fire Department responded to 2 outside fires in Carriage House and Celeron Square at the close of the evening.

The Mansfield Fire Department reported that there were 13 calls for service in the Town of Mansfield, of which 5 were during the hours of 4:00 p.m. through midnight. On April 27, between midnight and 8:00 a.m. there were 12 calls for service, 9 medical incidents, 2 outside fires, and one smoke investigation.

### **FIRE AND EMERGENCY MEDICAL OPERATIONS**

As described to some degree above, over the weekend Mansfield Fire and EMS personnel responded to a number of calls and medical incidents ranging from acute intoxication, to first aid and traumatic injuries. The Mansfield Fire Department treated 66 medical incidents, of which 43 involved ambulance transports. These numbers are consistent with the previous years. In addition, the Mansfield Fire Department responded to a total of 14 outside fires over the three evenings.

|   |   |
|---|---|
| Thursday, April 24, 2008:                     | 25 patients Treated; 16 transported to area hospitals |
| Friday, April 25, 2008:                       | 24 patients Treated; 12 transported to area hospitals |
| Saturday, April 26, 2008:                     | 17 patients Treated; 15 transported to area hospitals |
| (includes April 27, 2008 midnight to 8:00 am) |   |
| Thursday, April 19, 2007:                     | 29 patients Treated; 17 transported to area hospitals |
| Friday, April 20, 2007:                       | 22 patients treated; 16 transported to area hospitals |
| Saturday, April 21, 2007:                     | 5 patents treated; 5 transported to area hospitals    |
| Thursday, April 20, 2006:                     | 18 patients Treated; 11 transported to area hospitals |
| Friday, April 21, 2006:                       | 29 patients treated; 14 transported to area hospitals |
| Saturday, April 22, 2006:                     | 5 patents treated; 5 transported to area hospitals    |

As in 2006 and 2007, the Mansfield Fire Department received assistance from the State Department of Health and utilized the DPH Medical Mobile Command Post as a command post and for records management. The command post proved to be a very practical and successful resource to use as a command post as it provided communications equipment and a workspace to successfully manage an incident of this size and complexity.

The Mansfield Fire Department with assistance from mutual aid fire and EMS agencies devoted approximately 1762 hours to Spring Weekend operations. Volunteers alone contributed approximately 1,455 hours over the three-day period, and not included in this number of volunteer hours are the support-related activities such as planning and briefing sessions, officer meetings, arrangements for food, and time spent procuring the light tower, generators, tents and other incidentals.

### **SUPPORTING DEPARTMENTS/AGENCIES**

In addition to the above listed local, regional and state departments and agencies the following Town of Mansfield Departments contributed resources to Spring Weekend: Maintenance Department; Board of Education; Department of Public Works; and Office of Emergency Management.

### **TOTAL ARRESTS**

Over the weekend, the Connecticut State Police and the UConn Police made 126 arrests.

### **STAFFING COSTS**

Throughout Spring Weekend, Mansfield's town officers and assigned resident state troopers worked 274.5 hours of overtime at a total cost of approximately \$15,857. This figure does include hours worked at straight time by part-time town officers, but does not include regular hours worked by the full-time town officers and resident troopers during this time frame.

As reported by the Chief of the Mansfield Fire Department, the department's full and part-time fire personnel worked an additional 307.25 hours at a total cost of \$7,824, while the volunteer staff of the Mansfield Fire Department worked an additional 510 hours. Also, using an hourly figure of

\$19.33, the value of the volunteer hours contributed by members of the Mansfield Fire Department to the event can be estimated at \$9,860. When the volunteer hours worked from the surrounding departments is included in the above calculation the value of volunteer hours can be calculated at \$28,125. Combined with the figure of \$7,824 for paid personnel, this brings the cost for fire and emergency services personnel to \$35,949. This figure does not include the regularly scheduled hours worked by fire personnel or the costs of supplies or equipment costs.

Over the three days of the University Spring Weekend, additional staffing expenditures for the town police and fire agencies total approximately \$23,681. It should be noted that this cost does not include volunteer time or costs associated with planning, training, or coordination activities. The Connecticut State Police, the University of Connecticut and other responding agencies and organizations undoubtedly experienced significant additional staffing costs as well.

### OBSERVATIONS

Every year following spring weekend, most of the primary agencies involved conduct an after-action review to examine the weekend in detail, and to note what actions worked well and what might need improvement. The after-action review is an essential planning tool for the future.

Following spring weekend 2008, the Connecticut State Police and the Mansfield Fire Department both conducted a thorough after-action review. The following observations are illustrative and informative:

- “Outsiders,” contribute disproportionately to the number of: traumatic injuries; medical emergencies (alcohol intoxication and alcohol poisoning); rowdiness; and, illegal behavior. Consideration should be given to limiting or denying parking for non-university vehicles by closing and or restricting public access to university parking lots
- As in 2007, the addition of the “Virtual Command Post” from the Connecticut Intelligence Center was very helpful in providing situational awareness and coordination of all of the public safety agencies involved
- In general, the students appear to appreciate the services provided by Public Safety personnel
- The Nursing Students from the School of Nursing were an additional asset for this year. They proved to be a “great help” in triage services
- Although they did not result in a great number of arrests, the DWI checkpoints were successful as a deterrent
- The police did write violations for the open container ordinance – this should be expanded for next year
- Carriage House could benefit from a fence along its frontage
- The DPH Mobile Medical Command Post was a valuable addition to the organization
- UConn’s checkpoint along the path was successful in terms of providing a public safety presence and in disposing of alcohol
- Carriage House Apartment’s provision against kegs seems to be having some effect – the number of kegs is way down

- Running the concert late is a good strategy to alleviate some of the numbers at X-lot
- Opening the Student Union, Mansfield Community Center and increasing the programming activities for students during Spring Weekend was a strategy in providing alternative activities – this effort should be continued and broadened for next year.
- There seemed to be less broken glass and less vandalism than in previous years
- The DPH Mobile Medical Command Post was utilized for regular briefings of police, fire, and emergency management command staff and would be a good location for a unified command next year
- Dedicating two town officers to serve the remainder of the town worked well to ensure that the rest of the town had police coverage

### SUMMARY

We can attribute much of credit for the relatively limited level of violence and injury experienced during Spring Weekend 2008 to the efforts of the public safety and emergency services personnel who were assigned and responded to the event. All of these staff members (career and volunteer) – from the town, the university, the state and the region – appeared very well prepared for the event and handled their responsibilities in a most capable and professional manner. The town and the university were very fortunate to have had the assistance of these dedicated staff and volunteers throughout the weekend.

In addition, credit must be given to staff members from the University of Connecticut and the Town of Mansfield who have worked throughout this last year to change the nature of the event and to advocate for responsible behavior on the part of the partygoers.

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Item #5

**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *MWH*  
**CC:** Maria Capriola, Assistant to Town Manager; Gregory Padick, Director of Planning; Lon Hultgren, Director of Public Works; Robert Miller, Director of Health  
**Date:** October 14, 2008  
**Re:** Community Water and Wastewater Issues

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**Subject Matter/Background**

As previously distributed via email, attached please find answers to the Town Council's recent questions regarding a community well system for the Pond Place development.

**Attachments**

1) R. Miller re: Pond Place Project/Community Well

**From:** Robert L. Miller  
**Sent:** Friday, September 26, 2008 3:06 PM  
**To:** Gregory J. Padick  
**Cc:** Maria E. Capriola; Matthew W. Hart; Lon R. Hultgren  
**Subject:** RE: Pond Place project/Community well

Greg - The "Certificate of Public Convenience and Necessity" process is jointly administered by the State DPUC and State DPH. My experience with this process is that it extensive and comprehensive. (So much so that developers have gone to great lengths to avoid the process.) Part of the process involves evaluating the 'necessity' of a new water system in an effort to avoid duplication in a given service area. Additionally, one of the primary objectives of the process to evaluate the very issues raised in the two questions detailed below. Basically, the process involves three main phases to obtain a "Certificate":

Phase I-A - activities involve determining if an extension from an existing public water system is not feasible, and if not then conducting a sanitary survey of the property to site new well location(s), and finally approving well site(s) for development.

Phase I-B - evaluates water quality and well yield to assure that any storage, distribution and treatment needs are met. It is during this phase that **if the state felt it was warranted**, that simultaneous yield tests could be conducted on neighboring wells to assess potential influence. Additionally, the state would require a suite of water quality test parameters to match identified UConn landfill/chem pit contaminates to determine how "problematic" water quality will be. Upon successful completion of this phase the developer could apply for local building permits.

Phase II - evaluates the design and construction of the system infrastructure such as treatment, storage, pumps, distribution and assures proper design and construction before final approval.

Additional information on the Certificate process can be obtained <http://www.ct.gov/dph/cwp/view.asp?a=3139&q=387326>

Hope this is helpful.

Regards,

*Robert L. Miller, MPH, RS*  
Director of Health  
Eastern Highlands Health District  
4 South Eagleville Road  
Mansfield Ct. 06268  
[www.ehhd.org](http://www.ehhd.org)



**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *MH*  
**CC:** Maria Capriola, Assistant to the Town Manager; Lon Hultgren, Director of Public Works; Greg Padick, Director of Planning  
**Date:** October 14, 2008  
**Re:** Advisory Committee for the Four Corners Sewer Planning Project

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**Subject Matter/Background**

As previously communicated to the Council, work is underway to both draft a special act for the Legislature to consider in 2009 (to allow UConn to accept the Four Corners sewage) and to complete some preliminary fiscal impact analyses for the proposed sewerage project.

Staff is of the opinion that an ad-hoc advisory committee for this project will help to move this project forward, to create and review important economic data and to develop information that will be important in informing Town voters prior to a referendum.

Attached is a two-part resolution for the Town Council to create such a committee on an "ad-hoc" basis, at least until Council decides to restructure its advisory committees/commissions pursuant to the strategic plan.

**Financial Impact**

Creation of this committee should have no direct financial impact, as it is anticipated that it would be staffed by the Director of Public Works and/or the Director of Planning. The long-term impacts of sewerage the Four Corners area would be investigated by this committee and staff.

**Recommendation**

With the introduction of the proposed advisory committee, there is good potential to have greater discussion of concurrent water issues, to obtain better data for financial estimates, and to obtain public input into the design necessary to a successful and sustainable project. In this regard, the proposal appears in furtherance of the sustainability vision point established by *Mansfield 2020: A Unified Vision*.

For these reasons, Council's creation of this committee via the attached resolution is respectfully requested.

**Attachments**

- 1) Proposed resolution dated October 14, 2008



**Town of Mansfield  
TOWN COUNCIL**

**Proposed Resolutions to Establish an Advisory Committee  
for the Four Corners Sewer Planning Project**

**October 14, 2008**

**A. RESOLUTION TO ESTABLISH AND ISSUE CHARGE TO AN ADVISORY  
COMMITTEE FOR THE FOUR CORNERS SEWER PLANNING PROJECT**

**WHEREAS**, the Town has recently completed a Facilities Plan indicating the feasibility of sewerage the area surrounding the Route 195/Route 44 "Four Corners" and defining the extent of said sewer service area;

**WHEREAS**, planning for this project is continuing and will likely result in a bond referendum within the next year to approve funds for the design and construction of sewers;

**WHEREAS**, the Town Council has recently received a community based strategic plan, which among other goals endorses the principle of sustainability with respect to planning and economic development;

**WHEREAS**, the input of property owners, other interested parties and the Mansfield community is necessary for the development of a project that meets the Town's sustainability goals,

**WHEREAS**, an advisory committee for the Four Corners Sewer Planning project can be appointed and set to work while the Town Council is considering appropriate changes to its advisory committees and commissions, and may be combined with or replaced by a permanent committee or commission at some point in the future as determined by the Council;

**WHEREAS**, an advisory committee would assist the Town in planning for the sewerage project, most importantly between the present time and the bond referendum, when and if such a referendum is scheduled; and

**WHEREAS**, the Town Council desires to establish an Advisory Committee to assist with this sewer planning project:

**NOW, THEREFORE BE IT RESOLVED THAT:**

A nine-member Four Corners Sewer Study Advisory Committee is established for the term of the Four Corners sewer project (or until it is replaced by a permanent committee or commission by the Council) and is authorized to perform the following charge:

1. Advise the Town Council, the Water Pollution Control Authority, the Planning and Zoning Commission and staff in its sewer and water planning efforts for the Four Corners by reviewing plans, proposals, studies and analyses;
2. Assist the Town staff in creating and reviewing economic development scenarios and preliminary fiscal impact analyses for the Four Corners area;
3. Communicate with the Mansfield Downtown Partnership so that the proposed Storrs Center development and any Four Corners development are coordinated;
4. Coordinate with the Town Council's Finance Committee on any recommendation for the Town's financial participation in the sewer project;
5. Assist with information sharing and public input for the project amongst sewer service area property owners, other interested parties, and the Mansfield community.
6. Assist the staff and Planning and Zoning Commission in the review and expected adoption of a Four Corners special design district (in an advisory role as the PZC is statutorily charged with this activity).

**B. RESOLUTION TO APPOINT MEMBERS OF THE FOUR CORNERS SEWER STUDY ADVISORY COMMITTEE**

**WHEREAS**, the Town Council desires to appoint a Four Corners Sewer Study Advisory Committee to assist with the planning for sewers in the Four Corners area:

**NOW, THEREFORE, BE IT RESOLVED TO:**

Appoint a Four Corners Sewer Study Advisory Committee with the following members:

1. Two members of the Town Council
2. One representative from the Planning and Zoning Commission
3. The Town Manager
4. One representative from the University of Connecticut
5. One representative from the Mansfield Downtown Partnership
6. Three citizens (preferably at least one from the Mansfield business community)

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**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matthew Hart, Town Manager *M.H.*  
**CC:** Maria Capriola, Assistant to Town Manager; Mary Jane Newman, Director of Mansfield Discovery Depot  
**Date:** October 14, 2008  
**Re:** Child and Adult Care Food Program Application for Mansfield Discovery Depot

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**Subject Matter/Background**

Attached please find a proposed application to the Child and Adult Care Food Program (CACFP), to help fund the food service operation at the Mansfield Discovery Depot. The CACFP is a Federal program that provides healthy meals and snacks to children and adults receiving day care. The program plays a vital role in improving the quality of day care and making it more affordable for many low-income families.

The CACFP operates on a reimbursement-basis. At the state level, the Connecticut Department of Education's Office of Child Nutrition administers the program. In order for the Discovery Depot to receive funding from the CACFP, the town must serve as the sponsoring municipal agency. The town has served in this role for several years, and there is no financial impact to the town budget.

**Financial Impact**

The Discovery Depot is requesting \$32,900 to fund the food program.

**Recommendation**

Because the CACFP funding is essential to the food service operation of the Discovery Depot, staff recommends that the Council authorize the manager to submit the application as presented.

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

*Resolved, effective October 14, 2008, to authorize the Town Manager, Matthew W. Hart, to submit the attached application to the Connecticut Department of Education's Child and Adult Care Food Program (CACFP), to help fund the food service operation at the Mansfield Discovery Depot, and to execute any related grant documents.*

**Attachments**

- 1) Excerpts from FY 2008-09 CACFP Application Renewal

**Child and Adult Care Food Program Sponsor Application**

| Agreement Number | Sponsor Name                                  | Federal ID (FEIN) | Program Year | Revision No. |
|------------------|---|-------------------|--------------|--------------|
| 078AIC           | Mansfield Discovery Depot (Town of Mansfield) |                   | 2009         | 0            |

**1. Address**

Address:   
  
City:   
State:   
Zip:

**2. Mailing Address**

The mailing address is the same as the address.

Address:   
  
City:   
State:   
Zip:

**3. Out of State Mailing Address**

Address:   
  
City:   
State:   
Zip:

**4. Payment Address**

The payment address is the same as the mailing address.

Address:   
  
City:   
State:   
Zip:

**5. Program Information**

Application Type:  Adult Care Center  Child Care Center  Day Care Home

Sponsor Type:  Private - Non Profit     Private - Profit     Public  
 Government     Other

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Ownership Code:  Sole Owner     Partnership     Government  
 Out of State Corporation     Connecticut Corporation

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Pricing Information:  Pricing     Non-Pricing

**6. CACFP Program Contact**

Name: (First, Middle, Last) Ms.  Mary Jane  Newman  
Phone: (860) 487-0062 Ext. 111  
e.g.,(555) 555 - 5555  
Fax: (860) 429-0646  
e.g.,(555) 555 - 5555  
Email Address: newmanmj@mansfieldct.org  
Title: Director  
Address: Mansfield Discovery Depot  
50 Depot Road  
City: Storrs  
State: CT  
Zip: 06268

**7. Claim Contact**

The claim contact is the same as the program contact.

Name: (First, Middle, Last) Ms.  Mary Jane  Newman  
Phone: (860) 487-0062 Ext. 111  
e.g.,(555) 555 - 5555  
Fax: (860) 429-0646  
e.g.,(555) 555 - 5555  
Email Address: newmanmj@mansfieldct.org  
Title: Director  
Address: Mansfield Discovery Depot  
50 Depot Road  
City: Storrs  
State: CT  
Zip: 06268

**8. Second Program Contact**

Name: (First, Middle, Last)      
Phone:  Ext.   
e.g.,(555) 555 - 5555  
Fax:   
e.g.,(555) 555 - 5555



Storrs

State:

CT

Zip:

06268

**11. Advance Payments (does the organization want to receive advance payments?)**

- Yes  No Center programs, Shelters & After School 'At Risk' only (for food service operation)
- Yes  No Homes only (for administrative costs)
- Yes  No Homes only (for day care providers)
- Yes  No Homes only (requesting expansion funds)
- Yes  No Homes only (requesting start up funds)

**12. Day Care Home Enrollment**

|   | Tier I | Tier II High | Tier II Low | Tier II Mixed | Total |
|---|--------|--------------|-------------|---------------|-------|
| Number of family day care home providers:   |        |              |             |               |       |
| Number of day care children enrolled:       |        |              |             |               |       |
| Number of Provider's own children enrolled: |        |              |             |               |       |

- Yes  No Provider's own children enrolled only includes those eligible for free or reduced price meals?

**13. Commodities or cash-in-lieu**

(a) Commodity foods or an additional cash-in-lieu subsidy is available for every lunch and/or supper served.

Check one of the options:

- Cash in lieu of commodities
- Commodity foods
- Not applicable

If commodity foods are chosen, the cash-in-lieu of commodities payment will be eliminated for centers or subtracted from day care home provider payments.

(b) Adult Day Care Centers - Does your organization currently receive USDA Donated Foods (Commodities) for charitable institutions from the Food Distribution Program?

- Yes  No

**14. Miscellaneous Questions**

- Yes  No Does institution operate in other states? If so, under what names?

- Yes  No Has the institution, or any of its principals, been declared ineligible to participate in the CACFP for violating CACFP program requirements and is on the National Disqualified List? If yes, explain:

- Yes  No Has the institution, or any of its principals, been declared ineligible to participate in any other publicly-funded program? If yes, explain:



**15. Audit**

Enter the most recently **completed** fiscal year-end audit report (e.g. 10/01/2004 through 09/30/2005, enter 09/30/2005)

06/30/2007 mm/dd/yyyy

Enter the total amount of federal funds **expended** during the most recently completed fiscal year, as stated above. **Include all federal funds regardless of the source.**(e.g., HHS, USDA, HUD, etc.)

\$284,227.00

Federal regulations require that audits of States, local governments and non-profit organizations are to be conducted in accordance with Office of Management and Budget (OMB) Circular A-133.

If in your most recently completed fiscal year, your total amount of federal funds expended is **\$500,000 or more**, you must submit a copy of your most recent OMB Circular A-133 audit report to:

**Connecticut State Department of Education  
Office of Internal Audit-Room 234  
PO Box 2219  
Hartford, CT 06145**

**16. Certifications**

- By checking this box, I CERTIFY that during the last seven years, neither the institution nor any of its principals have been declared ineligible for any publicly funded program for violating that program's requirements. "Publicly funded program" means any program or grant funded by federal, state or local governments.  
**or, in lieu of this certification**
- By checking this box, I CERTIFY that, the institution and/or its principals previously declared ineligible for a publicly funded Program was/were later fully reinstated in, or determined eligible for the program and that any debt owed to the program was fully repaid.
- By checking this box, I CERTIFY that, during the last seven years, neither the institution nor any of its principals have been convicted of any activity that indicated a lack of business integrity. Activities that indicate a lack of business integrity include, but are not limited to, fraud, antitrust violations, embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, receiving stolen property, making false claims or obstruction of justice.
- By checking this box, I CERTIFY that all the information on this application and the attached site information sheet(s) is true and correct to the best of my knowledge. I understand that this information is being given in connection with the receipt of Federal funds, and that deliberate misrepresentation may subject me to prosecution under applicable State and Federal criminal statutes.

Created By: 078AICp on: 10/01/2008

Modified By: 078AICp on: 10/02/2008







**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *MH*  
**CC:** Maria Capriola, Assistant to Town Manager; Jeffrey Smith, Director of Finance; Lon Hultgren, Director of Public Works  
**Date:** October 14, 2008  
**Re:** Alternate Fuel Vehicle Grant Authorization

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**Subject Matter/Background**

The Town applied for and has been awarded a third Alternate Fuel Vehicle Grant from the Connecticut Department of Transportation (ConnDOT) to purchase a hybrid vehicle. In this case, we will purchase a Toyota Prius for the general government fleet. The purchase of this vehicle is budgeted in the FY 2008/09 capital budget.

**Financial Impact**

As the grant pays the cost difference between the hybrid and a normally fueled vehicle, and the gas mileage for the hybrid is better, there will be a net cost savings to the Town for every mile this vehicle is driven.

**Legal Review**

The DOT agreement form is similar to other DOT agreements the Town has signed, so a separate legal review of this agreement by the Town Attorney has not been pursued. It is identical to the last alternate fuel vehicle grant we signed.

**Recommendation**

Council must by resolution authorize Jeffrey H. Smith, Director of Finance, to enter into this agreement (Agreement Between the State of CT and Town of Mansfield for a cash grant toward the purchase of Alternative/Clean Fuel Vehicle(s), FHWA Project No. 000R(534); State Project No. 170-2778). A copy of the resolution has to accompany the signed agreement. Council's suggested resolution is as follows:

*"Resolved that the Town Council hereby authorizes Town Director of Finance, Jeffrey H. Smith, to enter into an Agreement between the State of CT and the Town of Mansfield for a cash grant toward the purchase of Alternative/Clean Fuel Vehicle(s), FHWA Project No. 000R(534); State Project No. 170-2778 for the purchase of one Toyota Prius. Said Finance Director is further authorized and directed to execute and deliver any and all documents on behalf of the Town of Mansfield and to do and perform all acts and things which he deems necessary or appropriate to carry out the terms of such documents, including, but not limited to, executing and delivering all agreements and documents contemplated by such documents."*

**Attachments**

- 1) Excerpts from the Alternate Fuel Vehicle Grant

**AGREEMENT  
BETWEEN THE STATE OF CONNECTICUT  
AND  
THE TOWN OF MANSFIELD  
FOR A CASH GRANT TOWARD THE  
PURCHASE OF ALTERNATIVE/CLEAN FUEL VEHICLE(S)  
AND/OR DIESEL RETROFIT TECHNOLOGIES  
FHWA PROJECT NO. 000R(534)  
STATE PROJECT NO. 170-2778**

*THIS AGREEMENT*, concluded at Newington, Connecticut, this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, by and between the State of Connecticut, Department of Transportation, Joseph F. Marie, Commissioner, acting herein by Albert A. Martin, Deputy Commissioner, duly authorized, hereinafter referred to as the "STATE", and the Town of Mansfield, a public body or eligible private nonprofit or for profit corporation federally approved pursuant to the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU), having its principal place of business at 4 South Eagleville Road, Storrs, Connecticut 06268, acting herein by Jeffrey H. Smith, Director of Finance, hereunto duly authorized, hereinafter referred to as the "Second Party".

***WITNESSETH, THAT:***

***WHEREAS***, the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU), provides for federal capital improvement grants to public bodies or eligible private nonprofit and for profit corporations for the specific purpose of assisting them in purchasing alternative/clean fuel vehicle(s) and/or diesel retrofit technologies (DRT); and

***WHEREAS***, the Federal Highway Administration (FHWA) has designated the STATE as a grant recipient for capital grants under SAFETEA-LU; and

***WHEREAS***, the Governor of the State of Connecticut, in accordance with a request by the FHWA, has designated the Commissioner of the Department of Transportation to evaluate and select projects proposed by public bodies or eligible private nonprofit and for profit corporations for capital funds to purchase alternative/clean fuel vehicle(s) and/or diesel retrofit technologies (DRT) emission control device(s), hereafter referred to as DRT device(s), and

***WHEREAS***, the STATE and the Second Party desire to secure and utilize grant funds for the purchase of alternative/clean fuel vehicle(s) and/or DRT device(s) as a means of improving the air quality within the State of Connecticut; and

**WHEREAS**, the STATE, pursuant to Subsection (a) of Section 13b-34 of the Connecticut General Statutes, as revised, is authorized to enter into an Agreement with the Second Party providing for the distribution of Federal funds and State funds (if available) to enable the Second Party to purchase equipment solely for the hereinabove stated purpose, and in connection therewith, the Deputy Commissioner, given the authority to execute Express Findings by the Commissioner of Transportation, has made an Express Finding as is required by Section 13b-35 of the General Statutes of Connecticut, as revised.

**NOW, THEREFORE**, in consideration of the mutual covenants herein set forth, the STATE and the Second Party agrees as follows:

**1. Incremental Cost and Full Material Cost**

- a) **Incremental Cost:** Is defined as the purchase cost of the alternative/clean fuel vehicle, minus the cost of a conventionally powered vehicle of comparable make and model.
- b) **Full Material Cost:** Is defined as the full purchase price of DRT device(s), excluding installation and maintenance costs.

**2. Agreement of the Parties:** The purpose of this Agreement is to provide funds for the Incremental Cost of alternative/clean fuel vehicle(s) and/or DRT device(s) purchases, as described in the attached Program Summary of the Connecticut Clean Fuel Program, (hereinafter referred to as the "Program Summary") and as described in the Funding Request submitted by the Second Party which is incorporated herein by reference (hereinafter referred to as the "Funding Request"). This Agreement will state the terms, conditions and mutual understanding of the parties as to the manner in which the Project will be undertaken and continued.

**3. Term of Agreement:** The STATE will maintain a fiduciary interest in the vehicles for a period covering 24 months of their operation, commencing on the date that each vehicle is: (a) purchased and/or placed into active service, or (b) equipped with DRT device(s); or up to 100,000 miles of each vehicle's operation. During this period, the Second Party will provide the STATE or its agents with an annual certification stating whether the vehicles are still in operation and citing the most recent odometer readings for the vehicles. The Second Party will also participate in interviews with the STATE and its agents so that the STATE can obtain information on the performance of the vehicles.

The STATE reserves the right to continue this Agreement in full force and effect for a maximum period of one (1) year beyond the expiration date of December 31, 2009, as cited in the Express Finding. More than one (1) time extension may be exercised as long as the maximum period of one year is not exceeded. If the Agreement is to be continued, beyond the one (1) year period, the STATE and the Second Party shall execute a Supplemental Agreement, noting the limits of the extension.

**4. Scope of Project:** The Second Party hereby agrees to accept a Cash Grant to be used exclusively for the reimbursement of the Incremental Cost of the following alternative/clean fuel

vehicle(s) and/or Full Material Cost of the DRT device(s) at the indicated amounts. Incremental cost per alternative/clean fuel vehicle and/or Full Material Cost of the DRT device shall be annotated including: **One (1) Toyota, Prius HEV @ Six Thousand Five Hundred Dollars (\$6,500) per vehicle**, hereinafter referred to as the "Project Equipment". If the manufacturer's/vendors' invoice indicates a lesser Incremental Cost per vehicle, the Second Party will be reimbursed that lesser amount. In consideration thereof, the Second Party agrees to undertake and implement the Project in the manner described in the Program Summary.

**5. Purchase of Project Equipment:** The purchase of all Project Equipment financed in whole or in part pursuant to this Agreement shall be undertaken by the Second Party, and shall be purchased in accordance with applicable State law and the standards set forth in Office of Management and Budget (OMB) Circular A-102, incorporated herein by reference. Proof of purchase shall consist of a dated manufacturer's or vendor's invoice naming the Second Party as recipient of the Project Equipment, fully identifying the Project Equipment, marked as "Paid in Full" and signed by an official representative of the manufacturer or dealer. The invoice will also contain the vehicle supplier's statement which attests to the Incremental Cost of the alternative/clean fuel options of each vehicle or the Full Material Cost of the DRT device.

The STATE shall not incur any liability prior to the execution of this Agreement and its approval by the Attorney General of the State of Connecticut. The Second Party may order and purchase the Project Equipment in advance of receipt of a fully executed Agreement in order to expedite the delivery of the Project Equipment. **However**, this action shall be taken entirely at the risk of the Second Party. The failure of the Second Party to comply with the conditions set forth herein relieves the STATE from any and all liability under this Agreement.

**6. Payment to the Second Party:** Upon full and proper execution of this Agreement and upon receipt by the STATE of a manufacturer's or vendor's sales agreement for the Project Equipment stating the Incremental Cost of the vehicle(s) and/or the Full Material Cost of the DRT device(s), along with proof of insurance in accordance with Article 9, paragraph (b), the STATE shall make available to the Second Party a Cash Grant not to exceed **Six Thousand Five Hundred Dollars (\$6,500)**, hereinafter referred to as the "Grant". The Grant will be the maximum contribution by the STATE. Additional costs for the Project Equipment will be borne by the Second Party. Should the requested vehicle(s) and/or the DRT device(s) as indicated in Article 4 of the Agreement become unavailable; the STATE will not allow the Second Party to substitute project equipment. All awarded funds must be claimed and expended by **December 31, 2009**.

The Second Party agrees that the receipt of funds under this Agreement is subject to all controls and conditions imposed by this Agreement and the relevant Federal and/or State regulations.

The Second Party agrees that the terms of this Agreement do not constitute a loan but rather a grant for the specific purposes contained herein.

The Second Party agrees it is not authorized to allow funds appropriated under this Agreement to be used to pay its creditors unless the creditor incurred an expense specifically authorized by this Grant and relevant Federal and/or State regulations.

The STATE will reimburse the Second Party for the Incremental Cost of each specific vehicle and/or Full Material Cost of each specific DRT device indicated in Article 4 of this

termination, citing any one or more of the following reasons:

- (1) the Second Party discontinues the operation of the said Project Equipment
- (2) the Second Party takes any action and/or fails to take required action pursuant to the terms of this Agreement without the required approval(s) of the STATE; or
- (3) the Second Party being declared by competent authority to be incapable of operation under this Agreement.

Upon termination of this Agreement as provided in paragraphs (a) and (b) above, the Second Party shall forthwith return ownership and possession of the said Project Equipment to the STATE, in as good condition as it was purchased by the Second Party, with normal wear and depreciation expected. It is understood and agreed by the parties hereto that if this return cannot be made by the Second Party, the Second Party may, at the discretion of the STATE, be assessed all or a proportionate share of the then current market value of the said Project Equipment. If, however, it is clear to the STATE that the Second Party has not made a demonstrated effort to operate the Project Equipment as described in the application and required under this Agreement, at the STATE's discretion, it may require the return of the full amount of the Grant. If no Project Equipment is purchased by the Second Party prior to the termination of this Agreement, the Second Party shall return the full dollar amount of the Cash Grant to the STATE.

23. **Notices:** It is mutually understood and agreed by the parties hereto that any official notice from one such party to the other such party (or parties), in order for such notice to be binding thereon, shall:

(a) be in writing addressed to:

- (1) when the STATE is to receive such notice -

Commissioner of Transportation  
Connecticut Department of Transportation  
P. O. Box 317546  
2800 Berlin Turnpike  
Newington, Connecticut 06131-7546;

- (2) when the Second Party is to receive such notice -

Mr. Jeffrey H. Smith  
Director of Finance  
Town of Mansfield  
4 South Eagleville Road  
Storrs, Connecticut 06268

(b) be delivered in person or be mailed United States Postal Service - "Certified Mail" to the address recited herein as being the address of the party(ies) to receive such notice; and

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year indicated.

WITNESSES:

STATE OF CONNECTICUT  
DEPARTMENT OF TRANSPORTATION  
Joseph F. Marie, Commissioner

\_\_\_\_\_  
Name:

By: \_\_\_\_\_ (Seal)  
Albert A. Martin  
Deputy Commissioner

\_\_\_\_\_  
Name:

Date: \_\_\_\_\_

WITNESSES:

TOWN OF MANSFIELD

*Maria Capriola*  
Name: *Maria Capriola*

By: *Jeffrey H. Smith* (Seal)  
Jeffrey H. Smith  
Director of Finance

*Donna Neborsky*  
Name: *Donna Neborsky*

Date: 9-23-08

APPROVED AS TO FORM:

\_\_\_\_\_  
Attorney General  
State of Connecticut

Date: \_\_\_\_\_



**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *MWH*  
**CC:** Maria Capriola, Assistant to Town Manager; Gregory Padick, Director of Planning; Lon Hultgren, Director of Public Works  
**Date:** October 14, 2008  
**Re:** Acceptance of New Town Road: Extension of Adeline Place

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**Subject Matter/Background**

Following the receipt of staff reports, the Planning and Zoning Commission has determined that the extension of Adeline Place is ready for Town acceptance. This roadway was constructed in accordance with the Planning and Zoning approved Pine Grove Estates subdivision. There are existing occupied homes on the subject road.

**Financial Impact**

The extension of Adeline Place will be added to the inventory of town roads maintained by the Public Works Department. Other than routine maintenance (sanding and snow plowing during the winter season, etc.), no special costs are anticipated.

**Legal Review**

All road deeds and easements have been reviewed and approved by the Town Attorney.

**Recommendation**

Subject to condition noted below, the extension of Adeline Place is considered ready for Town acceptance. The following motion is recommended:

*Move, effective October 14, 2008, to authorize Town Manager Matthew W. Hart, subject to the condition cited below, to accept as a Town road the extension of Adeline Place as constructed in association with the Pine Grove Estates subdivision. Town acceptance shall be subject to execution by the Planning and Zoning Commission Chairman, Mansfield Controller, and the developer of a one-year maintenance bond agreement that addresses all regulatory requirements and approval conditions.*

**Attachments**

- 1) 10/06/08 letter from Planning and Zoning Commission
- 2) 10/02/08 memo from Director of Planning
- 3) 10/02/08 memo from Assistant Town Engineer
- 4) 09/23/08 letter requesting acceptance from Atty. Dennis Poitras
- 5) Portion of approved subdivision map depicting the subject road

**TOWN OF MANSFIELD  
PLANNING AND ZONING COMMISSION**

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AUDREY P. BECK BUILDING  
FOUR SOUTH EAGLEVILL ROAD  
STORRS, CT 06268  
(860) 429-3330

Tuesday, October 07, 2008

To: Town Council  
From: Planning and Zoning Commission  
Re: 8-24 Referral for road acceptance: Adeline Place Extension

At a meeting held on 10/6/08, the Mansfield Planning and Zoning Commission adopted the following motion:

“That the Planning and Zoning Commission report to the Town Council that the extension of Adeline Place constructed in association with Pine Grove Estates Subdivision is now ready to be accepted as a Town road. Upon Town Council acceptance of this road extension, the PZC Chairman, with staff assistance, is authorized to execute a one-year maintenance bond pursuant to regulatory requirements.”

Please contact Mr. Gregory J. Padick, Director of Planning if you have any questions regarding either of these motions.

**TOWN OF MANSFIELD  
OFFICE OF PLANNING AND DEVELOPMENT**

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GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Planning and Zoning Commission  
From: Gregory Padick, Director of Planning  
Date: October 2, 2008



Re: Acceptance of Adeline Place Extension, Pine Grove Estates Subdivision File #1187-2

The attached memo from the Assistant Town Engineer relates that all public works requirements for accepting the extension of Adeline Place as a Town road have been addressed. This extension was approved in association with the Pine Grove Estates Subdivision and was constructed yeas ago. Acceptance as a Town Road has been delayed for a number of reasons including landscaping and street lighting issues. These issues have now been resolved and accordingly, it is now appropriate to recommend to the Town Council acceptance of this new segment of road. The following draft motion has been prepared for the PZC's consideration:

**“That the Planning and Zoning Commission report to the Town Council that the extension of Adeline Place constructed in association with Pine Grove Estates Subdivision is now ready to be accepted as a Town road. Upon Town Council acceptance of this road extension, the PZC Chairman, with staff assistance, is authorized to execute a one-year maintenance bond pursuant to regulatory requirements.”**

Memorandum:

October 2, 2008

To: Planning & Zoning Commission  
From: Grant Meitzler, Assistant Town Engineer  
Re: Pine Grove Subdivision - Adeline Place Acceptance

reference: CL&P Communication re: streetlight billing to homeowners

This road has been waiting for sometime to be accepted due to some small items that needed attention.

These have now all be taken care of with the final item being the operating expense for the streetlights placed along the new road section of Adeline Place. Tom Goodwin, representing CL&P, has given us a letter indicating the owner adjacent to each pole will be the responsible party.

The road is now ready for Acceptance and conversion of the bonding to a 10% maintenance bond running for one year.

**Dennis R. Poitras  
Attorney At Law  
1733 Storrs Road  
P.O. Box 534  
Storrs, Connecticut 06268**

**Telephone (860) 487-0350**

Fax (860) 487-0030 or (860) 429-4694  
Email: [drpoitras@yahoo.com](mailto:drpoitras@yahoo.com)

September 23, 2008

Via Fax & mail 429-6863 (2 page sent)

Mansfield Planning and Zoning Commission  
c/o Greg Paddick, Town Planner  
4 South Eagleville Road  
Storrs, CT 06278

RE: Pine Grove Estates, LLC – Adeline Place

Dear Greg:

I am writing at the request of the developers of Pine Grove Estates to request the following action:

1. Acceptance of the road "Adeline Place" by the Town of Mansfield
2. Reduction of the road bond to the minimum required

I have also been requested to inform the commission that Connecticut Light and Power has issued a letter holding the Town harmless for maintenance and cost of operation of the light poles in place at Adeline Place. CL& P has agreed to take down poles adjacent to any lot should a property owner not wish to pay the monthly electric bill associated with the pole. A copy of that letter is attached for your reference.

~~Respectfully submitted,~~

Dennis R. Poitras

Copy: Jean Beaudoin

To Denis Petras  
From Bob Beaudoin



Connecticut  
Light & Power

The Connecticut Light and Power Company  
1270 Main Street  
Willimantic, CT 06226

Irene DeBernardo, New Service Supervisor  
(860)456-5027

Town of Mansfield  
Attn: Lon Hultgren  
Director of Public Works  
4 South Eagleville Road  
Storrs, CT 06268

December 12, 2007

Subject: Post top lights on Michelle Lane

In regards to the above lights, CL&P intends to either remove these lights or make contracts with the various residents who wish to keep them.

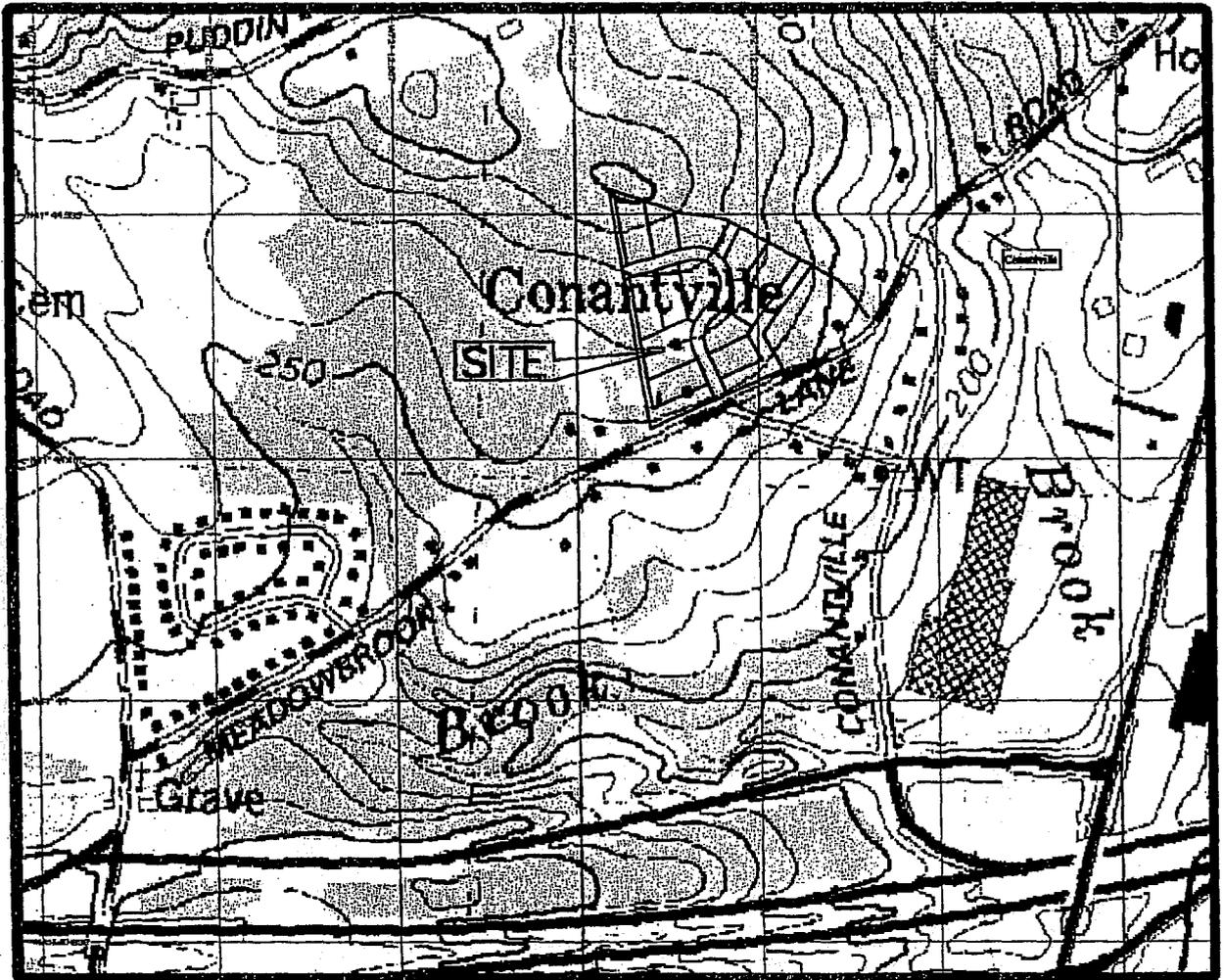
We have no intention of billing the town now or in the future for any of the post top lights.

If there are questions, please feel free to contact me.

Sincerely,

Irene DeBernardo  
New Service Supervisor Willimantic

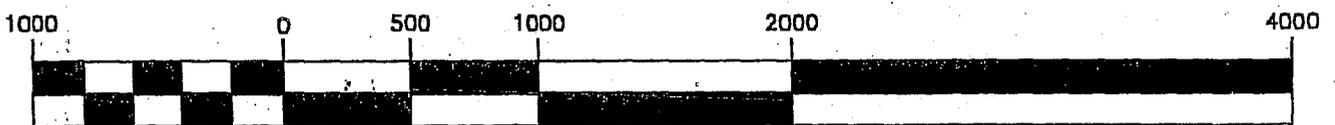
cc. Thomas Goodwin  
Beaudoin Brothers Construction  
C. Hirsch-Zoning Commission Officer



## LOCATION MAP

ZONING DISTRICT: R-20

## GRAPHIC SCALE



( IN FEET )

1 inch = 1000 ft.





**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *Matt*  
**CC:** Maria Capriola, Assistant to Town Manager; Jeffrey Smith, Director of Finance; Cherie Trahan, Controller/Treasurer  
**Date:** October 14, 2008  
**Re:** Capital Improvement Program Closeouts

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**Subject Matter/Background**

Attached please find correspondence from the Director of Finance recommending a number of adjustments to the capital projects fund. Throughout the fiscal year, we do periodically recommend such adjustments, and the Director will be available at Monday's meeting to address any questions you may have.

**Recommendation**

The Finance Committee will review the proposed adjustments at their meeting prior to the Council meeting. If recommended by the Finance Committee, it is respectfully requested that the Town Council move the following:

*Move, effective October 14, 2008, to approve the adjustments to the capital projects fund, as recommended by the Director of Finance in his correspondence dated October 14, 2008.*

**Attachments**

- 1) J. Smith re: Capital Projects Fund
- 2) Proposed Capital Fund Budget Changes

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**INTER**

**OFFICE**

# MEMO

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**FINANCE DEPARTMENT, TOWN OF MANSFIELD**

**To:** Matthew W. Hart, Town Manager  
**From:** Jeffrey H. Smith, Director of Finance  
**Subject:** Capital Projects Fund  
**Date:** October 14, 2008

Attached is an analysis of current and Proposed Revenue and Expenditure Budgets for specific Capital Projects. If adopted as presented, it will accomplish the following.

1. Officially close out completed projects:

|                                |                                     |
|--------------------------------|-------------------------------------|
| 81203 Comm Ctr Architect Study | 86279 Maintenance Building Addition |
| 81609 Pool Car 2006/07         | 86281 MMS Lavatory Fixtures         |
| 83630 Pickup Truck 2006/07     | 86821 Technology Upgrade            |
| 84901 Senior Center Study      | 86823 School Cleaning Equipment     |
| 86274 MMS Gym Partition Repair |                                     |

2. Increase/(Decrease) funding for the following completed Overspent/(Under spent) Projects.

|                                 |           |
|---------------------------------|-----------|
| 81609 Pool Car 2006/07          | (\$3,005) |
| 83630 Pickup Truck              | ( 715)    |
| 84901 Senior Center Study       | 498       |
| 86274 MMS Gym Partition Repair  | (20,639)  |
| 86279 Maintenance Bldg Addition | ( 1,965)  |
| 86281 MMS Lavatory Fixtures     | 67        |

3. Fund the salary and fringe benefits of the Capital Projects Coordinator for Fiscal Year 2007/08 in the amount of \$77,700.

4. Reduce funding for the following projects:

|                                     |            |
|-------------------------------------|------------|
| 86260 Deferred Maintenance Projects | (\$25,000) |
| 86290 Roof Repairs/Replacement      | ( 25,000)  |

JHS:cat

PROPOSED CAPITAL FUND BUDGET CHANGES

| JOB #       | DESCRIPTION                       | FUNDING SOURCE | REVENUE BUDGET |                 |                |                 |                        | EXPENDITURE BUDGET |                 |                |                | BALANCE TO SPEND (OVERSPENT) |
|-------------|-----------------------------------|----------------|----------------|-----------------|----------------|-----------------|------------------------|--------------------|-----------------|----------------|----------------|------------------------------|
|             |                                   |                | CURRENT BUDGET | PROPOSED CHANGE | AMENDED BUDGET | ACTUAL REVENUES | OVER/ (UNDER) PROPOSED | CURRENT BUDGET     | PROPOSED CHANGE | AMENDED BUDGET | ACTUAL EXPEND. |                              |
| 80101       | Capital Projects Coordinator      | CNR            | \$ 535,371     | \$ 77,700       | 613,071        | \$ 535,371      | (77,700)               | \$ 535,371         | \$ 77,700       | \$ 613,071     | \$ 613,071     | -                            |
| 81203       | Community Center Architects Study | CNR/Recr       | 21,800         | -               | 21,800         | 21,800          | -                      | 21,800             | -               | 21,800         | 21,800         | - *                          |
| 81609       | Pool Cars 2006/07                 | CNR            | 40,000         | (3,005)         | 36,995         | 40,000          | 3,005                  | 40,000             | (3,005)         | 36,995         | 36,995         | - *                          |
| 83630       | Pickup Truck 2006/07              | CNR            | 25,000         | (715)           | 24,285         | 25,000          | 715                    | 25,000             | (715)           | 24,285         | 24,285         | - *                          |
| 84901       | Senior Center Study               | CNR            | 8,750          | 498             | 9,248          | 8,750           | (498)                  | 8,750              | 498             | 9,248          | 9,248          | - *                          |
| 86274       | MMS Gym Partition Repair          | CNR            | 30,000         | (20,639)        | 9,361          | 30,000          | 20,639                 | 30,000             | (20,639)        | 9,361          | 9,361          | - *                          |
| 86279       | Maintenance Building Addition     | CNR            | 5,000          | (1,965)         | 3,035          | 5,000           | 1,965                  | 5,000              | (1,965)         | 3,035          | 3,035          | - *                          |
| 86260       | Deferred Maintenance Projects     | CNR            | 25,000         | (25,000)        | -              | 25,000          | 25,000                 | 25,000             | (25,000)        | -              | -              | -                            |
| 86281       | MMS Lavatory Fixtures             | CNR            | 5,000          | 67              | 5,067          | 5,000           | (67)                   | 5,000              | 67              | 5,067          | 5,067          | - *                          |
| 86290       | Roof Repairs/Replacement          | CNR            | 25,000         | (25,000)        | -              | 25,000          | 25,000                 | 25,000             | (25,000)        | -              | -              | -                            |
| 86821       | Technology Upgrade                | CNR            | 71,570         | -               | 71,570         | 71,570          | -                      | 71,570             | -               | 71,570         | 71,570         | - *                          |
| 86823       | School Cleaning Equipment         | CNR            | 36,000         | -               | 36,000         | 36,000          | -                      | 36,000             | -               | 36,000         | 36,000         | - *                          |
| Grand Total |                                   |                | \$ 828,491     | \$ 1,941        | \$ 830,432     | \$ 828,491      | \$ (1,941)             | \$ 828,491         | \$ 1,941        | \$ 830,432     | \$ 830,432     | \$ -                         |

Recap of Funding Changes:

CNR

\$ 1,941

\* Projects to be closed

-103-

PAGE  
BREAK



**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *MH*  
**Date:** October 14, 2008  
**Re:** Fiscal Year 2008/09 Wage Adjustment for Nonunion Personnel

---

**Subject Matter/Background**

The Town Council establishes compensation for town employees on a fiscal year basis (July 1 through June 30). With respect to salary, the town pays regular nonunion personnel according to the Town Administrators Pay Plan, which is organized on a pay grade and step system.

I would like to present the Town Council with the following recommendations for changes to the compensation for regular, nonunion employees:

- Wages – increase the pay rates in the Town Administrators Pay Plan by 3.5%, thus providing a 3.5% general wage increase retroactive to July 1, 2008.

A 3.5% wage increase is consistent with wage increases awarded to members of the Fire, Public Works, and Professional and Technical bargaining units.

3.5% is less than the current CPI for the Northeast region, which was 4.1% for 2007.

- Health insurance cost share – increase from 13% to 14% of premium for the Century Preferred PPO Plan. The PPO cost share is consistent with that paid by members of the Fire and Professional and Technical bargaining units.

Increase from 9% to 10% of premium for the Bluecare POS Plan. The POS cost share is consistent with that paid by members of the Fire, Public Works, and Professional and Technical bargaining units.

- Contribution to retiree health insurance – increase from \$190 per month to \$205 per month for employees who retire during the current fiscal year. This is consistent with contributions received by members of the professional and technical bargaining unit.

The Personnel Committee reviewed and endorsed the recommended wage and benefits changes at their September 10, 2008 meeting.

**Financial Impact**

Funds were budgeted in Fiscal 2008/09 in anticipation of a wage increase for nonunion regular personnel. As a result, approval of the wage increase will not negatively impact or increase the adopted budget. Fiscal 2007/08 nonunion wages were \$2,021,460 (including steps). Fiscal 2008/09 nonunion wages were budgeted at a cost of \$2,145,386 (including steps, and a 3.5% anticipated wage increase). The difference

between Fiscal 2007/08 and Fiscal 2008/09 budgeted costs is \$123,926 or a 6.13% impact. We have a number of junior non-union employees that have not reached the top step for their salary grade. In addition to the 3.5% wage increase, we have also budgeted step increases in the event that these employees perform satisfactorily and continue to move along the step system.

The total cost of health insurance for regular nonunion employees will be \$224,032 with the Town share at \$198,709 and the employee share at \$25,323. This is an overall **decrease** of \$1,991 or .88% below Fiscal 2007/08 costs (employer and employee share) for nonunion health insurance; this decrease is due to fewer employees selecting family coverage.

The total package (wages, health insurance [employer share], retirement, social security, Medicare, life insurance, and workers compensation) for regular nonunion personnel will be \$2,740,977 in Fiscal Year 2008/09, a \$153,580 or 5.94% increase over Fiscal Year 2007/08.

### **Recommendation**

In light of the compensation paid to other Town employees, I believe that the proposed adjustments for nonunion staff are fair and reasonable. I therefore recommend that Council endorse the recommended changes to the compensation for regular nonunion employees, as I have described above.

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

*Move, to endorse the Town Manager's recommendation to: 1) increase the pay rates in the Town Administrators Pay Plan by 3.5 percent; 2) authorize the Town Manager to award those non-exempt employees in the pay plan with a 3.5 percent wage increase; 3) authorize the Town Manager to award those exempt employees in the pay plan with a 3.5 percent wage increase; and 4) authorize the Town Manager to make the additional changes to the compensation for nonunion employees as recommended by the Town Manager in his memorandum dated October 14, 2008. Said adjustments to compensation paid to nonunion employees shall be effective July 1, 2008.*

### **Attachments**

- 1) Summary Table of Wage & Benefit Costs - FY 2008 & FY 2009
- 2) Health Insurance Costs – FY 2008 & FY 2009
- 3) Positions Impacted by Changes to Nonunion Compensation

### NonUnion Wages and Benefits: FY 2008 & FY 2009

|                               | <b>Fiscal Year 2008</b> | <b>Fiscal Year 2009</b> | <b>\$<br/>Increase</b> | <b>%<br/>Increase</b> |
|-------------------------------|-------------------------|-------------------------|------------------------|-----------------------|
| Salaries (inc.steps)          | \$2,021,460             | \$2,145,386             | \$123,926              | 6.13%                 |
| Longevity                     | \$10,150                | \$10,875                | \$725                  | 7.14%                 |
| Health Insurance (town share) | \$201,299               | \$198,709               | -\$2,590               | -1.29%                |
| Retirement (MERS)             | \$134,352               | \$142,939               | \$8,588                | 6.39%                 |
| Social Security               | \$125,330               | \$133,014               | \$7,683                | 6.13%                 |
| Medicare                      | \$29,311                | \$31,108                | \$1,797                | 6.13%                 |
| Life Insurance                | \$374                   | \$399                   | \$25                   | 6.64%                 |
| Workers Comp                  | \$65,120.81             | \$78,547.30             | \$13,426               | 20.62%                |
| <b>TOTAL</b>                  | <b>\$2,587,397</b>      | <b>\$2,740,977</b>      | <b>\$153,580</b>       | <b>5.94%</b>          |

**NonUnion Health Insurance Costs: FY 2008 v. FY 2009**

|                    |                | <b>2009 NonUnion Summary Cost</b> |                 |               |              | <b>2008 NonUnion Summary Cost</b> |                 |               |              |                                  |                                 |
|--------------------|----------------|-----------------------------------|-----------------|---------------|--------------|-----------------------------------|-----------------|---------------|--------------|----------------------------------|---------------------------------|
|                    |                | <i>1-person</i>                   | <i>2-person</i> | <i>Family</i> | <i>Total</i> | <i>1-person</i>                   | <i>2-person</i> | <i>Family</i> | <i>Total</i> | <b>\$ Increase/<br/>Decrease</b> | <b>% Increase/<br/>Decrease</b> |
| 148 &151           | Employee Share | \$2,705.12                        | \$12,460.74     | \$10,157.58   | \$25,323.44  | \$2,744.29                        | \$8,632.24      | \$13,347.88   | \$24,724.41  | \$599.03                         |                                 |
| 148 &151           | Town Share     | \$18,085.84                       | \$95,295.28     | \$85,327.74   | \$198,708.86 | \$23,110.55                       | \$67,828.37     | \$110,360.41  | \$201,299.32 | -\$2,590.46                      |                                 |
| <b>GRAND TOTAL</b> |                | \$20,790.96                       | \$107,756.02    | \$95,485.32   | \$224,032.30 | \$25,854.84                       | \$76,460.60     | \$123,708.29  | \$226,023.73 | <b>-\$1,991.43</b>               | <b>-0.88%</b>                   |

### Positions Impacted by Non-Union Wage Changes

| <u>Classification</u>                       | <u>Exempt/<br/>Non-<br/>Exempt<br/>Status</u> | <u># of<br/>people</u> |
|---|---|------------------------|
| Accountant                                  | NE  | 2                      |
| Assistant Fire Marshal/Asst. Emer. (PT)     | NE  | 1                      |
| Capital Projects & Personnel Asst           | NE  | 1                      |
| Code Enforcement Officer (PT)               | NE  | 1                      |
| Executive Assistant to Town Manager         | NE  | 1                      |
| Information Specialist                      | NE  | 1                      |
| Kitchen Aide (PT)                           | NE  | 1                      |
| Maintainer                                  | NE  | 2                      |
| Network Administrator                       | NE  | 1                      |
| Parks Coordinator (PT)                      | NE  | 1                      |
| Assistant Director of Parks & Rec           | E   | 1                      |
| Assistant to Town Manager                   | E   | 1                      |
| Controller/Treasurer                        | E   | 1                      |
| Director of Building and Housing Inspection | E   | 1                      |
| Director of Facilities Maintenance          | E   | 1                      |
| Director of Finance                         | E   | 1                      |
| Director of Human Services                  | E   | 1                      |
| Director of Parks and Recreation            | E   | 1                      |
| Director of Planning                        | E   | 1                      |
| Director of Public Works/Town Eng.          | E   | 1                      |
| Fire Chief                                  | E   | 1                      |
| Fire Marshal/Emerg. Mgmt. Director          | E   | 1                      |
| Information Technology Manager              | E   | 1                      |
| Librarian                                   | E   | 3                      |
| Library Director                            | E   | 1                      |
| Public Works Superintendent                 | E   | 1                      |
| Town Clerk                                  | E   | 1                      |

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**PAGE  
BREAK**

**MINUTES**  
**Mansfield Advisory Committee**  
**On Persons with Disabilities**

Regular Meeting – Tuesday, May 27, 2008  
2:30 PM – Conference Room B- Audrey P. Beck Building

- I. Recording Attendance: J. Sidney, J. Tanner, J. Blanshard, W. Gibbs, K. A. Easley (staff)
  - II. Approval of the Minutes for the Meeting, May 27, 2008: the minutes were approved as written.
  - III. New Business (discussion)
    - a. What is the role of the Committee Chair? Does the chair run the meeting only? Who takes the minutes? Who writes the letters?
    - b. What is K. Grunwald's role in the Committee?
    - c. Who is this committee advising?
    - d. Are the minutes from the previous meeting on the website yet?
    - e. The committee needs the minutes no later than the Friday before the Tuesday meeting.
    - f. How do we change the Federal use of "handicap" on modified parking spaces? Tom Miller, from Allied Health told of the root/meaning of the word 'handicap'
    - g. W. Gibb will send an e-mail to the group about the links from UCONN, in conjunction with the article (provided today) as a reference on the committee's website.
    - h. It was suggested that those with disabilities on the committee, when (s) he notices places where access is a problem, to bring that information to the committee.
    - i. Request was made to have available information and resources in the community, to include contact persons who are willing to work with the committee. Could we explore the possibility of a social work student for the committee?
  - IV. For the next meeting: explore a web page for the committee, focusing on the content and design.
  - V. Old Business
- ~~J. Tanner provided an article about a wheelchair simulation exercise.~~

VI. Adjournment

The meeting was adjourned at 3:50 pm

Respectfully submitted,  
Kathy Ann Easley

# MINUTES

## Mansfield Advisory Committee on Persons with Disabilities

Regular Meeting - Tuesday June 24, 2008

2:30 PM - Conference Room B - Audrey P. Beck Building

- I. Recording Attendance: K. Grunwald (staff), Bill Hammon (guest), W. Gibbs, J. Blanshard, C. Colon-Semenza, J. Tanner.  
Regrets: J. Sidney, Jacqui Kelleher
  
- II. Approval of the Minutes for the Meeting, May 27, 2008: noted that there should be clarification re: who is responsible for writing any letters on behalf of the committee (K. Grunwald); correct spelling of Wade Gibbs name in Section III.g. Minutes approved with those corrections.
  
- III. New Business
  - a. Welcome new member: Jacqui Kelleher was unable to attend this meeting.
  - b. Follow-up to questions raised at the May 27 meeting:

- It was suggested that J. Blanshard and J. Sidney will serve as Co-Chairs of the committee.
  - K. Grunwald stated that his role is to provide staff support to the committee and serve as a liaison to other departments. The role of the committee is to look at issues that may have an impact on Town policy, and to advise Department Heads, the Town Council and the Town Manager. The committee can also encourage dialogue around these issues.
  - Minutes are posted on the website only after they have been approved.
- c. Update on accessibility issues: Bill Hammon, Director of Facilities Management, talked about the fact that there is a difference between compliance with the ADA and meeting peoples' needs. He reported that the entrance door to the Town Hall by the Tax Collector's office will have an automatic opener added, and a bench will be placed there as well. A ramp is being built to provide access to the playground at the Goodwin School. Automatic door openers have been installed to the bathrooms in the Town Hall, and the "lip" on the entrances will be removed. Bill will check with Louise Bailey on the concern about accessibility to the library. We have also explored installing assistive listening technology in the Town Council Chambers, with input from resident Mark Ross. Bill will keep this committee informed of any changes.
- d. Plans for "Know Your Towns Fair": Sept. 6:  
Discussion regarding facilitating a "wheelchair

simulation” exercise at the fair. Handouts will be provided on the committee and “People First” language. K. Grunwald will send an outline of the activity to committee members.

- e. “Other”: on July 1 the Disability Advocates Coalition will be sponsoring a forum on transportation.

#### IV. Old Business

- a. Approval of draft Mission Statement: approved as written.
- b. Election of Committee Chair: J. Blanshard and J. Sidney were discussed as co-chairs. There was no formal action, given that Joan was not present.
- c. “Disability Etiquette” and People First Language: K. Grunwald provided handouts on these issues.
- d. Funding opportunities for accessibility improvements: K. Grunwald explained that he is looking for funding to add an additional accessible changing room in the family changing area at the Community Center. All funding sources appear to require some level of matching funding. He will pursue this with Curt Vincente.

- V. Adjournment: meeting adjourned at 3:45 PM. Next meeting will be on Tuesday, September 23 at 2:30 PM.

Respectfully submitted,

Kevin Grunwald

## MINUTES

### MANSFIELD ADVOCATES FOR CHILDREN

Wednesday, May 14, 2008

Southeast School

6:30-8:00 PM

PRESENT: K. Grunwald (staff), N. Hovorka, S. Baxter (staff), J. Higham, A. Bladen, L. Dahn, C. Guerreri, N. Hovorka, R. Leclerc

REGRETS: J. Goldman, M.J. Newman S. Daley, K. Paulhus, J. Stoughton, K. Russo, B. Lehmann, L. Oransoff

| Item  | <i>Discussion</i>  | <i>Outcome</i>   |
|---|--|--|
| <i>Open</i>   | <p><i>-Welcome: Chair A. Bladen called the meeting to order at 6:35 PM</i></p> <p><i>-Vote to adopt 4/2/08 MAC Minutes</i></p>   | <p>Minutes approved as written.</p>  |
| Announcements   | <p><i><u>Updates on:</u> S. Baxter distributed copies of legislative actions concerning children and youth. There is no additional funding for the competitive school readiness communities, as was hoped. Infant Toddler Group will be meeting next week. Parent Group will meet on June 6.</i></p> | <p>None</p>  |
| Leadership Work Group from Stakeholders List for Local Planning Grant | <p><i>Brainstorm activity re: specific individuals representing key groups to be represented on the LWG.</i></p>   | <p>Members will be given a copy of the Mayor's recruitment letter and a write-up on the blueprint for potential recruits. Invite potential members to the informational meeting on June 11. Contacts should be made ASAP. N. Hovorka will create a flyer for this event.</p> |

|  |  |   |
|--|--|---|
| <p><b>Blueprint Local Planning Grant</b></p> | <p><i>Review Blueprint of Local Planning Grant: A. Bladen provided background on the work currently being done on the application for the community planning grant. She pointed out that the intent is to enter this process with an open mind to identify what the priority issues are for young children in Mansfield. The goal is that over the course of the year we will have identified those issues and determine how the community plan will actually be implemented. This process will be driven by the Leadership Work Group. This will involve data collection by looking at key indicators, conducting focus groups, interviewing key informants and possibly conducting a targeted survey. We have received permission to use a portion of the TA grant for activities that will start us on the community planning process. J. Higham asked how this initiative will be linked to "Mansfield 2020", and K. Grunwald provided his understanding of the connection between the two. C. Guerreri provided a summary of the plan that has been created by Norwalk as a possible model for Mansfield to use. Steps include:</i></p> <ul style="list-style-type: none"> <li><i>-Articulate vision: this is something that needs to be articulated by the Leadership Work Group, identifying results to be achieved.</i></li> <li><i>-Identify data needed to achieve above vision: There will be a continuous cycle of collecting data, reviewing data, refining the plan and getting the information out to the community.</i></li> </ul> | <p>Contact Laura Downs from Graustein tomorrow to clarify whether or not there is any reporting required around the TA funds.</p> |
| <p><b>Meeting Evaluation</b></p>             | <p><b>Plus and Delta +Positives and ^Negatives about this meeting</b></p> <ul style="list-style-type: none"> <li><b>+ We covered all items on the agenda.</b></li> <li><b>+ We have a better understanding of the Local Planning Grant.</b></li> <li><b>^ Low attendance- Concern that MAC is not well represented at this meeting for the Local Planning Grant process.</b></li> </ul>  |   |

Meeting Adjourned at 8:00 PM

Respectfully submitted,

Kevin Grunwald

**ARTS ADVISORY COMMITTEE**  
Meeting of Tuesday, 02 September 2008  
Mansfield Community Center (MCC) Conference Room

MINUTES

1. The meeting was **called to order** at 7:07p by Acting Chair Jay Ames. *Members present:* Jay Ames, Anita Bacon, Leon Bailey, Kim Bova, Scott Lehmann, Blanche Serban. *Members absent:* Joan Prugh,. *Others present:* Jay O'Keefe (staff).

2. The draft **minutes** of the 01 July 08 meeting were approved as written; the August meeting was cancelled.

**3. Correspondence**

a. The **annual report** is due. Scott will write it up ASAP. Accomplishments for FY 07-08 include Council adoption of an art display policy for municipal buildings, display and removal procedures for the MCC, online MCC exhibit calendar with artist bios, installation of a rod for hanging flat art in the double-sided case.

b. The Town Manager informed Jay O'K that someone at the Benton had expressed interest in **AAC membership**; there was also an earlier inquiry from a resident who works at Hartford Stage. Jay A. suggested inviting these residents to attend a meeting (there are currently no openings, but some old timers might be willing to make room for them by retiring).

c. The Mansfield Library recently displayed **photos and cultural artifacts from Taiwan** and wondered if the AAC needed to approve the exhibit. The AAC took no action, as the display appeared not to be art and the inquiry was made after the July meeting. To handle future displays there, the Library should either get the Town Manager to set up an exhibit committee for the Library (on the model of the Senior Center's committee) or submit applications to the AAC in a more timely manner.

d. A juried art show will be held at this year's **Festival on the Green**. The Festival organizers had wanted to display prize-winning works at the Town Hall, but has backed off: pursuant to the new art display policy, the AAC would have to see and approve the works, and it did not meet in August. The AAC thought it still might be possible to do this, especially as some members will be involved as judges. It was agreed that the AAC should offer to display prize-winning works in the MCC display cases following the Festival until 15 October, in this and subsequent years, assuming they meet our suitability guidelines. Kim will communicate this proposal to the Festival organizers.

4. **Store 24 space.** Leon contacted Cynthia Van Zelm about the Partnership's plans the Store 24 space (see item 4, July minutes). She thought it was intended mostly for promotional purposes and that any proposal to use it for art displays would have to go to a committee headed by Dean Woods. In view of the facts that the Store 24 complex is not long for this world and that the AAC has enough trouble arranging exhibits for the MCC, it was decided not to pursue such a proposal.

5. **Art Show event.** At present, nobody on the AAC is willing to take on organizing such an event. Planning would have to start soon for an event in the spring, similar to the Arts 300 Festival at Holiday Hill in May 2003.

**6. Outreach to artists.**

a. Scott suggested having a table at **Know Your Towns Fair** or the **Festival on the Green** to advertise display opportunities at the MCC and elsewhere, as well promoting the arts more generally by making information on local theatre, dance, and music groups available. The AAC agreed that this would be a good idea for next year (it is too late to pull this information together for this year's events).

b. Blanche suggested soliciting displays at the MCC from NE Connecticut artists on Peggy Church's **Open Studio** list; she will draft a notice and e-mail it to AAC members for comment before sending it to Peggy.

c. Other suggestions were to add the MCC display application to the **Parks and Recreation website**, and to advertise display opportunities on **WHUS radio** and in the **Horizons publication**.

d. Jay A. observed that we have not done much to promote theatre or music; Leon suggested we might begin to move beyond art displays by organizing a modest **series of readings by local authors**. After some discussion, it was agreed that we should think in terms of quarterly presentations by local authors willing to do this for no fee; Leon will approach someone he knows well enough to ask to see if he would be interested in doing this in the fall or winter.

**7. MCC art displays.**

a. As Scott reported by e-mail, **Sylvia Smith** has asked that her exhibit of water media be deferred for a year, as she is having back surgery. So we have all the space to fill for the fall quarter.

b. **Martin Bloom** has applied to show collage works drawn from his current exhibit in the Jorgensen Gallery.

Some members have seen this show, and everyone was enthusiastic, though some works may not be suitable for the MCC venue. Mr. Bloom indicates that he would prefer to show collages of one type, e.g., portraits, or landscapes. Some works are delicate and should go in the display cases. Blanche will contact him about exhibiting in the fall quarter, asking what he would like to show and indicating that the AAC would have to see everything (or photos thereof); she will offer as much space as he needs.

c. **Taylor Lee Anderson**, a student at E.O. Smith, has applied to show nature photos. Kim will call and ask how big they are. Assuming the Bloom exhibit goes up in October, this one would probably have to wait until January.

d. **Francis Raiola** has asked if the display cases are available for a display during Fire Prevention Week (10/5 to 10/11). The AAC is OK with this only if Festival on the Green art isn't going in there; Kim will let Jay O'K. know

| Exhibit Period            | Entry cases                       |  | Sitting room                               |           | Hallway                           |           |
|---------------------------|-----------------------------------|--|--|-----------|-----------------------------------|-----------|
|                           | Double-sided                      | Shelves  | Upper (5)                                  | Lower (3) | Long (5)                          | Short (2) |
| Spring<br>15 Apr – 15 Jul |                                   | <i>E.O. Smith</i><br>(ceramics, etc.)<br>4/21 - 5/30 | <i>Judith Meyers</i><br>(oils)             |           | <i>John Manfred</i><br>(photos)   |           |
| Summer<br>15 Jul – 15 Aug | <i>Art Camp art</i>               | <i>Eric Roy</i><br>(jewelry)<br>6/3- 8/15            | <i>Faith Montaperto</i><br>(various media) |           |                                   |           |
| 15 Aug – 15 Sep           | <i>Festival, KYTF advertising</i> |  |  |           |                                   |           |
| Fall<br>15 Oct – 15 Jan   | <i>Martin Bloom?</i><br>(collage) |  |  |           | <i>Martin Bloom?</i><br>(collage) |           |

7. **Adjourned** at 8:39p. Next meeting: Tuesday, 07 October 08, 7:00p.

Scott Lehmann, Acting Secretary, 03 September 08; approved 07 October 08.

TOWN OF MANSFIELD

COMMUNICATIONS ADVISORY COMMITTEE

Monday, September 15, 2008

Audrey Beck Municipal Building, Conference Room C

Minutes

Members Present: Toni Moran, Aline Booth, Joyce Crepeau, Patrick McGlamery, Richard Pellegrine, and Bill Powers

Absent: Leila Fecho

Staff Present: Jaime Russell

- I. Meeting called to order at 7:02pm by chair Moran.
- II. Minutes for last meeting (September 8, 2008) were approved.
- III. Public Comment: No members of the public were present.
- IV. Old Business
  - A. Jaime Russell presented a report on the Town of Mansfield's current methods of communication (excluding the Board of Education). His presentation also included several examples of reports.
- V. New Business: There was a brief discussion about the upcoming Board of Education Building Committee's workshop on Sept. 17<sup>th</sup>.
- VI. Toni Moran expects Leigh Duffy to attend the Oct. 6<sup>th</sup> meeting
- VII. There were no communications
- VIII. Meeting adjourned at 9:04pm

Submitted by Bill Powers

MANSFIELD HISTORIC DISTRICT COMMISSION  
BOARD MEETING, Sept. 9, 2008

Members present: Atwood, Bacon, Spencer, Newmyer

The minutes of the May 13 meeting were approved.

Ted Drinkuth, builder, and Dove Kugelmass, owner of the property at 100 Mansfield Hollow Road, appeared before the Commission to obtain a certificate of appropriateness for interior remodeling, re-roofing with asphalt architectural shingles which imitate cedar shingles, and repairing existing doors and windows by removing existing storms, repainting, and replacing the storms. They also wish to replace the deck steps at the rear and change a window and two doors at some time in the future, perhaps using Brosco windows which would look similar to the original windows.

The application for a certificate of appropriateness was approved.

David Little appeared to request a certificate of appropriateness to re-roof the porch of the parsonage at the First Church of Christ in Mansfield Center. The certificate was approved.

Respectfully submitted,

Jody Newmyer  
Clerk

**Sara-Ann Chainé**

**From:** webmaster@mansfieldct.org  
**Sent:** Tuesday, October 07, 2008 9:21 AM  
**To:** Sara-Ann Chainé  
**Subject:** 9/2/08 IWA approved minutes

**MINUTES**

**MANSFIELD INLAND WETLANDS AGENCY**

Tuesday, September 2, 2008

Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), J. Goodwin, K. Holt, P. Kochenburger, B. Pociask, B. Ryan

Members absent: R. Hall, B. Gardner, P. Plante

Alternates present: M. Beal, G. Lewis, L. Lombard

Staff present: G. Meitzler (Wetlands Agent)

Chairman Favretti called the meeting to order at 7:02 p.m. Alternates Beal, Lewis and Lombard were appointed to act in place of absent members Hall, Gardner and Plante.

**Minutes:**

8/4/08-Lombard MOVED, Holt seconded, to approve the minutes as written. MOTION PASSED with all in favor except Kochenburger who disqualified himself. Pociask noted he listened to the tapes.

8/26/08-Holt MOVED, Lombard seconded, to approve the field trip minutes as written. MOTION PASSED with Favretti, Beal, Lombard and Holt in favor, and all others disqualified.

**Communications:**

The Wetlands Agent's Monthly Business report and the minutes of the 8-20-08 Conservation Commission meeting were both noted.

**Outstanding Enforcement Actions:**

W1400 - Glode - Stafford Road  
Item was tabled.

**Old Business:**

W1410 - St. Marks Episcopal - N. Eagleville Rd., parking addition and reconstruction

Paul Magyar submitted an 8-27-08 revised plan depicting a change in driveway location. Holt MOVED, Pociask seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to St. Mark's Episcopal Chapel (File # W1410), for reconstruction and repair of the parking area, on property owned by the Missionary Society of Episcopal Diocese of Connecticut, located at 42 North Eagleville Road, as shown on plans dated 7/25/08, revised through 8/27/08, and as described in other application submissions.

This action is based on a finding of no significant impact on the wetlands, and is conditioned on the following provisions being met:

1. Appropriate erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized.
2. The contractor shall notify the Wetlands Agent (tel. 429-3334) with the name and phone number of the appropriate contact person;
3. Any change to the plans shall come back to the IWA Officers and staff for further review and approval.

This approval is valid for a period of five years (until September 2, 2013), unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED with all in favor except Kochenburger who disqualified himself.

W1411 - Chovnick - Stafford & Cider Mill Rd., showroom addition  
Item tabled awaiting applicant.

W1412 - Bagwell - Chaffeeville Rd., garage restoration & addition  
Favretti noted that the applicant was not present. Holt MOVED, Lombard seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to Mallory and Michelle Bagwell (File # W1412), for a 10' x 10' addition and restoration of an existing 15' x 18' structure (formerly a garage) on property owned by the applicant located at 504 Chaffeeville Road, as shown on plans dated 1/1/01, revised through 6/27/08, and as described in other application submissions.

This action is based on a finding of no significant impact on the wetlands, and is conditioned on the following provisions being met:

1. Appropriate erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized.
2. Silt fence shall be placed along the top of the stone retaining wall to protect the adjacent wetlands, down gradient of the wall and garage foundation.

This approval is valid for a period of five years (until September 2, 2013), unless additional

time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED with all in favor except Kochenburger who disqualified himself.

#### W1413 - BT Partners LLC - Storrs Rd, Parking lot addition

Norvil Smith of BT Partners was present and noted John Ianni's report. Holt MOVED, Ryan seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to **BT Partners, Inc.** (file no. W1413), for the addition of 10 parking spaces within the regulated area on property owned by the applicant known as 1768 Storrs Road located on the north side of Route 195, as shown on plans dated 7/14/2008, and as described in other application submissions. This action is based on the application submissions, all evidence presented in a public meeting held on September 2, 2008, observations made on a field trip to the site on August 26, 2008, and consideration of applicable regulations.

This action is based on a finding of no significant impact on the wetlands, and is conditioned on the following provisions being met:

1. Appropriate erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized.

This approval is valid for a period of five years (until September 2, 2013), unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED with all in favor except Kochenburger who disqualified himself.

#### W1411 - Chovnick - Stafford & Cider Mill Rd., showroom addition

Wetlands Agent Meitzler summarized his memo and noted he is concerned that the driveway entrance width is less than 16 feet. The applicant indicated that he will revise the plans to widen the driveway and revise the parking. Members requested the applicant submit a revised plan prior to the next meeting, showing proposed grading for the driveway widening and relocated parking. Holt MOVED, Pociask seconded, to table action on this application until the next meeting. MOTION PASSED UNANIMOUSLY.

#### **Public Hearing:**

#### W1409 - Unistar Properties LLC - Browns/Stafford Rds., 3 lot subdivision

Chairman Favretti opened the continued Public Hearing at 7:35. Member present were R. Favretti, J. Goodwin, K. Holt, B. Pociask, B. Ryan, and alternates Beal, Lewis and Lombard who were appointed to act. Kochenburger disqualified himself. Wetlands Agent Meitzler noted the following communications received and distributed to all members: an 8-20-08 memo from G. Meitzler, Wetland Agent; an 8-19-08 letter from Paul Magyar, Lenard Engineering; an 8-18-08 copy of a letter from Magyar to the EHHD; an 8-7-08 letter from CT. DEP; and an 8-15-08

set of revised plans.

Attorney Samuel Schragger noted that the previous Public Hearing was tabled pending a response from the DEP. The DEP responded that they have no further questions or comments. Favretti noted no further comments from the public or the agency. Holt MOVED, Pociask seconded, to close the Public Hearing at 7:40 p.m. MOTION PASSED with all in favor except Kochenburger who disqualified himself.

**Old Business:**

**Consideration of Action:**

W1409 - Unistar Properties LLC - Browns/Stafford Rds., 3 lot subdivision

Holt MOVED, Pociask seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to Unistar Properties, LLC (File # W1409), for construction of driveways, home sites and septic systems within the regulated area, on property owned by the applicant, located on Stafford and Browns Roads, as shown on plans dated 8/15/08, and as described in other application submissions, and as heard at Public Hearings on August 4, 2008 and September 2, 2008.

This action is based on a finding of no significant impact on the wetlands, and is conditioned on the following provisions being met:

1. Appropriate erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized.

This approval is valid for a period of five years (until September 2, 2013), unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED with all in favor except Kochenburger who disqualified himself.

**Public Hearing:**

W1414 - R.F. Crossen Contr. LLC - Storrs Rd., 6 lot subdivision

Chairman Favretti opened the Public Hearing at 7:41 p.m. Member present were R. Favretti, J. Goodwin,

K. Holt, P. Kochenburger, B. Pociask, B. Ryan, and alternates Beal, Lewis and Lombard who were appointed to act. Wetland Agent Meitzler read the legal notice as it appeared in the Chronicle on 8-19-08 and 8-27-08. Meitzler indicated that abutter notification has been received and noted the following communications received and distributed to all members: an 8-28-08 memo from G. Meitzler, Wetlands Agent; and an 8-19-08 report from J. Ianni, Professional Soil Scientist.

Mark Peterson, P.E., of Gardner and Peterson Associates, LLC, reviewed the proposal, noting the only significant change from the previously denied proposal is the wetland crossing. In place of the former closed culvert crossings, Peterson is proposing a bottomless arch culvert

which rests on footings on each side of the stream.

John Ianni, Soil Scientist, reviewed the site with particular attention to the three significant fingers of wetlands. He noted the first wetlands crossing is a conveyance wetland. He reviewed how the arch culvert works, noting it preserves the stream bed and reduces wetland impact, but does take longer to construct and is more expensive.

Holt questioned how far the vernal pool is from Lot #14. Ianni indicated there is a distance of 160 feet from the house to the vernal pool. She also questioned the location and method of installation of the arch culvert footings, and asked about the separating distances for Lots #12 and #13 between the wetlands and their reserve and septic systems.

Favretti noted no further questions or comments from the public, applicant or Agency. Pociask MOVED, Beal seconded, to close the Public Hearing at 8:11 p.m. MOTION PASSED UNANIMOUSLY.

**New Business:**

**W1415 - Madrid Corporation - Crane Hill Rd., 1 lot resubdivision**

Goodwin MOVED, Holt seconded, to receive the application submitted by Madrid Corporation (File W1415) under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for approval of a building lot at Crane Hill Road, on property owned by the applicant, as shown on a map dated 8/8/08 and as described in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment. MOTION PASSED UNANIMOUSLY.

**W1416 - Ouimette - Woodland Rd., single family house in buffer**

Goodwin MOVED, Lombard seconded, to receive the application submitted by Dan Ouimette Builders, LLC, (File W1416) under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for the construction of a single family residence with on-site septic and well, at Woodland Road, on property owned by Michael Sikoski, as shown on a map dated 8/26/08 and as described in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment. MOTION PASSED UNANIMOUSLY.

**Field Trip Date:**

September 10, 2008 at 1:30 P.M.

**Reports of Officers and Committees:**

Noted.

**Other Communications and Bills:**

Noted.

**Adjournment:**

The meeting was adjourned at 8:14 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary

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## Sara-Ann Chainé

**From:** webmaster@mansfieldct.org  
**Sent:** Tuesday, October 07, 2008 9:20 AM  
**To:** Sara-Ann Chainé  
**Subject:** 9/10/08 IWA Approved field trip minutes

### MINUTES

#### MANSFIELD INLAND WETLAND AGENCY/PLANNING AND ZONING COMMISSION

#### FIELD TRIP

#### Special Meeting

Wednesday, September 10, 2008

Members present: R. Favretti, M. Beal, J. Goodwin, R. Hall, K. Holt, L. Lombard, B. Ryan

Staff present: G. Meitzler, Wetlands Agent, Assistant Town Engineer;  
S. Lehman (Conservation Commission), G. Padick, Director of Planning;

1. GHIAEI PROPERTY, 1620 STORRS RD., proposed conversion to a two-family dwelling. PZC file #1276

Members were met by Mr. Ghiaei who noted that approval is being sought for existing units and that no new work has been proposed. Site and neighborhood characteristics were observed. No decisions were made.

2. GRAND UNION PLAZA, 591 MIDDLE TPK., proposed arcade use. PZC file #1277

Padick briefly described the proposed change in use which does not include any site work. Site and neighborhood characteristics were observed. No decisions were made.

3. OUIMETTE SITE, WOODLAND RD., (about 1,000 feet south of Gurleyville Rd.) Proposed house lot. IWA file W1416

Participants observed proposed house and septic system locations with respect to site characteristics. Particular attention was given to the location and nature of wetlands and site topography. No decisions were made.

4. MADRID CORPORATION PROPERTY, CRANE HILL RD. (about 500 feet south of Browns Rd.), proposed 1 lot subdivision. IWA file W1415, PZC file #548-2

Members were met by project engineer M. Peterson and 5 neighboring property owners. Site and neighborhood characteristics were observed. Particular attention was given to the location and character of wetland areas, site topography, specimen trees and proposed house and driveway locations. No decisions were made.

The field trip ended at approximately 3:05 p.m.

Respectfully submitted,

K. Holt, Secretary

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**Sara-Ann Chainé**

**From:** webmaster@mansfieldct.org  
**Sent:** Tuesday, October 07, 2008 9:22 AM  
**To:** Sara-Ann Chainé  
**Subject:** 9/15/08 IWA approved minutes

MINUTES

MANSFIELD INLAND WETLANDS AGENCY

Special Meeting

Monday, September 15, 2008

Council Chambers, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Acting Chairman), B. Gardner, R. Hall, K. Holt, P. Kochenburger, P. Plante, B. Pociask, B. Ryan,

Members absent: R. Favretti

Alternates present: M. Beal, G. Lewis, L. Lombard

Staff present: G. Meitzler (Wetlands Agent)

Acting Chairman Goodwin called the special meeting to order at 7:00 p.m. Alternate Lombard was appointed to act in Favretti's absence.

**Outstanding Enforcement Action:**

W1400 - Glode - Stafford Rd near Mansfield City Rd

Meitzler noted that no clean up has occurred at this time, adding that the Glodes have hired a surveyor as they are disputing that the dumping is on their property. Plante requested that action be postponed for two weeks, as he is asking the Lions Club to clean up the property as a community service. The consensus of the Agency was to wait until the next meeting to see if the Lions Club will agree to assist with the cleanup.

**Old Business:**

W1414 - R.F. Crossen Constr. LLC - Storrs Rd. - 6 lot subdivision

Holt MOVED, Ryan seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to **R.F. Crossen Contractors LLC** (file no. W1414), for a 6-lot subdivision on property owned by the applicant, located on the north side of Storrs Road, as shown on plans dated 3/31/2008 revised through 7/29/2008, and as described in other application submissions. This action is based on the application submissions, all evidence and testimony presented in a public hearing held on

September 2, 2008, observations made on a field trip to the site on August 26, 2008, and consideration of applicable regulations.

The Agency hereby finds:

1. Credibility in the testimony from the applicant's engineer, supported by testimony from John Ianni, soil scientist, concluding that the locations chosen for the two driveway wetland crossings are "conveyance" wetland areas rather than "containment" areas. The driveway crossings being placed in the "conveyance" wetland sections should minimize impact on the flood storage function of this portion of the Nelson's Brook wetland system. The long term water storage function of the site's wetlands will be preserved by the avoidance of construction activity in the wetland containment areas on the site.
2. The revision changing the two brook crossings from piped flow to open bottom arch pipes is an acceptable alteration to the previously submitted design for the brook flow at these two crossings that will preserve the existing wetland function of these wetlands. The design is considered consistent with the 2008 DEP Guidelines for Stream Crossings booklet.
3. The sediment and erosion plan treatment of the two driveway crossings is considered consistent with the CT. DEP Water Quality Guidelines. The drainage design submitted indicates the open bottom arched pipe installation has been proposed to limit flooding and maintain wetland function. In addition, the driveway crossing nearest Storrs Road has a down-slope approaching the actual wetland crossing that has been provided with a stormwater retention basin to contain sedimentation and moderate run-off.
4. The project offers a long term commitment of resources in the preservation of more than 26 acres of open space dedication to the Town.
5. Although proposed development area envelopes are close to wetland areas, slopes are not significant in these areas and undeveloped buffer areas near wetlands can be preserved.
6. A feasible and prudent alternative does not exist based on evidence presented at the public hearing. There will be some loss of wetlands at each crossing but the appropriate locations and protective treatments have been proposed.

Based on the above considerations, the Agency hereby finds this project will not cause significant impact, provided the following conditions are met:

- A. The proposed wetland crossings shall be constructed during low flow periods, typically during the late summer period. The Inland Wetlands Agent shall be contacted prior to the start of this work and the Agent shall determine the appropriateness of the proposed construction period. Once started the crossing work and associated drainage improvements shall be completed expeditiously, and disturbed areas stabilized in accordance with the approved plans.
- B. To help ensure prompt completion of the wetland crossings, and driveway drainage outlet areas and all other storm water management improvements, a \$5,000 cash site-development bond, with a bonding agreement to be approved by the Inland Wetlands Agency Chairman with staff assistance, shall be posted before common driveway work begins.

C. No construction permits shall be issued until all required state and federal permits have been obtained. Any revisions to the Storm Water Management Plan shall be reviewed and approved by the Inland Wetlands Agency before installation work begins. Any changes to the plans may require additional review by the Agency.

D. Best Development Practices, as outlined on the Erosion Control Notes and Detail sheet of the plans, shall be followed.

E. All erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction and maintained during construction and removed when disturbed areas are completely stabilized.

F. No construction permits shall be issued until legal documents are filed on the land records for the open space dedication area and until this area is delineated with surveying pins and open space tags placed every 50' to 100' along the open space boundaries.

G. To help reduce the potential for impacts on wetland areas proximate to the subdivision's development area envelopes, the final maps shall be revised as follows:

1. The area west of proposed development on Lots 13, 16 and 17 (in general, west of depicted development area envelopes) shall be added to the open space area to be deeded to the town.

2. Conservation Easement areas shall be placed on Lots 12, 13, 14, 16 and 17. These easements shall include wetland areas and areas between wetlands and development area envelopes. As considered appropriate, the easement areas may be made larger to facilitate delineation. On those lots that abut open space areas to be deeded to the town, the easement or buffer areas may be added to the open space parcel. As appropriate, the easements shall authorize the construction and maintenance of driveway and drainage improvements. Any questions regarding open space or conservation easement delineations shall be resolved by the IWA Chairman with staff assistance.

This approval is valid for a period of five years (until September 15, 2013), unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED UNANIMOUSLY.

**Adjournment:**

The meeting was adjourned at 7:17 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary

MANSFIELD PUBLIC LIBRARY  
ADVISORY BOARD  
April 22, 2008

6:00 P.M.  
Mansfield Public Library  
Minutes

**Present:** E. BarShalom, L. Bailey, ex officio, S.Q. Clark, presiding, W. Hare, C.Rees, E. Chibeau

**Absent:** H. Hand, B. Katz, D. Truman

The meeting was called to order.

**MINUTES:** Minutes of the January 24, 2008 meeting were accepted.

**COMMUNICATIONS:** None.

**LIBRARIAN REPORT:**

I. 2009 Budget Proposal

- Using statistics from Mansfield Public Library, the "library value use calculator" was used to determine that it costs the Town of Mansfield about \$613,200 to provide \$3,125,864 worth of library services if people had to purchase the materials and services the library provides.
- 45% of the adult nonfiction books have copyrights dating back more than 15 years. The State Library recommends weeding 10 – 15% of the collection each year. Mansfield Public Library does not have enough staff time to implement the weeding or a budget large enough to supply current, accurate replacements.
- Books and other items are not fixed assets, but rather consumed goods: circulating items become damaged/worn/outdated/surpassed with newer information.

II. Web Page Update

- The Board members present reviewed the changes made to the Library's web site. The right side of the screen now delineates what services and/or commercial databases are available only to Mansfield residents through remote access. All databases are available to anyone who comes into the Library.

**NEW BUSINESS**

- The Library's policies and mission statement are due for a review.
- The Minimum Standards for CT Principal Public Libraries should be reviewed and compared to Mansfield Public Library.

**OLD BUSINESS**

None.

**ADJOURNMENT**

Submitted by Louise Bailey, temporary secretary



**TOWN OF MANSFIELD/MANSFIELD PUBLIC SCHOOLS  
SCHOOL BUILDING COMMITTEE  
Wednesday, August 20, 2008  
Audrey P. Beck Municipal Building  
Town Manager's Office**

MINUTES

- Present:** Mary Feathers, Chair, Elizabeth Paterson, Anne Willenborg
- Absent:** Cherie Trahan, Norma Fisher-Doiron, Fred Baruzzi, Mark Boyer, Anne Rash, Jaime Russell, Jim Palmer
- Staff:** William Hammon, Jeff Smith, Matt Hart, Jeff Cryan, Eric Ohlund, Candace Morrell, Debra Adamczyk, Fred Baruzzi
- Guest:** Rick Lawrence, Rick Lawrence Associates, Tom DiMauro, Newfield Construction, Jim Barrett, DRA, Mike Callahan, Fuss & O'Neill

**1. Call to Order/Roll Call**

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

**2. Meeting Minutes**

The minutes of June 11, 2008 were moved, seconded and approved unanimously.

**3. Opportunity for the public to address the Committee**

No one came forward.

#### **4. Fuss & O'Neil re: MMS Fossil Fuel Project**

Mr. Callahan reported that the invitation has been published with the bid opening on September 23, 2008. Gas main design has been started. The Town will do the Davis Road portion of the gas main. The other two sections will be bid out to a contractor. Design for those bids will be mid-September with the bid results due back one or two weeks after the bid is due. Goal for completion is the fall of 2009.

#### **4. Architect's Report**

Mr. Lawrence reported he and Mr. Barrett had compared notes and that there were two major topics to be taken care of. The first topic was the slide presentation with the tweaking of the numbers and the different options. The second major topic is the schedule with bringing it to the Town and what is needed from the architect for information and distribution.

To review Option A is repairs and maintenance at the schools as they are needed. Mr. Barrett pointed out that Option C numbers should have been \$51 million as the cost to the Town of Mansfield, not \$44 million as stated in the minutes of June 11, 2008.

Option B was one new elementary school, middle school renovations and removal of the relocatables and reconstruction of the office would be a part of that. This option would be the lowest cost to the Town of Mansfield taking into account the reimbursement from the State.

Option C would include the middle school to stay the same as the handout showed, with the elementary schools would each have media center and computer room additions, roof and window replacements, solar panels and the addition would replace the modulars.

Option D would completely renovate two schools and close one with additions to those two schools. The middle school would stay the same as previous options.

A detailed discussion followed as to what or if to title each Option.

#### **5. Construction Manager Services**

Mr. DiMauro stated that he will be confirming the costs with the Architects prior to the publication of the notice for the informational meeting. All costs will be predicated on the fact that the referendum will occur and that the grant application will be to the State prior to June 30, 2009.

## **6. Other**

The next School Building Committee meeting will be held September 10, 2008 in the Council Chambers at 5:00, with the MMS Fuel Conversion being held on the same date and location. The informational meeting will be held on September 17, 2008 at the Mansfield Middle School at 7:00 p.m. The location at the school will be on the informational meeting notice.

## **7. Adjournment**

Ms. Paterson adjourned the meeting at 6:25 p.m.

Respectfully submitted,

Linda Patenaude  
Capital Projects and Personnel Assistant

TOWN OF MANSFIELD  
Solid Waste Advisory Committee  
Minutes of the Meeting  
May 22, 2008

Present: Smith, Knox, Ames, Hultgren (staff), Walton (staff)

The meeting was called to order at 7:35 p.m.

The minutes of the January 24, 2008 were approved.

Walton reported that the Mansfield Earth Day celebration on April 26, 2008 brought together a hundred or more people with an environmental interest. The bulb vendor sold out of compact fluorescent bulbs and the EO Smith green teens exchanged incandescent bulbs for fluorescent bulbs. The incandescent bulbs are going to be recycled by Northeast Lamp Recyclers. In preparation for the exchange, Walton learned that the base of the bulbs contain lead. Some brands have higher lead concentrations than others. Walton was asked to find out which brands have a higher lead content. The day could be seen as a success, although for the amount of time it takes to arrange an event, Walton recommended that the Clean Energy Team focus their energies on other programs, such as facilitating home energy audits. Hultgren talked about getting a grant for the housing inspectors to be trained to do home energy audits. Walton added that the clean energy team discussed offering home energy audits, like CL&P, where certain energy efficiency changes are made during the audit.

Walton stated that the compost bins for Vinton and Goodwin are being built and should be in place sometime next year. Southeast School and the Middle School are both functioning independently, without help from Walton.

The Connecticut legislative session ended with the bottle bill becoming completely changed and the single-stream bill being used by the anti-bottle bill lobby as the alternative to the bottle bill. Both bills died.

Hultgren reported that the Bergen Correctional Facility crew did some litter collection along the Hunting Lodge Road corridor. Although they have not been able to provide many days of service to the Town, they should help for another day or two. Public works summer help was hired three weeks earlier to do litter collection along the collector roads. Several residents came in for trash bags for Rid Litter Day (more than the usual 3 residents).

Walton reported that there were 50 people who signed up for and attended the composting workshop. This was the first workshop where there were no discounted compost bins available for residents, yet it was also one of the larger attended workshops.

Walton looked into the cost for unsorted alkaline batteries, which is \$0.10 extra per pound. It was

decided to continue sorting the batteries in order to avoid the extra cost.

The next Festival on the Green is September 14, 2008. Walton is working with the festival committee to make some improvements in the trash sort – including early communication and guidance for interested exhibitors. This year environmental groups from UConn, the public schools and community will be asked to be in charge of one of the six waste stations. Help will be needed to set-up and take down the waste stations.

There is interest in the Town hosting the sale of rain barrels. It was suggest that staff look into arranging a group order.

Hultgren stated that the contract with SCRRRA to deliver municipal solid waste (MSW) to the Preston incinerator ends June 30, 2008. Willimantic Waste Paper, Covanta Energy, CRRA and Wheelabrator Technologies submitted proposals. Willimantic Waste Paper's proposal is the best at \$67.25 per ton of MSW. This will save the Town \$4.75 per ton, or \$11,400 per year, and also about \$3,000 per year in hauling costs. A contract with Willimantic Waste Paper is being negotiated.

Walton reported that Cynthia Boyle, who works as maintenance staff for UConn's Hilltop and Charter Oak Apartments, is interested in piloting a collection of unopened, non-perishable food for Food Share at the time of May move-outs. According to Cynthia, food from the pantry accounts for about one third of the waste at this time of the year. She has already worked out most of the arrangements, designing it to be simple and maintenance staff-friendly. Walton would like to work with Cynthia by offering this at one or more of the off-campus apartments for next year's move-out.

Hultgren reported that the public works mechanics are unable to get parts to repair the 15-year old tub grinder. The options that are being looked into are getting used parts to fix it, which is estimated to cost about \$15,000, hiring in a grinding service once a year which costs between \$5,000 to \$10,000, or replacing the tub grinder with a lend/lease arrangement for \$11,000 per year.

The next meeting is scheduled for July 24, 2008. The meeting was adjourned at 8:50 pm.

Respectfully Submitted,

Virginia Walton  
Recycling/Refuse Coordinator

Cc: Lon R. Hultgren, Director of Public Works, Members, file, Town Manager, Town Clerk

To: Town Council/Planning & Zoning Commission  
 From: Curt Hirsch, Zoning Agent  
 Date: October 7, 2008

Re: *Monthly Report of Zoning Enforcement Activity*  
*For the month of September, 2008*

| Activity                            | This month | Last month | Same month last year | This fiscal year to date | Last fiscal year to date |
|-------------------------------------|------------|------------|----------------------|--------------------------|--------------------------|
| Zoning Permits issued               | 12         | 18         | 19                   | 51                       | 72                       |
| Certificates of Compliance issued   | 10         | 18         | 20                   | 47                       | 54                       |
| Site inspections                    | 71         | 42         | 57                   | 161                      | 204                      |
| Complaints received from the Public | 13         | 3          | 5                    | 25                       | 10                       |
| Complaints requiring inspection     | 8          | 1          | 4                    | 14                       | 8                        |
| Potential/Actual violations found   | 4          | 2          | 3                    | 11                       | 7                        |
| Enforcement letters                 | 16         | 8          | 6                    | 31                       | 54                       |
| Notices to issue ZBA forms          | 1          | 1          | 3                    | 2                        | 6                        |
| Notices of Zoning Violations issued | 11         | 1          | 8                    | 13                       | 15                       |
| Zoning Citations issued             | 2          | 0          | 0                    | 2                        | 0                        |

Zoning permits issued this month for single family homes = 0 multi-fm = 0  
 2007/08 fiscal year total: s-fm = 20, multi-fm = 11

MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING  
MINUTES  
SEPTEMBER 10, 2008

Chairman Pellegrine called the meeting to order at 7:00 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building.

Present: Members – Fraenkel, Pellegrine, Singer-Bansal, Wright

Alternates – Accorsi, Clauson, Gotch

Absent: Member – Katz

**MALLORY BAGWELL & MICHELE FEME-BAGWELL – 7:00 PM**

To hear comments on the application of Mallory Bagwell & Michele Feme-Bagwell, Chaffeeville Rd (east side, about 800' south from Wildwood Rd), for a Special Exception of Art IX, Sec C.2.b to construct a 10' x 10' addition to existing non-conforming structure, 52' from front property line where minimum setback is 60'.

Mallory Bagwell said that the existing structure is an old garage that has greatly deteriorated, although the foundation is still in good shape. He would like to use this structure, with the addition, for storage. Eventually he plans to put a house on the property to use as his residence.

Neighborhood Opinion Sheets were received, showing no objections from abutters.

**Business Meeting**

Fraenkel made a motion to approve the application of Mallory Bagwell & Michele Feme-Bagwell, Chaffeeville Rd (east side, about 800' south from Wildwood Rd), for a Special Exception of Art IX, Sec C.2.b to construct a 10' x 10' addition to existing non-conforming structure, 52' from front property line where minimum setback is 60', as shown on submitted plan.

Clauson acted as regular voting member for this hearing.

In favor: Clauson, Fraenkel, Pellegrine, Singer-Bansal, Wright

Reasons for approval:

- Will not be detriment to neighborhood
- Asset to neighborhood
- No opposition from neighbors

**STACIA BATES-STORRS – 7:30 PM**

To hear comments on the application of Stacia Bates-Storrs, 584 Ash St, for a Special Exception of Art IX, Sec C.2.b to construct a deck that would encroach an additional 7' into the required front yard of a non-conforming house.

Michael Storrs said that the plan is to replace the deteriorating front and side stairs with a deck which will include stairs and landings leading to both entrances of the house.

A Neighborhood Opinion Sheet was received, showing no objections from abutters.

**Business Meeting**

Wright made a motion to approve the application of Stacia Bates-Storrs, 584 Ash St, for a Special Exception of Art IX, Sec C.2.b to construct a deck that would encroach an additional 7' into the required front yard of a non-conforming house, as shown on submitted plan.

Accorsi acted as regular voting member for this hearing.

In favor: Accorsi, Fraenkel, Pellegrine, Singer-Bansal, Wright

Reasons for approval:

- Asset to neighborhood
- Harmonious with setting
- Safety

**APPROVAL OF MINUTES FROM AUGUST 13, 2008**

Wright moved to approve the minutes of August 13, 2008 as presented.

In favor: Pellegrine, Singer-Bansal, Wright, Accorsi, Gotch

Clauson and Fraenkel abstained from the vote.

**CONNECTICUT DEPARTMENT OF TRANSPORTATION (626 STORRS RD) –  
CONTINUANCE – 8:00 PM**

Derrick Ireland, representing the Connecticut Department of Transportation, submitted a pamphlet entitled “Property Acquisition for Transportation Projects” prior to the meeting.

Susan Libatique, Project Engineer for the DOT, discussed the history of the project, which began in 1995. The Town was included in the plan design, public information meetings were held and the Town Council approved the plan in 2006. A study based on volume was conducted and showed there was no need for a traffic signal.

There was a discussion on the septic system for this property and whether or not it may be affected by the construction. The DOT checked with the town’s health department for information on the location of the septic, but no records were found.

Shrubs will be planted as a buffer and the high embankment will be removed, to improve the site line.

A Neighborhood Opinion Sheet was received with the signature of abutter, Shirley Olsen, showing no objections.

Property owner, Michael Wong, asked questions pertaining to the study conducted regarding a traffic light. He also questioned the process the State uses to compensate property owners for acquisitions.

Abutter, Jeanne Victor, had questions pertaining to the traffic light study and expressed concerns regarding Mr. Wong’s septic system and how a replacement system, if necessary, could affect her property.

It was decided that the DOT should obtain the health department’s determination on the use of the remaining land for a new septic system for a 3-family house. The hearing was continued until October 7, 2008.

**CONNECTICUT DEPARTMENT OF TRANSPORTATION (636 STORRS  
ROAD) – 8:50 PM**

Questions were raised regarding the possible impact on the well. Derrick Ireland maintained that there would be no affect on the well and Susan Libatique said the existing slope will be raised 4-6 inches, which should not have any affect on the well.

**Business Meeting**

Wright moved to approve the application of Connecticut Department of Transportation, 636 Storrs Rd, for a Variance of Art VIII, Sec A, Schedule of Dimensional Requirements – minimum lot area, for a variance of 724 sq ft to reduce the area of an existing non-conforming lot to make intersection improvements on Storrs Rd at Chaffeeville Rd, as shown on submitted plan.

Accorsi and Gotch acted as regular voting members for this hearing.

In favor: Accorsi, Gotch, Pellegrine, Singer-Bansal, Wright

Reasons for approval:

- Hardship – no other land available

**ROSS LJ&G PROPERTIES LLC APPEAL**

A Motion to Amend Process, dated September 5, 2008 was sent by Attorney Samuel Schragger to amend the return date of August 19, 2008. The Zoning Board of Appeals decided to ask the town attorney to file a motion to dismiss.

In favor: Fraenkel, Pellegrine, Wright, Accorsi, Clauson, Gotch

Singer-Bansal recused herself.

**ADJOURNMENT**

Meeting was adjourned at 9:05 p.m.

Respectfully Submitted,

Julie Wright  
Secretary

PAGE  
BREAK

Item #12

# STATE REGULATORY BULLETIN



THE VOICE OF LOCAL GOVERNMENT

**CONNECTICUT CONFERENCE OF MUNICIPALITIES**

900 CHAPEL STREET, 9th FLOOR, NEW HAVEN, CT 06510-2807 PHONE (203) 498-3000 • FAX (203) 582-6314

[www.ccm-ct.org](http://www.ccm-ct.org): Your source for local government management information on the Web

September 17, 2008, Number 08-08

## AT&T Must Receive Consent, Notify Municipalities of Large Cable Boxes

On September 5th, the Department of Public Utility Control issued a draft ruling ordering AT&T to (a) obtain consent from property owners before installing large cable utility boxes associated with its new "u-verse" television service ("V-RAD boxes") and (b) **notify municipalities on the proposed locations**. AT&T initially installed over 2,000 V-RAD boxes without asking for consent from property owners or local public works departments. Due to complaints from property owners, Bridgeport, Danbury and Stamford formally requested that the DPUC investigate the procedure that AT&T had followed.

The draft ruling orders AT&T to receive approval from the adjoining property owner to install V-RAD boxes and notify the municipality of the exact location of the box including the utility pole number, street address and intersecting streets. The ruling also orders AT&T to file quarterly reports to the DPUC outlining the rates of approval and rejection made by V-RAD property owners. A final ruling is expected to be issued September 29.

Please mail all written comments by Friday, September 26th to:

**Nicholas E. Neeley**  
Acting Executive Secretary  
Department of Public Utility Control  
10 Franklin Square  
New Britain, CT 06051

All comments should refer to docket # 07-03-34. For more information on filing comments, please call Lisa Lewis of the DPUC at (860) 827-2870.

###

For more information or a copy of the ruling, please contact Mike Johnson, CCM Legislative Analyst, at (203) 498-3000 or via email at [mjohnson@ccm-ct.org](mailto:mjohnson@ccm-ct.org).

*This bulletin has been sent to CCM-member mayors, first selectmen, town/city managers and public works directors.*

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October 2, 2008, Number 08-03

Item #13

**PUBLIC ACT 08-167  
CONFIDENTIALITY OF  
SOCIAL SECURITY NUMBERS**

***Municipalities Exempt***

This Municipal Management Bulletin was drafted in response to concerns local officials have had about whether or not Public Act 08-167 applies to municipalities.

This act requires (1) anyone possessing personal information about another person to safeguard it and the computer files and documents that contain it ("personal information" is information that can be associated with an individual through an identifier like a Social Security number); and, (2) businesses that collect Social Security numbers to create a privacy protection policy that must ensure confidentiality of Social Security numbers. However, the act specifically exempts agencies and political subdivisions of the state from such requirements.

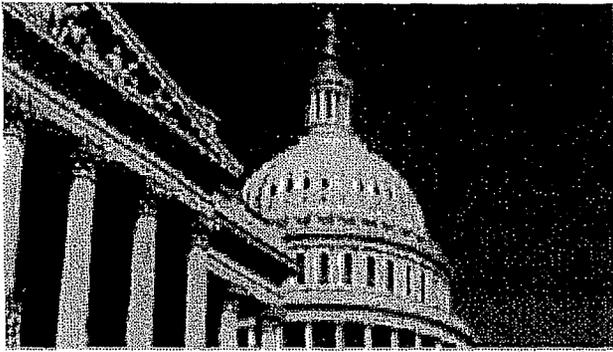
## ## ##

If you have any questions, please contact Kachina Walsh-Weaver, Senior Legislative Associate for CCM, [kweaver@ccm-ct.org](mailto:kweaver@ccm-ct.org), at (203) 498-3026 or Derrik M. Kennedy, Labor and Member Relations Analyst, [dkennedy@ccm-ct.org](mailto:dkennedy@ccm-ct.org), at (203) 498-3071.

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Tom Cochran



# FEDERAL ISSUES

## BULLETIN

Item #14



THE VOICE OF LOCAL GOVERNMENT

### CONNECTICUT CONFERENCE OF MUNICIPALITIES

900 CHAPEL STREET, 9th FLOOR, NEW HAVEN, CT 06510-2807 PHONE (203) 498-3000 • FAX (203) 562-6314

[www.ccm-ct.org](http://www.ccm-ct.org): Your source for local government management information on the Web

October 2, 2008, No. 08-10

## CT to RECEIVE \$25 MILLION in FORECLOSURE ASSISTANCE FUNDS AVAILABLE TO TOWNS & CITIES

U.S. Department of Housing and Urban Development (HUD), through the Housing and Economic Recovery Act of 2008, will create a **new Community Development Block Grant Program —The Neighborhood Stabilization Program (NSP)**. This \$3.9 billion grant program provides state and local governments with a source of funding to help them respond to rising foreclosures and declining property values. **Connecticut will receive \$25 million under the formula.**

State and local governments which are NSP Grantees can use this funding to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight. State and local governments can use these grants:

- To buy foreclosed homes;
- To buy land and property;
- To demolish or rehabilitate abandoned properties; or
- To offer down-payment and close-cost assistance to low— moderate income homebuyers (those earning less than 120 % of their area's median income).
- To create "land banks" to assemble, temporarily manage, and dispose of vacant land to encourage re-use or redevelopment of property.

State and local governments must obligate these funds within 18 months.

The State of Connecticut will be responsible for determining the process by which the money is distributed to towns and cities. It has not been decided which agency will administer the program, whether it be the Department of Economic and Community Development (DECD), the Connecticut Housing Finance Authority (CHFA) or a combination of them both.

**The State must have a plan of action for these monies by December 1, 2008.** This program should establish a formula for how the money will be distributed across the state. The program will also describe the process by which towns and cities will receive a portion of the funds.

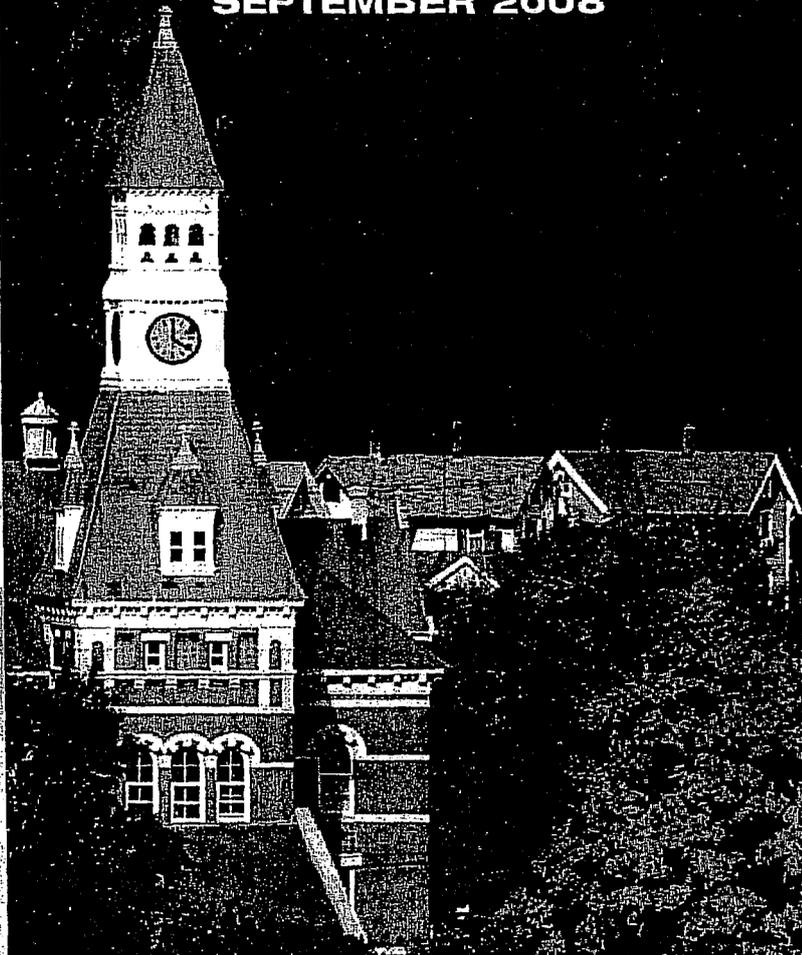
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If you have any questions concerning this bulletin you may contact, Donna Hamzy,  
Legislative Analyst, CCM at (203) 498-3000.

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**THE STATE OF  
CONNECTICUT  
TOWNS  
AND CITIES  
2008**

**SEPTEMBER 2008**



**CONNECTICUT  
CONFERENCE OF  
MUNICIPALITIES**

# CCM's Election 2008 Campaign

September 23, 2008

To: CCM-Member Mayors, First Selectmen, Town/City Managers

From: Jim Finley, Executive Director & CEO  
Gian-Carl Casa, Director of Public Policy and Advocacy

Item #15

Re: CCM's *Candidate Bulletins*, the election, and You

We need your help.

Enclosed is the **first in a series of *Candidate Bulletins*** CCM has sent to all candidates for state and federal office in Connecticut. These *Candidate Bulletins* are an important element of CCM's "Election 2008 Campaign."

This series of bulletins will discuss a wide range of public policy issues of concern to cities and towns. CCM is sending these bulletins to candidates, the CCM membership, the media, and others throughout the election campaign.

The bulletins are intended to assist candidates -- incumbents and challengers alike -- in developing public policy positions favorable to the interests of cities and towns.

*In order for CCM's Candidate Bulletins to have maximum impact, municipal officials need to echo the bulletins' themes back home.*

CCM suggests the following ways for you to *underscore the message of these Candidate Bulletins*:

1. **Schedule a meeting or meetings with the various candidates.** (Consider involving your local legislative body if you can achieve consensus positions on issues.) Take this opportunity to educate the candidates on the intergovernmental issues critical to your municipality, seek their *positions* on these issues -- *don't let them waffle!*
2. **Use the print and electronic media in your area to get the municipal message out,** to inform the general public and specialized audiences such as business and service groups.
3. **Develop a process now to maximize the accountability of your state (and federal) legislative delegation to your community.** This process should involve face-to-face meetings at least twice a year. Ask the state (and federal) legislative candidates seeking to represent your municipality to agree to participate in this process if elected.
4. **Create and exploit opportunities to highlight the important relationship between state (and federal) legislative actions and their impacts on your municipality's tax rate and ability to deliver needed services.**

If you have any questions on these *Candidate Bulletins*, or need additional information on state-local issues, call either one of us at (203) 498-3000.

Enclosure

**CANDIDATE BULLETIN**  
**THE STATE OF CONNECTICUT**  
**TOWNS AND CITIES**  
**2008**

**SEPTEMBER 2008**



**THE VOICE OF LOCAL GOVERNMENT**

© Connecticut Conference of Municipalities  
900 Chapel Street, 9th Floor, New Haven, Connecticut 06510-2807  
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## OVERVIEW

The state of Connecticut's towns and cities is precarious.

Shackled to an 18th century property tax system that is insensitive to income, and an incoherent and fractious land use system that fosters intermunicipal competition and sprawl development, towns and cities in our state face a host of challenges.

Whether it's growing school enrollments, deteriorating infrastructure, rising energy and health insurance costs or new state mandates, local governments in Connecticut face a daunting series of challenges and problems.

Municipal officials face such problems every day - the decisions they make affect businesses, homeowners and children and it becomes ever more difficult as costs and problems increase and state financial and technical assistance fail to keep pace.

Some call it whining. But to view local officials as another constituent group crying out for more money is to severely misunderstand the function of local government in delivering the majority of public services that make a difference in our lives.

Investments in the quality-of-life of Connecticut's hometowns matter to the people who live here and the businesses that work here. State actions to help Hometown Connecticut shouldn't be viewed as being to the benefit of the elected leaders of those

towns and cities, but as helping all the residents and businesses who call Connecticut home.

Local governments in Connecticut have a long and proud history. Towns existed before the Colony or State of Connecticut was established. Certainly, all is not bleak at the local level - the state-local partnership has helped facilitate hundreds of millions of dollars in school construction projects all over the state, towns have successfully joined with their neighbors in cooperative ventures and projects, state-local purchases of open space and recreational land have improved the quality of life in many communities, Connecticut typically ranks among the leaders nationally in SAT scores and college attendance, new state spending on transportation and clean water projects will help economic development and the environment.

But the question is whether local governments will retain the capacity to raise the revenues necessary to pay for the public services that people and businesses need, or whether they will continue to be financially squeezed by state government actions or inactions that drive up local costs, limit their ability to raise revenue, and fail to maintain financial assistance at levels that keep up with the need and reduce the crunching burden of the property tax.



# PROPERTY TAX DEPENDENCE

## Where Connecticut Ranks

Connecticut remains one of the most property tax dependent states in America.

The per capita property tax burden in Connecticut is \$2,042, an amount that is almost twice the national average of \$1,123, and second highest in the nation.<sup>1</sup> It doesn't get much better when Connecticut's wealth is taken into account: Connecticut ranks 4th in property taxes as a percentage of personal income (\$6.10 per \$100 of income, compared with the national average of \$5.10).<sup>2</sup>

Connecticut is more dependent on property taxes to fund local government than any other state in the nation. It also is the second most dependent on property taxes to fund education.<sup>3</sup> That means that the educational opportunity a child has is directly tied to the property tax wealth of the community in which he or she lives.

### The Property Tax

- Connecticut's biggest state-local tax
- Connecticut is more dependent on it than any other state
- Biggest tax on Connecticut businesses
- 69% of all municipal revenue

The property tax in Connecticut is the largest single state-local tax on residents and businesses in our state. Overall, property taxes account for 37% of all state and local taxes paid in our state.

Property taxes are the biggest tax on businesses. In FY 06-07, Connecticut businesses paid over \$700 million in corporate income taxes — but over \$900 million in property taxes.

<sup>1</sup> US Census: State and Local Government Finance, 2005; 2006 America Community Survey; 2006 State and County Quick Facts

<sup>2</sup> US Census Bureau: States Ranked by Total State Taxes and Per Capita Amount, 2005

<sup>3</sup> US Census Bureau: Public Elementary-Secondary Education Finances, 2005

<sup>4</sup> Municipal Fiscal Indicators, Office of Policy and Management, December 2007

<sup>5</sup> Municipal Budget Adoption Experiences, FY 2007-08, Connecticut Advisory Commission on Intergovernmental Relations, November 2007.

Statewide, 69% of municipal revenue comes from property taxes. Most of the rest, 23%, comes from state aid. Some Connecticut municipalities are almost totally dependent on property taxes to fund local government. Nine towns depend on property taxes for at least 90% of all their revenue. Another 48 municipalities rely on property taxes for at least 80% of their revenue.<sup>4</sup>

When state aid doesn't go up, property taxes rise and services are cut. There is no other option.

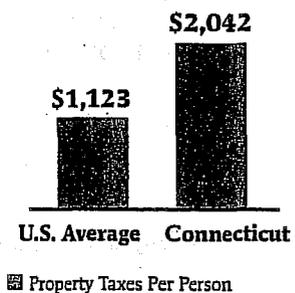
## Unhappy Property Taxpayers: Referenda Rejected, Incumbents Ousted

Rising property tax pressures, and their impacts on taxpayers, are easily seen by looking at municipal budget-adoption experiences, and the fate of incumbents in local elections.

Property taxpayers aren't happy. The Connecticut Advisory Commission on Intergovernmental Relations (CACIR) found that of 73 municipalities that held budget referenda last year, only 45 budgets were approved on the first vote. "Considering multiple budget referenda in numerous towns, there has been a total of 160 budget referenda held [this] year, fifteen more than [2006] and thirty-three more than in 2005." The report also found that 17 municipalities adopted their budgets after the start of the fiscal year, compared to 12 in 2006 and 14 in 2005.<sup>5</sup> Information for the 2008-2009 FY is not yet available, but anecdotal information shows similar trends.

Most municipalities hold elections for local leaders every two years. In each of the last two election cycles, there was massive turnover. In 2005, 53 municipalities had new individuals in charge, or new parties in control of their councils. In the more recent elections of 2007, control of 45 municipalities changed hands.

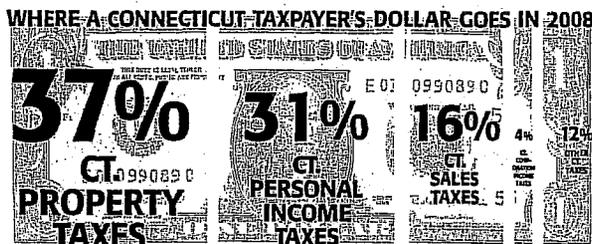
### Connecticut Property Taxes Significantly Exceed National Average



Certainly many things can affect the outcome of local elections — including the personality of the candidates. But such widespread and repeated change

clearly shows a restive population unhappy with high property taxes.

Observers can write off these referenda and election results as politicians getting their due — or as problems with which local officials must deal. Or they can see them as evidence of a public unhappy with Connecticut's status quo, and the need for the State and municipalities to work together in partnership rather than at odds with one another.



## STATE AID FOR TOWNS AND CITIES

### Recent Trends

Five years ago — during the 2002-2003 fiscal year — the then-Governor called the General Assembly into special session to make large cuts to balance the state budget, which was running a huge deficit.

Many municipal grant programs were among the programs cut in mid-year, and several have never recovered.

Since then the Governor and General Assembly have increased aid in many areas, in 2007 there was significant investment in local public education. But too often and in too many areas state aid fails to keep pace with rising costs... and local officials find themselves struggling mightily to provide quality services to their citizens without breaking their financial backs with high property taxes.

In 2008, the General Assembly and Governor agreed not to make changes in the second year of the state's biennial budget (FY 08-09). This was the first time this has happened since the advent of the biennial state budget in 1991. They made the agree-

ment because of concern about plunging state revenues. But the second year of the budget was bad news for most towns and cities — overall aid increased by just 3.6% — but non-education aid decreased, as did the State's share of the costs of Pre K-12 public education (from 43% to 41%).

### Unmet Promises: Education Aid, PILOTs, TAR, and Pequot-Mohegan

#### ► Education Aid

It's true that in dollar terms state aid has grown in several areas — and local officials appreciate that. But state aid increases have not kept pace with local cost drivers: energy, health insurance, personnel and other areas.

Moreover, historically, the Education Cost Sharing (ECS) grant for the public schools has failed to keep pace with the rising costs of education. It has never met the goal of funding 50 percent of total statewide education costs. When all types of state aid are

#### Total Aid for Local Public Education (State Share of Total Statewide Cost)

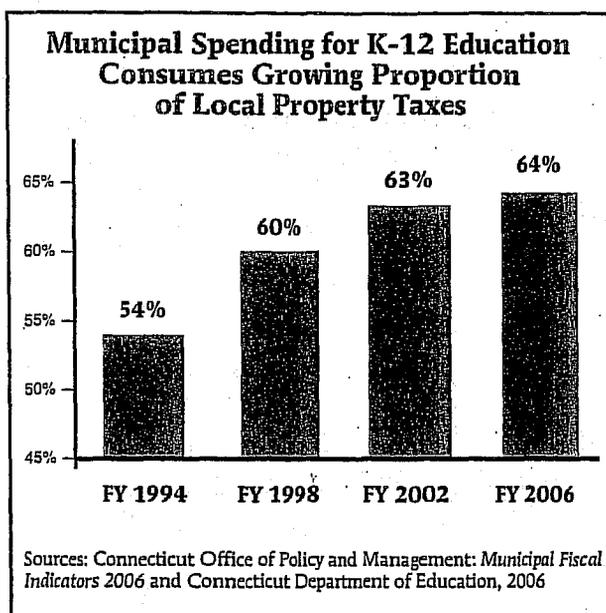
|                      | FY 2001-02              | FY 2006-07              |
|----------------------|-------------------------|-------------------------|
| Regular programs     | \$1,315 million (31%)   | \$1,476 million (28%)   |
| Special education    | \$357 million (35%)     | \$430 million (31%)     |
| Pupil transportation | \$55 million (30%)      | \$62 million (25%)      |
| Total of above       | \$1,727 million (31.8%) | \$1,968 million (28.4%) |

Source: Connecticut Coalition for Justice in Education Funding.

included (for operating expenses, payments to the teachers' retirement fund, school construction, and more) the State will be paying 41% of all statewide costs in FY 08-09.

The FY 06-07 ECS grant (the last year for which data have been released) represented a 3.4% decline in the State's share of schools' *net operating costs* (shown in the chart at the bottom of page 3 in parentheses), failing to even keep pace with inflation over the previous four years.<sup>6</sup>

It must also be noted that the State made a substantial increase in the FY 07-08 ECS allocations, followed by a 4.4% increase in FY 08-09 and promises of additional increases over the following three years (to fully phase in changes to the ECS formula enacted this past legislative year, an increased 5-year investment by the State of some \$1.1 billion). However, the Connecticut Coalition for Justice in Education Funding points out that even if/when the revised formula is "fully funded" according to the new changes, the State will only then be investing what it should already have been investing in the public



schools as of 2007 according to the old, broken ECS formula. Moreover, no legislative provision was made to index state funding to inflation or overall rising school district expenditures.

#### ► Non-Education Aid

As noted above, several grant programs never recovered from the massive mid-year cuts of 2003. In particular, grants to municipalities from the Pequot-Mohegan Fund and Town Aid Roads programs have never gotten back to their pre-2003 levels. Programs to reimburse municipalities for lost revenue due to state-mandated property tax exemptions for state property and for colleges and hospitals (payments in lieu of taxes or "PILOTs") have increased in dollar terms – but the reimbursement levels have dropped.



| GRANT PROGRAM                  | FY 2001-02        | FY 2008-09        |
|--------------------------------|-------------------|-------------------|
| Town Aid Roads                 | \$35 million      | \$30 million      |
| Pequot-Mohegan Grant           | \$135 million     | \$93 million      |
| PILOT - state property         | 48% reimbursement | 37% reimbursement |
| PILOT - colleges and hospitals | 73% reimbursement | 58% reimbursement |

<sup>6</sup> Connecticut State Department of Education, Bureau of Grants Management, Connecticut Public School Expenditures Report, Table 2, "Current Expenditures for Regular Education, Special Education and Pupil Transportation by Source," available at <http://www.sde.ct.gov/sde/cwp/view.asp?a=2635&q=320576>

# UNFUNDED AND UNDERFUNDED MANDATES ON MUNICIPALITIES

Each year towns and cities fight off hundreds of proposed unfunded state mandates. Many of the proposals have very good policy goals — but they are goals that would be paid for with property tax — not state — dollars.

## ■ Cumulative Impact Daunting

In 2007, the General Assembly and Governor enacted over 30 new unfunded mandates. In 2008 another seven became law. Many were “small” mandates — and the proponents were able to say that they wouldn’t really cost local governments much, or any, additional money.

**But take them in the context of all state mandates on municipalities. There are 1,203 of them,** according to the CACIR. Some impose major costs, others require forms and reports that will sit on a shelf, still others are evidence of micro-management of the way towns and cities conduct the business of government.

### State Mandates on Municipalities

- 1,203 total unfunded mandates
- 37 passed in 2007 & 2008
- 65 mandated property tax exemptions on the books
- 13% (\$41 billion) of the statewide municipal grand list is tax exempt by state law

Perhaps most alarming is that statutes presently provide for 65 exemptions from the property tax for various entities. Again, some may well serve good public policy goals — but most are not even partially funded by the State, even though the mandates limit the ability of towns and cities to raise their own revenue.

Think about that: the State dictates that municipalities have only one major source of revenue, the property tax. Then it chips away at their ability to utilize even that.

## ■ The Big Ones: Prevailing Wage, Binding Arbitration, Property Tax Exemptions

When municipal officials speak of costly state mandates, they often mean the handful of big ones that have been shown to have significant impacts on their budgets.

### ➤ Prevailing Wage

The federal Davis-Bacon law (which kicks in on any public works project that receives at least \$2,000 in federal funding), and “little Davis-Bacon” acts passed by states like Connecticut, were enacted during the Depression to protect construction workers from cut-throat competition.

At that time, it was common for unscrupulous contractors to set up shop and compete for federal construction projects. These contractors would often hire unskilled, low-paid workers and underbid local contractors who employed skilled journeymen.

Now, these laws serve mainly to promote union wage scales in the construction industry, at the expense of state and local taxpayers. Since 1979, eight states have repealed their prevailing wage laws, and nine other states have no such law.

The term “prevailing wage rate” is a misnomer. It connotes “average wage rate,” which sounds reasonable. However, in fact, prevailing wage rates are markedly higher than average wages. For example, the entry-level rate for electricians is about the same statewide as it is in the City of Hartford (\$18.50 and \$18.60, respectively). However, the prevailing wage rate, set by the State is \$29.30, or 58% higher.<sup>7</sup>



<sup>7</sup> Associated Builders and Contractors

A 1995 Connecticut Advisory Commission on Intergovernmental Relations study concluded that prevailing wage rates increase construction costs to towns and cities upwards of 21% annually; a 1996 Legislative Program Review and Investigations report pegged the increase in costs caused by the prevailing wage mandate at around 4 to 7%; and the Wharton School of Business has reported the figure to be upwards to 30%. In December 2001, the Kentucky Legislative Research Commission determined that the prevailing wage mandate resulted in a 24% increase in the wage cost of state and local projects. Regardless of the specific percentage cost increase, there is no dispute that the prevailing wage mandate forces municipalities and the State to pay millions of extra dollars every year for public works projects.

### ➤ **Binding Arbitration**

Connecticut's compulsory binding arbitration laws have been successful in bringing labor negotiations or disputes to a conclusion without public employee strikes and service disruptions. However, the cost of this labor peace to residential and business property taxpayers is seen by many as excessive. Municipalities are at times pressed into agreeing to higher contract agreements during regular negotiations out of fear of being burdened with even larger and more costly awards through the binding arbitration mandate.

The current process does not pay adequate attention to the fiscal health of municipalities, that is, whether its residents and businesses can afford these arbitration awards. Arbitrators now consider municipal fund balances as indicators of the ability to pay when the preservation of such funds is key to maintaining good bond ratings.

### ➤ **Mandated Property Tax Exemptions**

As discussed above, state-mandated property tax exemptions deplete local resources to the benefit of the specific group that gets the break. There are several large ones, but there is at least partial funding available for the biggest — state property, the prop-

erty of private, non-profit colleges and hospitals, and manufacturing machinery and equipment.

Statutes provide for partial reimbursement for some of these mandated exemptions, but reimbursements often fall short of the promised amounts. Statutes call for the State to reimburse towns for 45% of the cost of mandated exemptions for state real property, but the present state budget provides just 37%. Statutes say towns should be reimbursed for 77% of the lost tax revenue for the real property of private colleges and hospitals but they currently get 58%. Municipalities get nothing whatsoever for the personal property of these entities. The State does better with the recently passed exemption for certain manufacturing machinery and equipment, presently providing full reimbursement for the exemptions expanded in the past few years, but after FY 2012-13 reimbursement is frozen and municipalities will not gain any revenue even if new property comes on the books after that date.

**State mandated property tax exemptions totaled about \$41 billion in FY 2002-03 — about 13% of the total value of grand lists, statewide.<sup>8</sup>**

### ■ **Proposals for New Ones Each Year**

Each year local officials must fight off not just a hornet's nest of small mandates, but proposals that would cost them millions of dollars each year.

The past several years has seen the legislature consider imposing new rules that would grant presumptions under workers' compensation laws to public safety employees for certain kinds of illnesses (cancers and infectious diseases). CCM has agreed that public safety personnel who suffer heart attacks on the job or in training should get such a presumption (in a compromise bill that was passed in 2008), but any presumptions beyond that are unwarranted and very expensive for property taxpayers.<sup>9</sup>



<sup>8</sup> *Connecticut's Local Tax System*, Legislative Program Review and Investigations Committee, Connecticut General Assembly, January 2006. Most recent data available.

<sup>9</sup> As is customary when a compromise is reached on such a big issue, CCM expects the issue of presumptions to be off the table for at least the next two years.

Such illnesses are eligible for compensation now, if the applicant can show they are job related. Proposed mandates would shift the burden of proof on to the town to show the illnesses are not job related. These proposals would turn the workers' compensation system on its head.

Several times over the past few years the General Assembly has also considered enacting a property tax break for privately-owned golf courses made available to the public. The proponents claim it is to relieve financial hardship and make it less likely

the courses will be sold for development – yet the bills have never required any proof of financial need. It would be just another state-mandated local revenue loss for the benefit of a special interest.

To its credit, the General Assembly has generally rejected these proposals, sometimes despite great pressure to pass them. But the fact that these bills make it to the House or Senate floor means that local officials must spend time fighting them instead of pushing positive legislation to benefit their residents and businesses.

## MUNICIPAL COST DRIVERS UNABATED

Several large factors conspire to drive up municipal budgets. Most are not unique to local governments – they're things with which homeowners and businesses must contend. Regardless, they increase the size of municipal budgets, putting more pressure on property taxes and on service delivery.

### Health Insurance

Municipalities provide health insurance coverage for their employees, usually very good benefit packages that are subject to collective bargaining and binding arbitration. But in recent years, the cost of providing this coverage has been going up precipitously – by 6.3%, on average, in FY 06-07, 8.3% in FY 05-06 and 13.1% in FY 04-05.<sup>10</sup>

Municipal health insurance costs are 46% higher than private sector norms. Many municipalities are reporting cost increases of between 10% and 20% over last year.<sup>11</sup>



### Energy Costs: Gas, Oil, Electricity

Municipalities across the state – big, small and in between, urban, rural and suburban – are faced with rising costs of all forms of energy – oil, natural gas, gasoline, diesel, and electricity. Some examples:

- Despite the practice of locking in rates, towns are reporting **increases in oil costs** for this coming season compared to last, with a range for such increases of 27% to 99%. For example, Tolland will incur a 99% increase in oil costs this year, Meriden a 84% increase, Prospect a 75% increase, New Milford a 61.9%, Putnam a 36% increase, and Fairfield a 30% increase.

- The range of **increased costs for gasoline** for this year compared to last is between 18% and 87% – with Meriden reporting a 68% increase. Diesel costs have risen too – with Tolland reporting a 97% increase in the cost of diesel this year from \$2.11 per gallon to \$4.17.

- **Natural gas costs** are also skyrocketing. Plainfield reports a 26% increase in costs this year compared to last, while New Milford will incur a 66.2% cost increase this year. Even the price of propane has increased, as Tolland has reported a 14% increase in per unit costs (\$3.49 last year to \$3.99 this year).

- **Electric rates** for towns have ranged between a 7% to 30% increase compared to last year. Larger municipal facilities (those with demands that equal or exceed 500 kW in a billing period), such as schools, default to what is called the “standard offer last resort.” These municipalities with facilities in that category incurred an increase for on-peak rates of 21.6% and for off-peak rates at 27.1%. Prospect is reporting a 30% increase in electric costs for the upcoming season.

<sup>10</sup> Connecticut Public Sector Healthcare Cost & Benefit Survey, 2006 Edition, Ovation Benefits (survey of 57 municipal governments and board of education contracts). The previous (04-05) edition found that “the average cost increase for FY 2005 was 13.5%, with 37% of survey participants experiencing an increase of 15% or more...”

<sup>11</sup> CCM survey, 1/08, partial results. Survey is ongoing.

### Municipal Spending By Major Function

|                |     |                |     |
|----------------|-----|----------------|-----|
| • Education    | 57% | • Police       | -7% |
| • Public Works | -8% | • Fringe       | -6% |
| • Debt         | -7% | • General Govt | -4% |

Source: Legislative Program Review and Investigations Committee, January 2006

### Employee Salary Trends

The US Census analyzes local government salary data each March. It recently reported that salaries in Connecticut local governments rose 6.3% from 2002-03, another 7.6% in 2004, 8.5% in 2005 and another 2% in 2006. The total increase over that time was 26.6%.

### Public Safety and Crime

Towns and cities continue to struggle in their fight against crime. There have been many innovations, for example a shift to "community based" policing, that have brought about successes in some areas.

But there was an increase in overall violent crimes within Connecticut's metropolitan areas — 9,203 violent crimes were committed in 2006, compared to 8,823 violent crimes in 2005. Statistics show specific increases in rape and aggravated assaults in cities during this 2-year period.

Murders also increased in these metropolitan areas, from 90 reported in 2005 to 104 recorded the following year.

Murder rates statewide continue to increase. The murder rate per 100,000 residents rose 1.7% from 2004 to 2005. The overall statewide ratio between 2005-2006 for murders in Connecticut rose to over 3 per 100,000 residents.<sup>13</sup>

### Public Health Responsibilities

In post-9/11 America, local health departments are inundated with increasing health-preparedness demands above and beyond the traditional concerns.

From smallpox to anthrax to pandemic preparedness — planning for and responding to nationwide (or potentially global) issues inevitably falls on the shoulders of local health officials.

This burden is most evident in the federally-issued State and Local Pandemic Influenza Planning Checklist (fall 2005), where the U.S. government has clearly placed the bulk of planning for a pandemic on local governments.

In addition to the 400-page federal flu plan, this checklist outlines an overwhelming amount of

### Federal Flu Planning Falls on Municipalities

According to the federal government's planning checklist, among other things, local governments should:

- Establish Pandemic Preparedness Coordinating Committees to develop local pandemic operational plans.
- Formalize agreements with neighboring jurisdictions and address communication, mutual aid, and other cross-jurisdictional needs.
- Establish and maintain demographic profiles of the community (including special needs populations and language minorities) and ensure that the needs of these populations are addressed in the operational plan.
- Identify the legal authorities responsible for executing the operational plan — particularly, isolation, quarantine, movement restriction issues.
- Create an Incident Command System for the pandemic plan based on the National Incident Management System.
- Conduct year-round traditional surveillance for seasonal influenza, including electronic reporting — link and routinely share influenza data from animal and human health surveillance systems.
- Coordinate plans with the State and region for vaccine distribution, use, storage, security, and monitoring; and for communication of vaccine status.
- Inform citizens in advance about where they will be vaccinated.
- Plan and coordinate emergency communication activities with private industry, education, and non-profit partners (e.g., local Red Cross chapters).
- Develop up-to-date communications contacts of key stakeholders and maintain community resources, such as hotlines and Website, to respond to local questions from the public and professional groups.

<sup>12</sup> Local Public Employment Data For Connecticut, US Census (local governments only), March 2007

<sup>13</sup> All statistics from US Federal Bureau of Investigation Uniform Crime Reports, 2006

detailed planning for towns to conduct in order to adequately prepare for a pandemic. The checklist fails to identify the costs associated with planning for a pandemic.

State funding for local and district departments of health is provided on a per-capita basis. Despite the increasingly important roles these departments have, funding for them was slashed in 2003, during a time of state budget difficulties.

The 08-09 biennial state budget contained the most significant increase in funding for these departments in several years, \$1 million (24%). Local governments appreciate this increase and hope the Governor and legislature continue to recognize the important role played by these ground troops in the war to protect public health.

## ■ Homeland Security

It wasn't long ago that governments paid scant attention to homeland security issues — no more. Local governments are the front lines of the battle to protect the public from natural and man-made disasters. These responsibilities are not cheap — and they range from training and equipment to planning and inspections. And the costs continue from year to year.

But local costs for maintaining "hometown security" will go up as a result of decreasing and inadequate federal homeland security grant money to municipalities. In 2005, Connecticut's per capita funding average was 22 percent lower than the national per capita average; by 2007, the difference was 47 percent. In 2007, Connecticut's Homeland Security Grant Program funding ranked 43rd in the nation on a per capita basis.<sup>14</sup> Despite a recent announcement that Connecticut will be awarded 3.7% more this year in statewide federal aid (\$10.6 million) than last year, the demands on towns and cities to protect their residents and critical infrastructure continues to climb at a rate that exceeds the federal government's financial assistance.

<sup>14</sup> Legislative Program Review & Investigations, Homeland Security in Connecticut: Key Points, 2007.

<sup>15</sup> Despite the grants, municipalities still pay almost the entire cost for most projects. For example, for a \$10 million project that receives a 20% grant (the most common) a municipality would receive a grant for \$2 million and a loan for \$8 million. At the state-subsidized 2% interest rate, the municipality will pay \$9,785,000 after all the loan repayments are made — about 98% of the \$10 million cost.

## ■ Infrastructure Needs

Local governments are responsible for a wide range of infrastructure — roads, bridges, sewers, treatment plants, schools and more. Costs for construction have been rising, and are up over 20% over the past ten years.

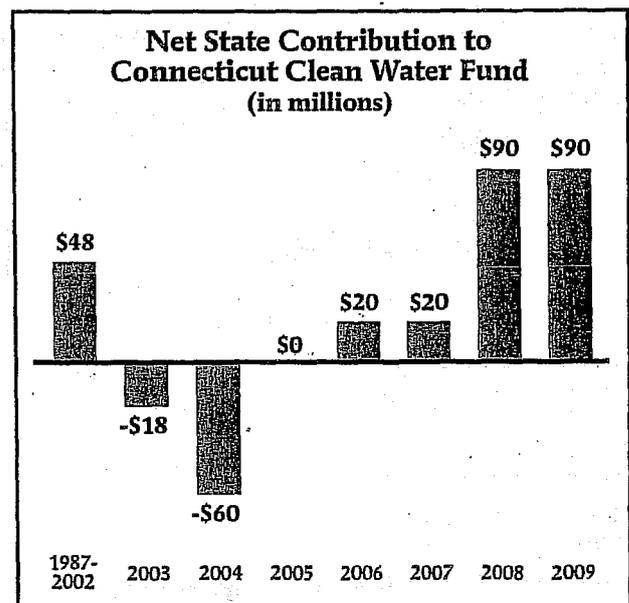
### ► Clean Water Projects

There is a need for over \$3 billion in clean water projects in Connecticut including sewer extensions, wastewater treatment plants, etc. Towns and cities bear the lion's share of the costs for these projects, although the State has one of the best programs in the nation to help municipalities with those costs.

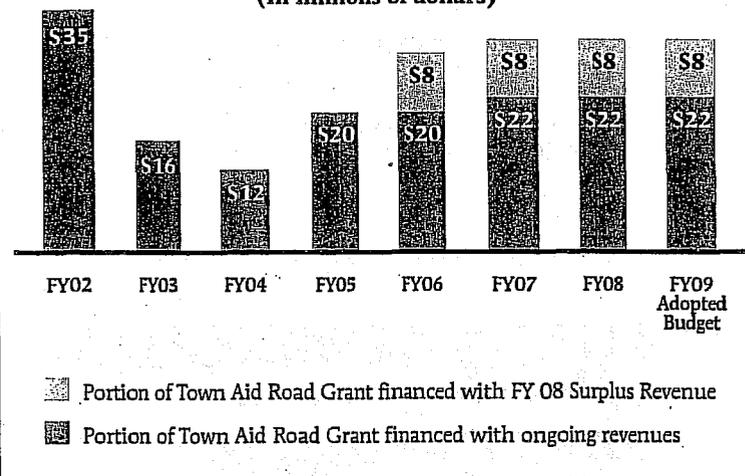
Under the state Clean Water Fund, municipalities can get grants for 20%, 30% or 50% of the cost, depending on the type of project. A loan is available for the rest of the cost, at a state-subsidized interest rate of 2%.<sup>15</sup>

But for many years the program was terribly underfunded. General obligation (g.o.) bonds are used to provide the grants, but between 2003 and 2007, general obligation bonding for CWF averaged a negative number (-\$7.6 million). This average includes rescissions of \$18 million in FY 03 and \$60 million in FY 04 — available grant funding was actually reduced. And, there was no GO bonding for the CWF in FY 05. Towns had to wait and wait to undertake projects — as the costs rose and the water remained polluted.

The 2007 General Assembly and Governor agreed on a state bond package that included \$180 million in general obligation bonding for the biennium (FYs 07-09). Municipal leaders appreciate this as being



**Town Aid Road Grant — No Change from Previous Year**  
(in millions of dollars)



important to moving long-stalled projects forward. But this is only the beginning — a concerted, long-term commitment to clean water bonding is needed to make sure that every project that's ready to go is able to get the funding needed to do so.

### ► Local Roads and Bridges

Connecticut's municipal governments own over 17,000 miles of local roads (more than four times as many as the State's 4,079). They are responsible for the construction and maintenance of over 1,200 local bridges greater than 20 feet in length, and another 2,100 between 6' and 20'. Those roads and bridges — an important part of the state transportation network — need help. State funding for these programs has fallen woefully behind. As recently as FY 2002 the State provided \$35 million to local governments through the primary grant program for local infrastructure, the Town Aid Roads (TAR) grant. That program was cut to just \$12 million in FY 2004. While it has been climbing slowly back (it is presently at \$30 million) it has never returned to the \$35 million level.

The condition of municipal roads and bridges has deteriorated over the last decade. Traffic congestion on state highways, and increased use of the local road and bridge network, has accelerated their decline. The local transportation network has had to bear an increasing traffic load, and maintenance and repair costs have increased dramatically. That has meant

increased pressure on local budget and deferred maintenance. Deferring work on roads only increases the eventual cost of repair. So, while TAR grants fell behind, local costs rose.

Last year's tragic bridge collapse in Minnesota brought a new focus to the conditions of bridges in our own state. Connecticut's local bridges need help — about 37% of locally owned bridges greater than 20 feet in length are deficient and present safety dangers to the public and result in liability risks to municipalities. About 25% of the shorter bridges (6' – 20') are deficient.<sup>16</sup>

The state Local Bridge Program has not received any new state bond authorizations since FY 1991. In the intervening years, projects that received funding from the State were financed using repayments from loans for earlier projects or available federal funds. That is insufficient.

A renewed commitment to the state Local Bridge Program is crucial — there needs to be significant new funding and a reorganization of the program to make it more functional and useful to municipalities. The safety of the traveling public demands it.

### ■ Pension and Retirement Obligations

Municipalities face huge costs for pension and other post-retirement benefits for retired municipal employees. Municipalities now face strict new rules for accounting for non-pension post-employment benefits under GASB 45. These rules mean that municipalities must record liabilities for retiree health coverage on an accrued basis — i.e., they must be recorded and counted as they are earned rather than as they are collected.

Credit-rating agencies will rate local governments according to the size of this liability and their plans to address it. Unless costs for retirees are brought under control, the size of this liability will drive up the cost of borrowing, hurting other sections of local budgets.

### ■ Education in Connecticut

Education is the single biggest cost for local governments — on average it's 67% of municipal budgets statewide, and is much higher in some places.

<sup>16</sup> Source: Connecticut Department of Transportation; 209 local bridges are rated "structurally deficient," 414 are rated "functionally obsolete" and 495 are rated "totally deficient".

## ► Disparities

Despite years of litigation and millions of state and local dollars, disparities in the ability to provide educational opportunities continue to exist. In 1973, the grand list-per pupil of the state's wealthiest town was 8.5 times that of the poorest town. Now it is 23.1 times.

These disparities are also found in educational outcomes. Students in inner cities continue to lag those in more affluent communities. For example, SAT scores in one urban high school last year were a combined average of 1121, while those in a suburb two towns away were a combined 1799.<sup>17</sup> About 100 towns and regional school districts have graduation rates of at least 90% (the statewide average was 92%), with seven at 100%. On the other end of the spectrum six districts had graduation rates between 60 and 70%, one at 70.4%.<sup>18</sup>

Nobody would claim that money alone would solve all the educational disparities in Connecticut. But it's clear that where a child is born affects his or her odds of getting good educational opportunities.

This is not an issue that matters only to urban areas, it is key to Connecticut's continuing ability to attract and retain businesses. By 2020 an estimated 40% of the state workforce will come from Connecticut's five central cities.<sup>19</sup>

## ► Population Shift, School Population Growth

The size of Connecticut's population has remained fairly stable over the last few decades. But where those people live has shifted dramatically. Between 1970 and 2000 the amount of land that was settled at "urban

densities" went up by 102%; during the same thirty-year period total population growth went up just 12%.<sup>20</sup>

In 1950, 55% of Connecticut's population lived in "non-urban" towns. In 2004, 75% did.<sup>21</sup>

This means added costs for infrastructure for roads and sewers to take people and businesses to the newly developed areas. And it means that towns that used to have small school-age populations have to build new classrooms and schools and pay each year to educate the children who move there.



## ► Special Education Costs

Special Education costs continue to be vexing for towns and cities. Nobody questions the need or importance of special education. While the program is a national and state mandate governed by national and state rules — municipalities pick up most of the tab.

Special Education expenditures continue to rise. In 2002 total special education expenditures totaled \$1.04 billion statewide. In 2007 it was \$1.4 billion.<sup>22</sup> The State's contribution to statewide education cost is roughly 30%.

Special Education costs are, on average, almost 20% of all education expenditures (19.88%). But in some municipalities they are much higher: They are over 24% of all expenditures in five municipalities, they are between 26-28% in another six districts, and in one municipality they are over 28%.<sup>23</sup>

Special Education costs can fluctuate wildly from year to year and it is difficult to budget for it — even one student moving into a town can throw off a local budget. Further, towns known for particularly good special education programs draw students from around the state — the result being that municipalities with "good" programs get financially punished.

If there's ever a program where state takeover of administration and funding is called for, it's Special Education.

<sup>17</sup> Connecticut Department of Education Connecticut Public Schools SAT Results 2006-2007, for students graduating June 2007. Comparison of Bassick High School, Bridgeport and Wilton High School.

<sup>18</sup> Connecticut Department of Education, 2006 graduation rates. The towns with 100% scores were Avon, East Granby, New Canaan, Old Saybrook, Portland, Weston, and Westport. New Britain is the other described.

<sup>19</sup> Connecticut Coalition for Justice in Education Funding

<sup>20</sup> *Connecticut Metropatterns: A Regional Agenda for Community and Prosperity in Connecticut*, Myron Orfield and Thomas Luce, Ameregis Metropolitan Area Research Corporation, March 2003

<sup>21</sup> *Developing Connecticut's Economic Future*, 1000 Friends of Connecticut, 2007

<sup>22</sup> *2006-2007 End of Year School Report*, Connecticut Department of Education, Bureau of Grants Management

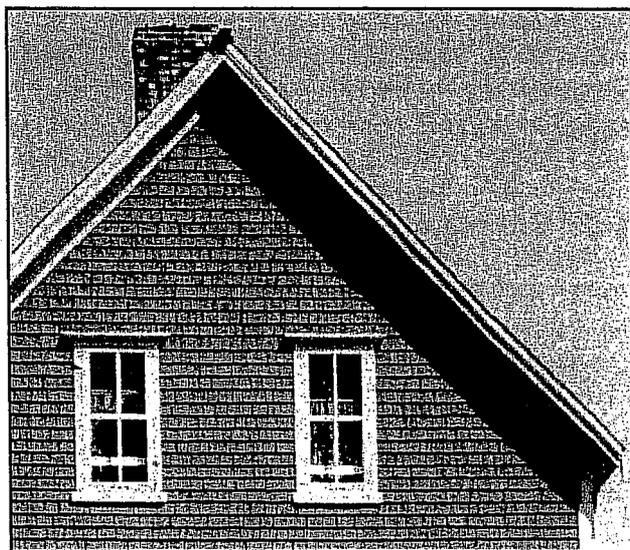
<sup>23</sup> Connecticut Department of Education Year End Reports, FY 2006-2007.

## OTHER ISSUES

### Home Ownership

Housing in Connecticut is unaffordable to many and is helping to drive young adults out of the state. In the meantime, the sub-prime mortgage crisis has compounded the problem by making it difficult for some to stay in their homes, particularly those at the financial margins.

Unlike other states across the country, housing prices in Connecticut did not fall as significantly leaving Connecticut increasingly uncompetitive pricewise for workers seeking housing. According to a HomeConnecticut report in 2007, a town by town review indicates the median household income in 142 of 169 Connecticut municipalities cannot qualify for a mortgage to buy the median sales price home in those towns.<sup>24</sup>



<sup>24</sup> June 2008 Status Report, HomeConnecticut web site, homeconnecticut.org.

<sup>25</sup> *Connecticut Family Asset Scorecard, 2007-2008*, Connecticut Voices for Children, December 2007

<sup>26</sup> US Census Bureau, 2006 American Fact Finder

<sup>27</sup> US Census Bureau, 2006 American Fact Finder

<sup>28</sup> *Connecticut Economic Digest, September 2008*

<sup>29</sup> Connecticut Department of Social Services; HUSKY Enrollment as of January 1, 2008

<sup>30</sup> Connecticut Department of Social Services; Food Stamps Program enrollment as of June 1, 2007

<sup>31</sup> Connecticut Department of Social Services; Temporary Family Assistance Program enrollment as of June 1, 2007

High property taxes have been cited as one factor that keeps homeownership down in Connecticut. A recent study found that "the added burden of high property taxes falls disproportionately on low-income families and moves the goal of owning a home even further out of their reach."<sup>25</sup>

The economic viability and future of the state depends greatly on the affordability of housing. More needs to be done in Connecticut to begin to make housing attainable for all residents.

### Concentrations of Poverty

It's not news that some Connecticut municipalities bear the heaviest burden for serving residents living in poverty. It's a "tale of two states" — one affluent and the other struggling.

- Overall, Connecticut has a **poverty rate** of 5.9% for families and 8.3% for individuals — ranking 48th nationally. But the rates in Hartford are 25.1% for families and 30.3% for individuals. In New Haven they're 20.4% and 21% respectively, and in Bridgeport they're 17.8% and 20.6%.<sup>26</sup>

- **Per capita income** in Connecticut is the highest in the nation, \$34,048. But in New Haven it is \$19,715, Bridgeport \$18,404 and Hartford \$17,856.<sup>27</sup>

- Connecticut's overall **unemployment rate** was 4.6% in 2007, but it was much higher in several municipalities — in Hartford it was just under 9% (8.9%), Waterbury 7.3%, New Haven, 7.2% and in Bridgeport and New Britain it was 7%.<sup>28</sup>

- Five municipalities are home to between 10,000 and 34,951 **parents and children enrolled in the state's HUSKY program**, which provides health insurance to low-income families. Another 44 municipalities host between 1,000 and 10,000 HUSKY recipients.<sup>29</sup>

- Connecticut has nearly 200,000 **recipients of Food Stamps** — and almost half (96,006) live in four cities — Bridgeport, Hartford, New Haven and Waterbury. The 'top ten' towns have 67% of all recipients (130,000), while twenty municipalities are home to 80% of food stamp recipients (157,640).<sup>30</sup>

- Similarly, the state's caseload of **Temporary Family Assistance** shows that the lion's share of the caseload is in 24 municipalities (85%). The top five cities represent 56% of the entire caseload, the top 10 represent 69%.<sup>31</sup>

## **Ethnic and Racial Isolation**

**Economic segregation is mirrored by racial and ethnic segregation. Connecticut's minority residents are primarily found in a handful of places.** There are 308,000 black residents in our state; Bridgeport, New Haven and Hartford are home to 135,000 of them. There are 316,000 Latino residents in Connecticut, and 120,000 of those live in the same three cities.

This type of isolation hurts Connecticut, as people fail to see or have social and economic connections

between one another. Racial isolation and economic segregation often go hand-in-hand in Connecticut.

**Urban school districts also have a disproportionate number of children who do not speak English as a first language.** Of the almost 30,000 students in Connecticut that don't speak English as their first language 66% are educated by just 10 school districts, 44% by just the top five.<sup>32</sup> These school systems must bear the brunt of the high costs associated with education programs for these students who need special attention.

## **SUMMARY: IS THIS "WHINING"?**

There are some state-level officials who say that all municipal officials do is whine and complain. They disparagingly call CCM the "Conference of Crying Mayors".

**Municipal government is the government closest to the people and the most accountable.**

When members of the public think about the public services that affect their lives, they are generally thinking of services provided by local governments: public safety (police and fire, code enforcement), health, education, roads, solid waste and recycling collections, senior services, and more. When polled they say that they trust and appreciate local government more than the State and federal governments.

That's not surprising. In addition to providing the services with which the public comes in contact on a daily basis, citizens feel a stronger sense of control over local government — it's understandable; their councilmembers, mayor or selectmen are people they may know. If there's a problem, they call or drive down the street to town hall. Further, they understand the smaller numbers of a municipal government budget much better than they do those of the larger levels of government. They often vote directly on their town budgets, which reflect the priorities of the electorate (an overwhelming number of towns, at least 134, have referenda either automatically or by petition or a vote of the legislative body).

That is not to disparage the difficult jobs of state and federal leaders. They deserve respect and appreciation for the jobs they do. **But when town and city leaders go to Hartford to point out local needs, it isn't to get someone else to bail them out — it's because the needs are real and have a direct impact on the people of the state and the quality of life in Connecticut's hometowns.**

The state of Connecticut's towns and cities hang in the balance. They face an array of problems and growing expenses, with a limited ability to pay for them. The way in which the State responds is crucial to determining how well local leaders can respond to what their citizens and businesses want and need.

Remember: Hometown Connecticut must operate under the rules set down by state government. The State tells towns and cities how they must raise revenue, interact with their employees, what they must teach in local schools, and a host of other directives. Municipal leaders have the toughest job in American government.

Mayors, first selectmen, town/city managers and other local officials view themselves as partners in the governance of our state. It isn't whining when they point out they need help. It's pointing the way to a better Connecticut.

<sup>32</sup> State Department of Education. The top ten in order are Hartford, Bridgeport, New Haven, Waterbury, Stamford, Danbury, New Britain, Norwalk, Meriden, and Windham.

For more information, please contact Jim Finley, Gian-Carl Casa, Ron Thomas or other members of CCM's advocacy team at (203) 498-3000.

**APPENDIX A:  
CONNECTICUT'S TOWN-BY-TOWN PROPERTY TAX REVENUE  
AS A PERCENTAGE OF TOTAL REVENUE**

|    |               |       |    |                |       |
|----|---------------|-------|----|----------------|-------|
| 1  | OLD LYME      | 92.1% | 45 | COLEBROOK      | 82.3% |
| 2  | EASTON        | 91.8% | 46 | NORWALK        | 82.1% |
| 3  | BRIDGEWATER   | 90.9% | 47 | WETHERSFIELD   | 82.0% |
| 4  | GOSHEN        | 90.5% | 48 | LITCHFIELD     | 81.7% |
| 5  | LYME          | 90.4% | 49 | CANAAN         | 81.7% |
| 6  | SOUTHBURY     | 90.4% | 50 | STONINGTON     | 81.6% |
| 7  | WOODBURY      | 90.3% | 51 | CROMWELL       | 81.5% |
| 8  | ROXBURY       | 90.1% | 52 | CHESTER        | 81.5% |
| 9  | MIDDLEBURY    | 90.0% | 53 | NORFOLK        | 81.1% |
| 10 | WESTON        | 89.7% | 54 | GLASTONBURY    | 81.0% |
| 11 | WARREN        | 89.7% | 55 | FARMINGTON     | 80.8% |
| 12 | HADDAM        | 89.2% | 56 | BLOOMFIELD     | 80.2% |
| 13 | REDDING       | 89.0% | 57 | EAST GRANBY    | 80.0% |
| 14 | WOODBIDGE     | 89.0% | 58 | DURHAM         | 79.9% |
| 15 | CORNWALL      | 88.5% | 59 | CANTON         | 79.8% |
| 16 | WASHINGTON    | 88.4% | 60 | BETHANY        | 79.7% |
| 17 | ORANGE        | 88.4% | 61 | KENT           | 79.5% |
| 18 | ESSEX         | 88.2% | 62 | BURLINGTON     | 79.2% |
| 19 | WILTON        | 87.6% | 63 | MILFORD        | 79.0% |
| 20 | SIMSBURY      | 87.5% | 64 | BARKHAMSTED    | 79.0% |
| 21 | NEW CANAAN    | 87.4% | 65 | BETHLEHEM      | 78.7% |
| 22 | AVON          | 87.4% | 66 | SOUTH WINDSOR  | 78.6% |
| 23 | SALISBURY     | 87.0% | 67 | NEW FAIRFIELD  | 78.6% |
| 24 | BROOKFIELD    | 87.0% | 68 | MIDDLEFIELD    | 78.3% |
| 25 | MADISON       | 86.7% | 69 | MONROE         | 78.2% |
| 26 | RIDGEFIELD    | 86.0% | 70 | BETHEL         | 78.0% |
| 27 | FAIRFIELD     | 85.9% | 71 | DEEP RIVER     | 77.9% |
| 28 | MORRIS        | 85.9% | 72 | PORTLAND       | 77.4% |
| 29 | TRUMBULL      | 85.7% | 73 | HARWINTON      | 77.1% |
| 30 | DARIEN        | 85.7% | 74 | PROSPECT       | 76.6% |
| 31 | OLD SAYBROOK  | 85.7% | 75 | NEWINGTON      | 76.3% |
| 31 | OLD SAYBROOK  | 85.7% | 76 | BERLIN         | 76.2% |
| 32 | SHARON        | 85.6% | 77 | STRATFORD      | 76.2% |
| 33 | SHERMAN       | 85.5% | 78 | WINDSOR        | 76.0% |
| 34 | WESTPORT      | 85.0% | 79 | GREENWICH      | 76.0% |
| 35 | NEWTOWN       | 83.7% | 80 | MARLBOROUGH    | 74.7% |
| 36 | NORTH HAVEN   | 83.5% | 81 | CHESHIRE       | 74.5% |
| 37 | BRANFORD      | 83.4% | 82 | GRANBY         | 74.2% |
| 38 | STAMFORD      | 83.3% | 83 | UNION          | 74.0% |
| 39 | KILLINGWORTH  | 83.3% | 84 | CLINTON        | 73.6% |
| 40 | WEST HARTFORD | 83.1% | 85 | SOUTHINGTON    | 72.8% |
| 41 | WESTBROOK     | 83.0% | 86 | NORTH BRANFORD | 72.4% |
| 42 | GUILFORD      | 83.0% | 87 | WATERFORD      | 72.0% |
| 43 | ROCKY HILL    | 82.7% | 88 | HAMDEN         | 71.9% |
| 44 | SHELTON       | 82.3% | 89 | NEW HARTFORD   | 71.8% |



## APPENDIX B: STATE-BY-STATE PROPERTY TAX DEPENDENCY RATES

### ■ Property Tax as a Percentage of Total Local Taxes Collected

|    |                    |               |    |                |        |
|----|--------------------|---------------|----|----------------|--------|
| 1  | New Hampshire      | 98.35%        | 26 | Oregon         | 76.08% |
| 2  | Maine              | 98.29%        | 27 | Wyoming        | 75.66% |
| 3  | <b>Connecticut</b> | <b>97.75%</b> | 28 | North Carolina | 74.23% |
| 4  | New Jersey         | 97.64%        | 29 | South Dakota   | 72.95% |
| 5  | Rhode Island       | 97.32%        | 30 | Virginia       | 71.60% |
| 6  | Montana            | 96.76%        | 31 | Pennsylvania   | 70.73% |
| 7  | Massachusetts      | 96.34%        | 32 | Delaware       | 70.05% |
| 8  | Vermont            | 93.54%        | 33 | Ohio           | 67.14% |
| 9  | Wisconsin          | 93.01%        | 34 | California     | 66.72% |
| 10 | Mississippi        | 92.72%        | 35 | Utah           | 66.52% |
| 11 | Michigan           | 91.73%        | 36 | Nevada         | 64.96% |
| 12 | Minnesota          | 91.21%        | 37 | Arizona        | 63.70% |
| 13 | Idaho              | 91.09%        | 38 | Georgia        | 63.40% |
| 14 | Indiana            | 90.08%        | 39 | Tennessee      | 62.61% |
| 15 | North Dakota       | 84.85%        | 40 | Missouri       | 60.99% |
| 16 | South Carolina     | 84.33%        | 41 | Colorado       | 60.56% |
| 17 | Texas              | 83.00%        | 42 | Washington     | 60.30% |
| 18 | Iowa               | 81.98%        | 43 | New York       | 54.99% |
| 19 | Illinois           | 81.16%        | 44 | Kentucky       | 53.13% |
| 20 | West Virginia      | 79.68%        | 45 | Oklahoma       | 52.40% |
| 21 | Florida            | 77.50%        | 46 | Maryland       | 48.24% |
| 22 | Alaska             | 77.50%        | 47 | New Mexico     | 48.22% |
| 23 | Kansas             | 76.82%        | 48 | Arkansas       | 43.04% |
| 24 | Hawaii             | 76.72%        | 49 | Louisiana      | 39.92% |
| 25 | Nebraska           | 76.59%        | 50 | Alabama        | 39.58% |

Source: U.S. Census Bureau: State & Local Government Finance, 2006

**APPENDIX C:  
TOWN-BY-TOWN TOTAL REAL ESTATE EXEMPTIONS  
AS A PERCENTAGE OF NET TOTAL REAL ESTATE**

| Town           | 2005<br>Total<br>Real Estate<br>Assessments | 2005 Total<br>Exemptions | 2005 Net Total<br>Real Estate<br>Assessments and<br>Exemptions | 2005 Total<br>Exemptions<br>as a Percentage of<br>Net Total Real Estate |
|----------------|---|--------------------------|--|---|
| 1 Andover      | 152,971,420                                 | \$8,940,850              | \$161,912,270  | 6%  |
| 2 Ansonia      | 686,752,720                                 | \$93,932,000             | \$780,684,720  | 12%   |
| 3 Ashford      | 205,611,030                                 | \$26,149,100             | \$231,760,130  | 11%   |
| 4 Avon         | 1,956,868,190                               | \$148,811,550            | \$2,105,679,740  | 7%  |
| 5 Barkhamsted  | 258,861,440                                 | \$11,425,100             | \$270,286,540  | 4%  |
| 6 Beacon Falls | 270,313,200                                 | \$29,729,730             | \$300,042,930  | 10%   |
| 7 Berlin       | 1,372,409,720                               | \$66,932,570             | \$1,439,342,290  | 5%  |
| 8 Bethany      | 467,895,008                                 | \$32,936,920             | \$500,831,928  | 7%  |
| 9 Bethel       | 1,421,840,302                               | \$73,209,640             | \$1,495,049,942  | 5%  |
| 10 Bethlehem   | 317,169,660                                 | \$16,752,620             | \$333,922,280  | 5%  |
| 11 Bloomfield  | 1,404,699,888                               | \$154,386,300            | \$1,559,086,188  | 10%   |
| 12 Bolton      | 348,079,780                                 | \$21,860,550             | \$369,940,330  | 6%  |
| 13 Bozrah      | 141,197,540                                 | \$10,437,640             | \$151,635,180  | 7%  |
| 14 Branford    | 2,959,939,570                               | \$229,443,500            | \$3,189,383,070  | 7%  |
| 15 Bridgeport  | 4,468,905,544                               | \$2,456,909,261          | \$6,925,814,805  | 35%   |
| 16 Bridgewater | 295,938,000                                 | \$30,718,000             | \$326,656,000  | 9%  |
| 17 Bristol     | 2,451,104,680                               | \$290,689,300            | \$2,741,793,980  | 11%   |
| 18 Brookfield  | 1,617,306,070                               | \$84,091,440             | \$1,701,397,510  | 5%  |
| 19 Brooklyn    | 420,221,390                                 | \$41,545,460             | \$461,766,850  | 9%  |
| 20 Burlington  | 672,192,040                                 | \$32,537,260             | \$704,729,300  | 5%  |
| 21 Canaan      | 103,500,850                                 | \$31,239,100             | \$134,739,950  | 23%   |
| 22 Canterbury  | 296,631,576                                 | \$12,687,400             | \$309,318,976  | 4%  |
| 23 Canton      | 776,777,220                                 | \$52,792,800             | \$829,570,020  | 6%  |
| 24 Chaplin     | 103,398,900                                 | \$12,524,400             | \$115,923,300  | 11%   |
| 25 Cheshire    | 2,188,442,470                               | \$304,070,060            | \$2,492,512,530  | 12%   |
| 26 Chester     | 373,839,150                                 | \$18,760,050             | \$392,599,200  | 5%  |
| 27 Clinton     | 1,489,583,070                               | \$93,788,800             | \$1,583,371,870  | 6%  |
| 28 Colchester  | 726,882,890                                 | \$69,806,400             | \$796,689,290  | 9%  |
| 29 Colebrook   | 169,019,870                                 | \$14,017,200             | \$183,037,070  | 8%  |
| 30 Columbia    | 303,208,590                                 | \$26,744,820             | \$329,953,410  | 8%  |
| 31 Cornwall    | 220,547,000                                 | \$19,854,290             | \$240,401,290  | 8%  |
| 32 Coventry    | 729,301,430                                 | \$29,872,850             | \$759,174,280  | 4%  |
| 33 Cromwell    | 878,211,215                                 | \$80,094,680             | \$958,305,895  | 8%  |
| 34 Danbury     | 5,330,975,200                               | \$828,201,900            | \$6,159,177,100  | 13%   |
| 35 Darien      | 6,125,770,522                               | \$401,884,130            | \$6,527,654,652  | 6%  |
| 36 Deep River  | 457,292,090                                 | \$91,513,360             | \$548,805,450  | 17%   |
| 37 Derby       | 800,164,670                                 | \$187,650,130            | \$987,814,800  | 19%   |
| 38 Durham      | 673,511,461                                 | \$27,812,890             | \$701,324,351  | 4%  |
| 39 Eastford    | 83,815,380                                  | \$9,385,930              | \$93,201,310   | 10%   |
| 40 East Granby | 396,917,200                                 | \$106,421,300            | \$503,338,500  | 21%   |

| Town             | 2005<br>Total<br>Real Estate<br>Assessments | 2005 Total<br>Exemptions | 2005 Net Total<br>Real Estate<br>Assessments and<br>Exemptions | 2005 Total<br>Exemptions<br>as a Percentage of<br>Net Total Real Estate |
|------------------|---|--------------------------|--|---|
| 41 East Haddam   | 601,617,540                                 | \$38,284,940             | \$639,902,480  | 6%  |
| 42 East Hampton  | 965,891,230                                 | \$83,479,870             | \$1,049,371,100  | 8%  |
| 43 East Hartford | 1,728,261,890                               | \$295,819,100            | \$2,024,080,990  | 15%   |
| 44 East Haven    | 1,078,215,450                               | \$145,641,520            | \$1,223,856,970  | 12%   |
| 45 East Lyme     | 1,273,053,766                               | \$153,132,821            | \$1,426,186,587  | 11%   |
| 46 Easton        | 1,153,872,390                               | \$67,885,950             | \$1,221,758,340  | 6%  |
| 47 East Windsor  | 614,589,854                                 | \$57,958,905             | \$672,548,759  | 9%  |
| 48 Ellington     | 1,013,377,036                               | \$58,804,180             | \$1,072,181,216  | 5%  |
| 49 Enfield       | 1,704,389,734                               | \$204,137,380            | \$1,908,527,114  | 11%   |
| 50 Essex         | 921,895,300                                 | \$26,545,100             | \$948,440,400  | 3%  |
| 51 Fairfield     | 11,104,439,970                              | \$1,166,661,988          | \$12,271,101,958   | 10%   |
| 52 Farmington    | 2,311,354,308                               | \$600,034,580            | \$2,911,388,888  | 21%   |
| 53 Franklin      | 144,274,575                                 | \$10,710,050             | \$154,984,625  | 7%  |
| 54 Glastonbury   | 2,673,071,410                               | \$180,205,600            | \$2,853,277,010  | 6%  |
| 55 Goshen        | 354,399,140                                 | \$14,317,380             | \$368,716,520  | 4%  |
| 56 Granby        | 730,198,490                                 | \$48,971,520             | \$779,170,010  | 6%  |
| 57 Greenwich     | 31,631,541,620                              | \$2,455,552,440          | \$34,087,094,060   | 7%  |
| 58 Griswold      | 412,582,664                                 | \$60,675,200             | \$473,257,864  | 13%   |
| 59 Groton        | 2,258,683,116                               | \$593,531,400            | \$2,852,214,516  | 21%   |
| 60 Guilford      | 2,297,538,302                               | \$92,477,730             | \$2,390,016,032  | 4%  |
| 61 Haddam        | 732,131,010                                 | \$75,779,340             | \$807,910,350  | 9%  |
| 62 Hamden        | 3,842,412,813                               | \$501,838,410            | \$4,344,251,223  | 12%   |
| 63 Hampton       | 103,254,420                                 | \$8,846,700              | \$112,101,120  | 8%  |
| 64 Hartford      | 2,614,403,943                               | \$2,082,495,072          | \$4,696,899,015  | 44%   |
| 65 Hartland      | 171,709,650                                 | \$29,104,410             | \$200,814,060  | 14%   |
| 66 Harwinton     | 406,881,960                                 | \$22,364,770             | \$429,246,730  | 5%  |
| 67 Hebron        | 528,282,080                                 | \$39,883,830             | \$568,165,910  | 7%  |
| 68 Kent          | 431,380,510                                 | \$94,226,200             | \$525,606,710  | 18%   |
| 69 Killingly     | 735,593,873                                 | \$166,771,530            | \$902,365,403  | 18%   |
| 70 Killingworth  | 521,356,320                                 | \$32,992,010             | \$554,348,330  | 6%  |
| 71 Lebanon       | 417,325,930                                 | \$34,987,410             | \$452,313,340  | 8%  |
| 72 Ledyard       | 993,694,706                                 | \$139,462,360            | \$1,133,157,066  | 12%   |
| 73 Lisbon        | 215,962,090                                 | \$21,497,620             | \$237,459,710  | 9%  |
| 74 Litchfield    | 784,631,318                                 | \$132,283,068            | \$916,914,386  | 14%   |
| 75 Lyme          | 484,287,856                                 | \$34,401,054             | \$518,688,910  | 7%  |
| 76 Madison       | 2,251,621,520                               | \$207,500,860            | \$2,459,122,380  | 8%  |
| 77 Manchester    | 2,395,721,880                               | \$306,671,930            | \$2,702,393,810  | 11%   |
| 78 Mansfield     | 785,731,940                                 | \$1,085,869,963          | \$1,871,601,903  | 58%   |
| 79 Marlborough   | 552,296,010                                 | \$28,869,950             | \$581,165,960  | 5%  |
| 80 Meriden       | 1,998,019,870                               | \$338,031,910            | \$2,336,051,780  | 14%   |
| 81 Middlebury    | 629,412,058                                 | \$51,187,597             | \$680,599,655  | 8%  |
| 82 Middlefield   | 262,549,190                                 | \$21,252,400             | \$283,801,590  | 7%  |
| 83 Middletown    | 2,009,471,923                               | \$709,982,047            | \$2,719,453,970  | 26%   |
| 84 Milford       | 3,299,806,107                               | \$367,967,210            | \$3,667,773,317  | 10%   |
| 85 Monroe        | 1,854,904,878                               | \$244,175,435            | \$2,099,080,313  | 12%   |

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|----------------------|---|--------------------------|--|---|
| 86 Montville         | 786,087,451                                 | \$137,217,610            | \$923,305,061  | 15%   |
| 87 Morris            | 312,028,740                                 | \$16,378,770             | \$328,407,510  | 5%  |
| 88 Naugatuck         | 1,195,484,560                               | \$80,302,900             | \$1,275,787,460  | 6%  |
| 89 New Britain       | 1,704,914,510                               | \$788,137,581            | \$2,493,052,091  | 32%   |
| 90 New Canaan        | 6,533,845,400                               | \$492,536,300            | \$7,026,381,700  | 7%  |
| 91 New Fairfield     | 1,692,444,360                               | \$76,858,900             | \$1,769,303,260  | 4%  |
| 92 New Hartford      | 494,854,240                                 | \$31,377,410             | \$526,231,650  | 6%  |
| 93 New Haven         | 3,417,252,520                               | \$2,986,277,152          | \$6,403,529,672  | 47%   |
| 94 Newington         | 2,252,500,120                               | \$304,063,130            | \$2,556,563,250  | 12%   |
| 95 New London        | 1,184,060,611                               | \$596,475,719            | \$1,780,536,330  | 33%   |
| 96 New Milford       | 2,678,325,100                               | \$226,162,910            | \$2,904,488,010  | 8%  |
| 97 Newtown           | 2,707,961,330                               | \$296,662,630            | \$3,004,623,960  | 10%   |
| 98 Norfolk           | 185,642,230                                 | \$22,259,770             | \$207,902,000  | 11%   |
| 99 North Branford    | 1,130,371,900                               | \$113,710,370            | \$1,244,082,270  | 9%  |
| 100 North Canaan     | 188,141,860                                 | \$36,974,380             | \$225,116,240  | 16%   |
| 101 North Haven      | 2,517,191,953                               | \$189,520,990            | \$2,706,712,943  | 7%  |
| 102 North Stonington | 532,569,710                                 | \$33,105,230             | \$565,674,940  | 6%  |
| 103 Norwalk          | 9,474,053,597                               | \$838,691,953            | \$10,312,745,550   | 8%  |
| 104 Norwich          | 1,540,558,970                               | \$382,842,000            | \$1,923,400,970  | 20%   |
| 105 Old Lyme         | 1,392,591,820                               | \$70,465,930             | \$1,463,057,750  | 5%  |
| 106 Old Saybrook     | 1,772,208,200                               | \$97,907,200             | \$1,870,115,400  | 5%  |
| 107 Orange           | 1,274,223,800                               | \$81,043,670             | \$1,355,267,470  | 6%  |
| 108 Oxford           | 1,155,605,130                               | \$81,043,670             | \$1,236,648,800  | 7%  |
| 109 Plainfield       | 588,493,940                                 | \$51,635,200             | \$640,129,140  | 8%  |
| 110 Plainville       | 766,659,880                                 | \$80,995,780             | \$847,655,660  | 10%   |
| 111 Plymouth         | 457,062,752                                 | \$34,746,250             | \$491,809,002  | 7%  |
| 112 Pomfret          | 295,980,550                                 | \$60,988,420             | \$356,968,970  | 17%   |
| 113 Portland         | 479,906,380                                 | \$35,830,320             | \$515,736,700  | 7%  |
| 114 Preston          | 243,491,800                                 | \$93,526,600             | \$337,018,400  | 28%   |
| 115 Prospect         | 696,686,407                                 | \$25,550,350             | \$722,236,757  | 4%  |
| 116 Putnam           | 405,272,100                                 | \$92,061,200             | \$497,333,300  | 19%   |
| 117 Redding          | 1,400,438,430                               | \$141,911,610            | \$1,542,350,040  | 9%  |
| 118 Ridgefield       | 3,819,932,664                               | \$291,055,102            | \$4,110,987,766  | 7%  |
| 119 Rocky Hill       | 1,382,111,403                               | \$213,857,890            | \$1,595,969,293  | 13%   |
| 120 Roxbury          | 463,668,380                                 | \$37,781,700             | \$501,450,080  | 8%  |
| 121 Salem            | 238,175,360                                 | \$15,578,680             | \$253,754,040  | 6%  |
| 122 Salisbury        | 1,092,624,980                               | \$160,975,900            | \$1,253,600,880  | 13%   |
| 123 Scotland         | 82,193,250                                  | \$9,118,420              | \$91,311,670   | 10%   |
| 124 Seymour          | 1,183,260,550                               | \$86,625,360             | \$1,269,885,910  | 7%  |
| 125 Sharon           | 492,581,750                                 | \$49,628,460             | \$542,210,210  | 9%  |
| 126 Shelton          | 2,879,094,620                               | \$159,649,180            | \$3,038,743,800  | 5%  |
| 127 Sherman          | 614,975,827                                 | \$14,861,950             | \$629,837,777  | 2%  |
| 128 Simsbury         | 1,712,922,321                               | \$203,658,490            | \$1,916,580,811  | 11%   |
| 129 Somers           | 658,027,735                                 | \$155,819,400            | \$813,847,135  | 19%   |
| 130 Southbury        | 1,767,721,200                               | \$120,275,450            | \$1,887,996,650  | 6%  |

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|-------------------|---|--------------------------|--|---|
| 131 Southington   | 3,426,096,314                               | \$241,842,650            | \$3,667,938,964  | 7%  |
| 132 South Windsor | 1,786,028,821                               | \$218,591,750            | \$2,004,620,571  | 11%   |
| 133 Sprague       | 152,054,752                                 | \$14,266,000             | \$166,320,752  | 9%  |
| 134 Stafford      | 663,068,600                                 | \$70,651,780             | \$733,720,380  | 10%   |
| 135 Stamford      | 9,712,195,760                               | \$1,755,488,050          | \$11,467,683,810   | 15%   |
| 136 Sterling      | 136,356,910                                 | \$7,079,280              | \$143,436,190  | 5%  |
| 137 Stonington    | 1,920,862,620                               | \$171,910,920            | \$2,092,773,540  | 8%  |
| 138 Stratford     | 4,024,962,460                               | \$323,833,160            | \$4,348,795,620  | 7%  |
| 139 Suffield      | 944,044,180                                 | \$296,626,050            | \$1,240,670,230  | 24%   |
| 140 Thomaston     | 310,765,720                                 | \$33,395,160             | \$344,160,880  | 10%   |
| 141 Thompson      | 571,954,900                                 | \$43,073,780             | \$615,028,680  | 7%  |
| 142 Tolland       | 1,047,121,020                               | \$101,620,480            | \$1,148,741,500  | 9%  |
| 143 Torrington    | 1,590,014,682                               | \$171,696,700            | \$1,761,711,382  | 10%   |
| 144 Trumbull      | 4,522,674,950                               | \$328,411,012            | \$4,851,085,962  | 7%  |
| 145 Union         | 61,046,560                                  | \$6,693,840              | \$67,740,400   | 10%   |
| 146 Vernon        | 1,092,166,887                               | \$208,038,107            | \$1,300,204,994  | 16%   |
| 147 Voluntown     | 197,808,450                                 | \$18,102,790             | \$215,911,240  | 8%  |
| 148 Wallingford   | 3,558,250,138                               | \$472,987,850            | \$4,031,237,988  | 12%   |
| 149 Warren        | 188,400,180                                 | \$16,872,880             | \$205,273,060  | 8%  |
| 150 Washington    | 898,039,220                                 | \$106,686,190            | \$1,004,725,410  | 11%   |
| 151 Waterbury     | 2,886,470,099                               | \$1,380,297,858          | \$4,266,767,957  | 32%   |
| 152 Waterford     | 1,984,833,110                               | \$186,670,470            | \$2,171,503,580  | 9%  |
| 153 Watertown     | 1,392,269,880                               | \$95,171,500             | \$1,487,441,380  | 6%  |
| 154 Westbrook     | 719,452,110                                 | \$47,542,120             | \$766,994,230  | 6%  |
| 155 West Hartford | 3,219,614,000                               | \$603,583,890            | \$3,823,197,890  | 16%   |
| 156 West Haven    | 2,754,062,381                               | \$378,278,330            | \$3,132,340,711  | 12%   |
| 157 Weston        | 2,328,075,130                               | \$92,640,130             | \$2,420,715,260  | 4%  |
| 158 Westport      | 9,909,657,527                               | \$1,748,551,800          | \$11,658,209,327   | 15%   |
| 159 Wethersfield  | 1,773,462,100                               | \$129,550,600            | \$1,903,012,700  | 7%  |
| 160 Willington    | 337,886,526                                 | \$17,675,690             | \$355,562,216  | 5%  |
| 161 Wilton        | 3,453,431,650                               | \$275,683,940            | \$3,729,115,590  | 7%  |
| 162 Winchester    | 493,405,890                                 | \$70,672,000             | \$564,077,890  | 13%   |
| 163 Windham       | 772,606,035                                 | \$447,763,025            | \$1,220,369,060  | 37%   |
| 164 Windsor       | 1,849,832,330                               | \$175,438,790            | \$2,025,271,120  | 9%  |
| 165 Windsor Locks | 790,196,860                                 | \$544,272,800            | \$1,334,469,660  | 41%   |
| 166 Wolcott       | 772,446,880                                 | \$50,341,690             | \$822,788,570  | 6%  |
| 167 Woodbridge    | 1,092,721,070                               | \$108,895,690            | \$1,201,616,760  | 9%  |
| 168 Woodbury      | 918,366,820                                 | \$33,801,570             | \$952,168,390  | 4%  |
| 169 Woodstock     | 688,644,350                                 | \$72,928,170             | \$761,572,520  | 10%   |

# CCM — CONNECTICUT'S STATEWIDE ASSOCIATION OF TOWNS AND CITIES



The Connecticut Conference of Municipalities (CCM) is Connecticut's statewide association of towns and cities. CCM represents municipalities at the General Assembly, before the state executive branch and regulatory agencies, and in the courts. CCM provides member towns and cities with a wide array of other services, including management assistance, individualized inquiry service, assistance in municipal labor relations, technical assistance and training, policy development, research and analysis, publications, information programs, and service programs such as workers' compensation and liability-automobile-property insurance, risk management, and energy cost-containment. Federal representation is provided by CCM in conjunction with the National League of Cities. CCM was founded in 1966.

CCM is governed by a Board of Directors, elected by the member municipalities, with due consideration given to geographical representation, municipalities of different sizes, and a balance of political parties. Numerous committees of municipal officials participate in the development of CCM policy and programs. CCM has offices in New Haven (the headquarters) and in Hartford.

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## **Opinion**

9/29

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## **Chronicle**

**Lucy B. Crosbie**  
*President*

**Kevin Crosbie**  
*Publisher*

**Charles C. Ryan**  
*Editor*

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## **Editorial**

# **We offer these threads, needles**

**THREADS** to Mansfield's new River Park. The 10-acre parcel was once the site of filter beds that were part of the sewer system of the former Mansfield Training School. Talk about creative recycling. Now the land provides space for picnics, kite-flying and informal sports activity. Better yet, River Park offers a handicapped accessible canoe and kayak launch area. And, there are walking trails in the park that connect with the larger Willimantic River Greenway.

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Marie Brennan photos

## Festive Festival on the Green

There were activities for all this weekend — a bicycle parade, marching band and fireworks — when Mansfield celebrated its annual Festival on the Green. TOP: Jason Altieri of Mansfield, playing the jester, performs with his fellow members of the Kidsville Kuckoo Revue. RIGHT: Zach Pittman, 13, of Mansfield digs in at the pie-eating contest Sunday afternoon.



Chronicle  
9/15/08

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Editor:

9/24

I live on Browns Road in Mansfield and just completed a building project in my back yard. The necessary procedure required meeting with several agents, especially since I applied for a variance. Without exception, the people that I met with were courteous, helpful and professional. I would like all the town officials and inspectors for working with me and guiding me through the project in a timely manner. My highest regards go to them.

**Scott Rhoades**  
**Storrs**

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10/7  
**Editor:**

I would like to inform the people of Mansfield that the last town council meeting held on Sept. 22 was taped for televising by some residents and will be shown on Channel 14 on Thursday at 10 p.m. This will be your first opportunity to see your council in action, so please try to view it. There were some interesting discussions that night, including an increase in the cost of trash collection and an increase in the cost of building permits.

If you find it useful to watch council proceedings on television, please email or call your council members to let them know. *The Chronicle* publishes the public access channel, Channel 14, schedule each Saturday in the Album section so, check the schedule there.

**Betty Wassmundt  
Storrs**

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9/23

# Mansfield irons out new deal for trash

By ZACHARY JANOWSKI  
Chronicle Staff Writer

**MANSFIELD** — The town council Monday voted to waive the bid process for its single-family home garbage collector and accept a negotiated increase of 10 percent in order to avoid the possibility of an even higher rate.

The town renegotiated its contract with Floyd Mayo and Sons because the company could not afford to renew their contract at the projected rate.

The 2006 contract between Mayo and the town includes a provision for a 6 percent, cost-of-living increase scheduled for October.

According to Mansfield Director of Public Works Lon Hultgren, the company said it could not afford to continue the contract because of the rising cost of diesel fuel — even with the 6 percent increase.

Hultgren said the town negotiated the 10-percent rate increase, which includes the scheduled cost of living increase.

How this will impact the individual homeowners is yet to be determined, as the town council will decide how the increase will affect trash ratepayers during future budget discussions.

Hultgren said town staff estimates Mayo's increased revenue under the new contract wouldn't even cover his fuel costs.

Council member Gene Nesbitt questioned the wisdom of skipping over the bid process given that the last bids were taken three years ago.

"If they're going to come in with a low bid again, they're going to do it," he said.

Hultgren said, in 2006, Mayo's bid of \$7.24 per household was considerably lower than the second bid of \$10.35.

He said Mayo could increase his rate considerably more than 10 percent and still expect to win a new round of bidding.

According to Hultgren, Mayo came to the town with a price in mind.

"We negotiated this. This is not what he wanted," Hultgren said of the increase.

He said efficiencies in other waste disposal areas would help offset the increased cost to the town.

Finance Director Jeffrey Smith said the town's trash removal system has caused problems with contractors in the past, but residents have opposed efforts to change it.

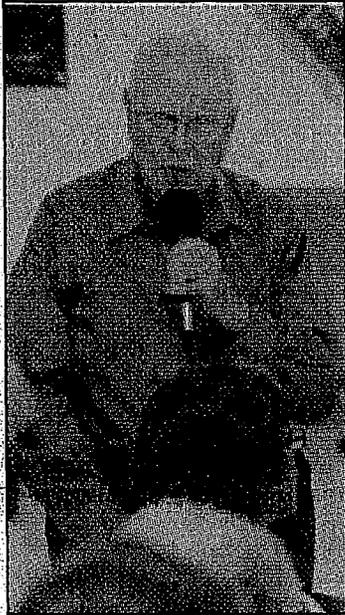
"We have a complicated system that everyone in town loves," Smith said, which limits the number of contractors willing to bid on providing the service.

He said Mayo and Sons has a good service record, while a previous contractor performed so poorly it didn't finish its contract.

"It's going to really be hard to do this without Mayo," Smith added.

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# Which way to go? 9/18



*All Malpa photos*

More than a hundred people turned out Wednesday night to hear a discussion of the options for updating Mansfield's elementary schools. At left, Tim Quinn, a member of the school board for 17 years, speaks. Center, Margaret Rubega, the mother of two children, asks a question. Right, Don Hoyle pays close attention to the discussion.

## Mansfield weighs options for schools

By ZACHARY JANOWSKI  
Chronicle Staff Writer

MANSFIELD — About 100 residents gathered at Mansfield Middle School to learn about the future of the town's elementary schools, or perhaps school.

Architects Rick Lawrence, of The Lawrence Associates in Manchester, and James Barrett, of DRA Architects in Windsor, presented four "families" of options for the town's schools and took questions from the large crowd.

The four options are complicated by state reimbursement rates that make it difficult to determine the actual cost to Mansfield's taxpayers.

The first option, including necessary upgrades and emergency repairs as needed, would cost about \$34 million. Mansfield property owners would pay about \$25 million after limited state reimbursement for windows, roofs, fire alarms and handicapped accessibility upgrades.

Facilities Director William Hammon said he currently spends \$50,000 annually on school maintenance, not including labor. He said he would need the additional funds for the more extensive fixes the buildings will need as they age.

Middle school upgrades and complete renovations to the three elementary schools,

avored by school and town officials until architects showed them the a price tag, would cost \$95 million, with residents paying \$51 million.

Although Mansfield typically receives high levels of state reimbursement for school construction, in the range of 70 to 80 percent, the town would receive a lower rate if it pursues this plan because, according to state formulas, the town already has too many square feet of school space per student.

"That's one of the ways they limit how much they give you," said Finance Director Jeffrey Smith.

(Mansfield, Page 4)

# Mansfield weighs options for schools

(Continued from Page 1)

The high cost and low level of reimbursement had officials looking toward two other plans for cost-savings and space-efficiency.

If the town closed one elementary school, renovated and expanded the other two and completed the same improvements to the middle school, it could do an \$84 million project for \$45 million.

However, if the town closed all of its schools and built one school, for about \$74 million, it would cost the town only \$21 million.

Many in the audience spoke out against the idea of moving away from neighborhood schools and

toward one school for all 700 pre-kindergarten through fourth grade students.

Barrett, an experienced school-designer, said the fourth option would "cause the most discomfort."

Lawrence said some community members who participated in the workshops last winter thought the schools would be better off avoiding the "dust and noise" of renovations and suggested looking into the one-school option.

"Little people need little schools," said former board of education member Timothy Quinn. "Middle-sized people can have middle-sized schools."

Quinn said the most he would

recommend is 300 students to a school and that the one-school idea was "the worst thing I ever looked at in Mansfield."

He encouraged the audience to imagine a small child walking up to the "monstrous" school and saying, "Mama, I want to go home."

Lawrence said the school could be designed with "houses," "pods" or "learning communities."

"The theory from the state is if you can build it a little bit larger, you can get economies of scale," he explained.

Some residents spoke out against change, saying a town with one elementary school "will not be the same." Other residents

said it would be difficult to make a decision without an idea of what the single, larger school would look like.

Barrett said he could provide sample designs from other schools.

"We're school designers. We love children," he said. "We're chomping at the bit to share design because it's what we do best."

"Seven hundred students on a campus can be designed so that it is not overwhelming."

According to Lawrence, the cost estimates are based on the project moving forward by June 30, 2009. He said the numbers would need revisions if the town did not hold a referendum by then.

## New rules for council meetings

By ZACHARY JANOWSKI <sup>9/30</sup>  
Chronicle Staff Writer

MANSFIELD — Town council meetings may start to look a little different to residents because of new procedures approved earlier this month.

Perhaps the most noticeable changes are in the new schedule within the meetings.

The public will have two opportunities to speak, at the beginning and end of the council meeting, to allow residents to speak in response to discussions and votes of the council.

Previously, residents could only address the council at the beginning of the meeting.

In contrast, the Mansfield Board of Education makes a practice of allowing the public to speak twice during the meeting, much like the new council procedure.

Another schedule change moves the town manager's report to the beginning of the meeting.

Previously, the town manager would give his report after the council conducted its business.

The new rules also establish council "office hours" during the half-hour before the second council meeting of the month.

Volunteer council members will make themselves available for informal discussions with residents during office hours.

Other changes include:

- A provision for ceremonial events to take place prior to the start of regular council meetings.

- Guidelines for work sessions to allow informal collaboration between the council and members of the public.

- Written statements given to council members will not be read into the record during audience of citizens.

They will be distributed as communications.

However, council members can read written testimony into the record during public hearings.

The council will continue to run its meetings according to Robert's Rules of Order on issues not provided for in the new procedures.

PAGE  
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9/18

# Pleasant Valley land rezoned

By ZACHARY JANOWSKI  
Chronicle Staff Writer

MANSFIELD — Town officials achieved a long sought after goal Monday when the planning and zoning commission approved a new zoning designation for the Pleasant Valley area of town that will require preservation of agricultural land and limit commercial uses of the property.

The Pleasant Valley area includes some state-recognized prime agricultural land, prompting the town's efforts to preserve it.

However, there is no zone the town can use to limit the land simply to agriculture. After several rounds of discussion the commission and town planning staff settled on the new zones with requirements for agricultural set-asides.

The commission stopped short, however, of rezoning industrial land in the Pleasant Valley area, owned primarily by Bruce Hussey who contested the proposed changes.

Town officials hope to work with Hussey to revise the previously suggested changes or come up with new ones that would satisfy both his goals and the town's.

"My expectation is we would invite Mr. Hussey and his representatives," Director of Planning Gregory Padick said.

The new Pleasant Valley Residence/Agriculture zone takes the place of 45 acres of land previously zoned as Professional Office-3.

The PVRA designation allows for agricultural and residential uses, including multi-family. The new zone requires 25-acre lot minimums and establishes additional water supply requirements.

Commission members delayed the vote several times in order to gather more information. Among their concerns, legal challenges to the provision as "spot zoning," or specifically targeting small parcels of land.

"Forty-five acres is far beyond any case that is tied to spot zoning," Padick said Monday before the commission voted.

The commission hoped to create a Pleasant Valley Commercial/Agriculture zone along with the PVRA until Hussey opposed it.

Hussey owns 120 of about 165 acres in the affected area, lives there and farms part of his land. He also owns T & B Motors, which he

has considered moving to the property, according to his attorney Kari Olson, of Murtha Cullina in Hartford. T&B specializes in automotive sales, service and towing.

According to Olson, the proposed changes would leave Hussey no economically viable options for the property.

Olson has said the PVCA changes would reduce the number of permitted uses from 23 to nine.

Hussey filed a formal protest that increases the requirement for passing the change from a simple majority of members present to a two-thirds majority of the full nine-member commission (six votes in all).

In December 2006 and January 2007 the planning and zoning commission conducted public hearings on a Pleasant Valley Design District, but decided not to pursue those changes after public comment.

The design district would have welcomed multi-family housing, but preserved half the farmland.

Prior to the 2006 plan of conservation of development, the Pleasant Valley area was set aside as an industrial park.

PAGE  
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# Ponde Place returns with new proposal

By ZACHARY JANOWSKI  
Chronicle Staff Writer

MANSFIELD — The controversial student housing development known as Ponde Place will return to public scrutiny in the coming months as it proceeds with a new plan to build — this time without a connection to the University of Connecticut water system, according to UConn and town officials.

The development, proposed by Keystone Companies LLC of Avon,

9/26  
would house more than 600 students on the west side of Hunting Lodge Road.

In a letter dated Sept. 5, 2007 Keystone Managing Director P. Anthony Giorgio withdrew the company's applications because of the need for more analysis.

The inland wetland agency had scheduled a public hearing for Sept. 17, 2007.

At that point, the company made it clear it planned to submit a revised proposal.

Keystone Companies, co-owned by

Giorgio and Karl Krapek, owns the 45.93-acre parcel of land where they intend to develop the student housing complex.

The company had applied for rezoning, regulation revision and a special permit from the planning and zoning commission and a permit from the inland wetland agency.

When Keystone resubmitted its application this year, town officials asked the developers to get UConn to reconfirm its commitment to provide

water for the project.

Mansfield Director of Planning Gregory Padick said he advised Keystone to get the reassurance because the previous commitment from UConn was two years old.

Padick has said Mansfield zoning regulations would require a development like Ponde Place to have a connection to public water and sewers.

He also said there is a possibility the development could proceed with  
(Ponde Place, Page 4)

## Ponde Place offers new plan

(Continued from Page 1)

a connection to university sewer only if the property could support a community well.

Keystone has requested UConn permission to hook up to the sewer system but hasn't yet identified what it plans to use for a water source.

The UConn Water and Wastewater Systems Policy Advisory Committee decided it could not make an informed decision on the project until its consultants completed a study of the impact its wells have on the Willimantic River.

In 2005, UConn water use dur-

ing a summer drought caused a fish kill on the Fenton River. A Fenton River study established a 3 cubic feet per second minimum flow rate.

The university is waiting for the results of a similar study of the Willimantic.

Mansfield Public Works Director Lon Hultgren told the town council earlier this week the study will take longer than expected.

"They didn't have low enough flow this year," said Hultgren, a town representative on the university water committee.

According to Hultgren, the committee will consider Keystone's

request for a sewer connection at the next meeting.

Council member Helen Koehn raised another potential problem at the meeting Monday.

"If my recollection is correct that's in the area where the wells were contaminated by the dump," Koehn said.

Town officials said state and local health officials will oversee the permitting of any wells at the site.

The water and wastewater committee meets quarterly and has a meeting tentatively scheduled for Dec. 18 at 5:30 p.m.

A location has not been set.

**PAGE  
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# River park dedicated

By **ZACHARY JANOWSKI** <sup>9/18</sup>  
 Chronicle Staff Writer

**MANSFIELD** — Nature-lovers and paddlers can now enjoy another segment of the Willimantic River with the opening of a new park in town.

River Park, a 10-acre parcel off Plains Road along the Willimantic River, offers trails, a handicapped accessible canoe and kayak launch and a multi-purpose field.

The trails within River Park connect to the larger Willimantic River Greenway Midriver trail.

The canoe-launch is the first to offer handicapped access in Mansfield. The quiet stretch of water is welcoming to beginners and is one of the few places along the river with enough water for canoe use year-round.

Mansfield Parks Coordinator Jennifer Kaufman said the grass field would pro-

vide space for picnics, kite-flying and informal sports activities.

The town dedicated the new park Saturday as part of Celebrate Mansfield Weekend.

"It's a really cool reuse of this property," which used to be the filter beds for the Mansfield Training School sewer system, Kaufman said.

"The town did a landswap with UConn," giving up land near the state prison in town, she said. "We called it river frontage for prison frontage."

According to Kaufman, the town considered naming River Park, located on a peaceful cove, "River Bay Park" but found the name too awkward.

Kaufman said the next step for the Greenway is to pursue public access on the Coventry side of the river.

She praised the Quinn family for giv-

(Town, Page 4)



Overlooking the river from the canoe launch at River Park in Mansfield

Al Malpa

## Town opens a launch for canoes, extends river trail

(Continued from Page 1)  
ing permission to hikers to use the trail where it crosses their property.

"It makes it one continuous track," Kaufinan explained.

The town received grant funding for River Park from the National Recreational Trails Program, the Federal Highway Administration and the Connecticut Department of Environmental Protection.

Mansfield also received a Healthy Eating Active Living grant through the Eastern Highlands Health District and the state Department of Public Health

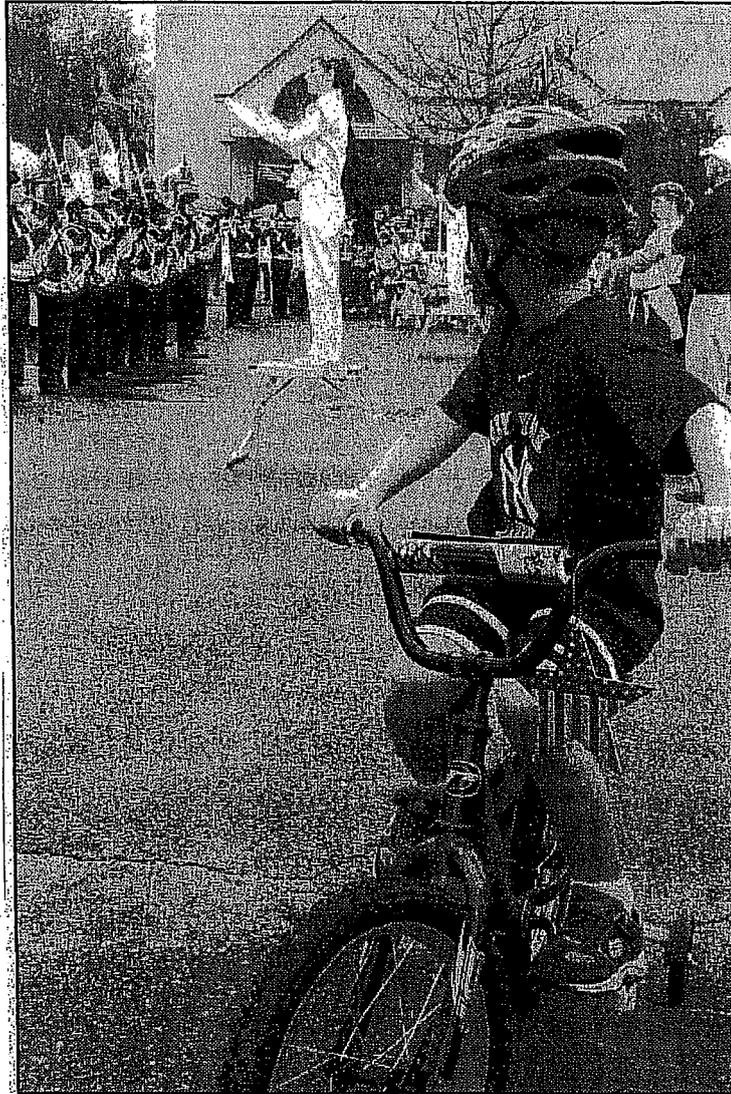
to purchase eight kayaks available for rent at the community center for \$5 per day.

For more information about River Park or kayak rentals, contact the Mansfield Parks and Recreation at 429-3015.

The Willimantic River Alliance has a comprehensive "Parks and Trails Guide to the Willimantic River Greenway" available on the recreation page of the alliance's web site at [www.WillimanticRiver.org](http://www.WillimanticRiver.org).

The 25-mile Willimantic corridor was designated a Connecticut State Greenway in 2003.

Chronicle 9/16/08



Maria Brennan

### What's goin' on?

Harrison Cook, 6, of Storrs, watches the University of Connecticut marching band at the Mansfield Festival on the Green Sunday afternoon in Storrs. He rode his bike in the parade and then stopped to listen to the band.

PAGE  
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# Festival celebrates Mansfield

By Parini Shah  
Campus Correspondent

Mansfield's Festival on the Green celebrated its fifth year on Sunday. The cloudy morning made some fearful that the festival might have to be moved indoors, but the rain subsided, allowing the festivities to carry on outside.

The UConn Marching Band started things off, leading the parade playing the "UConn Fight Song" and concluded the parade with "America the Beautiful," "The Star Spangled Banner" and the fitting, "Singing in the Rain."

Mansfield Mayor Betsy Paterson has been running the festival for five years and said that the purpose of the festival is to, "call attention to the new Downtown Project" and that the

goal is to "be one community, not a town with a university."

Also present were President Michael Hogan, Jonathan XIII and State Representative Denise Merrill (D-Mansfield) who called Mansfield "the best town in the state."

Although the festival is geared toward families, Paterson did say that she would like more UConn students at the festival, though many volunteers were from UConn. One of the UConn students at the festival was Seamus Keating, a 7th-semester political science major and USG's external affairs chairman, who worked at the USG table.

"This is USG's first year at the Festival on the Green," Keating said. "We wanted to reach out to the community and show the

» **FOOD**, page 11



KAYLAH BACA/The Daily Campus

Residents of both Mansfield and UConn enjoy the food and music on the festival.

# Food, music make festival enjoyable

from **FESTIVAL**, page 9

said. "We wanted to reach out to the community and show the town that we are here and we want to be a part of it."

Annie Petitti, a 5th-semester communications major, sang with the UConn Chordials. "[We were] very excited to sing here," Petitti said. "We were asked to sing and we love it. We all have festivals like this in our hometowns, so its fun to be a part of this one."

Aside from the various performances like the Irish step dancing team, the Green was full of tables of various organizations. Some of the tables present were the farmer's market, the E.O. Smith High School student art show, and handmade silver jewelry. There was even a booth where attendees could take pictures with a card-

board cutout of presidential candidate Barack Obama. Among the tables was a food court, serving the tastes of many from Indian food to Domino's pizza.

Roniak Patel, a 1st-semester computer science and engineering major, could not help but comment on the Festival's aroma.

"It smells so good," Patel said. "I can't wait to go check out what is here. I smell fried dough; I'd like to get some if I can find it."

All of the coordinators and volunteers agreed that the Festival on the Green is a big event for Mansfield. Paterson hopes that with the new Mansfield Downtown Partnership, they can have a true town green, and carry out more festivals such as this one for the community.

---

Parini.Shah@UConn.edu

**TOWN OF MANSFIELD**  
**OFFICE OF THE TOWN MANAGER**



Matthew W. Hart, Town Manager

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(860) 429-3336  
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October 3, 2008

President Michael J. Hogan  
University of Connecticut  
352 Mansfield Road  
Storrs-Mansfield, Connecticut 06269-2048

**Re: Appointee to Committee on Community Quality of Life**

Dear President Hogan:

I hope that this correspondence finds you well. I am writing today to request that you appoint a university representative to the Mansfield Town Council's Committee on Community Quality of Life.

As you may know, the committee on community quality of life was active a few years ago and was instrumental in the establishment of the Mansfield housing inspection program and the UConn Office for Off-Campus Services. While we have made considerable progress, we still have a number of quality of life issues to contend with as a community. Consequently, the town council has determined that it would be useful to reactivate the committee, this time with representatives from the town council, the university, the planning and zoning commission and the community at-large.

Pursuant to the charge issued by the council, the committee will be responsible for evaluating and making recommendations concerning quality of life issues within the community. More specifically, the committee will:

- Evaluate quality of life issues within the community, particularly as these issues relate to off-campus student housing and behavior. Specific tasks include, but are not limited to:
  - Reviewing potential enhancements to the Mansfield Housing Code
  - Contemplating improvements to existing public safety and nuisance abatement ordinances
  - Considering the adoption of additional ordinances and regulations designed to promote and protect community quality of life
- Consult with various regulatory bodies and stakeholder groups, such as the planning and zoning commission, the University Office for Off-campus Services, the town/university relations committee, the Mansfield Community-Campus Partnership and neighborhood associations, to generate ideas and suggestions, and to solicit feedback on various committee recommendations

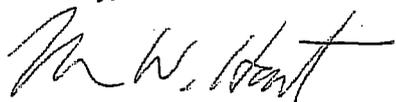
- As appropriate, make recommendations to the town council

The committee will be comprised of four members of the town council, one representative from the planning and zoning commission, one representative from the University of Connecticut and five citizens at-large. The presence of a UConn representative would be very important because the university has taken a more active role, particularly via the Mansfield Community-Campus Partnership and the office for off-campus services, in dealing with off-campus issues. Furthermore, the university's perspective and expertise in working with the student population would certainly prove invaluable.

Consequently, I hope that you are able to appoint a university representative to the committee on community quality of life. If you have questions or concerns, I would very happy to discuss this matter with you in more detail.

I greatly appreciate your consideration of this request, and look forward to hearing from you.

Sincerely,



Matthew W. Hart  
Town Manager

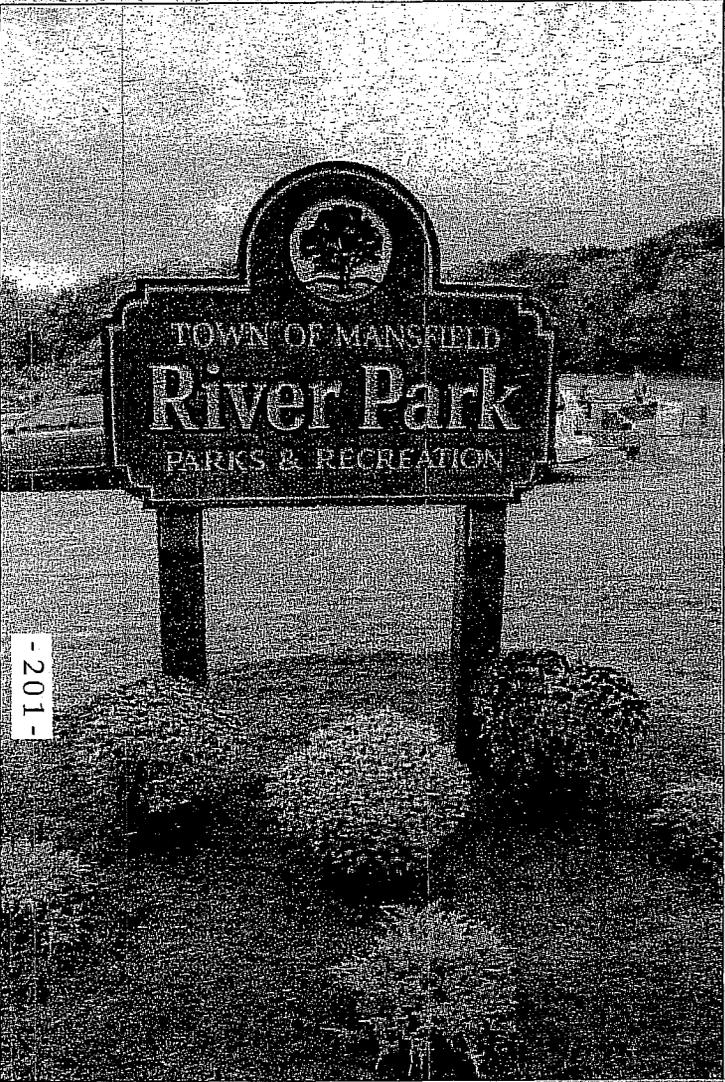
CC: Town Council  
Stephen Rhodes, Executive Assistant to the President

# Mansfield's Day In The Park

9/21

Hartford  
Courant

**MANSFIELD'S NEWEST PARK**, River Park, left, officially opened in September along the bank of the Willimantic River off Plains Road. Below, state Rep. Denise Merrill, D-Mansfield, did the ribbon-cutting honors accompanied by a large group of advocates for parks and river-related recreation.



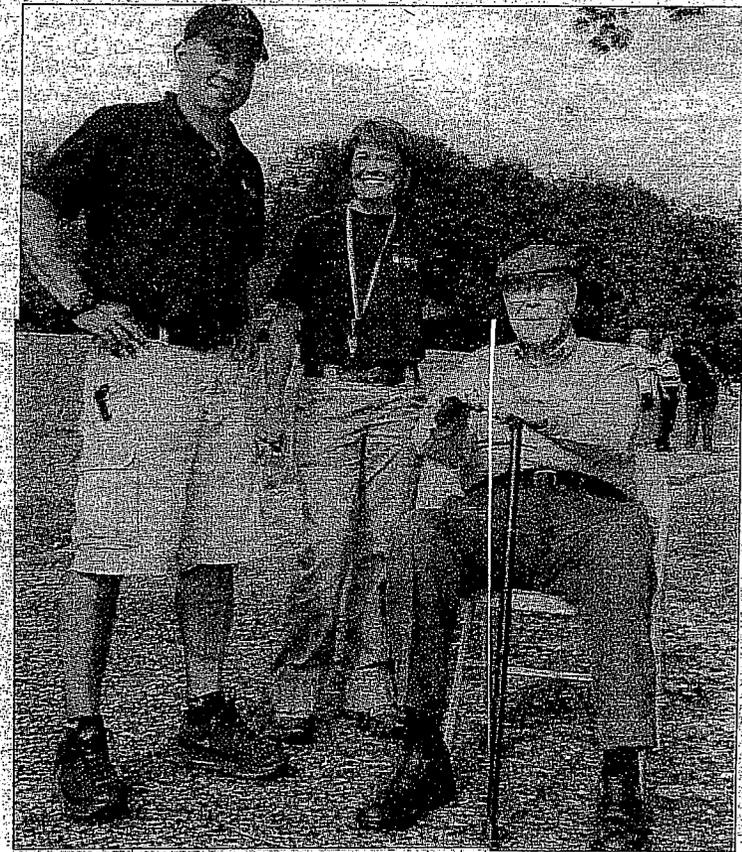
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Item #29



**MANSFIELD RECREATION** Supervisor Bette Day Stern, above, right, prepares residents to try out the new kayaks that will be rented at the local community center. At right, former Town Council member Tim Quinn, seated, chats with Mansfield Recreation Director Curt Vincente and Parks Coordinator Jennifer Kaufman at the dedication of the new River Park. Quinn donated land and a boat landing just north of the park that extends the public's use of the Willimantic River.



# Courant.com

Tough Times

## West Hartford Mayor Moves To Cancel Or Delay Projects

By JOSH KOVNER

October 6, 2008

WEST HARTFORD —

Responding to the economic crisis and possible cuts in state aid next year, town officials intend to immediately cancel or delay \$20 million in routine work on schools, parks and streets.

The move by Mayor Scott Slifka, who heads the town council's Democratic majority, would save taxpayers a total of about \$2.5 million in 2010 and 2011. It won't affect the current budget — the subject of a referendum Tuesday.

The town borrows against the sale of bonds to pay for public works projects. By not bonding the \$20 million, the town avoids paying interest on that money. Slifka didn't have calculations for the savings beyond 2011, but it would be several million dollars more.

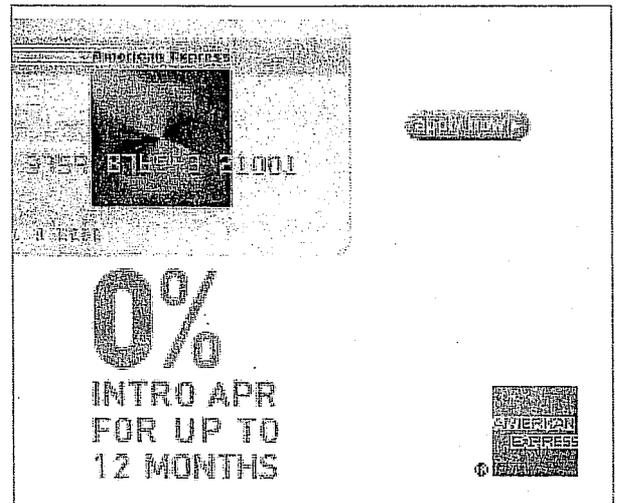
The council's six Democrats and three Republicans are to vote on the action Oct. 14. Minority Leader Leon Davidoff said Friday it "absolutely makes sense to defer these projects until the market settles down. This has been a bad time for a lot of people."

Still, the state and national economic picture is so bleak that layoffs and reductions in core services — police, fire, schools and the parks and recreation system — would have to be considered next year if residents are to see any tax relief.

These measures "have to be part of the discussion for next year," Slifka said after announcing the elimination of the public-works projects.

"We're on our own," he said, referring to expected cuts in state aid, including a reduction in reimbursements on school construction projects next year. "We're going to have to see what residents want to do. The community may not be able to afford the current level of services."

Voters on Tuesday will consider a \$213.4 million town and school budget for 2008-09 that raises spending by \$11 million, or 5.8 percent. The budget was cut by \$2.4 million after voters rejected it in June. Under the proposed spending plan, taxes on a typical West Hartford house, one with an assessed



value of \$148,305, would rise \$344, or 6 percent.

Earlier this year, town officials asked public employee unions to consider renegotiating their contracts to save the town money. There were no takers.

"That wasn't going to happen," Louis Glanz, head of the firefighters union, said Friday. "We wouldn't reopen unless there was a dire financial situation — a bankruptcy or a takeover like Waterbury was facing. When we negotiate, we give up things and the town gives up things, and we hold each other to those terms."

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# Aztec Two Step chases away the blues

By Brenda Sullivan - Editor  
News

Item #31

Single-click the image to enlarge it; double-click to make it small again.



*The tuba section of the UConn Marching Band performs "Singing in the Rain." All photos accompanying this story are by Brenda Sullivan.*

Those who missed Sunday's Festival on the Green because of the threat of rain missed a mighty good time.

The festival kicked off, as promised, with a bigger and better parade that included the UConn Marching Band which led the way for Mansfield Mayor Betsy Paterson, State Rep. Denise Merrill, UConn President Michael Hogan, the E.O. Smith cheerleaders, the local Cub Scout and Boy Scout Troops, Mountain Dairy, the Mansfield Fire Department, the Future Farmers of America, the UConn Division of Student Affairs Steppers (that's right... ) - and of course, the tykes on the trikes and bikes, among others.

The parade concluded at the Festival grounds, where the UConn Marching band continued to entertain the crowd with patriotic tunes, baton twirling and even some dancing with umbrellas to an appropriate selection for the day, "Singing in the Rain."

And that was just the beginning of the music that filled the air throughout the Festival.

The UConn Marching Band was followed by the ever-popular Kidsville Kuckoo Revue, which had the little ones jumping and jiving.

Later, it was the adults' turn - particularly those of the tie-dye and locally, the Shaboo era - when Aztec Two Step took the stage.

There was much swaying, toe tapping and singing along to a number of old favorites, including "So Easy," "Baking" and "On the Road" as well as newer, and equally enjoyed songs.

The festival ended with the rockin' tunes of the Mohegan Sun All Stars.

20. Jon Hand buys some Indian cuisine from Rajjit Singh.

21. Melanie Bacchiochi and Rachel Miekle (not shown) decorated Festival-goers with stars and other bright and glittery designs.

22. Nate Wojtyna holds a toy football with his jersey number that was among dozens of footballs tossed to the crowd by the Panthers as they marched in the parade. With him is fellow team member Sam Richardson.

23. and 24. The pie-eating contest gets underway.

25. Pie-eating contest winner Garrett Schwab invites challengers for next year's contest; at the mic he vows to defend his title with courage, fortitude - and pie.

26. and 27. Aztec Two Step put on a toe-tapping performance that drew a number of members of the tie-dye generation.

28. UConn Police enjoy the tunes while keeping an eye on the crowd.

Comment - Send to a friend

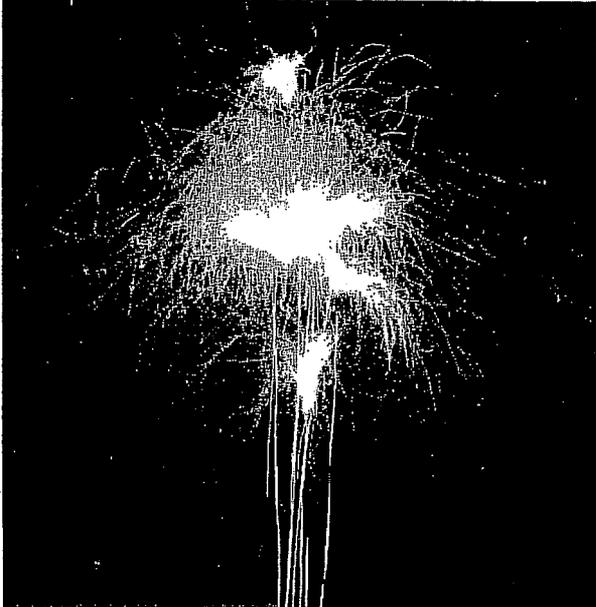
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# Fireworks fill the sky at Mansfield Hollow

By Brenda Sullivan - Editor  
News

Item #32

Single-click the image to enlarge it; double-click to make it small again.



*A colorful and sometimes wonderfully booming fireworks display heralded the arrival of the annual Festival on the Green which begins on Sunday with a grand parade on Route 195 from the post office to the festival grounds. All photos accompanying this story are by Brenda Sullivan.*

Several hundred Mansfield residents and friends gathered at Mansfield Hollow State Park on Saturday night on what - despite weather forecasts to the contrary - turned out to be a dry and pleasant evening under a full moon.

The crowd was treated to live music (including the Eagleville Band) playing rock classics and some blues tunes as they visited booths set up by local organizations such as the Southeast Elementary School PTO, the Girl Scouts and the Mansfield Community Center.

The air was filled with the aroma of burgers and dogs grilled by members of the Mansfield Lions Club.

At the beginning of the field, visitors stood in line for a chance to ride in the ReMax hot-air balloon.

As the sun dipped behind the trees, flashes of blue and red lights danced in the air as children played with glow-in-the-dark sticks.

Mostly people enjoyed each other's company as they waited for the fireworks to get started,

including Steven and Nora Stein who were absorbed in a game of backgammon which - Nora confided - is how the couple first met.

The first rockets of bright light and explosions in the sky were greeted with shouts and applause.

The display included some new and creative arrays, including three arcs that exploded in red, white and blue. One of the crowd's favorite was the one that was pretty enough, but had that extra something of a whine as the sparks spiraled down to earth.

After a rapid succession of explosions that most thought was the end, there was a pause and then another loud and colorful display.

At the end of the evening, volunteers and local police did a great job of getting people safely to their cars, and keeping traffic moving in a steady flow.

For more information about what to expect at Sunday's Festival on the Green, see previously posted stories on this page. And please note that Route 195 - from Dog Lane to the Post Office - will be closed to traffic beginning at 11:30 a.m. for the parade, which kicks off at noon.

And now, please enjoy photos from the fireworks celebration (click on a photo to enlarge it).

*Comments on this or any other story published in Mansfield Today are welcome. Just click on the "comment" link at the end of the story. Lengthy comments can be submitted as a Letter to the Editor. I can be reached at [brensullivan@yahoo.com](mailto:brensullivan@yahoo.com)*

Posted Sept. 14, 2008

Comment - Send to a friend

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An idea for

## **PAYING FOR MANSFIELD PUBLIC TRANSIT**

J. Morey, Aug 30, 2008

The WRTD public bus serving parts of Mansfield and Willimantic has the potential to get people out of private cars, alleviate the hassles of heavy traffic, and reduce gasoline consumption. I, for one, in recent years have learned to do quite a few of my errands using the bus rather than automatically hop into the car.

Granted, it was easier for me, than for many of Mansfield's residents and taxpayers, because I live within about a 5-minute walk to a bus stop. Those who live farther than about a 10-minute walk might well begrudge Mansfield's current policy of paying for the WRTD "Willi" bus out of general tax revenues and issuing passes to any of Mansfield's residents to ride the bus for free. After all, if someone lives in an area that the bus doesn't conveniently serve, what good is the free pass?

The free pass concept certainly has its points. It eliminates the need for passengers to keep small change. Boarding the bus is faster without the need to fumble for the right change and drop it in the slot. And it eliminates the need for the bus company to handle cash, count it, and install fare-collecting equipment on the bus.

But someone has to pay for it all! Here is presented a possible method of raising funds for the WRTD service which may be fairer to all Mansfield residents while at the same time, potentially funding bus service improvements such as more routes, more frequent runs, and so on. Even if it would, potentially, raise my local tax somewhat!

What is proposed is that any property, whether residential or commercial, which is within a certain distance of a functioning bus stop, would be levied some additional tax, perhaps 1 or 2 mills, on the assessed value of the property. This levy would be used to fund the WRTD system (or any public transit initiative) and to improve its service. The burden of this levy would fall primarily on those residents and businesses that are close to the bus stops and are most likely to use the bus and get the benefit of its availability. Whether residents using it for commuting and errands. Or employees and customers who might use the bus to get to and from various business establishments.

What would the assessment radius be? Certainly at least a quarter mile from a bus stop, which is about a 5-minute walk, and possibly as much as a half mile or about a 10-minute walk. The larger the radius, the more properties would fall under the extra assessment, which could be used either to generate extra revenue (for possible service enhancements) or to hold down the additional mill rate in order to generate a given amount of revenue. People living much more than about 10 or 12 minutes walking time from a bus stop would probably not use the bus much and would be correspondingly unhappy about paying that extra levy. Those who have property falling just within the radius but without a walkable right-of-way of a reasonably safe and direct aspect to a bus stop might be granted an exemption.

All residents would still be eligible for the free bus pass, whether they live close to a bus stop and are paying the extra tax assessment, or not.

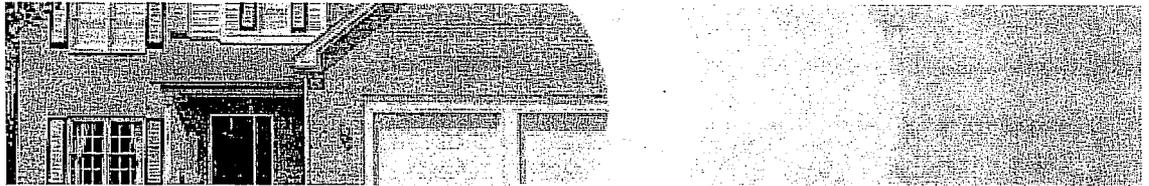
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## Quiet Corner Whispers: Cleanup transforms landfill into park

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## Thinking of Adding the Beauty of Stone to your Home or Business?

By MARGE HOSKIN

For The Norwich Bulletin

Posted Oct 07, 2008 @ 12:17 AM

The University of Connecticut's new Hillside Environmental Education Park, or HEEP, will be the site of a guided tour at 10 a.m. Saturday.

The park land served as a UConn landfill from 1966 to 1993. Lab chemicals and solvents, pesticides and herbicides were deposited there in pits from 1966 to 1987.

In 1998, the Connecticut Department of Environmental Protection required the university to evaluate the nature

and extent of water and groundwater pollution and take the necessary remedial actions.

Today's HEEP is "a great land restoration project in the Willimantic River watershed," said walk coordinator Vicky Wetherell of the Willimantic River Alliance. Park wetlands drain into Cedar Swamp Brook, which in turn drains into the Willimantic River.

Environmental Compliance Analyst Stephanie Marks reports that UConn's Office of Environmental Policy is busy finishing the project's complex construction. University classes already are using the park as outdoor classrooms, she said.

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A geomembrane cap covers the compacted waste. A trench prevents polluted groundwater from reaching nearby wetlands by sending collected water to UConn's waste water treatment facility. And there are both restored and newly created wetlands.

Undergraduate Lauren Eichert, one of a half dozen interns in the Office of Environmental Policy, will lead Saturday's walk. After parking on the capped landfill, walkers will descend into the wetlands area for a two-mile walk along the boardwalk loop trail. A copy of the trail map is available at [www.ecohusky.uconn.edu](http://www.ecohusky.uconn.edu).

The HEEP walk is sponsored by the Willimantic Alliance, UConn and Mansfield Parks and Recreation. It is one of 79 different walks during Walktober in the Quinebaug and Shetucket Rivers Valley National Heritage Corridor, also known as the Last Green Valley. For the Walktober schedule, visit [www.thelastgreenvalley.org](http://www.thelastgreenvalley.org).

To reach HEEP from the junction of Route 44, drive south on Route 195 for 1.5 miles. At the stoplight, turn right on North Eagleville Road and follow signs to the North Hillside Road parking lot.

Transforming a dump into a destination is a great idea, but it would be even better if we could avoid polluting our lands and waters in the first place.

Marge Hoskin, a Quiet Corner native, is a retired naval officer. She is the former chairwoman of the Quinebaug-Shetucket Heritage Corridor Inc. board of directors and one of the founding members of the corridor. Her column appears every Tuesday. Reach her at [mlhoskin@sbcglobal.net](mailto:mlhoskin@sbcglobal.net). Also, find her column online at [www.NorwichBulletin.com](http://www.NorwichBulletin.com).

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# Reminder News

Item #35

IN MANSFIELD

## FESTIVAL ON THE GREEN

Community celebrates

PAGE 6



Chaplin Elementary School first-graders take a break at rec - 213 - the children can be active for 30 minutes a day. Photo by Kitty LeShav.

# 'Festival

BY AL HEMINGWAY  
*Reminder News*

The rain held off while the town of Mansfield celebrated its fifth "Festival on the Green" on Sept. 14, from noon until 5 p.m. The event was part of "Celebrate Mansfield Week" and was held at the Storrs Commons Plaza on Storrs Road.

The parade signaled the start of the festivities and was led by the E.O. Smith High School football team, who tossed toy footballs to the crowd lining the street. Civic groups, antique cars, fire engines and the University of Connecticut marching band followed to the entrance to the festival.

"What other town in the state can you get the UConn marching band to perform for you?" remarked Democratic State Rep. Denise Merrill. "Mansfield is certainly the best town in the state."

Immediately after the UConn concert, the Kidsville Kuckoo Revue took to the stage and performed for the children. Jason Altieri, the "Court Jester," gathered the youngsters around him to interact with the band, playing familiar children's songs.

"It's a lot of fun," remarked Patty Tuite, who plays "Potato Farmer Patty" in the show. "I also play with an R&B/jazz group, but I love kids, and it's all worthwhile."

Numerous booths were set up, spotlighting local businesses and services. The Mansfield Library was selling books and handing out brochures encouraging children to read.

Magician Pete Haddad of Willimantic walked through the crowd, asking for volunteers to assist him in performing tricks with his "magical ball." Haddad would hold their hand and magically make the ball go from his hand to theirs.

"That is amazing," laughed Amanda Williams, a student at Eastern Connecticut State University, after she opened her hand to discover the ball was there. "I never even felt it."

The ever-popular pie-eating contest began promptly at 1:30 p.m. The participants stood around a table, ready to devour a piece of blueberry pie without using their hands. When the word "go" was shouted, everyone dove into their slice of pie. Garrett Schwab, 17, of Mansfield, was the first to complete the

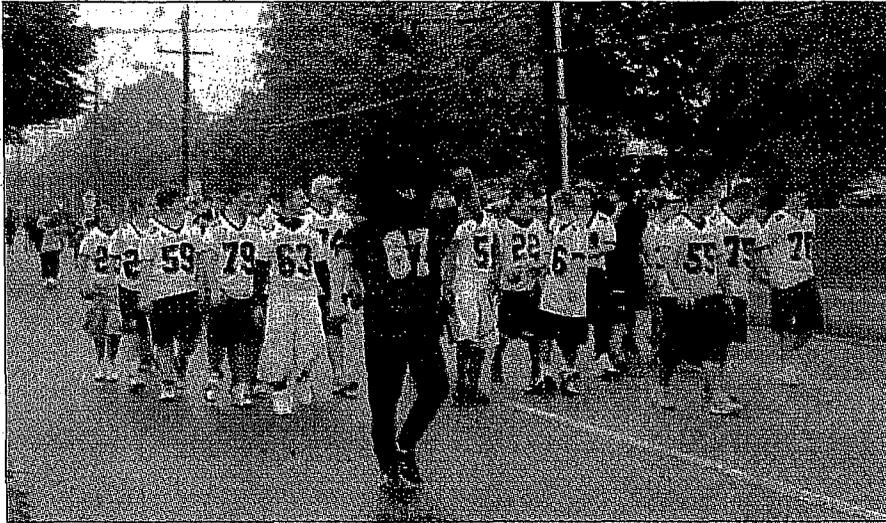
"I do this a lot at home," he joked. "I'm a seasoned veteran."

For festival-goers who preferred to dine using utensils, Chef Jim Buell of UConn's Dining Services prepared a vegetarian chili for people to sample. He also had the recipe available, so visitors could make their own.

Mansfield's pledge to "Keep it Green" at the festival was evident. Trash and recycle bins were strategically located throughout the area. Their focus was to recycle as much as 90 percent of the trash and waste from the event.

"I am so happy to be a citizen of this community," said UConn President Michael J. Hogan. "This is a great display of community spirit."

# on the Green' offers fun for all



The E.O. Smith High School "Panther" leads the football team in the parade to Mansfield's "Festival on the Green." Photos by Al Hemingway.



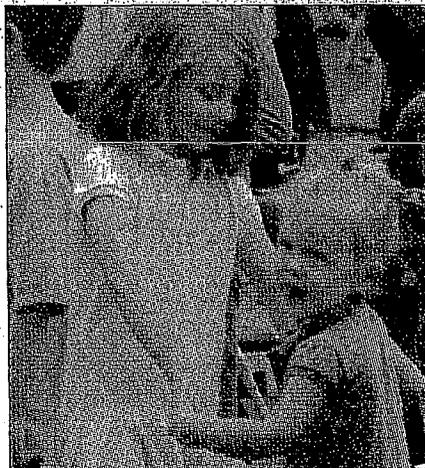
UConn junior Alyssa Kane dazzles the crowd with her baton twirling.



Emma John, Patty Tuite and Bruce John are part of the Kidsville Kuckoo Revue.



Pete Haddad entertains Jacquelin Dunster and Amanda Williams with his magic.



Allison, 6, and her sister Paige, 2, dance to the music.



Katherine Croft enjoyed the music with daughter Isabelle, 3.

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# STATE OF CONNECTICUT

DEPARTMENT OF SOCIAL SERVICES

25 SIGOURNEY STREET • HARTFORD, CONNECTICUT 06106-5033

October 1, 2008

Item #36

Mr. Matthew Hart  
Town Manager  
Town of Mansfield  
Town Hall  
Four South Eagleville Road  
Mansfield CT 06268-2574

Re: Child Day Care (CDC) Contract – 01/01/09 – 12/31/09  
Contract Number: 078-CDC-36

Dear Mr. Hart:

I am writing to advise you of the funding level for the above referenced contract program. For planning purposes, the maximum allocation for the 2009 calendar year is \$319,199. This level is the same as your allocation for calendar 2008. As always, decisions on the number and mix of child care services to be provided in your 2009 contract are to be negotiated. Child Care Unit staff will handle those negotiations and will work with you to expedite your application and ultimately your contract.

Please call Neil Newman, Program Assistance Supervisor, in our Unit toll-free at (800) 811-6141 and press 6 at any time during the message to be connected to the Child Care Unit or email him at [neil.newman@ct.gov](mailto:neil.newman@ct.gov) if you have questions about this letter.

Sincerely,

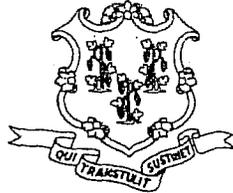
A handwritten signature in cursive script that reads "Peter J. Palermino".

Peter J. Palermino  
Program Administration Manager

PJP:n

c: Jeffrey Smith, Finance Director, Mansfield  
Mary Jane Newman, Director, MDD  
Claudette J. Beaulieu, Deputy Commissioner  
Kathleen M. Brennan, Director, Bureau of Contract Procurement and Purchasing  
Kevin Loveland, Director, Bureau of Assistance Programs  
Neil S. Newman, Program Assistance Supervisor, Division of Family Services, Child Care Unit

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**State of Connecticut**  
**GENERAL ASSEMBLY**  
STATE CAPITOL  
HARTFORD, CONNECTICUT 06106-1591

Dear Municipal Officers:

September 12, 2008

We write to assure you that we are committed to seeking prompt enactment of legislation in the 2009 legislative session to provide needed public housing PILOT funds.

As you know, early in the 2008 regular session the legislature enacted Special Act 08-1 to ensure adequate PILOT funds for public housing for the 2008 fiscal year. The bill received bipartisan support and passed both chambers without a single negative vote. We fully expect that the legislature will extend this additional funding to the 2009 fiscal year. We are aware that this funding is necessary to prevent budget shortfalls, which might be met by rent increases upon some of our poorest and neediest families, including citizens who are elderly or have disabilities.

As you make your 2009 fiscal plans, we encourage you to rely upon our assurances and the commitment that you recently received from Secretary Genuario on behalf of the Governor. We are confident that the legislature will enact the legislation necessary to continue this funding and that the Governor will sign and implement that legislation promptly.

Very truly yours,

Donald E. Williams, Jr.  
Senate President Pro Tempore

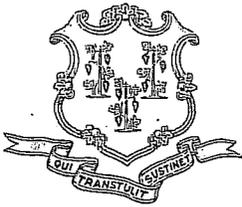
Christopher G. Donovan  
House Majority Leader

Martin M. Looney  
Senate Majority Leader

Lawrence F. Cafero, Jr.  
House Minority Leader

John McKinney  
Senate Minority Leader

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STATE OF CONNECTICUT  
OFFICE OF POLICY AND MANAGEMENT

Item #38

September 26, 2008

REC'D OCT 02

Ms. Rudy Favretti  
Chairman, Planning & Zoning Commission  
Town of Mansfield  
Mansfield Town Hall  
4 South Eagleville Rd.  
Mansfield, CT 06268

Dear Ms. Favretti:

I would like to remind you of an important amendment to Section 8-23 of the Connecticut General Statutes, regarding your municipality's responsibility to adopt a Plan of Conservation and Development at least once every ten years. Until recently, there was no financial penalty if a municipality did not comply with this requirement.

However, Section 3(b) of Public Act No. 07-239, *An Act Concerning Responsible Growth*, makes a municipality potentially ineligible for discretionary state funding, if it is not in compliance with the ten-year requirement beginning July 1, 2010 and beyond. Examples of discretionary state funding include Urban Action bonds and the Small Town Economic Assistance Program (STEAP), among others.

Regardless of when your municipality's next ten-year Plan of Conservation and Development is due to be updated, please take the appropriate steps to build in sufficient lead time to ensure the timely budgeting for and development and adoption of your next plan within the statutory ten-year timeframe.

If you have any questions regarding this matter, please contact Dan Morley of my staff at either (860) 418-6343 or [Daniel.Morley@ct.gov](mailto:Daniel.Morley@ct.gov).

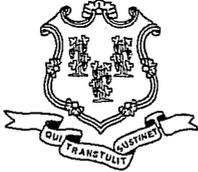
Sincerely,

A handwritten signature in cursive script, appearing to read "W. David LeVasseur".

W. David LeVasseur  
Undersecretary

CC: Municipal Planners  
Chief Executive Officers

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# STATE OF CONNECTICUT

## CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

Phone: (860) 827-2935 Fax: (860) 827-2950

E-Mail: [siting.council@ct.gov](mailto:siting.council@ct.gov)

Internet: [ct.gov/csc](http://ct.gov/csc)

Daniel F. Caruso  
Chairman

Item #39

September 24, 2008

The Honorable Elizabeth Patterson  
Mayor  
Town of Mansfield  
4 South Eagleville Road  
Mansfield, CT 06268

RE: **EM-CING-078-080924** - New Cingular Wireless PCS, LLC notice of intent to modify an existing telecommunications facility located at North Eagleville Road, Mansfield, Connecticut.

Dear Mayor Patterson:

The Connecticut Siting Council (Council) received this request to modify an existing telecommunications facility, pursuant to Regulations of Connecticut State Agencies Section 16-50j-72.

If you have any questions or comments regarding this proposal, please call me or inform the Council by October 8, 2008.

Thank you for your cooperation and consideration.

Very truly yours,

  
S. Derek Phelps  
Executive Director

SDP/jb

Enclosure: Notice of Intent

c: Gregory Padick, Town Planner, Town of Mansfield  
Matthew W. Hart, Town Manager, Town of Mansfield

EM-CING-078-080924



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RECEIVED  
SEP 24 2008

New Cingular Wireless PCS, LLC  
500 Enterprise Drive  
Rocky Hill, Connecticut 06067-3900  
Phone: (860) 513-7636  
Fax: (860) 513-7190

Steven L. Levine  
Real Estate Consultant

HAND DELIVERED

CONNECTICUT  
SITING COUNCIL

September 23, 2008

Honorable Daniel F. Caruso, Chairman,  
and Members of the Connecticut Siting Council  
Connecticut Siting Council  
10 Franklin Square  
New Britain, Connecticut 06051

**Re: New Cingular Wireless PCS, LLC Request for Re-Acknowledgment of EM-CING-078-060717, North Eagleville Road (aka 1298 Storrs Road), Mansfield (owner, UConn)**

Dear Chairman Caruso and Members of the Council:

In order to accommodate technological changes, implement Uniform Mobile Telecommunications System ("UMTS") capability, and enhance system performance in the State of Connecticut, New Cingular Wireless PCS, LLC ("AT&T") plans to modify the equipment configurations at many of its existing cell sites. This program has been in progress since 2006.

In 2006, AT&T submitted a number of Notices of Exempt Modification and received the Council's acknowledgments, each carrying a 1-yr expiration provision. On-site installation was completed at most of the cell sites within the ensuing year. However, for a number of sites the work was either not begun or not completed before expiration of the Council's approval.

At this time AT&T intends to complete UMTS modifications at the affected facilities and hereby requests re-acknowledgment of the referenced Notice of Exempt Modification. We herewith submit a filing fee of \$500.

The materials required for this Notice of Exempt Modification are already in the Council's files owing to the earlier filings, and the currently-proposed modifications are the same as those previously acknowledged by the Council in 2006.

In response to Council staff's expressed concern over whether the latest structural analysis in Council files is up-to-date, we have found that the existing structural analysis in Council files

for the referenced site *does* include AT&T's modifications approved by the Council in 2006. The 2006 approval for Cingular's UMTS modifications is the latest action for the site that affects tower loading, and the structural submitted by Cingular in 2006 is still up-to-date.

For the foregoing reasons, AT&T respectfully requests that the Council re-acknowledge the referenced Notice of Exempt Modification so that its planned site modifications may proceed.

Please feel free to call me at (860) 513-7636 with questions concerning this matter. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. L. Levine', written in a cursive style.

Steven L. Levine  
Real Estate Consultant

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**From:** Cynara Stites [mailto:cynarastites@hotmail.com]

Item #40

**Sent:** Saturday, September 13, 2008 5:30 PM

**To:** TownCouncil@mansfieldct.org

**Subject:** economic development

September 12, 2008

Dear Mansfield Town Council:

The final factor that won my support for the Storrs Downtown development was Steve Bacon's comment that the Storrs Downtown is the **only** economic development project the town of Mansfield is planning. Mansfield needs further economic development in order to make Mansfield a better place to live and to relieve the property tax burden on single-family homeowners since PILOT funds may become a less reliable funding source.

Mansfield needs a structure to become pro-active in economic development. Mansfield needs to revise the defunct Economic Development Commission that – as the Mansfield 2020 Strategic Plan calls for – could promote public and private sector cooperation in economic development consistent with Mansfield's Plan of Conservation and Development and environmental sustainability policy.

Other towns in Connecticut have economic development commissions that actively seek development of the types of projects these towns deem desirable. Sometimes towns get grants to promote the type of development the towns desire and then give tax breaks to those development projects. For example, I read that one town actively sought private developers for a specific type of development the town wanted on an abandoned theater site. In contrast, Mansfield seems to just react to the private sector's development proposals through the planning and zoning process. This patchwork, reactive approach leaves Mansfield vulnerable to the private sector determining the type of economic development our town will have. We don't want to become another Vernon.

If Mansfield would revive the defunct Economic Development Commission, the commission could promote regional economic development. This would be consistent with the Mansfield 2020 Strategic Plan's regionalism goals to develop regional strategies for addressing common concerns such as public works, infrastructure, transportation, and economic development.

Let's not allow the huge Storrs Downtown project to blind us to the need for some structure to guide ongoing, planned, sustainable economic development in Mansfield.

I would like this e-mail entered into the record for the September 22<sup>nd</sup> Town Council meeting, and, if possible, actually read out loud at the Town Council meeting.

Sincerely,

M. Cynara Stites  
122 Hanks Hill Road  
Storrs Mansfield, CT 06268

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