



Note: The Council will hold a reception for Secretary of State Denise Merrill, State Representative Gregory Haddad and Judge Claire Twerdy at 7:00PM.

**TOWN OF MANSFIELD
TOWN COUNCIL MEETING
MONDAY, January 24, 2011
COUNCIL CHAMBERS
AUDREY P. BECK MUNICIPAL BUILDING
7:30 p.m.**

AGENDA

	Page
CALL TO ORDER	
ROLL CALL	
APPROVAL OF MINUTES	1
OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL	
REPORT OF THE TOWN MANAGER	
REPORTS AND COMMENTS OF COUNCIL MEMBERS	
OLD BUSINESS	
1. Status Report on Assisted/Independent Living Project (Item #2, 10-25-10 Agenda) ...	17
2. Community Water and Wastewater Issues (Item #2, 12-13-10 Agenda).....	19
NEW BUSINESS	
3. Appointment of Council Member.....	73
4. Meeting with State Legislators	75
5. Appointment to Mansfield Downtown Partnership Board of Directors.....	87
6. Proposed Open Space Acquisition – Penner Property, White Oak Drive/Jonathan Lane/Fieldstone Drive.....	89
7. Town Manager’s Goals.....	93
DEPARTMENTAL AND COMMITTEE REPORTS	99
REPORTS OF COUNCIL COMMITTEES	
PETITIONS, REQUESTS AND COMMUNICATIONS	
8. J. Russell re: Town of Mansfield Website’s Search Functions	121
9. Storrs Center Phases 1A and 1B Zoning Permit Application.....	125
10. Legal Notice: Comprehensive Annual Financial Reports	167
11. Governor Dannel P. Malloy Inaugural Message	169
12. Regions as Partners: Recommendations to Governor-Elect Malloy.....	175
13. Malloy/Wyman Transition Team: Final Report of the Policy Committee.....	191

14. Executive Summary: Report to the Connecticut General Assembly From the SustiNet Health Partnership Board of Directors	199
15. Department of Children and Families re: Heart Gallery.....	201
16. Report of the Task Force to De-Escalate Spring Weekend	203
17. CCM in the News: Fighting to protect state aid to CT towns and cities	209
18. <u>Chronicle</u> "Letters to the Editor" – 01-05-11	235
19. <u>Chronicle</u> "Thumbs up for Storrs Center agreement" – 01-05-11	237
20. <u>Chronicle</u> "Letter to the Editor" – 01-07-11	239
21. <u>Chronicle</u> "Big crowds, big nuisance" – 01-11-11	241
22. <u>Chronicle</u> "EDR apologizes for filing error" – 01-12-11.....	243
23. <u>Chronicle</u> "Letter to the Editor" – 01-12-11	245
24. <u>Chronicle</u> "Letters to the Editor" – 01-14-11	247
25. <u>Chronicle</u> "Council elects new deputy mayor to replace Haddad" – 01-15-11.....	249
26. <u>Chronicle</u> "Hearing postponed; PZC will mull Storrs Center" – 01-17-11	251

FUTURE AGENDAS

EXECUTIVE SESSION

ADJOURNMENT

Following adjournment per CGS §1-200(2) the Council will meet to discuss strategy and negotiations with respect to collective bargaining for units represented by CSEA.

SPECIAL MEETING – MANSFIELD TOWN COUNCIL

January 4, 2011

Draft

Mayor Elizabeth Paterson called the special meeting of the Mansfield Town Council to order at 6:30 p.m. in Council Chambers of the Audrey P. Beck Building.

I. ROLL CALL

Present: Haddad, Keane, Kochenburger, Lindsey, Moran, Paterson, Paulhus, Ryan, Schaefer

II. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Ric Hossack, Middle Turnpike, asked for the defeat of the agreement and stated that he feels it is bad for the Town and bad for the taxpayers.

Mike Taylor, Stonemill Road, who owns Storrs Commons and is a member of the Parking Steering Committee and the Transportation Advisory Committee, spoke in favor of the agreement. Mr. Taylor stated that he has watched this project grow for decades and now sees an opportunity to create a town. He feels approval of the agreement will be good for the Town and will bring many jobs to the area.

Don Potter, Warrentown Road, has not been convinced that this agreement is good for the Town.

Mike Sikoski, Wildwood Road, asked if the project is very successful does the Town have any mechanism in the agreement to get any of the abatement money back.

David Freudmann, Eastwood Road, urged defeat of the agreement saying there is no economic justification for the project. Mr. Freudmann listed the acquisition of land from UConn, the fee schedule for the garage, the precedence of tax abatements and the lack of a parking garage plan as his reasons.

Peter Millman, Dog Lane, supports approval of the agreement and stated the agreement fulfills the long term vision for the project. Mr. Millman urged passage noting that the risk to the Town would be to not go ahead with the project and its accompanying revenue for the Town.

Betty Wassmundt, Old Turnpike Road, spoke against approving the agreement noting that no one has shown her a signed lease for any tenant. Ms. Wassmundt commented that it would be irresponsible to proceed with the contract that has so many questions. She urged more opportunity for public comment.

Nancy Flynn, Philip Drive, spoke against approving the agreement. Ms. Flynn feels that there is not enough business in the area to support the project and that it is not a time for growth in the community.

Larry Ross, Thomas Drive, urged passage of the agreement as the time has come for the Storrs area to have amenities to offer to its residents.

January 4, 2011

Tom Callahan, Associate Vice-President at the University, traced the history of the project through the tenure of three Mansfield mayors. Mr. Callahan served as co chair of the Town/University Relations Committee for many years as well as on the Downtown Partnerships Board and has watched the process which culminated in this agreement. He commented that the Town has done a very effective job over the years and urged support of the agreement.

Kristen Schwab, Willowbrook Road, stated that she is in support of the project and sees no reason to wait until the economy improves. Ms. Schwab urged acceptance.

III. OLD BUSINESS

Mr. Haddad moved and Mr. Ryan seconded to approve the following resolutions;

BE IT RESOLVED, that the Town Manager be and hereby is authorized to execute, deliver and implement on behalf of this Town Council and the Town of Mansfield a document entitled "Development Agreement, Phases 1A and 1B, Town of Mansfield, Storrs Center Alliance, LLC, and Education Realty Trust, Inc." ("the Development Agreement"), in substantially the form attached hereto, along with such modifications as the Town Manager deems necessary or appropriate to comply with any legal requirement, to correct any inconsistency or scrivener's error, to clarify any ambiguity, or to provide specificity consistent with the intent of the Council enacting this Resolution;

BE IT RESOLVED, that the Town Manager be and hereby is authorized to execute, deliver and implement on behalf of this Town Council and the Town of Mansfield a document entitled "Tax Assessment Fixing Agreement Phase 1A," an agreement with Education Realty Trust, Inc., a Maryland corporation, pertaining to Phase 1A of Storrs Center as described in the Development Agreement, in substantially the form attached to the Development Agreement, along with such modifications as the Town Manager deems necessary or appropriate to comply with any legal requirement, to correct any inconsistency or scrivener's error, to clarify any ambiguity, or to provide specificity consistent with the intent of the Council enacting this Resolution;

BE IT RESOLVED, that the Town Manager be and hereby is authorized to execute, deliver and implement on behalf of this Town Council and the Town of Mansfield a document entitled "Tax Assessment Fixing Agreement Phase 1B," an agreement with Education Realty Trust, Inc., a Maryland corporation, pertaining to Phase 1B of Storrs Center as described in the Development Agreement, in substantially the form attached to the Development Agreement, along with such modifications as the Town Manager deems necessary or appropriate to comply with any legal requirement, to correct any inconsistency or scrivener's error, to clarify any ambiguity, or to provide specificity consistent with the intent of the Council enacting this Resolution.

Ms. Keane read a statement stating her position and outlining her decision not to support the development agreement. (Statement attached)

January 4, 2011

Ms. Moran expressed her support for the resolutions to authorize the agreements. Ms. Moran has watched other area Towns stall and not be receptive to economic development opportunities and feels that this project will enhance the Town of Mansfield. The Town has sought the opinions of professionals and she feels that at some point we must trust their advice and move forward.

Mr. Ryan feels the Town has done a magnificent job in limiting the Town's risk. All risk has not been eliminated but Mr. Ryan feels the agreement is sound and the percentage of money the Town is obligated to contribute to the project is only about 4 % and will not come from our current taxpayers. Mr. Ryan also noted that at least 75% of those residents who have commented have commented favorably.

Mr. Haddad stated his appreciation for Ms. Keane's comments noting that they give voice to a concern regarding the development of apartments which are shared by many. Mr. Haddad, however, feels that EDR is ideally suited for the project because the local market is indisputably student oriented and having a company who understands that market will be helpful. Mr. Haddad will support the agreements because they offer the best opportunity to achieve the shared vibrant community vision that has developed over years of work. The future revenues realized from this project will help protect the Town from future state and federal budget reductions.

Ms. Lindsey stated her opposition to authorizing the development agreements and submitted a statement outlining her concerns. (Statement attached)

Mr. Paulhus has been on the Council for eight years and has watched this project develop and while no contract is perfect he feels it is time to move this project forward. Mr. Paulhus is in support of approving the resolutions.

Mr. Kochenburger expressed his support for the agreement and noted that the risk to the Town has been substantially reduced including the fact the agreement requires little cost to the Town, only 4% of the project cost. Mr. Kochenburger also discussed the long term public process spanning more than 15 years during which the vision for the project has been developed and has now culminated in the plan under consideration. He feels the cost of delay would be an increase in construction costs.

The motion passed with Haddad, Kochenburger, Moran, Paterson, Paulhus, Ryan and Schaefer in favor and Keane and Lindsey opposed.

IV. ADJOURNMENT

Mr. Paulhus moved and Mr. Ryan seconded to adjourn the meeting at 7:30 p.m.

Motion passed unanimously.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk

January 4, 2011

To begin, I want to say that I have been very pleased with the patience and responsiveness by Leyland Associates and Matt Hart to my many questions and concerns regarding the Storrs Center Project Development Agreement. I believe the language added regarding the Town Square and unit leasing arrangements is both protective of Mansfield's interests and responsive to resident's concerns. While I am not personally happy with the prospect of large five story buildings forming an urban island in my town's center, I am able to accept that many residents do not appear to have a problem with it. Also, while I do not feel that the fee structure of the parking garage is protective of Mansfield's interests, I know that our Town Manager worked the best deal for us that he could and in the scope of this entire project that is not a deal breaker for me. The prospect of paid parking in general is not pleasing to me, nor is the fact that our Parking Steering Committee has not developed a plan by which these decisions are being made. While we most definitely need to increase our tax base and town revenues, the revenues projected for this project, after deducting the developer's incentives and the increased costs to the town, are not nearly on the scale for which I would have hoped and I have not been totally convinced that a town ought to try business development without businesses knocking on our door on their own. Again, though, in the overall scheme of this project, none of these concerns are deal breakers for me.

That being said, I have to return to the initial vision of Storrs Center that I was sold on, that is a family friendly downtown and town green that would enhance the quality of life for Mansfield residents. I do not believe that is what we will be getting with this agreement.

The town green is greatly reduced in size and the community that is being committed to being built around it is being developed by a student housing firm. I know that we have been told that Leyland understands our desire to not just build more student centered housing, and that EDR also understands this desire. However, as I struggled with my decision on how to vote on this agreement, I went to every website connected to EDR that I could possibly find. Contrary to some of my colleagues on the council, I found nothing that gave me any confidence that this development would not be turned into an extension of UCONN student housing. From EDR's own website, which boasts not of its new project with the town of Mansfield, but of its project with the University of CT, to the reviews of every apartment complex listing that EDR or its associates manage, I was not given any hope that this venture is anything more than for the benefit and expansion of UCONN. It is said that these apartments are being built and will be marketed differently than their other projects, but when I compared complex after complex, unit plan to unit plan, marketing to marketing, everything is remarkably the same; and it is curious to me that such a large complex that is supposed to be marketable to all is not expecting many young families with children. Unfortunately for Mansfield, the fact that UCONN is giving us the land, rather than developing it themselves, means that we are liable for the public safety and public works maintenance of this project. Many of the other properties managed by EDR and their associates have office hours from 9am until 8pm during the week, and hours on Saturdays and Sundays to help mitigate issues that arise. Our development agreement does not provide for that kind of rental management coverage; yet, I am sure it will be needed. I truly hope this does not become another Spring Weekend site for the town to manage and not control, but a green surrounded by students is a prime target for such an event. The bottom line for me is that while Leyland Associates may understand the town's desire that this project be for the town, they teamed up not with a firm that specializes in construction and management of family housing projects, but with a Student housing development company that had the financial backing they needed. EDR is a great match for Leyland and UCONN, but a poor match for Mansfield. While the town will have some benefits from this agreement, it will have many liabilities and a culture change that only time will tell if it is for the better or not. The real beneficiary of this project, with this development agreement that uses EDR, will be Leyland its silent partner and puppet master, UCONN.

Therefore, I cannot support Mansfield entering into this agreement.
Denise Keane

While I support the vision of Storrs Downtown, I cannot support this development agreement. My decision is based on several issues, which include the following:

A project of this magnitude deserves more time before the public. I am concerned by the perceived lack of open and transparent government in the rush to pass this agreement. This 50 plus page agreement was presented to the public on December 1st, went to public hearing on December 9th, was discussed at only two town council meetings and is being voted on tonight. An agreement of this complexity with long term consequences for the Town deserves more than one month during the busy holiday season to be examined. The public deserves to hear the discussions, questions, concerns and issues that the council has regarding this agreement as well as an opportunity to provide input. I can't help but contrast this with the multiple meetings that the council has held regarding the school building project.

Before this council commits the Town to this project, I believe a more thorough discussion of the financial implications needs to occur. While I understand the project has been scaled down from HR&A Advisors October 2008 fiscal impact study, I am not convinced that the costs have decreased as greatly as the current financial data suggests. Comparing the 2008 fiscal study with the current data, the current program differs in square footage from the initial Town Square phase by a 27% decrease. This change breaks out as follows: the retail has decreased by 2.5%, residential rental square footage has increased by 7.5% and the residential for sale component has been dropped. The marginal capital costs remain the same, while the marginal operating costs increased by 19.5%. The average costs, which are used to apportion local budgetary costs among residents and workers, have decreased dramatically from \$224,000 to \$60,647, a 73% decrease. From this I can only assume that current fiscal data either under-represents the average cost per resident and worker or that the analysis assumes that the new residents will not be utilizing the town services.

Which leads me to my next concern, Educational Realty Trust or EDR. This council needs to be cognizant that by approving this agreement the council is saying yes to student housing in our downtown. While I give the developers credit for adding a clause into the agreement, I don't think that it has any power to protect the Town from EDR doing what it does best - providing student housing. In my mind it is a "feel good" clause. I have spent a good amount of time researching EDR's website and nothing that I have learned convinces me that they are poised to make the move into mixed use, general public housing.

At this time, I have to vote no for authorizing the Town Manager to enter into this agreement.

REGULAR MEETING – MANSFIELD TOWN COUNCIL
January 10, 2010

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: Keane, Kochenburger, Lindsey, Moran, Paterson, Paulhus, Ryan, Schaefer

II. APPROVAL OF MINUTES

Mr. Paulhus moved and Ms. Keane seconded to approve the minutes of the December 29, 2010 Special meeting as presented. The motion passed unanimously. Mr. Ryan moved and Mr. Paulhus seconded to approve the minutes of the December 29, 2010 meeting as presented. The motion passed unanimously.

Mayor Paterson asked for a moment of silence to remember those killed, those severely wounded, and those families trying to cope with the tragic shootings in Arizona. The Mayor offered a thank you to all who serve their government and a hope that a bipartisan effort to restore civility to the public discussion be undertaken.

III. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Richard Pellegrine, Clover Mill Road, spoke to the rumors being circulated concerning the housing component of the Storrs Center project and relayed an episode which occurred during a similarly heated discussion on the use of the current Town Hall. Mr. Pellegrine stated that although a lively discussion of the issues is important, no Town official should have to take verbal or physical abuse from anyone.

Ric Hossack, Middle Turnpike, stated that he doesn't care if student housing is built in the Storrs Center project but he does object to the Town's money being spent. Mr. Hossack also objected to the Ethics Board membership proposal presented by the Committee on Committees.

Winifred Gordon, Charter Oak Square, commented that although she was somewhat swayed by the information presented at the December 9, 2010 public hearing on the Storrs Center project she still is concerned about the close vote of the PZC and the available supply of water. She encouraged the Council to rescind and renegotiate the agreement and bring it to a referendum.

Betty Wassmundt, Old Turnpike Road, expressed concern about the resolution offered regarding the terms of appointment on the Ethics Board. Ms. Wassmundt asked if UConn has a signed agreement with EDR and asked that all developers make their agreements available to the public.

Mike Sikoski, Wildwood Road, spoke to the issue of fee waivers commenting that for the most part they are just another way to fund the Community Center with

January 10, 2011

taxpayer money. He suggested the Community Center be either fully funded by the taxpayers or not at all.

Carol Pellegrine, Clover Mill Road and Acting Chair of the Committee on Aging, asked the Council to consider making the fee waiver program applicable to the Senior Center Programs. Ms. Pellegrine expressed frustration with the ongoing large gatherings of students and asked what steps are being taken to charge the landowners for the cost of security.

Ms. Moran moved and Mr. Ryan seconded to add the Storrs Center Agreement to the agenda under New Business.

Motion passed unanimously.

Ms. Keane moved and Mr. Paulhus seconded to make the Storrs Center Agreement the first item of business under New Business.

Motion passed unanimously.

IV. REPORT OF TOWN MANAGER

Report attached.

Town Manager Matt Hart suggested the Council might want to schedule a reception to thank Probate Judge Claire Twerdy, State Representative Gregory Haddad, and Secretary of the State Denise Merrill for all their work on behalf of the Town of Mansfield.

V. REPORTS AND COMMENTS OF COUNCIL MEMBERS

Mr. Schaefer asked if the recent information regarding the community well system at Jensen's nullifies the DEP order currently in place. The Town Manager will investigate.

Mr. Ryan moved and Ms. Keane seconded to add the election of the Deputy Mayor to the agenda as an item of New Business.

The motion passed unanimously.

Mr. Schaefer reported that he will be absent for a number of meetings due to a planned surgery.

Ms. Moran distributed a letter which she plans to send to the Chronicle. The letter addresses Ms. Moran's reactions to a number of recent events including the transfer of power in the Congress, the tragic shootings in Arizona and angry comments made by a few members of the public regarding the recent vote on the Storrs Center Project and what these events say about America. (Letter attached)

VI. OLD BUSINESS

1a. Storrs Center Agreement

Mayor Paterson welcomed Tom Trubiana of EDR who thanked the Council for their support for the development agreements and explained the miscommunication which led to the Storrs Center project being identified as student housing in the company's prospectus supplements. Mr. Trubiana apologized for the mistake and outlined the steps taken by EDR to rectify the problem. (Documents attached) He also clarified that EDR and UConn have

January 10, 2011

signed no agreements and that the grants received by the Town require contributions which will be financed by EDR and repaid through the tax abatements. EDR will be starting their marketing outreach in February at which time they will update the Council on their efforts.

1. Community/Campus Relations

Councilors Moran and Keane, members of the Community Quality of Life Committee, reported the Committee is exploring additional ordinances, ways to assist landlords with information such as lease wording options and venues that would help to increase the dialogue amongst tenants, landlords and neighbors. The Town Manager and staff will investigate additional legal remedies designed to hold landlords and tenants responsible for cost incurred by the Town.

2. FY 2010/11 Budget Review Calendar

Council members reviewed the Fiscal Year 2011/12 Budget Review Calendar.

VII. NEW BUSINESS

3. Terms of Appointment for Ethics Board Members

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

Resolved, effective January 10, 2011, to approve the recommendations of the Committee on Committees regarding the terms of appointments to the Board of Ethics as outlined in this memo and the attached timeline.

Ms. Moran, Chair of the Committee on Committees, reiterated that the decision of the Committee had nothing to do with individual members of the Board but was an attempt to clarify the terms of office.

Motion passed unanimously.

4. Budget/Salary Transfers for FY 2010/11

Mr. Ryan moved and Mr. Paulhus seconded, effective January 10, 2011 to approve the Budget/Salary Transfers for FY 2010/11, as presented by the Director of Finance in her correspondence dated December 14, 2010.

Motion passed unanimously.

5. Fee Waiver Program

Director of Finance Cherie Trahan, Assistant Director of Parks and Recreation Jay O'Keefe and Administrative Service Manager Sherry Benoit outlined the guidelines and costs of the current fee waiver structure. Council members requested staff review the associated costs and amendments necessary to include the Senior Center Programs in the Fee Waiver Ordinance.

4a. Election of Deputy Mayor

Mr. Ryan moved and Mr. Schaefer seconded to nominate Antonia Moran as Deputy Mayor. Ms. Keane moved and Mr. Paulhus seconded to nominate Meredith Lindsey as Deputy Mayor. Ms. Moran was elected Deputy Mayor.

VIII. QUARTERLY REPORTS

Mr. Ryan noticed an addition error in the Building and Housing Quarterly Report.

January 10, 2011

IX. DEPARTMENTAL AND COMMITTEE REPORTS

No comments

X. REPORTS OF COUNCIL COMMITTEES

No reports

XI. PETITIONS, REQUEST AND COMMUNICATIONS

6. J. Blanshard re: Transportation
7. Communications Advisory Committee re: IT Department Plan of Action
8. State of Connecticut Department of Public Health re: Ponde Place
9. UConn Students, Storrs Campus
10. Chronicle "Letter to the Editor" – 12-23-10
11. Chronicle "Mansfield to utilize more solar panels" – 12-23-10
12. Chronicle "PZC hearing to focus on zoning regulation charges" – 12-24-10
13. Chronicle "Mansfield council postpones Storrs Center meeting" – 12-28-10
14. Chronicle "Stonemill Road residents must take detour" – 12-29-10
15. Chronicle "Letter to the Editor" – 12-30-10
16. Chronicle "Mansfield looks at its plans for future" – 12-30-10
17. Chronicle "Town council to vote on project agreement" – 12-30-10
18. Chronicle "Family plans to file suit against UConn for death" – 1-4-11
19. Chronicle "Probate court changes take effect Wednesday" – 1-4-11
20. Chronicle "PZC OKs Storrs Center agreement in split vote" – 1-4-11
21. Hartford Courant "UConn Facing Lawsuit" – 1-1-11

XII. FUTURE AGENDAS

Ms. Moran requested a status report on efforts to improve the search function of the Town's website.

State Representative Gregory Haddad and State Senator Don Williams will be invited to the next Council meeting to discuss legislative issues. By consensus the Council agreed to host a reception for Judge of Probate Claire Twerdy, State Representative Gregory Haddad and Secretary of State Denise Merrill prior to the legislative update.

Ms. Moran moved and Ms. Keane seconded to recess as the Council and convene in Executive Session to discuss the sale or purchase of real property, in accordance with CGS §1-200(6)(D). Motion passed unanimously.

Ms. Moran moved and Ms. Keane seconded, following the first session, to continue in Executive Session to discuss Personnel, in accordance with CGS §1-200(6)(A). Motion passed unanimously.

XIII. EXECUTIVE SESSION

Sale or purchase of real property, in accordance with CGS §1-200(6) (D)

January 10, 2011

Present: Keane, Kochenburger, Lindsey, Moran, Paterson, Paulhus, Ryan, Schaefer

Also included: Town Manager Matt Hart, Director of Planning Gregory Padick, Town Attorney Dennis O'Brien

Personnel, in accordance with CGS §1-200(6) (A)

Present: Keane, Kochenburger, Lindsey, Moran, Paterson, Paulhus, Ryan, Schaefer

Also included: Town Manager Matt Hart, Town Attorney Dennis O'Brien

7. ADJOURNMENT

The Town Council reconvened in regular session. Ms. Lindsey moved and Mr. Schaefer seconded to adjourn the meeting.

Motion passed unanimously.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk

January 10, 2011

Memo

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Town Employees
Date: January 10, 2011
Re: Town Manager's Report

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

Council Requests for Information/Council Business

- *Recognition of Elected Officials* - I would like to invite Gregg Haddad, Denise Merrill and Claire Twerdy to a special session at 7 PM in advance of one of our coming meetings to recognize them for their contributions to the Town of Mansfield. Please let me know if you concur with this idea or if you have other thoughts as to how we could best recognize these individuals.
- *Recycling of Budget Document Binders* - In the interest of recycling, Council members who have their budget binders from last year are kindly asked to give them to staff at the next Council meeting or return them to the Finance Department.

Departmental/Division News

- *Planning and Zoning* - Due to a Legal Notice issue, the Planning and Zoning Commission Public Hearing on subdivision regulation revisions originally scheduled for January 18, 2011 will now be held on February 7, 2011 at 8:00 PM. Any comments or communication received by the Planning Office prior to the new hearing date will be submitted into the record for the 2-7-11 Public Hearing.

Major Projects and Initiatives

- *Four Corners Water and Wastewater Project* - The Four Corners Water and Wastewater Advisory Committee meets tomorrow, January 11, 2011, to review the draft study prepared by Environmental Partners, our water supply consultant for the project. The water source study looks at various options to supply as much as an additional one million gallons per day (GPD) to address future water supply needs.
- *Police Study* - The Police Study Steering Committee met last week with the consultant team of Management Partners and the Police Executive Research Forum (PERF) and we reviewed the results of the focus groups and website survey. The consultants are working on their draft report and would like to provide the Council with an update at your February 14, 2011 meeting.
- *Storrs Center Development Agreement* - At the Council's special meeting on January 4, 2011, the Council authorized me to execute the development agreement for Phases 1A/1B of the project. This is a major milestone for the project and I would like to thank the many people and organizations involved in this effort, including the Council, Town staff and representatives of the Mansfield Downtown Partnership. We were also ably assisted by our legal and consulting team, including our Town Attorney, Day Pitney, ERA/AECOM (financial advisors) and Walker Parking. In addition, I would acknowledge our two developer parties, Storrs Center Alliance and Education Realty Trust, for engaging in a fair and constructive negotiation process. Moving forward, we need to execute agreements that are ancillary to the development agreement, such as the parking lease between the Town and EDR and the parking management agreement between the Town and SCA. I will bring proposed drafts of these agreements to you for your review and approval when ready. I also suggest that at a future meeting we discuss the construction oversight process and how we can best keep the Council apprised of the project's status as we move forward to the ground-breaking phase.

Member Organizations

- Windham Chamber of Commerce – The Chamber is planning the following Legislative Breakfast events:
 - Senator Don Williams and State Representative Gregg Haddad, January 12, 2011, 8:00AM, Nathan Hale Inn and Conference Center, 855 Bolton Rd., Storrs Mansfield. Cost is \$15 for members. Register online at www.WindhamChamber.com, or call 860.423.6389 for information and to register for the program.
 - Congressman Joe Courtney, February 1, 2011, 8:00AM, ECSU J. Eugene Smith Library Room 201, Willimantic. Cost is \$25 for members, \$35 for non-members. Register online at www.WindhamChamber.com, or call 860.423.6389 for information and to register for the program.

Upcoming Meetings*

- Youth Service Bureau Advisory Board, January 11, 2011, 11:45AM, Conference Room B, Audrey P. Beck Municipal Building
- Parking Steering Committee, January 11, 2011, 5:00PM, Mansfield Downtown Partnership Office
- Four Corners Sewer and Water Advisory Committee, January 11, 2011, 7:00PM, Conference Room B, Audrey P. Beck Municipal Building
- Historic District Commission, January 11, 2011, 8:00PM, Council Chambers, Audrey P. Beck Municipal Building
- Mansfield Advocates for Children, January 12, 2011, 1:15PM, Conference Room B, Audrey P. Beck Municipal Building
- Regulatory Review Committee, January 12, 2011, 1:15PM, Conference Room C, Audrey P. Beck Municipal Building
- Public Safety Committee, January 12, 2011, 3:00PM, Council Chambers, Audrey P. Beck Municipal Building
- Zoning Board of Appeals, January 12, 2011, 7:00PM, Council Chambers, Audrey P. Beck Municipal Building
- Mansfield Community Campus Partnership, January 13, 2011, 4:00PM, Council Chambers, Audrey P. Beck Municipal Building
- Solid Waste Advisory Committee, January 13, 2011, 7:30PM, Conference Room B, Audrey P. Beck Municipal Building
- Planning and Zoning Commission, January 18, 2011, 7:00PM, Council Chambers, Audrey P. Beck Municipal Building
- Committee on Committees, January 18, 2011, 7:00PM, Conference Room B, Audrey P. Beck Municipal Building
- Conservation Commission, January 19, 2011, 7:30PM, Conference Room B, Audrey P. Beck Municipal Building
- Town Council, January 24, 2011, 7:30PM, Council Chambers, Audrey P. Beck Municipal Building

**Meeting dates/times are subject to change. Please view the Town Calendar or contact the Town Clerk's Office at 429-3302 for a complete and up-to-date listing of committee meetings.*



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Education Realty Trust Provides Update on Storrs Center Development Project

MEMPHIS, Tenn., Jan. 10, 2011 -- Education Realty Trust, Inc. (NYSE:EDR), a leader in the ownership, development and management of collegiate housing, today announced that the Mansfield Town Council authorized its Town Manager last week to sign a development agreement between the Town, Storrs Center Alliance, and Education Realty Trust for Phases 1A and 1B of Storrs Center adjacent to the University of Connecticut.

Storrs Center will be a mixed-use town center and main street development project located in Storrs, Connecticut, at the crossroads of the town of Mansfield and the University of Connecticut. It will create a true college town atmosphere with a vibrant, sustainable Town Center including new retail, restaurant, office and residential development within a planned community of pedestrian walkways, green spaces and conservation areas.

Education Realty Trust was selected to create unique collegiate housing within Storrs Center and close to the university to appeal to young professionals, retirees, empty nesters, and graduate students as well as university faculty and staff -- anyone who desires to live a quality lifestyle in a walkable, small-town environment with the social and cultural opportunities found near one of the nation's top universities.

Scheduled to be completed in 2012 and 2013, respectively, the two phases will provide approximately 290 apartments with a variety of one-, two-, and three-bedroom floor plans. Each apartment will include a private laundry, hardwood floors, stainless steel appliances, granite countertops, and the latest internet technology among other amenities.

EDR will own, develop and manage the residential portion of these two phases.

Education Realty Trust is honored to be a part of this unique project and to create a beautiful residential solution for the University of Connecticut that works in harmony with the goals of the Storrs Center, the town of Mansfield and its citizens.

The next steps for the Storrs Center development team include applying for a zoning permit for Phases 1A and 1B, pursuant to the Storrs Center Design District regulations, and applying for all pertinent building permits. Tenanting of the first two phases continues to progress with ongoing discussions between Storrs Center Alliance and potential businesses. The Town has had preliminary meetings with the design firm for the intermodal transportation hub and transit pathway and with the design firm for the parking garage. All of the combined efforts of the partners in the Storrs Center project are focused on readying for a groundbreaking in 2011.

About Education Realty Trust

Education Realty Trust, Inc. (NYSE:EDR) is one of America's largest owners, developers and managers of collegiate housing. EDR is a self-administered and self-managed real estate investment trust that owns or manages 59 communities in 23 states with more than 35,600 beds in more than 11,000 units. For more information please visit the company's website at www.educationrealty.com.

Safe Harbor Statement under the Private Securities Litigation Reform Act of 1995

Statements about the Company's business that are not historical facts are "forward-looking statements." Forward-looking statements are based on current expectations. You should not rely on our forward-looking statements because the matters they describe are subject to known and unknown risks and uncertainties that could cause the Company's future results, performance, or achievements to differ significantly from the results, performance, or achievements expressed or implied by such statements. Such risks are set forth under the captions "Item 1A. Risk Factors" and "Forward-Looking Statements" in our annual report on Form 10-K and under the caption "Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations" (or similar captions) in our quarterly reports on Form 10-Q, and as described in our other filings with the Securities and Exchange Commission. Forward-looking statements speak only as of the date on which they are made, and the Company undertakes no obligation to update publicly or revise any guidance or other forward-looking statement, whether as a result of new information, future developments, or otherwise.

BASS

BERRY • SIMS_{PC}

The Tower at Peabody Place
100 Peabody Place, Suite 900
Memphis, TN 38103-3672
(901) 543-5900

January 7, 2011

Education Realty Trust, Inc.
Attn: Messrs. Brown and Trubiana
530 Oak Court Drive, Suite 300
Memphis, TN 38117

RE: Storrs Center

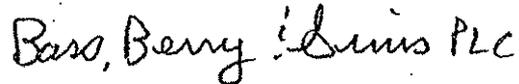
Messrs. Brown and Trubiana:

It is our understanding that the use of the term "student housing" in the preliminary and final prospectus supplements (collectively, the "Prospectus Supplement") relating to the public offering of 13,225,000 shares of common stock of Education Realty Trust, Inc. (the "Company") to refer to the mixed-use development project located in Storrs, Connecticut ("Storrs Center") has become a source of concern to certain citizens and political bodies of the greater Mansfield-Storrs community. Specifically, we understand the concern to be that the term "student housing" may not fully encompass all of the respective constituencies who may elect to live in "collegiate housing," such as young professionals, empty nesters, faculty, upperclassmen, graduate students and other individuals.

The initial and certain subsequent drafts of the Prospectus Supplement used the term "collegiate housing" when referring to Storrs Center. Through the collective review and comment process involving, among others, legal counsel, investment bankers and accountants, the term "collegiate housing" was changed to "student housing" solely in an effort to refer throughout the Prospectus Supplement to the general business activities of the Company in a consistent manner.

Our belief and understanding is that the Company and its representatives were not the source of this alteration and that the Company did not intentionally alter the term as evidence of its business plans or objectives generally or as they may relate to Storrs Center specifically.

Sincerely,



Bass, Berry & Sims PLC

bassberry.com

January 10, 2011

To the Editor:

A defining quality of American democracy is the fact that conflict the central principle of government. We have a two party system, in which one wins and one loses. We have adversarial court systems where there is no middle ground: You either win or you lose. Good politicians try their best to accommodate differences by attempting to meet the most important needs of the most people, some are always left disappointed, if not enraged.

On the other hand, learning to lose with grace, to accept that there will always be another day, that sometimes the other side has majority support, or heaven forbid, is right, is also central to our system.

This central principle, that you don't always win and may often lose in the battle over policy, is sometimes lost in our uncivil politics. The worst outcome is what has happened in Arizona, that a person already on the edge of madness appears to have taken the outrage into violence. But in our own towns, we are facing similar anger. Recently, after lengthy and difficult hearings, discussions and a vote regarding the Storrs Center project, members of Mansfield's government received a bitter letter calling us "liars and incompetents".

At this level of government, people serve voluntarily. We desperately need good people to step forward to accept the responsibility of public service. It's difficult to do that when people are subjected to insults and slanders, some with veiled threats. Reasonable people become afraid, just when we need them most. The same is true of the people who choose to work in government.

It's my belief that the anger becomes dangerous when people fail to accept the rules of a democracy: the majority rules, that sometimes you lose, there's always another election, persuasion works best. Everyone needs to just calm down.

Antonia C. Moran



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *Matt H*
CC: Maria Capriola, Assistant to Town Manager; Kevin Grunwald, Director of Human Services
Date: January 24, 2011
Re: Status Report on Assisted/Independent Living Project

Subject Matter/Background

Per the request of the Council, Masonicare Vice President John Benoit will be in attendance at Monday's meeting to update the Town Council on the Assisted/Independent Living Project and to answer any questions the Council may have.

PAGE
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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *Matt Hart*
CC: Maria Capriola, Assistant to the Town Manager; Lon Hultgren, Director of Public Works
Date: January 24, 2011
Re: Community Water and Wastewater Issues/Four Corners Project Update

Subject Matter/Background

At Monday's meeting, members of the Four Corners Water and Wastewater Advisory Committee and staff will provide the Council with a project update, and review the preliminary findings outlined in the draft Water Source Study prepared by Environmental Partners.

Attachments

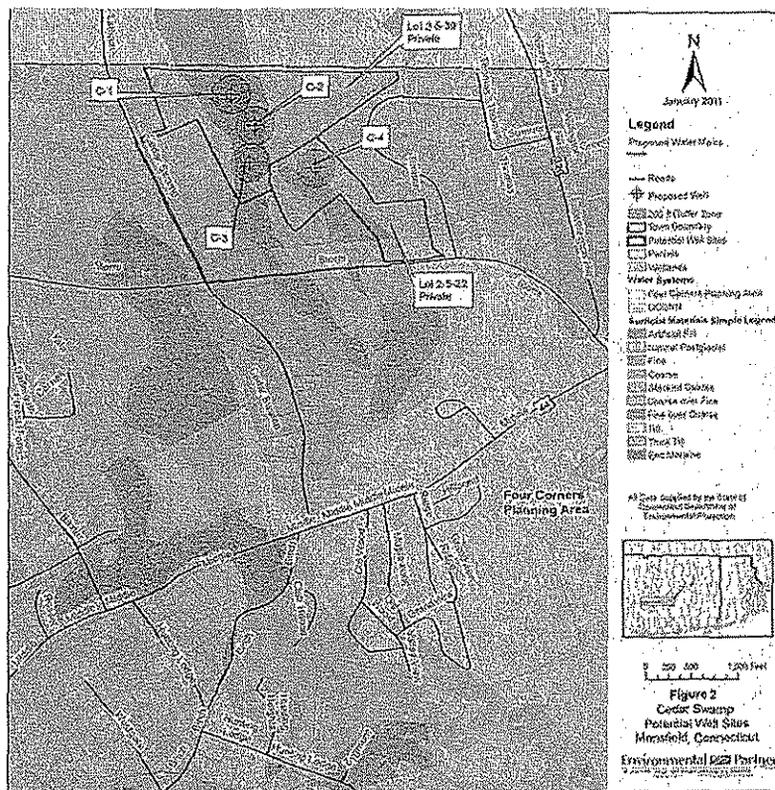
- 1) Draft Report, Water Source Study for the Four Corners Area

Town of Mansfield, CT

Draft Report

Water Source Study for the Four Corners Area

January 6, 2011



Environmental Partners
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TABLE OF CONTENTS

Page

LIST OF TABLES.....

LIST OF FIGURES.....

1.0 INTRODUCTION

 1.1 PURPOSE

 1.2 SCOPE OF WORK.....

2.0 PROPOSED WATER SYSTEM DEMANDS

3.0 WATER SUPPLY ALTERNATIVES AND EVALUATION FACTORS

 3.1 WATER SUPPLY ALTERNATIVES.....

 3.2 EVALUATION FACTORS

 3.2.1 WATER QUANTITY

 3.2.2 WATER QUALITY

 3.2.3 DEP DIVERSION PERMITTING

 3.3.4 DPH REQUIREMENTS FOR NEW WELL

 3.3.5 DPH REQUIREMENTS FOR SYSTEM CAPACITY AND REDUNDANCY

 3.3.6 DPH INTERCONNECTION REQUIREMENTS

 3.3.7 WATER STORAGE AND FIRE FLOW

 3.3.8 CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY.....

 3.3.9 PROPERTY PURCHASES.....

 3.3.10 OTHER ENTITIES.....

 3.3.11 COSTS

4.0 GROUNDWATER ALTERNATIVES.....

 4.1 INTRODUCTION.....

 4.2 INVESTIGATION APPROACH.....

 4.3 CEDAR SWAMP.....

 4.3.1 WATER SUPPLY POTENTIAL

 4.3.2 POTENTIAL WELL SITES

 4.3.3 INFRASTRUCTURE.....

 4.3.4 OPERATIONS.....

 4.3.5 ADVANTAGES AND DISADVANTAGES

 4.4 WILLIMANTIC SITES NEAR MANSFIELD DEPOT

 4.4.1 WATER SUPPLY POTENTIAL

 4.4.2 POTENTIAL WELL SITES

 4.4.3 INFRASTRUCTURE.....

 4.4.4 OPERATIONS.....

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4.4.5 ADVANTAGES AND DISADVANTAGES.....

4.5 WILLIMANTIC SITES NEAR EAGLEVILLE LAKE

4.5.1 WATER SUPPLY POTENTIAL.....

4.5.2 POTENTIAL WELL SITES.....

4.5.3 INFRASTRUCTURE.....

4.5.4 OPERATIONS.....

4.5.5 ADVANTAGES AND DISADVANTAGES.....

4.6 MANSFIELD HOLLOW.....

4.6.1 WATER SUPPLY POTENTIAL.....

4.6.2 POTENTIAL WELL SITES.....

4.6.3 INFRASTRUCTURE.....

4.6.4 OPERATIONS.....

4.6.5 ADVANTAGES AND DISADVANTAGES.....

4.7 OTHER TOWN-OWNED PROPERTIES

4.8 DIVERSION PERMITTING.....

5.0 INTERCONNECTION ALTERNATIVES

5.1 INTERCONNECTION WITH CONNECTICUT WATER COMPANY.....

5.1.1 DESCRIPTION.....

5.1.2 ADVANTAGES AND DISADVANTAGES.....

5.2 INTERCONNECTION WITH WINDHAM WATER WORKS

5.2.1 DESCRIPTION.....

5.2.2 ADVANTAGES AND DISADVANTAGES.....

6.0 COSTS.....

7.0 CONCLUSIONS AND RECOMMENDATIONS.....

REFERENCES.....

LIST OF TABLES

TABLE 1 EVALUATION OF CEDAR SWAMP AREA FOR GROUNDWATER SUPPLY
TABLE 2 EVALUATION OF WILLIMANTIC RIVER - MANSFIELD DEPOT AREA FOR GROUNDWATER SUPPLY
TABLE 3 EVALUATION OF WILLIMANTIC RIVER-EAGLEVILLE LAKE AREA FOR GROUNDWATER SUPPLY
TABLE 4 EVALUATION OF MANSFIELD HOLLOW AREA FOR GROUNDWATER SUPPLY
TABLE 5 EVALUATION OF CONNECTICUT WATER COMPANY INTERCONNECTION
TABLE 6 EVALUATION OF WINDHAM WATER WORKS INTERCONNECTION
TABLE 7 OPINION OF PROBABLE COST FOR WATER SUPPLY ALTERNATIVES

LIST OF FIGURES

FIGURE 1 WATER SUPPLY ALTERNATIVES
FIGURE 2 CEDAR SWAMP POTENTIAL WELL SITES
FIGURE 3 MANSFIELD DEPOT POTENTIAL WELL SITES
FIGURE 4 EAGLEVILLE LAKE POTENTIAL WELL SITES
FIGURE 5A MANSFIELD HOLLOW POTENTIAL WELL SITES
FIGURE 5B MANSFIELD HOLLOW POTENTIAL WELL SITES
FIGURE 6 PROPOSED CONNECTICUT WATER INTERCONNECTION
FIGURE 7 WINDHAM WATER WORKS PROPOSED INTERCONNECTION

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1.0 INTRODUCTION

1.1 PURPOSE

The Town of Mansfield is seeking to develop a water source/system for the 500 acre Four Corners commercial and residential area in northern Mansfield. The Town is considering the following sources of supply for the proposed new water system:

- Groundwater in the Cedar Swamp area adjacent to the Four Corners area
- Groundwater along the Willimantic River downstream of the current UConn wellfield
- Groundwater in the area of Mansfield Hollow
- An interconnection with Connecticut Water Company (CT Water)
- An interconnection with Windham Water Works (WWW)

The purpose of this initial phase of the project is to identify the most advantageous alternative for supplying the Four Corners area. This involved performing a comprehensive evaluation of the water supply alternatives considering a variety of factors, including:

- Department of Environmental Protection permits
- Department of Public Health requirements, permits, and approvals
- Department of Public Utility Control approvals
- Local permitting agency approvals
- Water quantity
- Reliability and redundancy
- Capital Cost
- Operating Cost

1.2 SCOPE OF WORK

The scope of work for this phase of the project is based on Environmental Partners' agreement with the Town of Mansfield dated November 10, 2010. A summary of the scope of work is outlined below:

- a. Confirm/refine domestic and fire flow system demand estimates.

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- b. Perform an evaluation of the groundwater alternatives, considering parcel mapping, land ownership, groundwater classifications, surficial geology, wetlands, flood plain, pollution sources, endangered and threatened species, and estimated yield of new well. The evaluation will include a desktop evaluation and site reconnaissance.
- c. Correspond with officials from CT Water, Windham Water Works, and UConn to discuss the interconnection alternatives.
- d. Correspond with DEP, DPH, and local regulatory agencies to introduce the project and the water supply alternatives, as well as seek their initial feedback on the alternatives and their information needs.
- e. Evaluate each option, and summarize the evaluation of the alternatives, in a matrix format. Circulate the study/report as a draft.
- f. Meet with the project review team to review/revise the preliminary evaluation phase report - assist in selecting a preferred water supply alternative for further study, analysis and permitting.

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2.0 PROPOSED WATER SYSTEM DEMANDS

The Four Corners planning area covers an area spanning 500 acres near the intersection of Routes 44 and 195. There are 60 properties in the planning area, with a mix of residential, commercial, and mixed-residential use. Prior estimates of water demand for these 60 properties indicates that the initial water demand will be approximately 59,000 gallons per day (gpd), increasing to 170,000 gpd over a 20-year planning horizon. As part of the final version of this report, we will confirm these demand estimates.

Along with the water demands in the Four Corners planning area, the Town has given consideration to the demand for water from other potential real estate developments in Town. It is prudent to identify these potential developments and their water demand so that the selection and development of a new source of water supply is adequate to cover the projected demands of these potential developments. As part of the aforementioned effort to confirm the Four Corners area water demands, we will work with the Town to estimate the water demand of these potential developments.

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3.0 WATER SUPPLY ALTERNATIVES AND EVALUATION FACTORS

3.1 WATER SUPPLY ALTERNATIVES

Five alternatives for water supply were evaluated for the Four Corners Area. Each of these alternatives is shown in **Figure 1**, and described below.

- Groundwater Supply in Cedar Swamp Area – Located adjacent to the proposed Four Corners service area is the Cedar Swamp and Cedar Swamp Brook. A brief analysis performed by Charter Oak Consulting dated March 9, 2009 suggests that the Cedar Swamp area might be a suitable site for a new groundwater supply.
- Groundwater Supply near the Willimantic River - There are known to be significant depths of good aquifer material adjacent to the Willimantic River. One of UConn's two wellfields is located along the river. This report considers potential well sites downstream of the UConn wellfield.
- Groundwater Supply near Mansfield Hollow Reservoir – Mansfield Hollow Reservoir and the downstream Willimantic Reservoir (located in the southeastern corner of Mansfield) are an abundant source of water. Both DEP and DPH have suggested that the Town investigate this area of Town for a new water supply.
- Connecticut Water Interconnection – For many years, CT Water has proposed to install a water main to extend their water system to UConn to supplement UConn's water supply. The Town of Mansfield could then connect to the CT Water pipeline to provide water to the Four Corners Area.
- An interconnection with Windham Water Works (WWW) – WWW owns and operates a water treatment plant on the southern edge of the Willimantic Reservoir in the southeastern corner of Mansfield. The facility provides water to Windham and a small portion of southern Mansfield. The proposed alternative would include a pipeline

extension from WWW's water treatment plant to the UConn system, where water would then be "wheeled" to the Four Corners Area.

3.2 EVALUATION FACTORS

Each of the water supply alternatives was evaluated based on the following factors:

3.2.1 Water Quantity

Each alternative was assessed for its ability to provide the estimated amount of water required in the Four Corners Area.

3.2.2 Water Quality

The alternatives were assessed in terms of the expected water quality. For the interconnection options, available information to make this assessment consisted of Consumer Confidence Reports. For groundwater options, field testing will be needed.

3.2.3 DEP Diversion Permitting

A diversion permit is required for the withdrawal of groundwater from one or more wells joined in one system whose combined maximum withdrawal exceeds 50,000 gallons per day (gpd). A diversion permit is also required to transfer water from one water supply distribution system to another where the combined maximum withdrawal from any source supplying the system or interconnected systems exceeds 50,000 gpd.

For groundwater withdrawals, the ability to obtain a diversion permit is highly dependent on the comparison of the desired withdrawal rate and the 7Q10 flow (smallest values of mean discharge computed over any 7-consecutive days during the annual period) of impacted streams or rivers. The ability to obtain a diversion permit for a groundwater withdrawal is also dependent on the environmental impacts within the proposed well(s) zone of influence; in particular, the impact on wetland soils within the proposed well(s) zone of influence. In addition to the impact on wetland soils, other environmental issues of interest to DEP include endangered or threatened species,

impact on floodplains (along with a mitigation plan if the proposed project includes fill or structures in the floodplain), and stream channel encroachment issues.

3.3.4 DPH Requirements for New Well

The Connecticut Department of Public Health (DPH) requirements for a new well include:

- The ground immediately surrounding the well must be located above the 100 year flood level.
- The well must be located at least 50 feet from the annual high water mark.
- For well's with yields greater than 50 gpm, the well must be located at least 200 feet from any sewage disposal system or other source of pollution, with the Town maintaining sanitary conditions by ownership or easement.

3.3.5 DPH Requirements for System Capacity and Redundancy

The DPH will require estimates of the projected water demands, and will require that the production/purchase capacity provide at least a 15% Margin-of-Safety (i.e. 15% more supply than demand) over the average day, maximum month, and maximum day demands.

The DPH requires that water systems maintain the 15% Margin of Safety with the largest source of supply off-line; as such, for a groundwater supply, the DPH will require that the Town provide a fully equipped backup well or a backup interconnection.

3.3.6 DPH Interconnection Requirements

For an interconnection with another water system, the Town will need to seek a Sale of Excess Water Permit from the DPH. This permit allows a public water system to sell water reserves in excess of those required to maintain an abundant supply of water (i.e. adequate Margin of Safety) to customers in its service area. The applicant must provide the department with sufficient information to verify that the water proposed for sale is in excess of that required to meet their system needs.

3.3.7 Water Storage and Fire Flow

The Connecticut Department of Public Utility Control (DPUC) regulations indicate that small systems shall provide atmospheric storage tank capacity of at least 200 gallons per residential customer or equal to the average daily demand of the system, whichever is the greater number. If commercial or industrial customers are included, additional storage shall be provided based on reasonable average day estimated water usage.

For the options that include an interconnection to a neighboring water system, it is likely that the storage capacity of the neighboring system can satisfy this requirement. Water supply options that do not include an interconnection with a neighboring system would require the construction of a storage tank – either elevated storage (i.e. a standpipe or elevated tank) or ground storage with a booster pump station.

Fire flow requirements are typically based on the ISO's guidance. Assuming a minimum fire flow need of 1,000 gpm for 2 hours, the Town will have to provide 120,000 gallons of storage for fire flows. This storage should be in addition to the DPUC storage requirement discussed above. This fire flow storage can be provided in several ways. If a water supply alternative is selected that includes an interconnection with a neighboring water system (either for regular use or only emergency/fire use), the Town can rely on the storage capacity of the water system that is providing the water.

3.3.8 Certificate of Public Convenience and Necessity

Unless the Four Corners area is considered an extension of another public water system (e.g. UConn's or CT Water's system), the system will be considered a new Community Public Water System. The Town will thus be required to obtain a Certificate of Public Convenience and Necessity (CPCN) from Department of Public Health (DPH) and the Department of Public Utility Control (DPUC). As part of this process the DPH and DPUC will determine if the proposed water system will have adequate technical, managerial, and financial capacity to maintain compliance with regulations after the system is put into operation. The application process requires the applicant to provide information showing that there is no feasible interconnection alternative. DPH senior staff have expressed the desire, whenever feasible, for

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proposed new and existing small systems to become part of larger established water systems to minimize the number of small water systems in the state.

3.3.9 Property Purchases

Some of the groundwater alternatives will require purchase or lease of land from a private party. This will impact the cost and schedule for these alternatives.

3.3.10 Other Entities

Some of the alternatives involve other entities, such as UConn, CT Water, Windham Water Works, and the Town of Tolland. Each entity has its own goals, needs, agenda, and schedule, which may or may not coincide with Mansfield's goals, needs, agenda, and schedule. In addition, the entities must agree upon cost sharing arrangements for both capital and operating costs. The more entities involved in an alternative, the more complex the alternative typically becomes.

3.3.11 Costs

Capital, operating, and maintenance costs should all be considered when evaluating supply alternatives. All capital costs should be considered, including the cost for any upgrades to enable other systems to supply water to the Four Corners area. All operating costs should be considering, including the cost for a contract operator to operate and maintain the system and the cost to purchase water from one of the neighboring systems.

4.0 GROUNDWATER ALTERNATIVES

4.1 Introduction

A preliminary investigation of potential public water supply well sites was conducted in the Town of Mansfield in order to identify potential water sources for the Four Corners Area. The investigation relied on available data and reports including studies conducted by the UConn, studies previously conducted for the Town of Mansfield, USGS maps and reports and data from the University of Connecticut's Map and Geographic Information Center (MAGIC). A list of references is included at the end of this report.

4.2 Investigation Approach

The investigation into potential water supply well sites in Mansfield focused on four areas (refer to **Figure 1**):

- Cedar Swamp
- Willimantic River near Mansfield Depot
- Willimantic River near Eagleville Lake
- Mansfield Hollow

The first step in the evaluation was to use available geologic mapping to identify areas of potential sand and gravel aquifers. These areas were then overlaid with parcel maps for the Town of Mansfield. Parcels that were large enough to site a well with the required 200-foot radius within areas of sand and gravel were identified.

Each potential site that met the criteria was then examined for potential disqualifying attributes including presence of water quality hazards, lack of access, steep slopes, serious wetland concerns and incompatible land uses.

Once the sites were identified on the basis of mapping, field checks were conducted at each site to confirm the mapping and take note of any special conditions that were not apparent from the mapping.

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A discussion of the potential sites identified in each of the four primary areas of investigation is summarized below. For the purposes of this report, the potential of these sites is judged solely on geologic mapping, field visits, and existing published data. Test well drilling is needed to establish the quantity and quality of available water resources.

4.3 Cedar Swamp

4.3.1 Water Supply Potential

There is a relatively small aquifer adjacent to and beneath Cedar Swamp, near the northern border of Mansfield (see **Figure 2**). Most of the aquifer and swamp extends into Willington. The area of aquifer materials (sand and gravel) is shown in **Figure 2**. As far as we have been able to determine, there has been no subsurface drilling conducted anywhere in the aquifer so there is no data on aquifer thickness or the types of materials that might be present at depth.

We have concluded that the amount of water available in the Cedar Swamp area is significantly less than was previously estimated by Charter Oaks in their memorandum of March 9, 2010, and the potential for ecological impacts are significantly greater. Charter Oaks based their preliminary conclusions on a very rough water balance for the aquifer that does not take into account the limited capture zone of a potential well at this location or seasonal fluctuations in available water. Potential local wetland impacts would have to be evaluated closely in the course of the permitting process.

The flow of Cedar Swamp Brook would be decreased essentially by the amount of water pumped from the well. Based on information from USDA, the estimated low stream flow for Cedar Swamp Brook is 250 gpm. If a well were to be developed to meet the 20 year demand of 170,000 gallons per day (or 118 gpm), the well production would equate to approximately 47% of the low stream flow. Since this is a relatively high percentage of the low stream flow, it is likely that the Diversion Permitting process would be complex, and the permit denied ultimately.

4.3.2 Potential Well Sites

There are only two lots within this potential aquifer area that are large enough to site a public water supply well - a minimum 200-foot radius is required for protective purposes. Those lots

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and four potential well sites within them are shown in **Figure 2** along with the 200-foot radius for each potential site.

Three of the potential well sites are located on lot 2-5-39 (C-1, C-2 and C-3); the owner is identified in Town Assessor records as Diane Becker. There is access to the lot from Cedar Swamp Road; however, it will be necessary to cross an area mapped as wetlands to get to the sites. The three potential well sites are not within currently mapped wetland areas, but this would need to be confirmed with more detailed mapping.

A fourth site (C-4) is located on lot 2-5-22. The owner is identified as the Taylor Family Trust. Access to the lot is from Storrs Road. One potential test well exploration site has been identified. This site is not within a currently mapped wetland area, but this would need to be confirmed with more detailed on-site mapping.

There is some potential for a water supply well in the portion of Cedar Swamp located south of Route 195. However, none of the properties in this area are large enough to provide a 200-foot radius. A suitable wellhead protection area would be possible if two or more of the properties were combined. In addition, because of the smaller quantity of sand and gravel deposits in this area, the potential yield of a well here would be lower than at the sites described above.

4.3.3 Infrastructure

If the Town were to proceed with developing a groundwater supply at Cedar Swamp, there are two key infrastructure issues to consider. First, the Town will need to provide a backup source of supply pursuant to Department of Public Health standards. This could be an interconnection with UConn or a fully equipped backup well. Second, the Town will need to provide water storage. If the Four Corners distribution system is interconnected with the UConn system, the UConn water storage tanks could serve as the water storage for the Four Corners Area. If there is no interconnection with the UConn system, the Town will have to provide elevated storage or ground level storage with a booster pump station.

DPH will likely prefer an interconnection with UConn, especially given the close proximity of the proposed water system and the existing UConn system. In fact, one of the first questions in

the Certificate of Public Convenience and Necessity (CPCN) process is whether the proposed water system is within one linear mile of an existing community water system. If the answer is yes - which is the case for the proposed Four Corners Area - and the Town were to decide not to interconnect with UConn, the CPCN process would require that the Town obtain a letter from UConn indicating their unwillingness to serve the Four Corners Area.

It should be noted that the two potential well sites are located within the 100-year flood plain. The wellhead, land around the wellhead, and the wellhouse all have to be located above the 100-year flood level in accordance with DPH requirements.

4.3.4 Operations

If an interconnection with UConn is not made, the Town would be creating a new community water supply system. Thus, the Town would need to obtain a Certificate of Public Convenience and Necessity (CPCN) from the Department of Public Health (DPH) and the Department of Public Utility Control (DPUC). The Town would likely retain a contract operator to operate and maintain the system to ensure compliance with DPH, DEP, and DPUC standards and regulations.

4.3.5 Advantages and Disadvantages

The primary advantage of a groundwater supply at Cedar Swamp is its close proximity to the proposed Four Corners area, which will limit the amount of required pipeline and associated cost. Another advantage is that this alternative would involve only one other entity, UConn, if the Town opts to interconnect with the UConn system. This means that the Town has significant control over the project schedule.

The primary disadvantage of a groundwater supply at Cedar Swamp is the limited drainage area and yield, and the resulting potential environmental impacts of withdrawing water from this aquifer. These factors will make it difficult to obtain a diversion permit from DEP.

Additional advantages and disadvantages of this alternative are summarized in **Table 1**.

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4.4 Willimantic Sites Near Mansfield Depot

4.4.1 Water Supply Potential

There are known to be significant depths of good aquifer material adjacent to the Willimantic River; however, the extent of these deposits perpendicular to the river varies.

4.4.2 Potential Well Sites

In the Mansfield Depot Area, we have identified three lots within the potential aquifer area that are large enough to site a public water supply well with the minimum 200-foot radius and that have compatible land uses. Those lots and two potential well sites are shown in **Figure 3** along with the 200-foot radius for each well site.

One potential well site (MD-1) is located on lot 13-16-1. A test well was drilled on this site in 1963 (Milone & MacBroom, 2002). Good sandy material was reported to a depth of approximately 34 feet below ground. The water table was approximately five feet below ground. If the aquifer material is highly transmissive, this could provide sufficient water for a public water supply well. The owner of this lot is identified in Town records as Chester and Leon Heckler. There is access to the lot from Route 44. The proposed site is within a mapped wetland area, but it is also farmland. It is unlikely that this property would be considered a wetland from a regulatory standpoint. However, it will be necessary to resolve that issue. The use of agricultural chemicals and fertilizers on the property would need to be investigated and might impact water quality.

The second potential well site in this area (MD-2) is located on lot 13-16-11. The owner is identified as Timothy Quinn. Access to the lot would be from Depot Road. The property consists of a highland above the Willimantic River, a steep slope down to the river and then wetlands adjacent to the river. The highland areas are likely to have high depths to groundwater (as much as 40 feet); so site MD-2 was selected because it is near the toe of the slope but outside of the wetlands.

The third potential well site in this area (MD-3) is located on lot 13-16-12. One significant advantage of this parcel is that it is town-owned. A potential disadvantage of this parcel is that it

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is the site of a former wastewater discharge area. The site is currently a park (River Park). The lot appears to have favorable sand and gravel deposits, but there is some question about the water quality and other potential restrictions associated with its former use for wastewater discharge. It may be possible to find a location that would not be impacted by the former wastewater facility.

Note that there is also an abandoned landfill between UConn's Willimantic River wells and Mansfield Depot. The potential impact of this landfill is presently unknown, but should be investigated if one of the Mansfield Depot potential well sites is pursued, particularly site MD-1.

4.4.3 Infrastructure

If the Town were to proceed with developing a groundwater supply in the Mansfield Depot Area, the critical infrastructure issue would be an agreement with UConn to interconnect with the UConn water system, and "wheel" water through the UConn water system to the Four Corners Area. The infrastructure required would include:

- a well
- a wellhouse for chemical feed and storage systems, electrical equipment, and instrumentation and controls
- a transmission main to connect the well to the UConn system (see **Figure 3**)
- a transmission main to connect the UConn system to the proposed Four Corners water system (i.e. a transmission main on Hunting Lodge Road from UConn's 16-inch main to Route 44, and on Route 44 from Hunting Lodge Road to the proposed terminus of the Four Corners water system).

Note that the water from the proposed well would be pumped directly into UConn's 5.4 million gallon storage tank via the proposed new water main and then UConn's existing 16-inch water main that connects their Willimantic Wellfield to the UConn water system.

Under this arrangement with UConn, the proposed Four Corners water system would be considered an extension of the UConn system. The DPH and DPUC requirements for reliability,

redundancy, and storage would be satisfied by the fact that the UConn system has multiple water supply sources and adequate water storage.

It should be noted that the potential well sites are located within the 100-year flood plain. The wellhead, land around the wellhead, and the wellhouse all have to be located above the 100-year flood level in accordance with DPH requirements.

4.4.4 Operations

With this alternative, the Town would own and operate the new well. The Town could retain a contract operations firm to operate the well, similar to what UConn has done by engaging the CT Water subsidiary to operate and maintain their wellfields. The Town could also choose to retain the same contract operations firm to operate and maintain the Four Corners distribution system, including flushing the system and repairing main breaks.

One issue to be discussed with UConn is the cost, if any, associated with “wheeling” water through the UConn system to the Four Corners area.

4.4.5 Advantages and Disadvantages

A primary advantage of a groundwater supply in the Mansfield Depot area is that the area has a significant depth of good aquifer material, and thus a good potential yield. The area is also relatively close to the UConn distribution system, which means that a relatively short length of pipeline would need to be installed to connect a new well to the UConn system.

A primary disadvantage of this alternative is that diversion permitting could be complex because of concerns that additional groundwater withdrawals near the Willimantic River, near the existing UConn wellfield, could impact streamflow and thus fisheries.

Additional advantages and disadvantages of this alternative are summarized in **Table 2**.

4.5 Willimantic Sites Near Eagleville Lake

4.5.1 Water Supply Potential

As with the Mansfield Depot Area, there are known to be significant depths of good aquifer material adjacent to the Willimantic River in the Eagleville Lake area; however, the extent of these deposits perpendicular to the river varies.

4.5.2 Potential Well Sites

There are several potential well sites along the Willimantic River near Eagleville Lake (see **Figure 4**). One primary advantage of locating a well along this stretch of the Willimantic River is that the greater width of the river in this region reduces the potential impacts of groundwater withdrawals on fish habitat.

There are four lots within this potential aquifer area that are large enough to site a public water supply well with the minimum 200-foot radius. Those lots and five potential well sites are shown in **Figure 4** along with the 200-foot radius for each well site.

Two of the potential well sites are located on lot 14-26-7 (EP-1 and EP-2). The owner is identified in Town records as Karen Green. There is access to the lot from Stafford Road. The proposed site is currently farmed. The use of agricultural chemicals and fertilizers on the property would need to be investigated and might impact water quality. Of the two potential sites, EP-1 has the greatest potential because it is further from the till boundary and closer to the river. Potential impacts from the former wastewater disposal on the adjacent town-owned property would need to be investigated. The 200-foot radius for EP-2 is very close to the property boundary. It may be necessary to survey the site in order to ensure that the 200-foot radius is available.

A third site (EP-3) is located south of Eagleville Lake on lot 20-66-1. The owner is identified as Ethan Stearns. Access to the lot is from Stafford Road. It is adjacent to a gravel mining operation which is a potential source of contamination.

The fourth site in this area (EP-4) is also located south of Eagleville Lake on lot 29-54-18. This is property owned by the State of Connecticut, and is part of the Eagleville Preserve Trail. Access to the lot is from Stonehouse Road. Much of the property is mapped as wetlands.

The fifth site in this area (EP-5) is also located south of Eagleville Lake on lot 29-54-20. The primary advantage of this site is that it is town-owned open space. Access to the lot is from Stafford Road. This property also has a significant amount of mapped wetlands, but there is an upland area that is out of the wetlands.

Note that sites EP-4 and EP-5 are located immediately downstream of the outfall for UConn's wastewater treatment plant. Further investigations would need to be performed to determine if the flow from this outfall has an impact on the groundwater on these two sites.

4.5.3 Infrastructure

If the Town were to proceed with developing a groundwater supply in the Eagleville Lake Area, the critical infrastructure issue would be an agreement with UConn to interconnect with the UConn water system, and "wheel" water through the UConn water system to the Four Corners Area. The infrastructure required would include:

- a well
- a wellhouse for chemical feed and storage systems, electrical equipment, and instrumentation and controls
- a transmission main to connect the well to the UConn system (see **Figure 4**). Note that Figure 4 shows a pipeline route on Route 32. The alternative is to install the water main on South Eagleville Road. UConn currently has a water main on South Eagleville Road, extending about 5,000 feet west from the intersection with Route 195. However, this main is only 6 inches in diameter, and will not have adequate hydraulic capacity for the intended well production. Thus, if the South Eagleville Road route is selected, the interconnection point with the UConn system would have to be at the intersection of South Eagleville Road and Route 195. A pipeline along this route would be of similar length and cost to the proposed pipeline on Route 32.

- a transmission main to connect the UConn system to the proposed Four Corners water system (i.e. a transmission main on Hunting Lodge Road from UConn's 16-inch main to Route 44, and on Route 44 from Hunting Lodge Road to the proposed terminus of the Four Corners water system).

Note that the water from the proposed well would be pumped directly into UConn's 5.4 million gallon storage tank via the proposed new water main and then UConn's existing 16-inch water main that connects their Willimantic Wellfield to the UConn water system.

Under this arrangement with UConn, the proposed Four Corners water system would be considered an extension of the UConn system. The DPH and DPUC requirements for reliability, redundancy, and storage would be satisfied by the fact that the UConn system has multiple water supply sources and adequate water storage.

It should be noted that the five potential well sites are located within the 100-year flood plain. The wellhead, land around the wellhead, and the wellhouse all have to be located above the 100-year flood level in accordance with DPH requirements.

4.5.4 Operations

With this alternative, the Town would own and operate the new well. The Town could retain a contract operations firm to operate the well, similar to what UConn has done by hiring the CT Water subsidiary to operate and maintain their wellfields. The Town could also choose to retain the same contract operations firm to operate and maintain the Four Corners distribution system, including flushing the system and repairing main breaks.

One issue to be discussed with UConn is the cost, if any, associated with "wheeling" water through the UConn system to the Four Corners area.

4.5.5 Advantages and Disadvantages

A primary advantage of a groundwater supply in the Eagleville Lake area is that the greater width of the Willimantic River in this area reduces the potential impacts of groundwater

withdrawals on fish habitat. This could result in an easier diversion permitting process than if a well is sited further upstream near the existing UConn wellfield.

A primary disadvantage of this alternative compared to the Mansfield Depot alternative is the length of pipeline and associated cost to connect a new well to the UConn system.

Additional advantages and disadvantages of this alternative are summarized in **Table 3**.

4.6 Mansfield Hollow

4.6.1 Water Supply Potential

The fourth area to be investigated for a new groundwater supply was the Mansfield Hollow area in the southeastern corner of Mansfield. Two large water bodies, Mansfield Hollow Reservoir and Willimantic Reservoir, are located in this area of Town. In addition, this region of Town has significant deposits of sand and gravel.

Both DEP and DPH have suggested that this area of Town is the best place to site a new water supply because of the abundance of water.

4.6.2 Potential Well Sites

In the Mansfield Hollow Area, we have identified three town-owned sites with good water supply potential that are sufficiently large to site a well (see **Figures 5A and 5B**).

One of the potential well sites (MH-1) is located on lot 34-110-2. This is town-owned open space land that is located adjacent to the Town of Windham Water Department. Access to the lot is from Storrs Road. The lot is relatively small, but it may be possible to locate a well on the property with the necessary 200-foot protective radius. Much of the site is open and flat. There are some unmapped wetlands on the property which will need to be taken into account.

The second site (MH-2) is located on Bassetts Bridge Road, a little over a mile north of the previous site, on lots 29-113-17 and 29-113-17 2. The property is town-owned open space. Prior to the purchase of the property by the Town, this property was considered for a potential development in the late 1980s (Legette, Brashears & Graham, 1989). At that time, issues were

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raised about the potential impacts from an abandoned landfill located just northeast of the property. Although there was no evidence of groundwater contamination based on the testing of private bedrock wells in the area, there was almost no data available on the quality of shallow groundwater. The developer did not conduct a thorough impact analysis. No groundwater quality data from the landfill area is available. Significant additional testing and analysis would be necessary to address this issue before developing a public water supply well on the property.

A third site (MH-3) is located on the property of the Southeast School on Warrenville Road. This property is located adjacent to Mansfield Hollow Reservoir. Most of the property is occupied by the school building and ball fields. However, there is a wooded portion of the property that is large enough to provide the 200-foot protective radius. Note that the recently closed town landfill lies north of this proposed well site, on the opposite side of the Fenton River. It is our understanding that a recent study of the landfill showed that the area of influence of the landfill on the groundwater extended only to the Fenton River; as such, we would not expect the landfill to be a risk to water quality at the proposed MH-3 site.

4.6.3 Infrastructure

If the Town were to proceed with developing a groundwater supply in the Mansfield Hollow Area, the critical infrastructure issue would be an agreement with UConn to interconnect with the UConn water system, and “wheel” water through the UConn water system to the Four Corners Area. The infrastructure required would include:

- a well
- a wellhouse for chemical feed and storage systems, electrical equipment, and instrumentation and controls
- a transmission main to connect the well to the UConn system (see **Figure 5B**)
- a transmission main to connect the UConn system to the proposed Four Corners water system (i.e. a transmission main on Hunting Lodge Road from UConn’s 16-inch main to Route 44, and on Route 44 from Hunting Lodge Road to the proposed terminus of the Four Corners water system).

Note that water from the proposed well would be pumped to the chlorination basin at UConn's Fenton River wellfield, where it would then be pumped using the existing UConn booster pumps, into the UConn distribution system.

Under this arrangement with UConn, the proposed Four Corners water system would be considered an extension of the UConn system. The DPH and DPUC requirements for reliability, redundancy, and storage would be satisfied by the fact that the UConn system has multiple water supply sources and adequate water storage.

4.6.4 Operations

With this alternative, the Town would own and operate the new well. The Town could retain a contract operations firm to operate the well, similar to what UConn has done by hiring the CT Water subsidiary to operate and maintain their wellfields. The Town could also choose to retain the same contract operations firm to operate and maintain the Four Corners distribution system, including flushing the system and repairing main breaks.

One issue to be discussed with UConn is the cost associated with "wheeling" water through the UConn system to the Four Corners area; in particular, the cost to pump the water into the UConn distribution system.

4.6.5 Advantages and Disadvantages

A primary advantage of a groundwater supply in the Mansfield Hollow area is the abundant water supply in the area, and the fact that both DPH and DEP support the idea of developing a source of supply in this area of Town.

Another significant advantage of this alternative is that the three potential well sites are all owned by the Town of Mansfield, reducing site development costs and schedule needs.

The primary disadvantage of this alternative is the length of water main required to connect the potential well sites to the UConn system.

Additional advantages and disadvantages of this alternative are summarized in **Table 4**.

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4.7 Other Town-Owned Properties

In addition to the sites identified above, a review was conducted of all town-owned properties underlain by mapped aquifers in the Town of Mansfield. Most of the productive aquifers in the Town of Mansfield are associated with glacial deposits along the major river valleys - the Willimantic, Fenton, Mount Hope and Natchaug Rivers. The primary exception to this is the Cedar Swamp Aquifer. The potential of these aquifers with respect to Town-owned properties is as follows:

- There are no town-owned properties in the Cedar Swamp aquifer.
- The potentially viable town-owned properties along the Willimantic and Natchaug Rivers (Mansfield Hollow) have been identified in this report.
- Developing a public water supply site within the Fenton River would be difficult considering the existing impacts of UConn's wells on the low flows of that river. Nevertheless, town-owned properties within that river basin include lots 24-68-17 (Mansfield Lions Memorial Park) and 10-43-35 1 on Gurleyville Road.
- In the Mount Hope River Basin, the only town-owned property that is underlain by a potentially viable aquifer is lot 19-73-33 on Warrenville Road.

4.8 Diversion Permitting

Each of the potential well sites that we have identified has potential advantages and disadvantages with respect to the permitting process, particularly the Diversion Permit. One of the primary concerns of DEP is the potential impact of proposed water supply wells on stream flows. This has been an on-going concern for the UConn wells located on the Willimantic and Fenton Rivers. With respect to the potential well sites considered in this report, the most advantageous from a Diversion Permitting standpoint are the sites located near Eagleville Lake and Mansfield Hollow.

As mentioned earlier, the stretch of the Willimantic River dominated by Eagleville Lake will be less prone to potential well impacts than other stretches of the river for several reasons, including that the lake provides a substantial amount of water in storage, it is not an ideal habitat for the more ecological sensitive fluvial fish, and the dam provides some control on water levels.

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The Mansfield Hollow sites are advantageous for similar reasons; in particular, the Mansfield Hollow Reservoir stores an enormous amount of water. The nearby Willimantic Reservoir is utilized by the Town of Windham as a water supply and that reservoir is reported to have more in available safe yield than the Town currently uses. In our discussions with DEP, they indicated a distinct preference for obtaining water where there is known to be a surplus, and the Willimantic Reservoir was specifically mentioned as a preferred source for the Town of Mansfield.

Every potential site has to be thoroughly evaluated in order to determine potential yields and environmental impact. Nevertheless, it appears that DEP has concerns about potential impacts to the Willimantic River, and any potential well near the Willimantic River will be carefully scrutinized through the Diversion Permitting process.

The Cedar Swamp sites will also be reviewed carefully by DEP because the required yield of the wells will be relatively large with respect to the low flows of Cedar Swamp Brook.

The Mansfield Hollow sites, on the other hand, are located within a basin with relatively lower sensitivity to impacts on stream flows. Therefore, it is likely that the Diversion Permit process for these sites will be less complicated.

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5.0 INTERCONNECTION ALTERNATIVES

5.1 Interconnection with Connecticut Water Company

5.1.1 Description

Connecticut Water Company and UConn are considering an interconnection from CT Water's Northern Region-Western System to the UConn campus. The pipeline route is shown in **Figure 6**, and would include nearly 5 miles of water main. CT Water has indicated that their most recent proposed contract with UConn stipulates that CT Water would pay all of the capital costs for the interconnection, in return for guaranteed revenue from UConn.

As shown in **Figure 6**, the proposed interconnection would extend to Jensen's Mobile Home Park on Route 44. Thus, a limited amount of additional piping would be needed to extend the CT Water system into the Four Corners Area. CT Water is interested in supplying water to the Four Corners Area. Under CT Water's standard water main extension contract, the Town would pay CT Water to furnish and install the water mains in the proposed Four Corners Area. The Four Corners Area would become an extension of CT Water's system; as such, CT Water would operate and maintain this system, and all customers in the Four Corners Area would be customers of CT Water.

Typically, the water mains in the Four Corners Area would be owned by CT Water immediately upon installation; however, if the Town sells bonds to fund the cost of the water mains, CT Water has indicated that they can adjust their standard extension contract so that the water main is owned by the Town until the bonds mature, at which time CT Water would then become the owner of the water mains.

Note that the proposed CT Water Interconnection passes through Tolland, and CT Water's current plan is to wheel water through the Tolland Water System. It is our understanding that the wheeling agreement is still under consideration by the Town of Tolland.

CT Water has indicated that the interconnection will have a capacity of 1 million gallons per day (MGD), with 0.5 MGD guaranteed to UConn and the remaining 0.5 MGD available to serve the needs of other users in Mansfield. CT Water would need to apply for a Sale of Excess Water

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Permit from the Department of Public Health (DPH) in order to transfer this water to UConn and Mansfield. As part of this effort, CT Water would need to show the DPH that they had adequate excess water supply and treatment capacity.

5.1.2 Advantages and Disadvantages

The primary advantage of an interconnection with CT Water is that CT Water is willing to pay the cost of extending the water main to the UConn campus. This means that the Town's capital cost would be limited to paying for the water mains in the proposed Four Corners distribution system.

Another advantage of this alternative is that the CT Water and UConn systems would provide the source redundancy, water storage, and fire protection needs of the Four Corners Area. In other words, the Town would benefit from the multiple sources and water storage that exists in these two systems.

A primary disadvantage of this alternative is the number of parties involved in the project. CT Water and UConn need to agree to a contract, which would then have to be approved by the Department of Public Utility Control. CT Water and Tolland would have to agree to a contract to wheel water through the Tolland water system. Each party has its own goals, needs, agenda, and schedule. The result can be long periods of negotiation, which could delay the project.

Two other critical disadvantages are (1) that the interconnection would involve an interbasin transfer, which could complicate the diversion permitting process, and (2) that the extension of a water main along Route 195 could spur secondary real estate development.

Additional advantages and disadvantages of the CT Water Interconnection alternative are summarized in **Table 5**.

5.2 Interconnection with Windham Water Works

5.2.1 Description

Windham Water Works (WWW) supplies water to the Town of Willimantic and a small area of southeastern Mansfield. Their source of supply is a water treatment plant that treats surface water from the Willimantic Reservoir in southeastern Mansfield (see Figure 7).

With this alternative, the Town of Mansfield would purchase water from WWW. The water would be delivered to the Four Corners Area via a new pipeline on Route 195 from WWW to the UConn system, where the water would then be “wheeled” through the UConn system and delivered to the Four Corners Area via an interconnection between UConn and the Four Corners Area (i.e. a pipeline on Hunting Lodge Road from UConn’s 16-inch main to Route 44, and on Route 44 from Hunting Lodge Road to the proposed terminus of the Four Corners water system).

A pump station would be required at WWW to pump the water to the UConn campus. Note that there is a large elevation difference between the WWW site and the UConn tanks. If the Town were to build a single pump station at WWW, the water pressure at that station would be at least 230 pounds per square inch (psi). Typically, water system pressures do not exceed 125 psi; however, there are pump stations that operate with pressures of 230 psi and above. The other alternative is to build two pump stations – a “series” arrangement with one pump station at WWW water treatment plant and the other located between WWW and UConn. The goal would be to locate the second pump station such that neither pump station experience pressures higher than approximately 150 psi. Note that one disadvantage of the single pump station approach is that a portion of the pipeline from WWW water treatment plant to UConn would have too high a pressure for customers to connect safely, even with a pressure relief valve located on their property.

The WWW has an abundant supply of water in its reservoir; in particular, the safe yield of the reservoir is 7.9 MGD compared to the maximum day demand of 3.9 MGD in 2006. However, the capacity of the WWW water treatment plant and the diversion permit limit are 4.1 MGD. Thus, the treatment capacity and permit limit are only 5% greater than the maximum day demand (i.e. a 5% Margin of Safety). Since the DPH standard is a 15% Margin of Safety, to provide

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water to the Town of Mansfield, the WWW treatment plant would need to be expanded and the diversion permit limit would need to be increased.

The Town of Windham Water Commission Chairperson, Mike Callahan, has indicated that the Commission is open to discussions about the planning and development of this alternative. Mr. Callahan noted that at this time, the Town is not in the position to undertake a major program of this nature, and the financing for this alternative would have to come from the Town of Mansfield or UConn.

5.2.2 Advantages and Disadvantages

The primary advantage of an interconnection with WWW is that there is an abundant supply of water in WWW's reservoir. This means that diversion permitting will be relatively straightforward compared to other alternatives (i.e. wells along the Willimantic River or in the Cedar Swamp area).

The primary disadvantage of this alternative is that it will require increasing the capacity of WWW's water treatment plant. We understand that this upgrade has been estimated to cost \$8 million to \$10 million; this estimate can be refined with a further evaluation of the water treatment plant and discussions with WWW. In addition to the cost associated with this upgrade, there are other issues that need to be considered including the concept of the Town of Mansfield paying for additional infrastructure at the water treatment plant that would be owned, operated, and maintained by the WWW. The legal and financial aspects of this approach would be complex, and would have to be defined in an inter-municipal agreement.

Another disadvantage of this alternative is the cost of the water main to connect WWW to the UConn system.

Additional advantages and disadvantages of the CT Water Interconnection alternative are summarized in **Table 6**.

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6.0 COSTS

Opinions of Probable Cost for the water supply alternatives are shown in **Table 7**.

The least expensive alternative for the Town in terms of capital cost would be an interconnection with CT Water because CT Water is proposing to pay for the interconnection piping as part of their proposed agreement with UConn.

The cost of the wellfield alternatives is differentiated by two factors: the length of pipeline needed to connect the potential well site to UConn system and the Four Corners Area, and whether a land purchase or lease is needed. Without giving consideration to the cost of purchasing or leasing land, the Cedar Swamp alternatives are the least expensive groundwater alternatives, followed by the Mansfield Depot alternatives. Considering all costs, including the purchase or lease of land, the least expensive groundwater alternative is likely to be a well located in Mansfield Depot on the Town property where the former wastewater facility was located. This alternative would not require the purchase of land, and requires less transmission main than other groundwater alternatives.

The most expensive alternatives are those located in the Mansfield Hollow area of Town because of the more than 5 miles of water main that will have to be installed to connect these sources to the UConn system.

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7.0 CONCLUSIONS AND RECOMMENDATIONS

This report summarizes an evaluation of various water supply alternatives for the Four Corners Area of Mansfield, CT. The investigation relied on available data and reports including studies conducted by the UConn, studies previously conducted for the Town of Mansfield, USGS maps and reports and data from the University of Connecticut's Map and Geographic Information Center (MAGIC). The general summary for each alternative is as follows:

- Groundwater in the Cedar Swamp Area – This alternative is estimated to be the least costly groundwater alternative, not considering the cost of purchasing or leasing land. However, Cedar Swamp aquifer has a limited drainage area, and thus will likely yield a limited water supply. In addition, the limited yield and potential environmental impacts will likely result in a complex, and potentially unsuccessful diversion permitting process.
- Groundwater along the Willimantic River downstream of the current UConn wellfield – Two areas downstream of the existing UConn wellfield were considered: Mansfield Depot area and Eagleville Lake area. Potential well sites in the Mansfield Depot area have the advantage of being relatively close to the proposed interconnection location with UConn, which means less piping and associated cost compared to other alternatives. Furthermore, one of the potential well sites in the Mansfield Depot area is owned by the Town, which means the Town could avoid the cost of a land purchase or lease. This particular site was once used for treatment and disposal of wastewater, so further investigation will be needed to determine if this site could be used for a groundwater supply. Potential wells sites in the Eagleville Lake area have the advantage of being located close to the lake, which will act as a buffer for the impact of groundwater withdrawals. This factor will be a benefit for the diversion permitting process. One of the potential well sites in the Eagleville Lake area is located on Town property, which means the Town could avoid the cost of a land purchase or lease. The primary disadvantage of the Eagleville Lake alternatives is the relatively long pipelines that would be needed to connect these potential well sites to the proposed interconnection with UConn.

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- Groundwater in the area of Mansfield Hollow – The primary advantage of potential well sites in the Mansfield Hollow area is the abundance of water in this area of Town; in particular, in the Mansfield Hollow Reservoir and Willimantic Reservoir. The DEP and DPH have encouraged the search for a new water supply in this area of Town, and their support would facilitate the permitting process. Another advantage of the potential well sites in the Mansfield Hollow area is that the potential well sites are all owned by the Town, which means that Town can avoid the cost of purchasing or leasing land. The primary disadvantage of this alternative is the relatively long lengths of water main that would be required to connect the potential well sites to the UConn system.
- An interconnection with Connecticut Water Company (CT Water) – The primary advantage of this alternative is that CT Water is proposing to pay the full cost to install the more than 5 miles of water main required for the interconnection. One disadvantage of this alternative is the number of entities that need to “buy-in” to the alternative, including UConn, CT Water, and the Town of Tolland; this could delay the implementation of this alternative.
- An interconnection with Windham Water Works (WWW) – The primary advantage of an interconnection with WWW is that they have an abundance of water in their Willimantic Reservoir. The DEP and DPH have encouraged the search for a new water supply in this area of Town, and their support would facilitate the permitting process. The primary disadvantage of this option is the cost, including the cost to increase the capacity of the WWW water treatment plant and to install more than 5 miles of water main to connect to the UConn system.

Based on our evaluation, we believe the best course of action is to further investigate groundwater alternatives in the Mansfield Depot area and Eagleville Lake area. In particular, we believe the Town-owned properties in these two areas should be investigated further.

These two potential well sites have the advantage of being Town-owned properties; thus avoiding the cost and potential delays associated with purchasing or leasing property. These alternatives have the advantage of being less complex than the interconnection options because

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there are less entities involved (e.g. CT Water, Windham Water Works). The Mansfield Depot property has the advantage of being relatively close to the proposed interconnection with UConn, which will reduce the cost of interconnection piping. The Eagleville Lake property has the advantage of being located near Eagleville Lake, which will mitigate potential impacts of a groundwater withdrawal on the river, thus possibly reducing the complexity of diversion permitting.

These two alternatives involve withdrawing groundwater adjacent to the Willimantic River, and thus will be closely evaluated for potential impacts on the river. However, it should be noted that development of a high producing well on one of these two Town-owned sites could allow UConn to reduce their withdrawals at their existing Willimantic Wellfield. This would be a benefit because UConn's Willimantic Wellfield is located along a stretch of the river with lower flows than the downstream areas near Mansfield Depot and Eagleville Lake.

The next step would be an environmental assessment of each of these Town-owned properties to identify environmental risks; in particular, risks related to the Mansfield Depot site that was formerly used for wastewater discharge. We also recommend meeting with both DEP and DPH to discuss permitting for both of the Town-owned sites. If the results of these further investigations continue to show that these are promising sites for a groundwater supply, we would recommend test borings and observations wells to evaluate water quality and potential yield at one or both of these Town-owned sites.

If the further investigations of the Mansfield Depot and Eagleville Lake sites do not indicate that these sites could reasonably support a groundwater supply, we believe consideration should be given to the Mansfield Hollow sites. These sites have the advantage of being Town-owned, and being located within a basin with relatively lower sensitivity to impacts of stream flows; as such, it is likely that the Diversion Permitting process for these sites will be less complicated. The primary disadvantage of the Mansfield Hollow sites is the relatively high cost associated with the transmission mains that would be required.

REFERENCES

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Milone & MacBroom, Inc., 2002, Town of Mansfield Water Supply Plan.

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Thomas, M.P., G.A. Bednar, C.E. Thomas, Jr. and W.E. Wilson, 1967. "Water Resources Inventory of Connecticut, Part 2, Shetucket River Basin," U.S. Geological Survey, Connecticut Water Resources Bulletin No.11.

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TABLE 1
EVALUATION OF CEDAR SWAMP AREA FOR GROUNDWATER SUPPLY

Factor	Advantages	Disadvantages
Water Quantity		<ul style="list-style-type: none"> • Limited drainage area/yield. • Potential adverse impact on Cedar Swamp Brook. • Potential adverse impact on wetlands.
Water Quality		<ul style="list-style-type: none"> • Uncertain – wells near wetlands tend to have water quality concerns such as high iron and manganese.
DEP Diversion Permitting		<ul style="list-style-type: none"> • Diversion permitting could be complex because of potential impact on wetlands, brook, and endangered species.
DPH Requirements/ Permits/Approvals		<ul style="list-style-type: none"> • Will need a backup supply (either a 2nd well or interconnection). • Will likely be considered a new water system, so will need to obtain a Certificate of Public Convenience and Necessity. • Potential well sites are located within the 100-year flood zone.
Reliability / Redundancy		<ul style="list-style-type: none"> • Will need a backup supply (e.g. 2nd well or interconnection).
Water Storage and Fire Flow		<ul style="list-style-type: none"> • Will need either a new, local storage tank (i.e. an elevated tank or a ground level tank with booster pumps and a fire pump), or use of UConn's tanks via an interconnection.
Local Permitting		<ul style="list-style-type: none"> • Potential wetlands crossing for several of the potential well sites. • Willington regulatory commissions may have jurisdiction.
Property Purchases		<ul style="list-style-type: none"> • Will require purchase of property for the well.
Other Parties	<ul style="list-style-type: none"> • UConn, if an interconnection is selected. 	

TABLE 2
EVALUATION OF WILLIMANTIC RIVER – MANSFIELD DEPOT AREA FOR GROUNDWATER SUPPLY

Factor	Advantages	Disadvantages
Water Quantity	<ul style="list-style-type: none"> Significant depth of good aquifer material; thus good potential yield. 	<ul style="list-style-type: none"> Ongoing concerns about the impact of UConn's existing wells along the Willimantic River could impact the allowable withdrawal.
Water Quality		<ul style="list-style-type: none"> For Site MD-1, the nearby abandoned landfill, as well as the use of agricultural chemicals could impact water quality. Site MD-2 is further from these potential sources of contamination, and thus less at less risk of water quality impacts. MD-3 is located on a town property that was formerly used for wastewater disposal; this requires further evaluation to determine possible impact on the site's use for a groundwater supply.
DEP Diversion Permitting		<ul style="list-style-type: none"> Diversion permitting could be complex because of concerns that additional groundwater withdrawals near the Willimantic River could impact streamflow and thus fisheries.
DPH Requirements/ Permits/Approvals	<ul style="list-style-type: none"> The Four Corners distribution system would be an extension of the UConn system; a Certificate of Public Convenience and Necessity is not needed. 	<ul style="list-style-type: none"> The potential well sites are located within the 100-year flood zone.
Reliability / Redundancy	<ul style="list-style-type: none"> The Four Corners water system would be an extension of the UConn system, and would thus benefit from the reliability/redundancy (in terms of supply and storage) in the UConn system. 	
Water Storage and Fire Protection	<ul style="list-style-type: none"> The Four Corners water system would be an extension of the UConn system, and would thus benefit from the storage in the UConn system. 	
Local Permitting		
Infrastructure	<ul style="list-style-type: none"> Relatively close to the UConn distribution system, so less pipeline needed compared to other alternatives. 	
Property Purchases		<ul style="list-style-type: none"> Both potential well sites are located on private land, so this alternative would require purchase of property for the well.
Other Parties	<ul style="list-style-type: none"> UConn, for a "wheeling" agreement and interconnection. 	

TABLE 3
EVALUATION OF WILLIMANTIC RIVER – EAGLEVILLE LAKE AREA FOR GROUNDWATER SUPPLY

Factor	Advantages	Disadvantages
Water Quantity		<ul style="list-style-type: none"> Ongoing concerns about the impact of UConn's existing wells along the Willimantic River could impact the allowable withdrawal from a well; however, Eagleville Pond reduces the potential impacts on fish habitat.
Water Quality		<ul style="list-style-type: none"> For Site EP-1 and EP-2, there is a need to investigate the possible impact on water quality of the use of agricultural chemicals and the former wastewater disposal on the adjacent property. For Site EP-3, there is a need to investigate the possible impact on water quality of gravel pit on the adjacent property.
DEP Diversion Permitting		<ul style="list-style-type: none"> Diversion permitting could be complex because of concerns that additional groundwater withdrawals would impact streamflow and thus fisheries; although a well near Eagleville Pond is expected to require less permitting effort than a new well upstream.
DPH Requirements/Permits/Approvals	<ul style="list-style-type: none"> The Four Corners distribution system would be an extension of the UConn system; a Certificate of Public Convenience and Necessity is not needed. 	<ul style="list-style-type: none"> Potential well sites are located within the 100-year flood zone.
Reliability / Redundancy	<ul style="list-style-type: none"> The Four Corners water system would be an extension of the UConn system, and would thus benefit from the reliability/redundancy (in terms of supply and storage) in the UConn system. 	
Water Storage and Fire Protection	<ul style="list-style-type: none"> The Four Corners water system would be an extension of the UConn system, and would thus benefit from the storage in the UConn system. 	
Local Permitting		<ul style="list-style-type: none"> Much of the property for EP-4 is mapped as wetlands.
Infrastructure		<ul style="list-style-type: none"> Relatively long pipeline extensions would be needed for several of the Eagleville Pond Area alternatives.
Property Purchases	<ul style="list-style-type: none"> Potential well site EP-5 is on a Town-owned parcel. Potential well site EP-4 is on a State-owned parcel. 	<ul style="list-style-type: none"> Potential well sites for EP-1, EP-2, and EP-3 are on private property, and would thus require purchase of property.
Other Parties	<ul style="list-style-type: none"> UConn, for a "wheeling" agreement and interconnection. 	

TABLE 4
EVALUATION OF MANSFIELD HOLLOW AREA FOR GROUNDWATER SUPPLY

Factor	Advantages	Disadvantages
Water Quantity	<ul style="list-style-type: none"> Area has significant deposits of sand and gravel. 	
Water Quality		<ul style="list-style-type: none"> For potential well site MH-2, there is a water quality risk associated with the nearby abandoned landfill. Significant additional water quality testing would be needed.
DEP Diversion Permit	<ul style="list-style-type: none"> DEP prefers the Mansfield Hollow Area over the Willimantic River Area for a new water supply because of the available water in Mansfield Hollow. 	
DPH Requirement/ Permits/Approvals	<ul style="list-style-type: none"> Potential well sites are not located within the 100-year flood plain. The Four Corners distribution system would be an extension of the UConn system; a Certificate of Public Convenience and Necessity is not needed. 	
Reliability / Redundancy	<ul style="list-style-type: none"> The Four Corners distribution system would be an extension of the UConn system, and would thus benefit from the reliability/redundancy (in terms of supply and storage) in the UConn system. 	<ul style="list-style-type: none">
Water Storage and Fire Protection	<ul style="list-style-type: none"> The Four Corners distribution system would be an extension of the UConn system, and would thus benefit from the storage in the UConn system. 	
Local Permitting		<ul style="list-style-type: none"> The site for MH-1 has unmapped wetlands that will have to be investigated.
Infrastructure		<ul style="list-style-type: none"> Long pipeline extensions would be needed compared to other alternatives.
Property Purchases	<ul style="list-style-type: none"> Three Town-owned sites with good water supply potential have been identified. 	
Other Parties	<ul style="list-style-type: none"> UConn, for a "wheeling" agreement and interconnection. 	

TABLE 5
EVALUATION OF CONNECTICUT WATER COMPANY INTERCONNECTION

Factor	Advantages	Disadvantages
Quantity of Water	<ul style="list-style-type: none"> CT Water has indicated that they have available water to provide to UConn (0.5 MGD) and the Town (0.5 MGD). 	
Quality of Water	<ul style="list-style-type: none"> CT Water's 2009 Water Quality Report for its Northern Region-Western System indicated that the system met all MCLs in 2009. 	
DEP Diversion Permit		<ul style="list-style-type: none"> CT Water interconnection would involve an interbasin transfer, which could complicate the Diversion permitting process.
DPH Regulations/Permits/Approvals	<ul style="list-style-type: none"> The Four Corners distribution system would be an extension of the CT Water system; a Certificate of Public Convenience and Necessity is not needed. 	<ul style="list-style-type: none"> To obtain a Sale of Excess Water Permit, CT Water needs to provide DPH with information showing that they have adequate water supply.
Reliability / Redundancy	<ul style="list-style-type: none"> The Four Corners distribution system would be an extension of the CT Water system, and would be interconnected with the UConn system, and would thus benefit from the reliability/redundancy in the CT Water and UConn systems. 	
Water Storage and Fire Protection	<ul style="list-style-type: none"> The Four Corners distribution system would be an extension of the CT Water system, and interconnected with the UConn system, and would thus benefit from the storage in both of those systems. 	
Local Permitting		<ul style="list-style-type: none"> There is public concern that a CT Water pipeline extension along Rt 195 will spur unwanted development.
Infrastructure	<ul style="list-style-type: none"> Although the alternative would include more than 5 miles of pipeline, CT Water has proposed to UConn that they pay for this pipeline. 	
Property Purchases	<ul style="list-style-type: none"> No property purchases required. 	
Other Parties		<ul style="list-style-type: none"> Numerous entities are involved: CT Water, UConn, and Tolland.

TABLE 6
EVALUATION OF WINDHAM WATER WORKS INTERCONNECTION

Factor	Advantages	Disadvantages
Quantity of Water	<ul style="list-style-type: none"> There is substantial additional safe yield available in the WWW's Willimantic Reservoir; specifically, the safe yield is 7.9 MGD compared to the 2006 Maximum Day Demand of 3.91 MGD. 	<ul style="list-style-type: none"> WWW's water treatment plant (WTP) capacity and diversion permit limit are 4.1 MGD, which is only 5% greater than the 2006 Maximum Day Demand of 3.91 MGD; as such, the WTP would have to be expanded, and the diversion permit limit raised.
Quality of Water		
DEP Diversion Permit	<ul style="list-style-type: none"> DEP prefers the Mansfield Hollow Area over other potential sources of supply in the Mansfield Area because there is abundant safe yield, and no interbasin transfer; as such, permitting might be relatively straightforward. 	
DPH Regulations/Permits/Approvals	<ul style="list-style-type: none"> The Four Corners distribution system would be an extension of the UConn system; a Certificate of Public Convenience and Necessity is not needed. 	<ul style="list-style-type: none"> DPH would need to approve a Sale of Excess Water Permit, which would require WWW to develop additional capacity (in terms of WTP capacity and diversion permit limit).
Reliability / Redundancy	<ul style="list-style-type: none"> The Four Corners distribution system would be an extension of the UConn system, and would thus benefit from the reliability/redundancy (in terms of supply and storage) in the UConn system. 	<ul style="list-style-type: none">
Water Storage and Fire Protection	<ul style="list-style-type: none"> The Four Corners distribution system would be an extension of the UConn system, and would thus benefit from the storage in the UConn system. 	
Local Permitting		
Infrastructure		<ul style="list-style-type: none"> Long pipeline extensions would be needed compared to other alternatives. One or two pump stations would be needed to pump the water to the elevation of the UConn water tanks.
Property Purchases	<ul style="list-style-type: none"> No property purchases required. 	
Other Parties	<ul style="list-style-type: none"> WWW is willing to participate. UConn, for a "wheeling" agreement and interconnection. 	<ul style="list-style-type: none"> A relatively complex inter-municipal agreement would be needed between Windham and Mansfield.

TABLE 7
 OPINION OF PROBABLE COST FOR WATER SUPPLY ALTERNATIVES
 FOUR CORNERS AREA, MANSFIELD, CT

Alternative	Well No.	Transmission Piping (ft)	Opinion of Probable Cost (a)				Total
			Transmission Piping (b)	Well & Wellhouse (c)	Property Purchase	Engineering, Hydrogeologic, and Permitting Services	
CT Water Interconnection	NA	-	\$0	NA	\$0	\$0	\$0
Windham Water Works Interconnection	NA	27,500	\$5,500,000	(d)	\$0	(d)	(d)
Mansfield Depot Wellsites	MD-1	9,900	\$1,900,000	\$900,000	(e)	\$700,000	\$3,500,000
	MD-2	11,200	\$2,100,000	\$900,000	(e)	\$800,000	\$3,800,000
	MD-3	11,400	\$2,100,000	\$900,000	\$0	\$800,000	\$3,800,000
Eagleville Lake Wellsites	EP-1	9,400	\$1,800,000	\$900,000	(e)	\$700,000	\$3,400,000
	EP-2	11,650	\$2,300,000	\$900,000	(e)	\$800,000	\$4,000,000
	EP-3	16,550	\$3,200,000	\$900,000	(e)	\$1,000,000	\$5,100,000
	EP-4	18,400	\$3,500,000	\$900,000	(e)	\$1,100,000	\$5,500,000
	EP-5	19,200	\$3,600,000	\$900,000	\$0	\$1,100,000	\$5,600,000
Cedar Swamp Wellsites	C-1	9,300	\$1,600,000	\$900,000	(e)	\$600,000	\$3,100,000
	C-2	9,300	\$1,600,000	\$900,000	(e)	\$600,000	\$3,100,000
	C-3	9,800	\$1,700,000	\$900,000	(e)	\$700,000	\$3,300,000
	C-4	6,200	\$1,100,000	\$900,000	(e)	\$500,000	\$2,500,000
Manfield Hollow Wellsites	MH-1	39,600	\$6,400,000	\$900,000	\$0	\$1,800,000	\$9,100,000
	MH-2	33,900	\$5,100,000	\$900,000	\$0	\$1,500,000	\$7,500,000
	MH-3	34,700	\$5,300,000	\$900,000	\$0	\$1,600,000	\$7,800,000

(a) The Opinions of Probable Cost are considered "Order of Magnitude" estimates, and have an expected accuracy range of -30% to +50%.

(b) "Transmission Piping" does include 5,000 feet of interconnection piping with UConn on Hunting Lodge Road and Route 44, but does not include the approximately 11,000 feet of distribution system piping in the Four Corners Area.

(c) It is assumed that the treatment will include chemical addition only for disinfection, pH control, and corrosion control.

(d) The Windham Water Works Interconnection option will require an increase in the WWW water treatment plant capacity; the cost of which can be estimated upon further evaluation of the WWW water treatment plant and discussions with WWW. The interconnection will also require one or two pump stations (see text for details) at a cost of approximately \$800,000 each.

(e) This well site alternative will require the purchase or lease of private property.

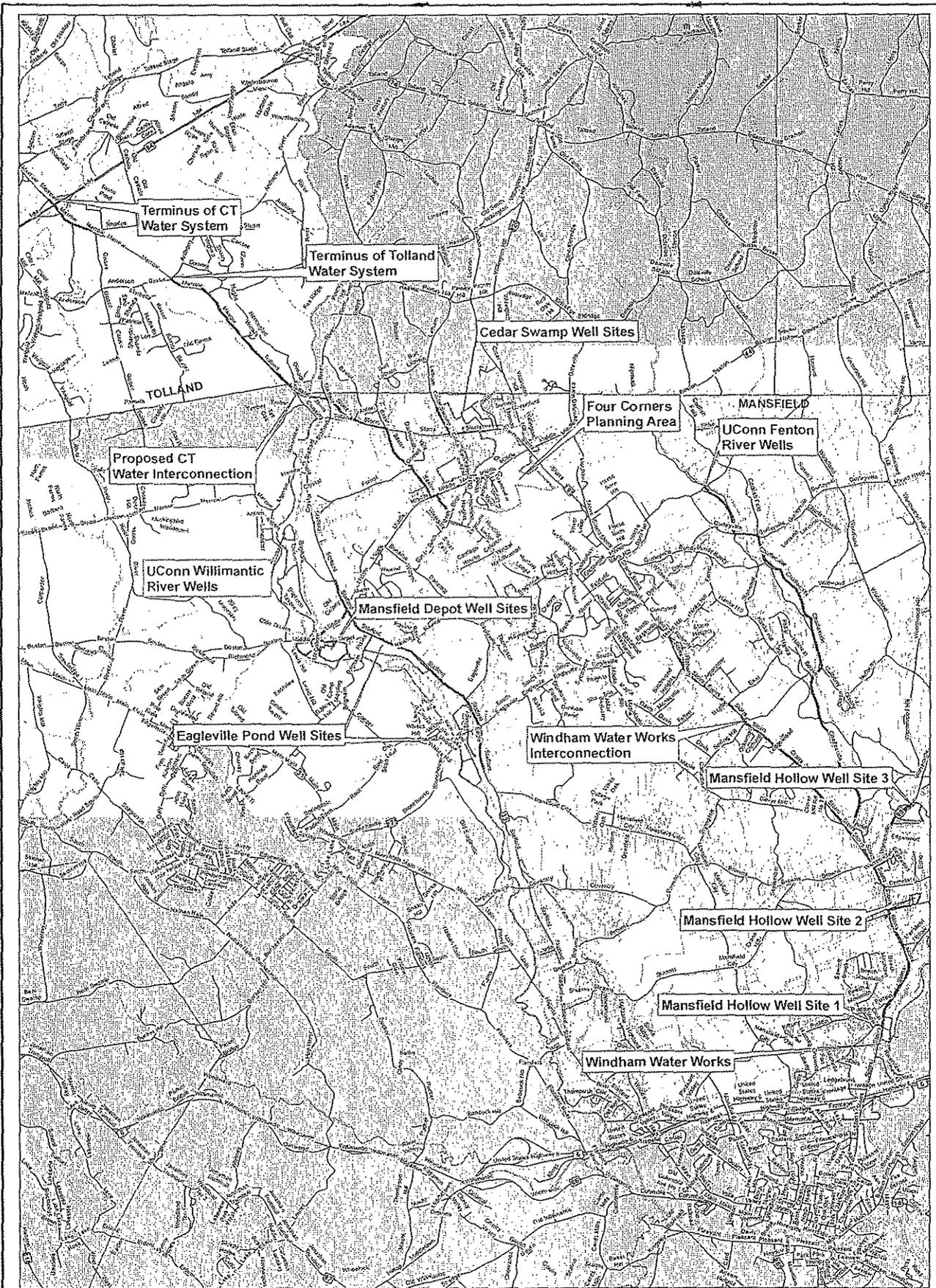
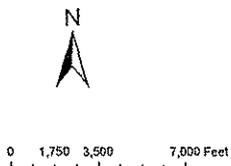


Figure 1
Water Supply Alternatives
Mansfield, Connecticut

January 2011



Legend

- Proposed Water Mains
- ▭ Four Corners Planning Area
- ▭ UCONN Water System
- ▭ Town Boundary
- ▭ Potential Well Sites



January 2011

Legend

- Proposed Water Mains
- Roads
- Proposed Well
- 200 ft Buffer Zone
- Town Boundary
- Potential Well Sites
- Parcels
- Wetlands
- Water Systems
- Four Corners Planning Area
- UCONN
- Surficial Materials Simple Legend
- Artificial Fill
- Natural Postglacial
- Fine
- Coarse
- Stacked Coarse
- Coarse over Fine
- Fine over Coarse
- Till
- Thick Till
- End Moraine

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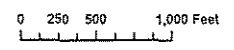
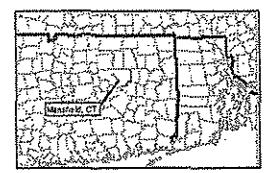
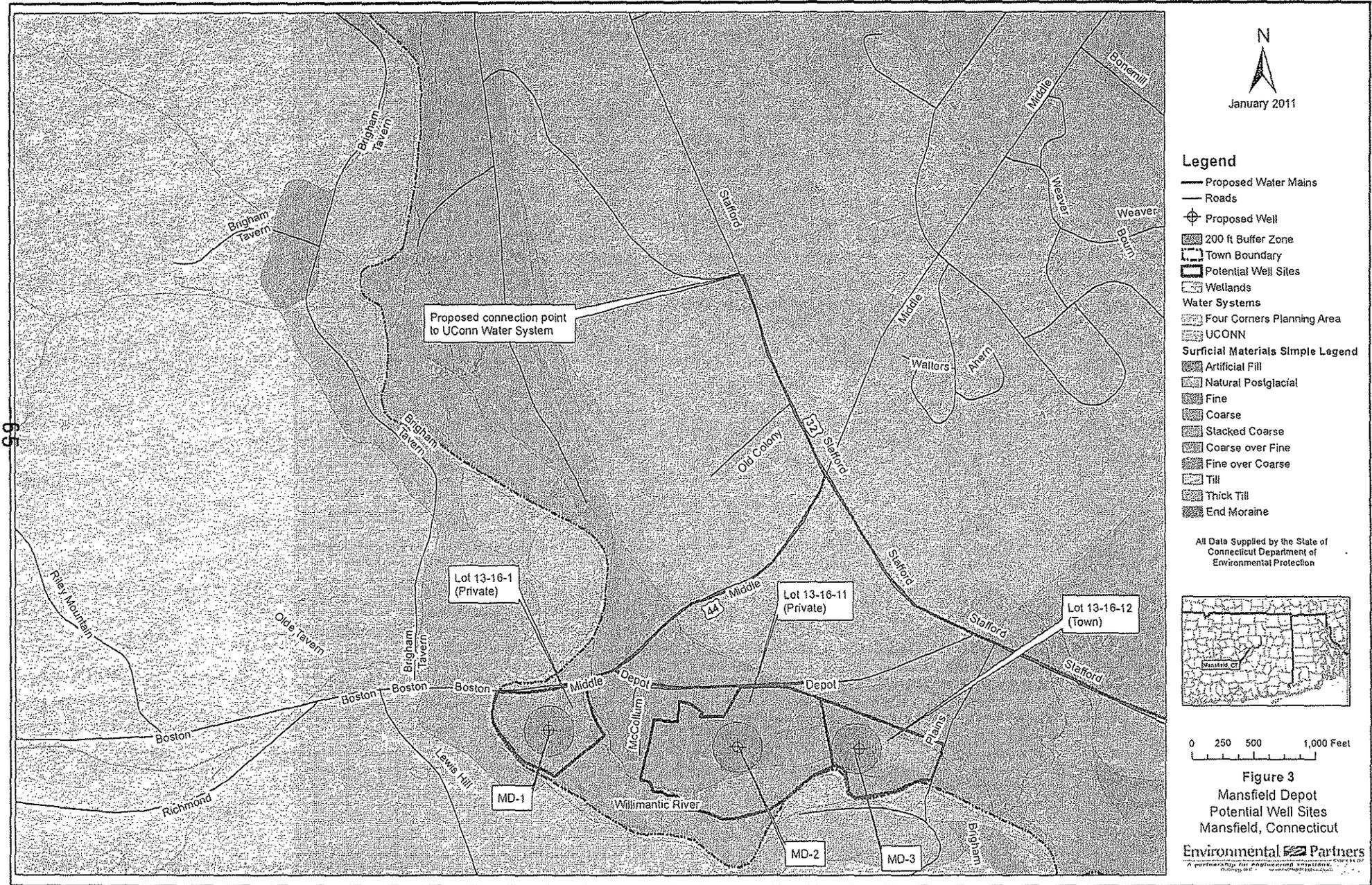


Figure 2
Cedar Swamp
Potential Well Sites
Mansfield, Connecticut

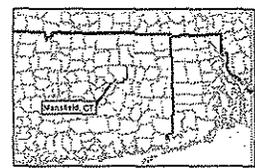
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January 2011

- Legend**
- Proposed Water Mains
 - Roads
 - ⊕ Proposed Well
 - ▭ 200 ft Buffer Zone
 - ▭ Town Boundary
 - ▭ Potential Well Sites
 - ▭ Wellands
 - Water Systems**
 - ▭ Four Corners Planning Area
 - ▭ UCONN
 - Surficial Materials Simple Legend**
 - ▭ Artificial Fill
 - ▭ Natural Postglacial
 - ▭ Fine
 - ▭ Coarse
 - ▭ Stacked Coarse
 - ▭ Coarse over Fine
 - ▭ Fine over Coarse
 - ▭ Till
 - ▭ Thick Till
 - ▭ End Moraine

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0 250 500 1,000 Feet

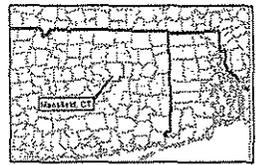
Figure 3
Mansfield Depot
Potential Well Sites
Mansfield, Connecticut

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Legend

- Proposed Water Mains
- Roads
- ⊕ Proposed Well
- ▨ 200 ft Buffer Zone
- ▭ Town Boundary
- ▭ Potential Well Sites
- ▨ Wetlands
- Water Systems**
- ▨ Four Corners Planning Area
- ▨ UCONN
- Surficial Materials Simple Legend**
- ▨ Artificial Fill
- ▨ Natural Postglacial
- ▨ Fine
- ▨ Coarse
- ▨ Stacked Coarse
- ▨ Coarse over Fine
- ▨ Fine over Coarse
- ▨ Till
- ▨ Thick Till
- ▨ End Moraine

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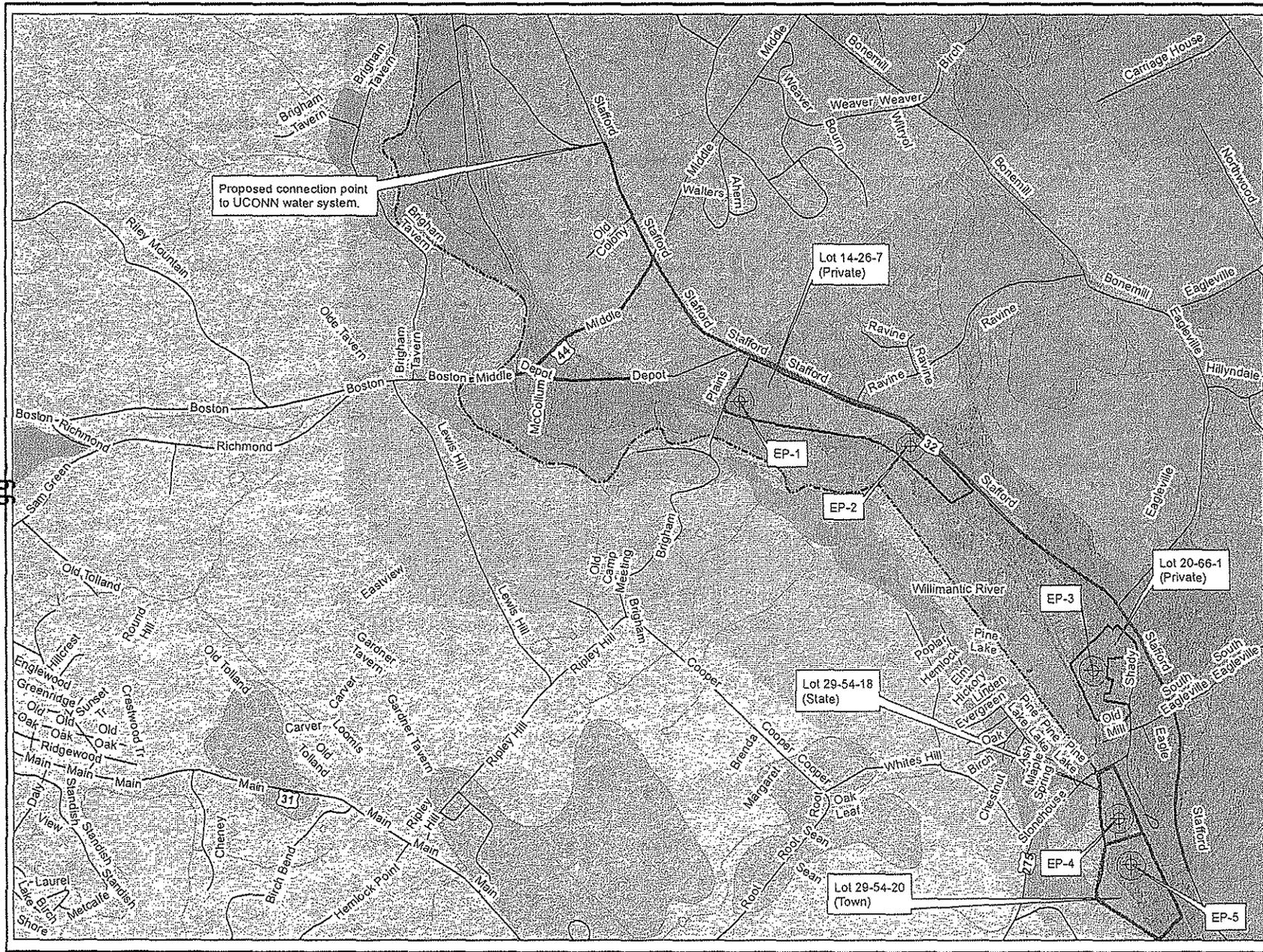


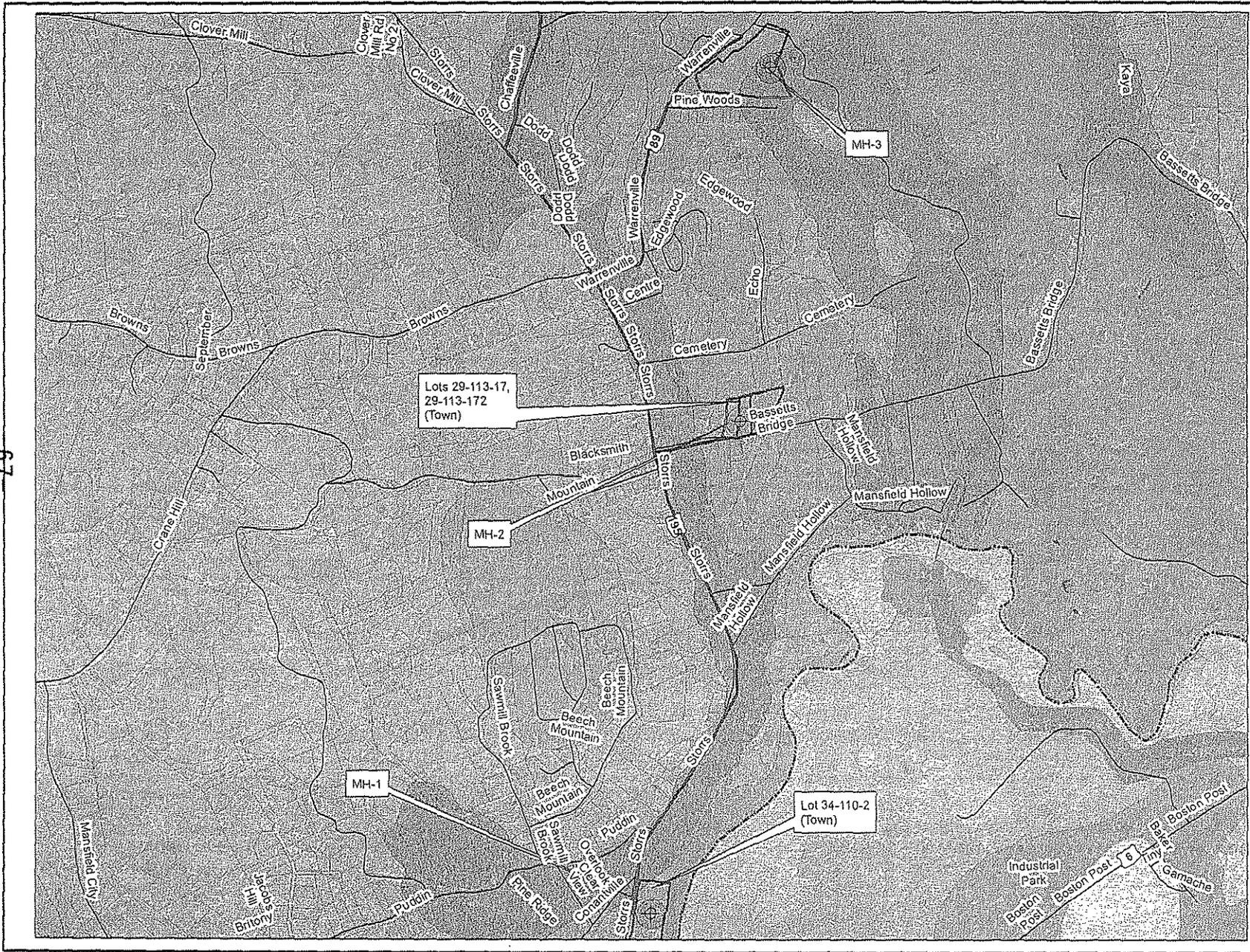
0 370 740 1,480 Feet

Figure 4

Eagleville Lake
Potential Well Sites
Mansfield, Connecticut

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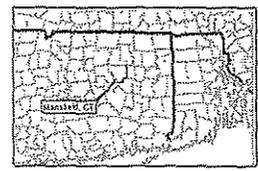




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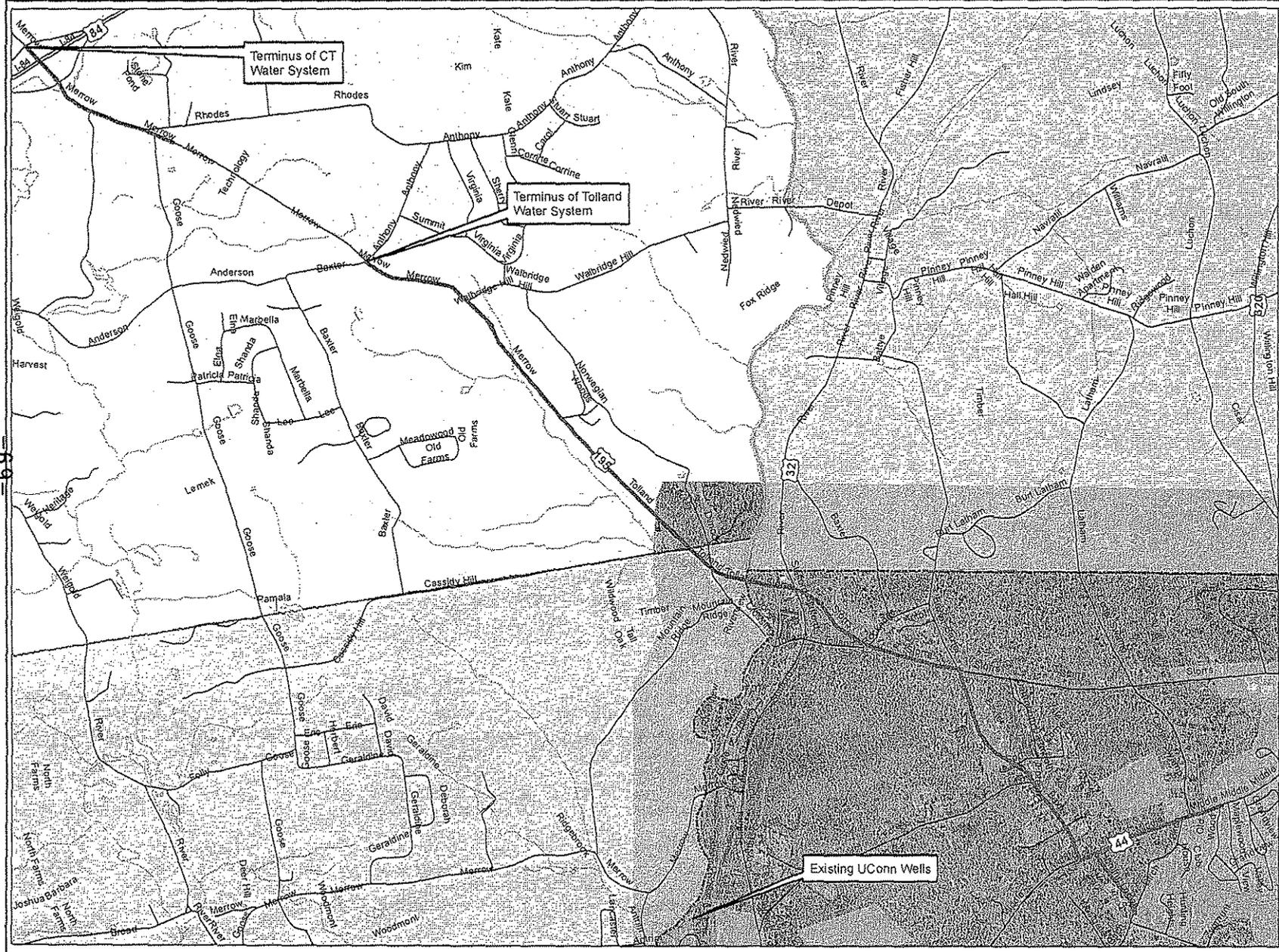
- Legend**
- Proposed Water Mains
 - Roads
 - ⊕ Proposed Well
 - ▨ 200 ft Buffer Zone
 - ▭ Town Boundary
 - ▭ Potential Well Sites
 - ▨ Wetlands
- Surficial Materials Simple Legend**
- ▨ Artificial Fill
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 - ▨ Stacked Coarse
 - ▨ Coarse over Fine
 - ▨ Fine over Coarse
 - ▨ Till
 - ▨ Thick Till
 - ▨ End Moraine

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0 375 750 1,500 Feet

Figure 5A
Manfield Hollow
Potential Well Sites
Manfield, Connecticut
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- Legend**
- UConn Interconnection
 - Roads
 - Town Boundary
 - Parcels
 - Wetlands
 - Water Systems
 - Four Corners Planning Area
 - UCONN

All Data Supplied by the State of Connecticut Department of Environmental Protection

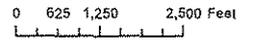
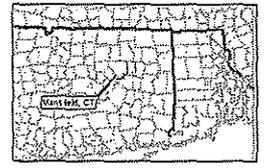


Figure 6
Proposed UConn Interconnection
Mansfield, Connecticut



January 2011

Legend

-  Proposed Pipeline
-  Roads
-  UConn Water System
-  Town Boundary

All Data Supplied by the State of Connecticut Department of Environmental Protection

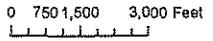
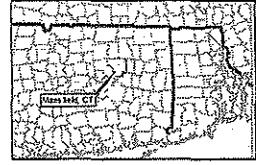


Figure 7
Windham Water Works
Proposed Interconnection
Mansfield, Connecticut

Environmental Partners
A partnership for environmental solutions

Environmental  Partners
A partnership for engineering solutions. GROUP

PAGE
BREAK



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *M.H.*
CC: Maria Capriola, Assistant to Town Manager; Mary Stanton, Town Clerk
Date: January 24, 2011
Re: Appointment of Town Council Member

Subject Matter/Background

On January 19, 2011, the Mansfield Democratic Town Committee nominated Paul Shapiro as the Democratic replacement for Gregory Haddad, who has resigned from the Mansfield Town Council.

The Democratic Town Committee has respectfully requested that the Council consider this item as the first item of new business.

Recommendation

If the Town Council concurs with the recommendation made by the Democratic Town Committee, the following motion is in order:

Move, effective January 24, 2011, to appoint Paul Shapiro to serve as a member of the Town Council, to fill the vacancy created by Gregory Haddad's resignation from the Council for the term ending November 14, 2011.

Attachments

1) M. LaPlaca re: Town Council Vacancy

Matthew W. Hart

From: Mark LaPlaca

Sent: Thursday, January 20, 2011 7:18 AM

To: Elizabeth Paterson; Elizabeth Paterson (home); Matthew W. Hart

Subject: Town Council Vacancy

Mayor Paterson,

At the meeting of the Mansfield Democratic Town Committee last night, the committee voted unanimously to recommend Paul Shapiro to fill the current vacancy on the Town Council. Paul is a long time resident of Mansfield and is passionate about our town's quality of life, schools and future growth. He has had an extensive career as a lawyer and is very knowledgeable about current issues facing the Council and our town. He is involved in the community in many ways, and has been even more so since his retirement 8 years ago.

The committee feels he will be a strong member of the Town Council and heartily recommends that he be appointed to fill the vacancy. Paul plans on attending the Council meeting on Monday, January 24th.

Respectfully,

Mark LaPlaca
Chair, Mansfield Democratic Town Committee



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to Town Manager
Date: January 24, 2011
Re: Meeting with State Legislators

Subject Matter/Background

State Senator Donald E. Williams, Jr. and State Representative Gregory Haddad will attend Monday night's meeting to review the upcoming legislative session with the Town Council, and to address any related concerns that you may have. For your reference, I have attached the Connecticut Conference of Municipalities (CCM) 2011 State Legislative Program, as well as other important documents.

At the meeting, I believe it would be important to emphasize the impact that the University of Connecticut has upon our municipal services, and the important of state aid to Mansfield.

Attachments

- 1) CCM 2011 State Legislative Program
- 2) Town of Mansfield State Grant Analysis
- 3) Town of Mansfield, State Owned Real Property, Grant in Lieu of Taxes
- 4) General Assembly Committee Leadership

Do The Math

www.dothemathct.org

Connecticut Conference of Municipalities

CUTS in state aid to your
Hometown = INCREASES in
your property taxes

www.dothemathct.org

CCM's 2011 State Legislative Program



900 Chapel Street, 9th Floor • New Haven, Connecticut 06510-2807

Tel: (203) 498-3000 • www.ccm-ct.org

THE STATE-LOCAL PARTNERSHIP: Working Together To Reposition Connecticut for Success

CCM State Legislative Priorities

*The Land of Steady Habits must change if it is to rebound
and thrive in the 21st Century.*

Connecticut's quality of life is directly tied to the health of our towns and cities. Hometown Connecticut educates children, protects people and businesses, responds to health emergencies, fixes and plows roads and provides many other services that have a direct impact on the way people live and work.

Today's state budget crisis is an opportunity to make fundamental changes in the way state and local governments serve the public and raise revenue. Earlier opportunities were largely missed; in 1991 the battle over the personal income tax attended to state budget problems and ignored the need for comprehensive tax reform – specifically property tax reform.

Twenty years later we are still discussing the same problems. Connecticut is at or near the bottom in job growth. Young people leave the state because there aren't enough jobs and the cost of housing is prohibitive. The cost of doing business in Connecticut is among the highest in the nation. Our highways remain congested. Property taxes continue to rise in order to fund an increasingly unfair burden of K-12 public education costs. The center cities and first-ring suburbs are regional hubs of employment, culture, health care and social services but are among the poorest in the nation.

Protect Local Revenues Despite State Budget Difficulties

Despite the State's serious budget troubles, cuts in municipal aid will only shift the state budget deficit to already hard-pressed local governments and their property taxpayers. New approaches are needed to protect local revenues.

Do No Harm

- **Fund the Education Cost Sharing grant** at least at the same levels as combined state and federal funds provided during FY 10 and FY 11. If no additional state funding is provided, municipalities will lose 14% of their ECS grants (\$271million) that had been funded using federal ARRA assistance.

Let Hometown Connecticut Help Itself

- **Allow municipalities** and regions to **levy local-option taxes** (e.g., hotel tax, meals tax, "land value" tax, a \$10 surcharge on registered motor vehicles for local infrastructure needs, etc.). Connecticut lags behind the nation: 34 other states allow at least some municipalities more than one other significant revenue source such as sales taxes, income taxes

or both. To prevent intermunicipal and inter-regional competition, consider making these new revenue streams applicable statewide.

- Make permanent the present rates of the municipal real estate conveyance tax.

Create a State-Local Partnership For Economic Development

- Assign a "municipal ombudsman" in each state agency that interacts regularly and directly with local governments to improve coordination for economic development, planning, transportation, etc. Such an initiative would increase efficiency in economic development, while designation of an existing employee would avoid the need to add staff to perform this function.
- **Create state-local economic development teams** – including appropriate state agencies, regional and municipal officials – to work jointly and simultaneously on permit applications for development projects.
- Allow municipalities to use licensed professional engineers to certify that work on **economic development projects** are being done in conformance with state permit requirements, to reduce permit-approval backlogs in state agencies. A good model is the "licensed environmental professional" program within DEP, or otherwise create an expedited approval process for the duration of the economic slump.

Relieve Pressure On Local Budgets

Repeal or defer, for the duration of the economic crisis, many of the existing unfunded and under-funded state mandates on municipal general governments and boards of education.

- Enact a Constitutional amendment or **statutory prohibition to prohibit the passage of unfunded or underfunded state mandates without a 2/3 vote of both chambers of the General Assembly.**
- **Modify state-mandated compulsory binding arbitration laws** under the Municipal Employee Relations Act (MERA) and the Teacher Negotiation Act (TNA) to make the process fairer for towns and cities and their property taxpayers.
- **Amend the State's prevailing wage rate mandate** [CGS 31-53(g)]: (a) adjust the thresholds for renovation construction projects from \$100,000 to \$400,000; (b) add just the thresholds for new construction projects from \$400,000 to \$1 million; and (c) index both thresholds for inflation thereafter. The prevailing wage thresholds that trigger the state mandate have not been adjusted in Connecticut since 1991.
- **Allow municipalities to defer revaluations** to (a) provide savings from the cost of conducting them, and (b) provide a measure of relief to hard-pressed residential property taxpayers.

- **Eliminate the Minimum Budget Requirement (MBR)** that prevents municipalities from finding savings and efficiencies in board of education budgets. Continue to require that ECS grants be spent on education, but don't prohibit municipalities from reducing property-tax funded appropriations due to declining school enrollments and other factors that reduce the cost of delivering education services. On average, K-12 public education costs account for almost 70% of municipal budgets.

Improve Government Efficiency

- Increase **state financial and other incentives for cost-effective intermunicipal and regional cooperation**. For example, encourage the formation of Councils of Government (COGs) in each region, restore state funding for COGs, reestablish the planning and technical assistance capacities within OPM, and create incentives for consolidation of regions. Empower COGs to:
 - ✓ deliver services on a regional basis;
 - ✓ negotiate multi-municipal master contracts with municipal employee and teacher unions; and
 - ✓ make land use decisions on regionally-significant projects.

A State-Local Fiscal Partnership For The Future

- To increase overall government efficiency by encouraging regional cooperation, share **growth in state sales tax revenue** and distribute it on a regional basis.
- Identify a state revenue source where future growth will allow the State to **phase-in state assumption of the fiscal and administrative responsibilities for special education**.
- Earmark Native American gaming revenues for future **property tax relief by dedicating any increase in revenue above expected FY 09-10 levels to fully fund PILOT reimbursements for state-mandated property tax exemptions and increase Pequot-Mohegan grants**.
- Develop a plan to **restore funding cuts made during the economic crisis** for programs such as Special Education reimbursement, health department grants, etc.



Business as usual no longer cuts it in Connecticut. Tough times require tough decisions and decisive actions. It's time to reinvent state-local government in Connecticut. We're all in this together, and the long-term well being of our citizens, our businesses and our quality-of-life depends on the ability of towns, cities, regions and the State to work as one.

OTHER LEGISLATIVE PROPOSALS

CHILDREN, SELECT COMMITTEE

1. **Develop a streamlined online process to increase communication between state, local and nonprofit agencies that provide programs and services for children and youth.**

This system would allow for increased collaboration and sharing of services/program ideas to address child-related issues such as, (a) child tracking, (b) early intervention and identification of mental health problems, (c) childhood obesity, (d) youth engagement and leadership, and (e) to support other matters relating to children in the state.

EDUCATION

1. Establish a legislative committee to thoroughly look at the root causes of Connecticut's **achievement gap** (e.g. poverty, transience, truancy, etc.) and develop strategies to overcome these, rather than continuing to "band-aid" with new and costly mandates such as PA 10-111 (High School Reform) that only treats the symptoms and not the problem.

ENVIRONMENT

1. Continue state support for "**incentive housing zones**" as a mechanism for directing affordable housing into the most appropriate locations – and – provide an **exemption for "environmentally sensitive" lands** from the affordable housing land use appeals process for municipalities that implement "**incentive housing zones**" within their borders.
2. Expand the use of **Clean Water Fund grants and loans** to include meeting **phosphorus reduction requirements**.

FINANCE, REVENUE & BONDING

1. Amend Public Act 10-171 to **clarify that wireless telecommunications companies** that had been assessed by the State, but are now to be assessed by municipalities – **will continue to pay their taxes in the same year** in which the property is assessed (i.e. if on 10/1/10 grand list, they pay in FY10-11).

GOVERNMENT ADMINISTRATION & ELECTIONS

1. Provide municipalities **priority lien status for past due property taxes on foreclosed mobile homes**.
2. Modify the requirements for posting legal notices in newspapers to allow municipalities the **ability to publish notice of the availability of a particular document on their website**, instead of having to publish the entire document.
3. Amend CGS 7-148v to **increase the threshold for requiring competitive bidding** from \$7,500 to \$15,000.

LABOR & PUBLIC EMPLOYEES

1. **Modify state-mandated compulsory binding arbitration laws** under the Municipal Employee Relations Act (MERA) and the Teacher Negotiation Act (TNA) to, among other things:
 - a. Maintain the power of local legislative bodies to reject arbitrated awards by a two-thirds vote, but provide that the contract goes back to negotiation in the event of such a rejection – instead of going to a second, final and binding arbitration panel. That is, **make the process for municipalities the same as that for the State;**
 - b. Enhance the timeliness of awards via mandatory deadlines. Specifically, (i) maintain parties' ability to modify, defer or waive negotiation deadlines during interest arbitration – **provided that arbitration is completed no later than one year from the date the contract expires;** and (ii) enact a deadline of ninety days for after the close of a grievance arbitration hearing (which includes the submission of briefs);
 - c. **Modify the State appointment process for neutral arbitrators** to ensure parties are assigned an arbitrator at random, provided that the terms of the current pool of arbitrators are rescinded and a new pool of up to ten neutral arbitrators are selected by the Governor with recommendations by the Neutral Arbitration Selection Committee. Such Neutral Arbitrators selected shall be an approved arbitrator with the American Arbitration Association; and
 - d. **Prohibit arbitrators from including municipal fund balances** (essentially "emergency contingency funds") **in determining municipalities' ability to pay** in an amount that is consistent with the national GFOA and/or rating agencies' guidelines for appropriate municipal fund balances.
2. **Increase the statutorily set employee contributions to the Municipal Employee Retirement System (MERS)** by 1% annually over the next three years – to a total employee contribution to MERS of 5.25%. Current employee contributions (which have never been adjusted) are 2.25%, while municipal contributions (adjusted annually) are currently 9.5% (13.75% for public safety employees).

PLANNING & DEVELOPMENT

1. Amend CGS 8-12a to **eliminate the provisions allowing treble damages against a zoning enforcement officer** who issues a citation if the court finds that such citation was issued frivolously or without probable cause.
2. Amend State CDBG rules and regulations so they are no more restrictive than federal policy.

PUBLIC HEALTH

1. Establish a **Council within the Department of Public Health** (similar to the Council within the Department of Emergency Management and Homeland Security (created by CGS 28-1b) to ensure **local government public health representation** at the state level.

Such a Council could make recommendations about state policy on such things as:

- a. application and distribution of federal or state funds for public health;

- b. plan implementation and coordination of state-wide public health systems;
 - c. assess the state's overall public health preparedness, policies and communications;
 - d. recommend strategies to improve public health policies; and
 - e. strengthen consultation, planning, cooperation and communication among federal, state and local governments.
2. **Establish a Blue Ribbon Commission or require the Program Review Investigative Committee to study and recommend best practices to promote healthy lifestyles** among school-aged children in Connecticut. Such a commission would (a) examine and identify community needs - statewide, (b) pinpoint vulnerabilities and challenges, and (c) provide tangible guidelines for municipalities and regions to serve as a comprehensive approach for achieving unified goals regarding school age childrens' healthy lifestyles.

PUBLIC SAFETY & SECURITY

1. **Eliminate the duplication of state-mandated training requirements and maximize limited local funds:**
 - a. Amend state statutes [CGS 28-25b and CGS 28-30] to relieve POST-certified police officers who are already trained to a minimum Medical Response Technician (MRT) from the mandated training requirements of a "telecommunicator". The requirement that all POST-certified police officers must also attain and maintain "telecommunicator" status is redundant and costly; and
 - b. Exempt any PSAP which contracts with an entity, defined in CGS 28-25b(g), to provide "medical interrogation, dispatch prioritization, and pre-arrival instructions" [per CGS 28-25b(g)(2)] from the statutory training and program requirements. It is duplicative and cost-ineffective to provide local dispatchers with EMD training if their PSAPs already contract out EMD service.
2. **Repeal the state mandated threshold [54-36a(b)(1)] that requires local police officials seize and store (as evidence) stolen property valued over \$250.** Repealing this mandate would relieve local departments of significant administrative burdens (i.e. log, storage, and inventory of such items) – as well as permit rightful owners access to their property.
3. Enhance local public safety by **allowing municipal police departments the option to utilize photographic traffic enforcement technology.** To accomplish this, amend state statues to include various traffic infractions to the list of registered owner presumed operator violations, and provide that revenues collected from such enforcement be allocated directly to municipalities. Current law in Connecticut does not enable law enforcement officials to effectively use such technology to apprehend traffic violators and ultimately make roadways safer.



If you have any questions on CCM's 2011 State Legislative Program or other state-local issues, contact Jim Finley (jfinley@ccm-ct.org), Executive Director and CEO, or Ron Thomas (rthomas@ccm-ct.org), Manager of State and Federal Relations, at (203) 498-3000.

CCM: THE 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 (headquarters) and in Hartford.

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Web Site: www.ccm-ct.org

Town of Mansfield/Mansfield Board of Education
State Grant Analysis

	ACTUALS											State Projected Budget
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Pequot Grant	2,903,714	2,950,637	3,074,999	2,128,664	1,714,079	1,337,580	1,436,767	613,032	389,462	349,407	191,334	195,374
PILOT	4,089,830	4,778,666	5,055,929	4,549,319	4,797,040	6,343,657	7,703,004	7,620,956	8,020,784	8,396,689	8,055,354	7,258,648
ECS	7,502,339	7,929,496	8,353,143	8,511,525	8,429,729	8,522,606	8,780,560	8,804,430	9,647,880	10,070,677	10,070,677	10,070,677
Transportation		281,887	330,951	255,593	250,535	239,570	252,197	265,653	277,161	247,412	137,067	135,074
Town Aid		215,218	215,814	100,881	79,680	127,680	186,038	203,154	204,262	205,614	206,217	206,217
State Revenue Sharing			472,523					359,404				
Total Actual	14,495,883	16,155,904	17,503,359	15,545,982	15,271,063	16,571,093	18,358,566	17,866,629	18,539,549	19,269,799	18,660,649	17,865,990
% Incr (Decr)		11.5%	8.3%	-11.2%	-1.8%	8.5%	10.8%	-2.7%	3.8%	3.9%	-3.2%	-4.3%
	BUDGET											As Amended
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Pequot Grant	2,852,782	2,960,570	3,059,920	2,687,660	1,361,183	1,764,300	1,474,330	1,256,558	385,429	385,000	668,391	382,670
PILOT	2,962,360	4,768,740	5,045,900	4,577,463	4,790,570	5,945,550	7,149,920	7,597,690	8,027,360	8,368,470	7,992,420	7,224,400
ECS	7,519,690	7,947,820	8,372,330	8,511,184	8,397,650	8,440,790	8,695,310	8,804,430	9,645,950	10,070,680	10,070,680	10,070,680
Transportation		315,000	315,000	315,000	255,950	260,000	242,120	240,860	269,620	283,060	238,900	199,930
Town Aid		214,085	215,218	215,815	78,495	79,680	127,680	186,038	148,980	204,260	150,616	206,217
State Revenue Sharing												
Total Budget	13,334,832	16,206,215	17,008,368	16,307,122	14,883,848	16,490,320	17,689,360	18,085,576	18,477,339	19,311,470	19,121,007	18,083,897
VARIANCE - OVER (UNDER) BUDGET												
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Pequot Grant	50,932	(9,933)	15,079	(558,996)	352,896	(426,720)	(37,563)	(643,526)	4,033	(35,593)	(477,057)	(187,296)
PILOT	1,127,470	9,926	10,029	(28,144)	6,470	398,107	553,084	23,266	(6,576)	28,219	62,934	34,248
ECS	(17,351)	(18,324)	(19,187)	341	32,079	81,816	85,250	-	1,930	(3)	(3)	(3)
Transportation		(33,113)	15,951	(59,407)	(5,415)	(20,430)	10,077	24,793	7,541	(35,648)		
Town Aid		1,133	596	(114,934)	1,185	48,000	58,358	17,116	55,282	1,354		
State Revenue Sharing			472,523					359,404	-	-	-	-
Total Variance	1,161,051	(50,311)	494,991	(761,140)	387,215	80,773	669,206	(218,947)	62,210	(41,671)	(414,126)	(153,051)

TOWN OF MANSFIELD
PILOT GRANT
STATE OWNED REAL PROPERTY
GRANT IN LIEU OF TAXES

October 1 Grand List	1999	2000 *	2001	2002	2003	2004	2005	2006	2007	2008	2009
University of Connecticut	\$ 409,901,190	\$ 390,458,450	\$ 443,020,780	\$ 463,020,780	\$ 483,020,780	\$ 941,613,470	\$ 1,002,219,242	\$ 1,007,933,938	\$ 1,047,181,652	\$ 1,047,417,552	\$ 1,060,861,563
Mansfield Training School											
Northeast Correctional Facility	16,964,460	18,089,770	18,089,770	18,089,770	18,089,770	17,727,976	17,727,976	17,727,976	17,727,976	17,727,976	17,727,976
Eastern CT State University	1,995,090	3,049,340	3,049,340	3,049,340	3,049,340	3,521,560	3,521,560	3,521,560	3,521,560	3,521,560	3,521,560
Other Real Property					1,243,760	2,515,660	2,515,660	2,104,396	2,104,396	2,104,396	
Totals	\$ 428,860,740	\$ 411,597,560	\$ 464,159,890	\$ 484,159,890	\$ 505,403,650	\$ 965,378,666	\$ 1,025,984,438	\$ 1,031,287,870	\$ 1,070,535,584	\$ 1,070,771,484	\$ 1,082,111,099
Fiscal Year	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12
Calculated PILOT Grant	\$ 5,042,759	\$ 4,880,518	\$ 5,743,979	\$ 6,523,086	\$ 7,034,461	\$ 9,561,593	\$ 10,563,536	\$ 11,077,579	\$ 12,245,857	\$ 12,388,291	\$ 12,519,484
Actual PILOT Payment	\$ 5,055,929	\$ 4,549,319	\$ 4,797,040	\$ 6,343,657	\$ 7,703,004	\$ 7,620,956	\$ 8,020,784	\$ 8,396,689	\$ 8,055,354	\$ 7,258,648	
Prior Year Mill Rate	.02613	.02635	.0275	.02994	.03093	0.02201	0.02288	0.02387	0.02542	0.02571	0.02571
Reimbursement Rate	45.12%	41.95%	37.58%	43.76%	49.28%	35.87%	34.17%	34.11%	29.60%	26.37%	

Note 1. The Mansfield Training School Facilities have been combined with UConn Depot Campus

Note 2. Full funding equals 45% of taxes receivable

* Revaluation Year- Mansfield Training School Campus Reduced in Value



GENERAL ASSEMBLY COMMITTEE LEADERSHIP

<p style="text-align: center;"><u>AGING</u></p> <p>Sen. Edith Prague, Co-Chair Rep. Joseph Serra, Co-Chair</p> <p>Sen. Vacant, Vice-Chair Rep. Michelle Cook, Vice-Chair</p> <p>Sen. Kevin Kelly, Ranking Member Rep. John Frey, Ranking Member</p>	<p style="text-align: center;"><u>APPROPRIATIONS</u></p> <p>Sen. Toni Harp, Co-Chair Rep. Toni Walker, Co-Chair</p> <p>Sen. Edith Prague, Vice-Chair Rep. Patricia Miller, Vice-Chair Rep. Henry Genga, Vice-Chair Rep. Catherine Abercrombie, Vice-Chair</p> <p>Sen. Rob Kane, Ranking Member Rep. Craig Miner, Ranking Member</p>
<p style="text-align: center;"><u>BANKS</u></p> <p>Sen. Bob Duff, Co-Chair Rep. William Tong, Co-Chair</p> <p>Sen. Joseph Crisco, Vice-Chair Rep. Timothy Larson, Vice-Chair</p> <p>Sen. L. Scott Frantz, Ranking Member Rep. Mike Alberts, Ranking Member</p>	<p style="text-align: center;"><u>CHILDREN</u></p> <p>Sen. Vacant, Co-Chair Rep. Diana Urban, Co-Chair</p> <p>Sen. Anthony Musto, Vice-Chair Rep. Kim Fawcett, Vice-Chair</p> <p>Sen. Joe Markley, Ranking Member Rep. Terrie Wood, Ranking Member</p>
<p style="text-align: center;"><u>COMMERCE</u></p> <p>Sen. Gary LeBeau, Co-Chair Rep. Jeff Berger, Co-Chair</p> <p>Sen. Joseph Crisco, Vice-Chair Rep. Greg Haddad, Vice-Chair</p> <p>Sen. L. Scott Frantz, Ranking Member Rep. Fred Camillo, Ranking Member</p>	<p style="text-align: center;"><u>EDUCATION</u></p> <p>Sen. Andrea Stillman, Co-Chair Rep. Andrew Fleischmann, Co-Chair</p> <p>Sen. John Fonfara, Vice-Chair Rep. Douglas McCrory, Vice-Chair</p> <p>Sen. Toni Boucher, Ranking Member Rep. Marilyn Giuliano, Ranking Member</p>
<p style="text-align: center;"><u>ENERGY & TECHNOLOGY</u></p> <p>Sen. John Fonfara, Co-Chair Rep. Vicki Nardello, Co-Chair</p> <p>Sen. Bob Duff, Vice-Chair Rep. Lonnie Reed, Vice-Chair</p> <p>Sen. Kevin Witkos, Ranking Member Rep. Laura Hoydick, Ranking Member</p>	<p style="text-align: center;"><u>ENVIRONMENT</u></p> <p>Sen. Edward Meyer, Co-Chair Rep. Richard Roy, Co-Chair</p> <p>Sen. Andrew Maynard, Vice-Chair Rep. Paul Davis, Vice-Chair</p> <p>Sen. Andrew Roraback, Ranking Member Rep. Clark Chapin, Ranking Member</p>

*

<p style="text-align: center;"><u>EXECUTIVE & LEGISLATIVE NOMINATIONS</u></p> <p>Sen. Martin Looney, Co-Chair Rep. Claire Janowski, Co-Chair</p> <p>* Sen. Donald Williams, Vice-Chair Rep. Linda Schofield, Vice-Chair</p> <p>Sen. Len Fasano, Ranking Member Rep. John Piscopo, Ranking Member</p>	<p style="text-align: center;"><u>FINANCE, REVENUE & BONDING</u></p> <p>Sen. Eileen Daily, Co-Chair Rep. Patricia Widlitz, Co-Chair</p> <p>Sen. John Fonfara, Vice-Chair Rep. Jason Rojas, Vice-Chair Rep. Elissa Wright, Vice-Chair</p> <p>Sen. Andrew Roraback, Ranking Member Rep. Sean Williams, Ranking Member</p>
<p style="text-align: center;"><u>GENERAL LAW</u></p> <p>Sen. Paul Doyle, Co-Chair Rep. Joseph Taborsak, Co-Chair</p> <p>Sen. Vacant, Vice-Chair Rep. David Baram, Vice-Chair</p> <p>Sen. Kevin Witkos, Ranking Member Rep. Rosa Rebimbas, Ranking Member</p>	<p style="text-align: center;"><u>GOVERNMENT ADMINISTRATION & ELECTIONS</u></p> <p>Sen. Gayle Slossberg, Co-Chair Rep. Russell Morin, Co-Chair</p> <p>Sen. Edward Meyer, Vice-Chair Rep. Matthew Lesser, Vice-Chair</p> <p>Sen. Michael McLachlan, Ranking Member Rep. Tony Hwang, Ranking Member</p>
<p style="text-align: center;"><u>HIGHER EDUCATION & EMPLOYMENT ADVANCEMENT</u></p> <p>Sen. Beth Bye, Co-Chair Rep. Roberta Willis, Co-Chair</p> <p>Sen. Gary LeBeau, Vice-Chair Rep. Juan Candelaria, Vice-Chair</p> <p>Sen. Toni Boucher, Ranking Member Rep. Tim LeGeyt, Ranking Member</p>	<p style="text-align: center;"><u>HOUSING</u></p> <p>Sen. Edwin Gomes, Co-Chair Rep. Larry Butler, Co-Chair</p> <p>Sen. Paul Doyle, Vice-Chair Rep. Chris Wright, Vice-Chair</p> <p>Sen. John McKinney, Ranking Member Rep. Larry Miller, Ranking Member</p>
<p style="text-align: center;"><u>HUMAN SERVICES</u></p> <p>Sen. Anthony Musto, Co-Chair Rep. Peter Tercyak, Co-Chair</p> <p>Sen. Eric Coleman, Vice-Chair Rep. Bruce Morris, Vice-Chair</p> <p>Sen. Joe Markley, Ranking Member Rep. Lile Gibbons, Ranking Member</p>	<p style="text-align: center;"><u>INSURANCE & REAL ESTATE</u></p> <p>Sen. Joseph Crisco, Co-Chair Rep. Robert Megna, Co-Chair</p> <p>Sen. Joan Hartley, Vice-Chair Rep. Susan Johnson, Vice-Chair</p> <p>Sen. Kevin Kelly, Ranking Member Rep. Chris Coutu, Ranking Member</p>

<p style="text-align: center;"><u>INTERNSHIP</u></p> <p>Sen. Kevin Witkos, Co-Chair Rep. Mae Flexer, Co-Chair</p> <p>Sen. Joseph Crisco, Ranking Member Rep. Jan Giegler, Ranking Member</p>	<p style="text-align: center;"><u>JUDICIARY</u></p> <p>Sen. Eric Coleman, Co-Chair Rep. Gerald Fox, Co-Chair</p> <p>Sen. Paul Doyle, Vice-Chair Rep. Gary Holder-Winfield, Vice-Chair</p> <p>Sen. John Kissel, Ranking Member Rep. John Hetherington, Ranking Member</p>
<p style="text-align: center;"><u>LABOR & PUBLIC EMPLOYEES</u></p> <p>Sen. Edith Prague, Co-Chair Rep. Bruce "Zeke" Zalaski, Co-Chair</p> <p>Sen. Edwin Gomes, Vice-Chair Rep. Ezequiel Santiago, Vice-Chair</p> <p>Sen. Tony Guglielmo, Ranking Member Rep. John Rigby, Ranking Member</p>	<p style="text-align: center;"><u>LEGISLATIVE MANAGEMENT</u></p> <p>* Sen. Donald Williams, Co-Chair Rep. Christopher Donovan, Co-Chair</p> <p>Sen. Martin Looney, Vice-Chair Rep. Brendan Sharkey, Vice-Chair</p> <p>Sen. John McKinney, Ranking Member Rep. Larry Cafero, Ranking Member</p>
<p style="text-align: center;"><u>PLANNING AND DEVELOPMENT</u></p> <p>Sen. Steve Cassano, Co-Chair Rep. Linda Gentile, Co-Chair</p> <p>Sen. Eric Coleman, Vice-Chair Rep. Auden Grogins, Vice-Chair</p> <p>Sen. Len Fasano, Ranking Member Rep. Bill Aman, Ranking Member</p>	<p style="text-align: center;"><u>PROGRAM REVIEW & INVESTIGATIONS</u></p> <p>Sen. John Fonfara, Co-Chair Rep. T.R. Rowe, Co-Chair</p> <p>Sen. John Kissel, Ranking Member Rep. Mary Mushinsky, Co-Chair</p>
<p style="text-align: center;"><u>PUBLIC HEALTH</u></p> <p>Sen. Andrew Maynard, Co-Chair Rep. Betsy Ritter, Co-Chair</p> <p>Sen. Gayle Slossberg, Vice-Chair Rep. Christopher Lyddy, Vice-Chair</p> <p>Sen. Jason Welch, Ranking Member Rep. Jason Perillo, Ranking Member</p>	<p style="text-align: center;"><u>PUBLIC SAFETY</u></p> <p>Sen. Joan Hartley, Co-Chair Rep. Steve Dargan, Co-Chair</p> <p>Sen. Eileen Daily, Vice-Chair Rep. Ed Jutila, Vice-Chair</p> <p>Sen. Tony Guglielmo, Ranking Member Rep. Jan Giegler, Ranking Member</p>

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<u>REGULATIONS REVIEW</u>	<u>TRANSPORTATION</u>
<p>Sen. Andrew Roraback, Co-Chair Rep. Tim O'Brien, Co-Chair</p> <p>Sen. Anthony Musto, Ranking Member Rep. Arthur O'Neill, Ranking Member</p>	<p>Sen. Andrew Maynard, Co-Chair Rep. Tony Guerrero, Co-Chair</p> <p>Sen. Bob Duff, Vice-Chair Rep. Steve Mikutel, Vice-Chair</p> <p>Sen. Toni Boucher, Ranking Member Rep. David Scribner, Ranking Member</p>
<u>VETERANS AFFAIRS</u>	
<p>Sen. Vacant, Co-Chair Rep. Jack Hennessy, Co-Chair</p> <p>Sen. Gayle Slossberg, Vice-Chair Rep. Frank Nicasastro, Vice-Chair</p> <p>Sen. Len Fasano, Ranking Member Rep. Al Adinolfi, Ranking Member</p>	



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to Town Manager
Date: January 24, 2011
Re: Appointment to Mansfield Downtown Partnership Board of Directors

Subject Matter/Background

As you know, State Representative Haddad has resigned from the Town Council and the Board of Directors of the Mansfield Downtown Partnership. Mayor Paterson has informed me that Deputy Mayor Toni Moran has expressed an interest in completing the remainder of Mr. Haddad's term, which runs through June 30, 2012. If appointed, Deputy Mayor Moran would join Mayor Paterson, Councilor Paulhus and me as the Town's representatives on the board.

Recommendation

The following motion is suggested for your consideration:

Move, to appoint Deputy Mayor Antonia Moran to the Board of Directors of the Mansfield Downtown Partnership, for a term commencing on January 24, 2011 and expiring on June 30, 2012.

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MH*
CC: Maria Capriola, Assistant to the Town Manager; Gregory Padick, Director of Planning
Date: January 24, 2011
Re: Proposed Open Space Acquisition – Penner Property, White Oak Drive/Jonathan Lane/Fieldstone Drive

Subject Matter/Background

The 3.9 acre Penner property, which does not have any road frontage, is situated between White Oak Drive, Jonathan Lane and Fieldstone Drive. The parcel is undeveloped and is situated within an Atlantic White Cedar Swamp of statewide significance. With one minor exception, the Penner property is surrounded by preserved open space areas (see attached map).

For many years, Town representatives have attempted to contact the property owner to both collect back taxes and potentially negotiate the transfer of this property to the Town for open space preservation purposes. These efforts have not been successful as the owner, who does not live in Connecticut, has not responded to our communications. Property taxes have not been paid for ten years and currently \$3,240 is owed to the Town. The property is assessed at \$10,220.

We are in the process of scheduling a tax sale to expedite tax collections on a number of properties in Town, including the Penner property. State law prevents a Town from bidding on a tax sale parcel but if no bids are received, the Town can elect to obtain ownership, with payment of the applicable attorney's fees (approximately \$5,000). The alternative process of foreclosure would allow the Town to place a bid for the parcel, but this process would be significantly more expensive.

Although the Penner property is a wetland area, it includes a portion of a White Cedar Swamp that has been an open space priority for decades. At the Town's request, a Department of Environmental Protection (DEP) ecologist examined the swamp as part of the Town's review of the adjacent Wild Rose Estates subdivision. The DEP's visitation confirmed the swamp's significance as a unique and fragile habitat, which supports a state-listed endangered species. Of additional importance, the swamp provides a unique opportunity for research. Town ownership of the Penner property would help to preserve this important habitat and the Open Space Preservation Committee confirmed their support for the Town's preservation of this property at their December 21, 2010 meeting.

Financial Impact

If the Penner property is acquired through the tax sale process, the Town would need to pay the associated attorney's fees (approximately \$5,000). The Town would also need to forgo the collection of back taxes (\$3,240) owed by the present owner. If approved, the acquisition costs would be funded from the Town's Open Space Acquisition Fund.

Recommendation

In conformance with the Town's open space acquisition procedures, staff recommends that the Town Council schedule a public hearing for 7:30 PM at its regular meeting on February 14, 2011, to solicit public comment regarding the potential acquisition of the Penner property. Additionally, this potential acquisition should be referred to the Planning and Zoning Commission pursuant to Section 8-24 of the State Statutes.

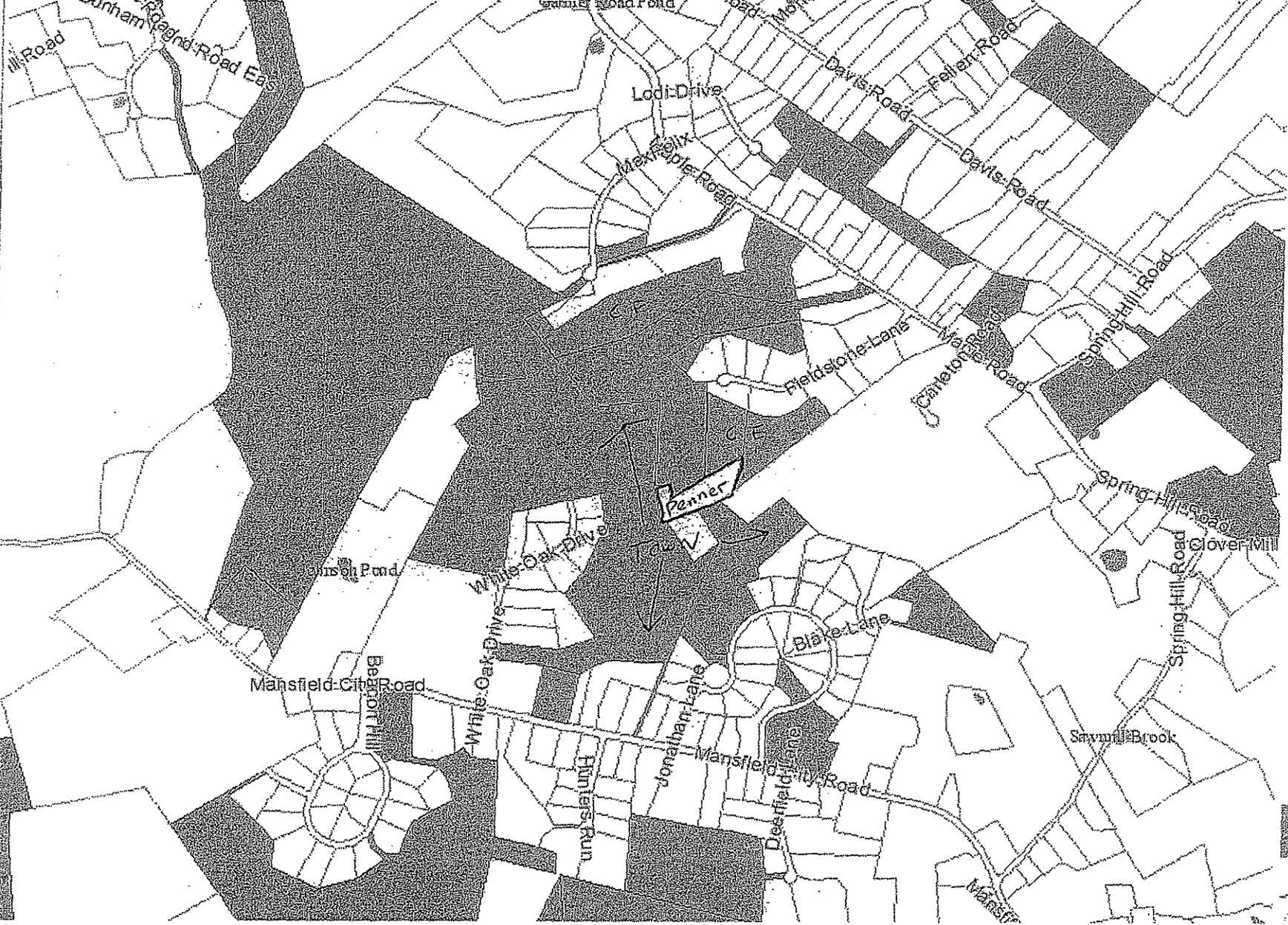
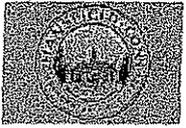
If the Town Council supports this recommendation, the following resolution is in order:

Move, to schedule a public hearing for 7:30 PM at the Town Council's regular meeting on February 14, 2011, to solicit public comment regarding the potential acquisition of the Penner property located between White Oak Drive, Jonathan Lane and Fieldstone Drive. In addition, this potential acquisition shall be referred the Planning and Zoning Commission for review pursuant to Section 8-24 of the Connecticut General Statutes.

Attachments

- 1) Map depicting the subject Penner property and adjacent preserved open space areas
- 2) Open Space Preservation Committee re: Town Acquisition of the Penner Property

Town of Mansfield, CT - Penner property



- Conservation Easement
- Federal Property
- Joshuas Trust
- Joshuas Trust Easement
- Open Space
- Other Open Space
- Private Agriculture
- Private Open Space
- State Open Space
- Trail License
- Uncertain Open Space
- MapGrid
- towns
- Dimensions
- Address
- ParcelID
- Area
- Streets
- Parcels
- powerlines
- Water
- Wetlands
- Town
- roads
- highways



1 in = 1224.62 ft

Printed:
1/10/2011



-91-

OPEN SPACE PRESERVATION COMMITTEE

January 20, 2011

To: Town Council

Re: Town Acquisition of the Penner Property

At their December 21, 2010, meeting, the Committee reviewed the status of the Penner property and renewed their long-time support for the Town's preservation of this property.

COMMENTS:

This 3.9-acre parcel is south of Fieldstone Drive and contains a portion of the main grove of Atlantic white cedar trees in the White Cedar Swamp. Since the 1990's, the Town has gradually protected this swamp, which is of state-wide significance. The Town now owns most of the white-cedar portion of the swamp. This was achieved through open space dedications in abutting subdivisions and by purchase of a parcel in 1992. The Penner property is an in-holding between several two Town-owned parcels. The part of north side abuts a conservation easement on private property. The committee reviewed Town acquisition of this property with reference to the following items:

Town Plan's Open Space Acquisition Priority Criteria:

- Town protection would "conserve, preserve or protect a notable wildlife habitat and plant community."
- The white cedar swamp is one of the locations listed in the Connecticut DEP Natural Diversity Data Base, which tracks rare species in the state.
- The white cedar swamp is cited in Appendix J of the Town Plan as part of the Kidder-Sawmill Brook streambelts. It is described as "a significant white cedar swamp between Maple Road and Mansfield City Road that is on State DEP priority list."

Additional benefits of the Town's purchase of this parcel:

Town ownership of the property would eliminate an in-holding and improve protection of the main grove of cedars.

RECOMMENDATION:

The Committee supports Town acquisition of this property for the reasons stated above.



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MattH*
CC: Mansfield Department Heads
Date: January 24, 2011
Re: Town Manager's Goals for FY 2010/11

Subject Matter/Background

As the Town Council is approaching the completion of my annual performance evaluation process, I am seeking your endorsement of my suggested goals for the current rating period.

I wish to emphasize a few key points:

- As in years past I have intentionally linked the goals and objectives to *Mansfield 2020: A Unified Vision*, in order to emphasize the importance of the plan as a policy document
- Because we are well into the current rating period, some of these objectives have been completed
- Many of the goals and objectives are longer term in nature, extending over a period of years

Recommendation

I would like to solicit any comments or questions that the Town Council may have regarding the recommended goals and objectives, and would appreciate your endorsement of the same.

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

Move, effective January 24, 2011, to endorse the Town Manager's Goals and Objectives for FY 2010/11.

Attachments

- 1) Town Manager's Goals and Objectives for FY 2010/11

Town of Mansfield
Town Manager's Goals
FY 2010/11

Vision Point: General Government and Finance

Action Item: General Government and Finance - Engage and lead Mansfield's management team to ensure that Town staffing, organizational and financial structure is appropriate to meet present and future challenges, and take advantage of opportunities presented by digital technology. Serve as effective and responsible steward of municipal finances and assets. Promote public participation and efficiency in town government and the public education of town residents.

No.	Task	Objective	Assigned Staff/Other	Manager's Role
1	Bond Referendum	Assist Finance Committee and Town Council with any proposed bond issues (e.g. bridge projects, open space, school renovation project) for November referendum	C. Trahan	Oversight and coordination; analysis; public presentations
2	Collective Bargaining	Negotiate successor agreements with firefighter/EMT, professional & technical, and public works unions	M. Capriola /Labor Counsel	Negotiation and coordination; analysis; editing and drafting; public presentations
3	Ethics Ordinance	Assist Ethics Board and Town Council with any desired amendments to Ethics Ordinance	M. Capriola/ Ethics Board	Coordination; analysis; recommendations
4	FY 2011/12 Operating Budget and CIP	Prepare and submit proposed FY 2010/11 Budget and Capital Improvement Program to Town Council and the community. Continue efforts to restore fund balance in General Fund and to build General Fund contribution to CIP. Assist Council with its efforts to prepare budget for submission to voters at Town Meeting.	Budget Team	Oversight and coordination; analysis; editing and drafting; public presentations
5	FY 2009/10 CAFR	Prepare and submit FY 2009/10 Comprehensive Annual Financial Report to Town Council	C. Trahan	Oversight
6	Mansfield 2020: A Unified Vision	Continue to facilitate implementation and prioritization of plan	Strategic planning team	Oversight and coordination; analysis, editing and drafting; public presentations
7	Ordinance Regarding Fees for Fire Prevention Services	Critically review Ordinance with staff and recommend any revisions to Council's ordinance Review and Development Subcommittee	J. Jackman/D. Dagon/D. O'Brien	Oversight and coordination; analysis; editing and drafting
8	Ordinance Regarding Human Resource Management Practices and Policies	Prepare proposed ordinance concerning various human resource management practices and policies	D. O'Brien	Oversight and coordination; analysis; editing and drafting
9	Personnel Rules and Policies	Complete revision to Personnel Rules; complete update to various personnel policies	M. Capriola /Labor Counsel	Oversight and coordination; analysis, editing and drafting; public presentations
10	Professional Development	Continue professional development activities, with a focus on enhancing communication with Council regarding key supervisory and organizational concerns and the management of these issues. Continue to promote civil discourse at public meetings and in other settings.		Professional reading; attend seminars and conferences; application of best practices

Town of Mansfield
Town Manager's Goals
FY 2010/11

Vision Point: Sustainability and Planning

Action item: Economic Development - Create and implement policies and programs for economic development that are consistent with Mansfield's plan of conservation and development and environmental sustainability policy.

No.	Task	Objective	Assigned Staff/Other	Manager's Role
11	Economic Development Program	Continue work with staff, Town Council and other stakeholders to develop economic development program, with focus on business development and retention	MDP/WINCOG/ G. Padick	Facilitation and coordination; program development; analysis; editing and drafting
12	Mansfield Downtown Partnership - Storrs Center	Complete negotiation of development agreement with developer parties; oversee design of public infrastructure components of project	Downtown Partnership/ Financial Advisor/Legal Counsel	Negotiation and coordination; analysis; editing and drafting; public presentations

Action item: Environmental - Incorporate principles of sustainability into Mansfield's identity by creating and implementing policies, practices and programs.

No.	Task	Objective	Assigned Staff/Other	Manager's Role
13	Four Schools Renovations Project	Work to ensure application of alternate and clean energy sources as part of Four Schools project	School Building Committee	Facilitation and coordination; analysis; editing and drafting; public presentations
14	Sustainability Advisory Committee	Assist committee with its work; complete inventory of municipal greenhouse gas emissions and begin to develop plan to achieve reductions	Public Works/ Sustainability Committee	Facilitation and coordination; analysis

Action item: Sewer/Water - Establish and implement a comprehensive policy for sustainable water and sewer service that address Mansfield's short term and long term needs.

No.	Task	Objective	Assigned Staff/Other	Manager's Role
15	Four Corners Water and Sewer Project	Work with advisory committee, staff and consulting team to prepare water source study for Four Corners water and sewer project	L. Hultgren/ Four Corners Sewer Advisory Committee	Facilitation and coordination; analysis
16	Windham WPCA	Complete negotiations with Windham WPCA to execute successor sewer agreement and to resolve arbitration	L. Hultgren/ Legal Counsel	Oversight and coordination; analysis; negotiation

Action item: Transportation - Create/implement sustainable transportation systems.

No.	Task	Objective	Assigned Staff/Other	Manager's Role
17	Birch Road Walkway Project	Complete ARRA-funded project	L. Hultgren	Oversight
18	Storrs Center Intermodal Facility	Support and facilitate work of parking advisory committee and staff to develop parking management plan for Storrs Center	C. van Zelm/Parking Consultant/ Advisory Committee	Facilitation and coordination; staff support; analysis

Town of Mansfield
Town Manager's Goals
FY 2010/11

Vision Point: Historic and Rural Character, Open Space and Working Farms

<i>Action item: Preservation - Preserve existing farms and open space in Mansfield while increasing the number of farms and farming opportunities.</i>				
No.	Task	Objective	Assigned Staff/Other	Manager's Role
19	Farmland and Open Space Preservation	Review potential property acquisitions and present recommendations to Town Council	J. Kaufman/ Open Space Preservation Committee	Facilitation and coordination; analysis; editing and drafting

Vision Point: Housing

<i>Action item: Promoting neighborhood cohesion; preventing blight problems; and reduction in property maintenance problems.</i>				
No.	Task	Objective	Assigned Staff/Other	Manager's Role
20	Committee on Community Quality of Life	Support and facilitate work of committee, including the development of ordinances regulating nuisance properties and large assemblies.	M. Ninteau/G. Padick/Advisor y committee	Facilitation and coordination; analysis; editing and drafting; public presentations
21	Housing Summit	Convene meeting of key stakeholders to examine availability of affordable and workforce housing in Mansfield	K. Grunwald	Facilitation and coordination

-96-

Vision Point: K-12 Education and Early Childhood

<i>Action item: Infrastructure - Maintain and enhance infrastructure deigned to promote sustainability and holistic education.</i>				
No.	Task	Objective	Assigned Staff/Other	Manager's Role
22	Four Schools Renovation Project	Continue to assist Town Council with its review of proposed school building project	Project Architect/School Building Committee	Facilitation and coordination; analysis; editing and drafting; public presentations

Vision Point: Public Safety

<i>Action item: Police - Ensure efficient and effective deployment of resources to meet community demands and needs.</i>				
No.	Task	Objective	Assigned Staff/Other	Manager's Role
23	Police Study	Complete police services study	M. Capriola	Oversight and coordination; analysis, editing and drafting; public presentations

Town of Mansfield
Town Manager's Goals
FY 2010/11

Vision Point: Recreation, Health and Wellness

<i>Action Item: Community Center - Ensure the development and maintenance of activities, programs and facilities designed to foster healthy recreational activity.</i>				
No.	Task	Objective	Assigned Staff/Other	Manager's Role
24	Mansfield Community Center	Continue oversight of center operations, with a particular focus on membership recruitment and retention	MCC Mgmt Team	Oversight and coordination; analysis, editing and drafting; public presentations

Vision Point: Regionalism

<i>Action Item: Economic Development - Create a structure to support regional development efforts.</i>				
No.	Task	Objective	Assigned Staff/Other	Manager's Role
25	WINCOG Service Sharing	Participate in WINCOG efforts to develop options to share municipal services on a regional basis	WINCOG	Facilitation and coordination; analysis

Vision Point: Senior Services

<i>Action Item: Assisted/Independent Living Project - Promote the development of an assisted/independent living facility to meet the needs of Mansfield seniors.</i>				
No.	Task	Objective	Assigned Staff/Other	Manager's Role
26	Volunteer Transportation Program	Hire coordinator and implement volunteer transportation program	K. Grunwald	Oversight and coordination
27	Assisted/Independent Living Project	Provide consultation and advice to Masonicare; assist Town Council with its review of developer's schedule and ability to proceed	K. Grunwald	Facilitation and coordination; analysis

Vision Point: Town/University Relations

<i>Action Item: Community/Campus Relations - Improve relations between students and town residents.</i>				
No.	Task	Objective	Assigned Staff/Other	Manager's Role
28	Spring Weekend	Participate as member of UConn Spring Weekend Task Force; work with State Police and other key stakeholders to prepare for event and to implement additional public safety measures	J. Jackman/D. Dagon/J. Kodzis	Facilitation and coordination; analysis; program development

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Animal Control Activity Report

REPORT PERIOD 2010/ 2011

PERFORMANCE DATA	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	This FY to date	Last FY to date
Complaints investigated:														
phone calls	150	168	160	172	137	125							912	1050
road calls	17	14	9	17	14	15							86	121
dog calls	57	70	62	61	48	69							367	458
cat calls	56	70	78	84	73	39							400	394
wildlife calls	8	2	2	6	5	4							27	57
Notices to license issued	4	2	17	3	1	3							30	78
Warnings to license issued	0	0	59	34	31	42							166	281
General warnings issued	3	2	6	2	3	6							22	39
Infractions issued	0	1	0	0	0	1							2	8
Notices to neuter issued	0	1	0	3	0	0							4	2
Dog bite quarantines	1	0	1	1	1	0							4	5
Dog strict confinement	0	0	0	0	0	0							0	0
Cat bite quarantines	0	2	0	0	0	0							2	0
Cat strict confinement	0	0	0	0	0	0							0	0
Dogs on hand at start of month	4	1	2	1	4	3							15	27
Cats on hand at start of month	16	23	27	13	14	12							105	93
Impoundments	27	35	15	37	16	17							147	136
Dispositions:														
Owner redeemed	6	6	7	9	2	4							34	35
Sold as pets-dogs	5	4	0	2	4	1							16	15
Sold as pets-cats	11	17	21	19	11	6							85	68
Sold as pets-other	0	1	0	0	0	0							1	3
Total destroyed	1	2	2	3	2	3							13	20
Road kills taken for incineration	1	1	0	2	1	0							5	3
Euthanized as sick/unplaceable	0	1	2	1	1	3							8	17
Total dispositions	23	30	30	33	19	14							149	141
Dogs on hand at end of month	1	2	1	4	3	5							16	24
Cats on hand at end of month	23	27	13	14	12	13							102	91
Total fees collected	\$852	\$ 674	\$ 1,011	\$ 920	\$ 760	\$ 328							\$4,545	\$ 4,201

TOWN OF MANSFIELD
Energy Education Team
Minutes of the Meeting
December 14, 2010

Present: Dan Britton (chair), Pene Williams, Sally Milius, Don Hoyle, Coleen Spurlock, Ed Wazer (visitor), Madeline Priest (guest), Jenna Zelenetz (guest) Jeff Crawford (guest), Ginny Walton (staff)

Introductions were made.

The meeting began at 7:06 pm

The minutes from the October 19, 2010 meeting were approved.

Ginny reported that the Town's grant application for a solar electric car-sharing program was denied, with a lower score than last year. This is the second year that the Town, through the Sustainability Committee, has applied for the EPA's Climate Showcase Communities grant. During the debriefing of the grant, Ginny learned that the grant reviewers did not favor EPA funds being used to purchase a photovoltaic system.

Ginny stated that two of the three Mansfield energy challenge winners have made their energy efficiency purchases. Betty Robinson has yet to purchase an EnergyStar rated air conditioner.

Madeline Priest, from the Neighbor to Neighbor energy challenge, went through the list of organizations/agencies that the Energy Education Team had previously identified as potential partners of the challenge. The list was divided up among members who will make the initial contact with each organization, introducing them to the Neighbor to Neighbor challenge and asking if they will help promote the energy challenge in exchange for publicity. After the initial contact is made, Madeline, Jenna and Jeff will work with the interested groups. Madeline will e-mail the script that members can use when contacting their groups. The deadline for making initial contact is January 10, 2011. The list was divided up as follows:

Ginny – Town Council, Town Manager, Sustainability Committee, Library, Community Center, Unitarian Church, Storrs Friends Meeting, UConn Off-Campus Student Services, the four schools

Neighbor to Neighbor staff – all the media outlets, St. Mark's Episcopal Church, St. Thomas Aquinas Catholic Church, Hope Lutheran Church, UConn EcoHouse, UConn EcoHusky, UConnPIRG, Operation Fuel, Willard's Hardware

Pene – Mansfield Downtown Partnership, Garden Gate Club

Don – Storrs Congregational Church, Mansfield Center Methodist Church, Mansfield Senior Center, Juniper Hill Village, Glen Ridge Cooperative

Sally – Storrs Community Church, Beth El Congregation, Storrs Farmers Market, Starbucks, League of Women Voters

Dan – Storrs Center United Church of Christ

Coleen – Mansfield Supply, Mansfield General Store, American Assoc. of University Women

When the website is ready, in February or March, the program will be officially launched. Sally recommended that a Neighbor to Neighbor energy challenge class be offered at the Community Center. Madeline explained that part of Neighbor to Neighbor will include educational presentations for residents. Don suggested that the Neighbor to Neighbor challenge be a step that moves Mansfield and the other participating towns into the *Transition Towns* process. Jeff asked that the Team contact him or Jenna with community events where they can promote Neighbor to Neighbor. Their e-mail contact is izelenetz@gmail.com and jeffersoncrawford06@gmail.com.

The Energy Education Team meetings will be arranged for the second Tuesday of the month in 2011. Ginny will send out a schedule. The next meeting will be scheduled for January 11, 2011.

The meeting was adjourned at 8:20 pm.

Respectfully Submitted,

Virginia Walton

Town of Mansfield
Four Corners Water & Sewer Advisory Committee
Minutes of the Meeting
December 7, 2010

Present: Gene Nesbitt (Chair), Meg Reich, Matt Hart, Chris Paulhus, Pat Ferrigno, Ken Rawn, Phil Spak, Cynthia van Zelm, Lon Hultgren, John Walsh (Environmental Partners), Jesse Schwalbaum (Environmental Partners)

The meeting was called to order by chair Nesbitt at 7:05 pm.

The minutes of the Nov 10th meeting were corrected (Mark Westa, not Mark West) and reviewed and approved on a motion by Hart/Paulhus with Paulhus and Nesbitt abstaining.

Walsh and Schwalbaum outlined their water source study efforts to date and handed out maps and tables that will be in the upcoming draft report. They reviewed the groundwater and interconnection options and commented on their findings to date including some of the advantages and disadvantages of each alternative being examined and some of the comments made by the state regulatory agencies with jurisdiction (DEP and DPH).

Due to the length of the meeting, the discussion for the committee's future activities was postponed to the Jan 11th meeting.

Under other business, contacts with STEAP funding and USDA funding agencies are planned in the near future.

The next meeting was set for Jan 11, 2011 at 7 pm.

The meeting was adjourned at 9:20 pm.

Respectfully submitted,

Lon Hultgren
Director of Public Works

Mansfield Commission on Aging Minutes
9:30 AM – Senior Center
December 13, 2010

PRESENT: K. Grunwald (staff), C. Pellegrine (Vice-Chair), J. Quarto, A. Holinko, T. Rogers, J. Scottron, D. Nolan, C. Dainton (staff), W. Bigl, S. Gordon, M. Thatcher, B. Lavoie (staff), J. Adamcik, Joan Terry (guest), Carol Phillips (guest), Gianna Stebbins (staff)

REGRETS: T. Quinn, E. Poirier,

- I. **Call to Order:** Vice-Chair C. Pellegrine called the meeting to order at 9:30AM.
- II. **Appointment of Recording Secretary:** K. Grunwald agreed to take minutes for the meeting.
- III. **Acceptance of Minutes:** The minutes of the **November 8** meeting were accepted as written.
- IV. **Correspondence – Chair and Staff:** C. Pellegrine reviewed her draft letter to Senior Resources regarding the need for geriatric medical services in this area. C. Dainton suggested that it be sent directly to Joan Wessell, Director of Senior Resources. It was approved unanimously that the letter be sent, with information about how to contact the Commission. K. Grunwald will arrange for the letter to be sent.
- V. **New Business**
 - A. **Report of Nominating Committee:** J. Quarto had expected Joann McCaughy to attend this meeting. She will not be formally nominated until she attends a meeting.
 - B. **“Other”:** none.
- VI. **Optional Reports on Services/Needs of Town Aging Populations**
 - A. **Health Care Services**

Wellness Center and Wellness Program – B. Lavoie reported that there will be a student from ECSU next semester who will be working with Barbara on “At Your Fingertips.” Barbara will contact the COA in Groton to get permission to use their directory as a guide for our publication. There are a large number of clients coming in for Medicare assistance and plan enrollment, and 17 people used the DSS Medicare Bus. Barbara is looking for a nurse to serve on the Wellness Committee to make recommendations re: geriatric services.
 - B. **Social, Recreational and Educational**

Senior Center – C. Dainton distributed copies of her monthly report. She reported on the Veteran’s Day celebration that was last month, which was attended by 120 people.

Senior Center Assoc. –T. Rogers reported that the Executive Committee has agreed to provide some support to the Senior Chorus. C. Pellegrine made some suggestions for people who may be able to help with the Chorus’ needs for a director and an accompanist.

Volunteer Transportation- Gianna Stebbins introduced herself to the members of the Commission and reported that we have 14 drivers and provided 8 trips in the month of November; they have been busier this month. Most trip requests have been for doctor’s appointments. All drivers are using their own vehicles at this time. The farthest trip has been to Hartford.

C. Housing

Assisted Living Advisory Committee: K. Grunwald reported that Masonicare is conducting site work on the property on Maple Road and will be making a final decision about the purchase of this property by the end of the year. They will also be approaching the UConn Water Authority this Thursday to explore the possibility of obtaining water from UConn. There was some discussion about the decreasing demand for age-restricted housing that was recently reported in the Hartford Courant.

Wrights Way, Juniper Hill, Jensen’s Park, Glen Ridge: nothing new to report.

D. Related Town and Regional Organizations such as:

Advisory Committee on the Needs of Persons with Disabilities: K. Grunwald reported that there will be presentation at the Senior Center on February 23 on resources available for people with disabilities.

Senior Resources of Eastern CT: no report.

VII. Old Business

Long Range Plan Update: K. Grunwald and C. Pellegrine distributed information to update the Long-Range Plan. Members agreed to break up into small groups.

- J. Quarto and A. Holinko agreed to review sections A,B, C, D.
- E, G, H and I will be reviewed by M. Thatcher and D. Nolan.
- S. Gordon, C. Pellegrine, W. Bigl will review sections I, J, K, L, M.

The members returned from their groups to report on their sections. J. Quarto and A. Holinko reported that the word “monitor” should be added prior to “...health promotion activities. “... enhanced geriatric services, that might include the creation of a satellite geriatric clinic. Add: “Examine/monitor the impact of changes in Medicare.” C. Dainton questioned what the role of the Commission would be regarding this? C. Pellegrine stated that the purpose would be to educate the community.

M. Thatcher raised a question about the need for a Senior Job Bank . It was agreed that this will be eliminated as a goal. We will also eliminate the language on “exploring the need for assistive technology for the hearing impaired.” Mary raised a question about the availability of cell phones. B. Lavoie will look into the Safelink Wireless System and will report back on this.

C. Pellegrine reported that under Services and Support the group recommended adding “review of agency funding requests and outreach to homebound and low-income seniors.” Transportation: eliminate “it is difficult to recruit... Add bullet d: “continue to support dissemination; add benches to bus shelters. “

All Commission members approved the proposed changes. K. Grunwald will get this draft out to members prior to the next meeting.

- A. Triad: W. Bigl reported that this is going well, and we have someone who will be taking pictures for the Yellow Dot Program. The next program is on Identity Theft, which will be held at various locations throughout the community.

VIII. Opportunity for the Public to Address the Commission: none

VIII. Adjournment

The meeting adjourned at 10: 41 AM. Next meeting: **Monday, January 10, 2011** at 9:30 AM at the Senior Center.

Respectfully submitted,

Kevin Grunwald

**MANSFIELD DOWNTOWN PARTNERSHIP
MEMBERSHIP DEVELOPMENT COMMITTEE MEETING
Mansfield Downtown Partnership Offices
November 22, 2010
8 AM**

MINUTES

Present: Frank McNabb (Chair), Alexinia Baldwin, Bruce Clouette, Jim Hintz

Staff: Cynthia van Zelm

1. Call to Order

Frank McNabb called the meeting to order at 8:07 am.

2. Approval of Minutes from October 18, 2010

Bruce Clouette made a motion to approve the October 18, 2010 minutes. Jim Hintz seconded the motion. The minutes were approved unanimously.

3. Update on Renewals

Mr. McNabb said 190 members had renewed thus far this year for a total of \$8,720. **Mr. Clouette said he would talk to the Reminder News re: membership renewal.**

Ms. van Zelm will put together a packet for individual UConn Board of Trustee members which she will give to Mr. Clouette.

Mr. Clouette will follow-up with People's Bank about more involvement with the Partnership.

The 2nd renewal letter will go out after the 1st of the year. Mr. Hintz noted that with construction coming soon, it will be important to remind people about the value of the Partnership.

4. Follow-up on Outreach

The Committee agreed to go ahead with table tents for one week at UConn dining halls. The table tents would refer to the Partnership and membership.

Mr. Hintz said he can put something in the UConn Off-Campus Guide, the Housing guide, and newsletter similar to the message on the table tents.

The Committee discussed a table at the UConn Co-op on January 16 and 17. **Mr. McNabb will contact Co-op General Manager Bill Simpson about the best location.**

The Committee agreed to the following schedule. **Ms. van Zelm will e-mail Committee members not in attendance to see what dates and times they can cover a table.**

Sunday, January 16:

11 am to 12 pm – Bruce

12 pm to 1 pm – Frank

1 pm to 2 pm – Alexinia

2 pm to 4 pm/5 pm – Jim

Monday, January 17: Times to be determined after contact with other Committee members.

Kathleen Paterson is working on an article with Windham Hospital to be placed in their Stafflink internal newsletter. A membership form will not be able to be included.

Ms. van Zelm said that follow-up letters re: membership will continue to be sent to those who want to be on the interested parties list except for potential tenants (so there is no conflict).

With respect to EO Smith High School involvement, Mr. Clouette suggested that the EO Smith Foundation be approached. **Ms. van Zelm will follow-up.**

Ms. van Zelm will talk to Cindy Dainton, Director at the Mansfield Senior Center, re: an article in their newsletter.

Mr. McNabb and Mr. Clouette asked Ms. van Zelm to follow-up with Mansfield Parks and Recreation Director Curt Vincente re: best days and times to have a table at the Community Center (Mr. McNabb spoke to Mr. Vincente/a schedule is being set up.).

Mr. Hintz asked if the Partnership can have a table at the XL Center and not just Gampel for a UConn basketball game. *(Ms. van Zelm spoke to David Evan at UConn Athletics and he is checking).*

Ms. van Zelm will follow-up with the Town Manager's office to see what they place in Welcome packets with respect to the Partnership.

Mr. McNabb asked Ms. van Zelm to see if Horizons will print the membership form again (Ms. Paterson reminded Ms. van Zelm that there was a cost to print the form).

The Committee agreed to focus on tables at the UConn Co-op and the Community Center, and information to the Board of Trustees.

5. Next Meeting

The Committee agreed to meet on Monday, January 10 at 8 am in the Partnership office.

The Committee agreed to set up a regular meeting date schedule of the 2nd Monday of the month. **Ms. van Zelm will send out the dates.**

6. Adjourn

Alexinia Baldwin made a motion to adjourn the meeting. Mr. Hintz seconded the motion. The motion was approved unanimously. The meeting adjourned at 9:00 am.

Minutes taken by Cynthia van Zelm.

ARTS ADVISORY COMMITTEE
 Meeting of Tuesday, 07 December 2010
 Mansfield Community Center (MCC) Conference Room

MINUTES

1. The meeting was called to order at 7:08p by Kim Bova. *Members present:* Kim Bova, Scott Lehmann, Blanche Serban. *Members absent:* Jay Ames, Tom Bruhn, Kelly Kochis. *Others present:* Jay O'Keefe (staff).
2. The minutes of the 09 November 2010 meeting were approved as written.
3. **1% for Art Program.** Jay O'K has asked Cynthia van Zelm to look into whether any part of the Storrs Center Project qualifies for the state's "1% for Art" program, which allows the State Bonding Commission to allocate for the purchase of art 1% of the construction cost of certain state buildings (CGS §4b-53(b)). Perhaps the parking garage would qualify?
4. **MCC exhibits.**
 - a. Jay O'K has e-mailed **Helen Dewey** to ask if she is still interested in exhibiting watercolors; if so, she will need to submit photos of her works.
 - b. Scott has received no reply from **Reneé Raucci** concerning her proposed exhibit; Blanche will try to contact her by phone.
 - c. Kim has spoken with E. O. Smith student **Casey Stone-Pirrie** about exhibiting sculpture in the display cases in the winter quarter. She reported that he was enthusiastic about organizing a show of works by students in his A.P. art class.
 - d. Blanche went to some of the Artists' Open Studios and suggested exhibiting at the MCC to some artists. She will follow up by sending exhibit application forms to them.
 - e. **Martin Calverly** will supply photos of his winter-quarter exhibit for approval at the 04 Jan 11 meeting.
 - f. Jay O'K reported that **replacing cracked shelves and door** in the right-hand display case will cost \$900. He hopes this can be done before the next exhibit goes in.

Exhibit Period	Entry cases		Sitting room		Hallway	
	Double-sided	Shelves	Upper (5)	Lower (3)	Long (5)	Short (2)
15 Oct – 14 Jan	<i>Michael Allison</i> (colored wooden bowls)			<i>DCF Heart Exhibit 10/1 – 12/31</i> (photos of children needing adoption)		
15 Jan – 14 Apr			<i>Renee Raucci?</i> (watercolors)	<i>Martin Calverly</i> (New England photos)		
15 Apr – 31 May	<i>Mansfield School Art?</i>					
01 Jun – 15 Aug				<i>Renee Raucci?</i> (watercolors)		

5. **Downtown Partnership.** Kim reported that the Festival on the Green Art Show was a great success, eliciting many positive comments. The Festival organizers plan to include it in next year's event.
6. **Adjourned** at 7:33p. Next meeting: 7:00p, Tuesday, 04 January 2011.

Scott Lehmann, Secretary, 10 December 2010; approved 04 January 2011.

TOWN OF MANSFIELD
FINANCE COMMITTEE MEETING
MINUTES OF OCTOBER 12, 2010

Members Present: W. Ryan, C. Schaefer, D. Keane

Council Members Present: none

Staff Present: C. Trahan

Guests: none

Meeting called to order at 6:30pm.

1. Minutes from 09/20/10 meeting approved as presented
2. The Committee reviewed the proposed Capital Projects adjustments as presented by Cherie Trahan. The adjustments officially close out and adjust funding for numerous projects, increase funding for the police study by \$20,000 and appropriate into the Capital Projects Fund the STEAP III grant and the Federal Transit Authority grant for the bus facility. The adjustments also recognize and appropriate into the Open Space account the grants received for the Vernon property and Dorwart property purchases. The Committee agreed to recommend that the Council adopt the adjustments as presented.
3. The Committee reviewed notes provided by Lon Hultgren & Cherie Trahan regarding the Solid Waste Fund program. Notes are attached here.
4. Foreclosure & conveyance taxes. Mary Stanton & Cherie Trahan provided information on the State action exempting foreclosures by decree of sale and by deeds in lieu of foreclosure from the conveyance tax. Notes are attached here.
5. Other Business/Future Agenda Items – Cherie will have a report on Comp Time at the next Finance Committee meeting, including comp time payout at June 30th for non-exempt employees.
6. Adjournment. The meeting adjourned at 7:00pm.

Motions:

Motion was made to accept the September 20, 2010 minutes by Carl Schaefer. Seconded by Denise Keane. Motion so passed.

Motion was made to recommend that the Town Council adopt the Capital Projects Fund adjustments as presented in the memo from Cherie Trahan to Matt Hart, dated 10/12/10 by Denise Keane. Seconded by Carl Schaefer. Motion so passed.

Motion to adjourn.

Respectfully Submitted,
Cherie Trahan
Director of Finance

Solid Waste Program

- We have "franchised" residential collection in Mansfield (since 1990) wherein all residences, both multi-family and single-family, subscribe to their service through the Town and we bid and hire the refuse collectors.
- Currently, Mayo & Sons does the single-family pickup (about 2300 customers) and Willimantic Waste Paper does the multi-family pickup (about 2000 customers). Both of these are under contract -- Mayo is in one of their extension years, Willi Waste's contract has another year or two on it.
- Collected refuse gets taken to Willimantic Waste Paper, who is in the 3rd year of a 5 year contract and charges the Town about \$69 per ton.
- Recyclables also get taken to WWP as a "single stream" and we currently get paid \$6.52 per ton for these residential-collected recyclables.
- Bulky waste, refuse, paper, cans and bottles, cardboard and scrap iron gets hauled from the transfer station in 30 to 40 yard containers to WWP at \$128.75 per haul. We pay about \$69 per ton of bulky waste and receive about \$7 per ton payment for the recyclables.
- To give you a feel for the quantities involved:
 - Total collected residential refuse is about 200 Tons/month (2400 tons/yr): 125 tons/mo single-family & 75 tons/mo multi-family.
 - Total bulky waste (at transfer station only) is about 37 tons/month (450 tons/yr).
 - We recycle about 900 tons/yr of paper and 450 tons/yr cans and bottles -- (probably about 1200 or 1300 tons a year single stream).
- The service fees the Town collects pay our collection costs (contractors), our tipping fees (currently to WWP), our admin costs (including our Recycling Coordinator) and the costs of running the transfer station that exceed what the transfer station brings in for refuse, brush, stumps, tires, brush and bulky waste.
- Our recycling program is holding its own near 40% by weight for single-family and 10% for multi-family with a slow drop in recent years primarily due to the lack of glass containers (plastic is more prevalent and even though recycled weighs much less than glass). This is a national trend.
- We have always recycled just about everything here. We were not particularly happy about going to single stream recycling (the transfer station still separates by type of recyclable), but we had no choice as no one in the area processes separated recyclables any longer.
- We haven't raised rates since July 1, 2006. Planned to increase rates for the current year, but decided to hold off in light of the economy, however our costs continue to rise. Rates will be discussed again this budget year.

- Program based results – single family typically makes money; multi-family breaks even; transfer station runs in the red. Most people using the transfer station also have single family service.
- Effective November 3, 2010 pickup is being changed from Thursday/Friday to Wednesday/Thursday. Notices have been sent out; notes included on bill; box ads in newspaper. Reason – if there is a problem with pickup, there is no time to rectify on a Friday, garbage sits over the weekend.

Foreclosure and Conveyance Tax

Beginning October 1, 2010 foreclosures by decree of sales (committee deeds) and by deeds in lieu of foreclosure will be exempt from conveyance taxes.

- With a decree of sale, the court: 1) establishes the time and manner of the sale; 2) appoints a committee to sell the property; and 3) appoints three appraisers to determine the value of the property.
- The borrower may stop the foreclosure proceedings at any time before the sale by paying the balance due on the mortgage. If no such payment is made, the committee will go forward with the sale.
- A deed in lieu of foreclosure is a deed instrument in which a mortgagor (i.e. the borrower) conveys all interest in a real property to the mortgagee (i.e. the lender) to satisfy a loan that is in default and avoid foreclosure proceedings.

The "selling at a loss provision" is for properties in which the gross purchase price is insufficient to pay the sum of the mortgage encumbrance of the property transferred, any real estate taxes, and other charges for which the municipality can place a lien which have priority over the mortgage. Example: a place has a \$100,000 mortgage and owes \$20,000 in property taxes and \$500 in sewer bills and sells for \$100,000 - no conveyance would be necessary. The thought being that it is pretty obvious that the seller does not have the money to pay the conveyance tax.

We are seeing more liens, pre foreclosure documents, we will have to wait and see how this affects us.



MINUTES
MANSFIELD ADVOCATES FOR CHILDREN

Wednesday, December 1, 2010
 5:00-6:30 Team Meetings, 6:30-7:30 MAC Meeting
 Buchanan Center- Mansfield Public Library

Present: J. Higham, P. Braithwaite, G. Bent, J. Stoughton, S. Baxter, K. Grunwald, E. Gresh, V. Fry, E. Soffer Roberts, J. Suedmeyer, M. LaPlaca, J. Goldman, C. Laughran, L. Young, M. Barton, D. Crane, Rachel LeClerc

Regrets: D. McLaughlin, S. Conrad, B. Tanner, L. Dahn, A. Bladen, M.J. Newman, F. Baruzzi

ITEM	DISCUSSION	OUTCOME
Actions needed and Announcements	<p>-Welcome -G. Bent called the meeting to order, all in favor to adopt minutes</p> <p>S. Baxter announced that the Community Conversation will have a proposed date of March 26th 2011. We still however need a location, as MCC is out, if anyone can suggest a place where small groups as well as a large whole group can meet please let Sandy know. March 3rd will be penciled in as the Training date for the Moderators and Recorders.</p>	<p>A primary Coordinator and other roles still need to be filled.</p>
Community Conversation	<p>At our next MAC meeting we will need to have made progress on putting a PowerPoint together of the program before we can get started. Training will be mandatory; to teach us how to talk to the large group and encourage conversation with open ended questions, and encouragement. There is no time set at this point, and childcare will be available.</p> <p>K. Grunwald will work in a small group on the PowerPoint for the event with help from L. Young and S. Baxter. J. Higham will make final touches. If you are interested in helping please contact Kevin, as a broad PowerPoint will be made and groups will fill in the details.</p> <p>V. Fry has found a Graphic Artist, yet the culinary aspect is still needed. G. Bent will look into asking E.O. Smith Culinary Arts Teacher, and perhaps even the culinary program at the Bergen Prison. If anyone has ideas or suggestions please let the group know.</p>	<p>If you have any further ideas or suggestions please contact K. Grunwald or S. Baxter</p>
Interim Report	<p>-Due December 15, 2010-Discovery Interim Report -Team Leaders reported any challenges their team had completing the Team related questions. -Total MAC group brainstorm answers to the general questions # 1 d. #2 a. #5 a, b.</p> <p>1d. The upcoming Community Conversation and the Successful Learners Focus group with parents about literacy is a way of getting</p>	<p>Executive Council and Coordinator will be working on this until due 12/15/10</p>

	<p>feedback out to the community. Survey and meetings with the Downtown Partnership, with the Connectedness Team was another way to get the project out into the community and work with Partners. The Health Team has been to Board of Ed and PTO meetings, collecting information from parents, and filling them in on what it is they are doing with the PLAN.</p> <p>J. Suedmeyer adds that the Farm to Table event was definitely a great way to show the community what MAC stood for, making residents aware of what it is we do, and our priorities for young children.</p> <p>She said that some other Communities are doing what they are calling a "report card" to show where the town stands in comparison to the state on certain issues, and what they have done with their plan with a profile of the community. "This would paint a picture of Mansfield."</p> <p>Community Connectedness Survey results are in. 590 surveys were returned. These will include vital information about the town, and is an example of report card material. We have to keep in mind that we are the only town in the state that experiences such a population difference because of the University of Connecticut. We can use this survey as a baseline and repeat it in a few years to measure improvement.</p> <p>Transportation seems to be the real issue affecting each of the focus groups' initiatives. Many families cannot get to the store, the library, the playground due to lack of transportation and thus having a negative impact on the learning process for children. A transportation focus is needed. K. Grunwald mentions that the town does have a committee and that if a MAC member wanted to take on this initiative they could work with that Town committee.</p>	<p>We need to make sure that we are able to tie everything back to our plan, as we are responsible for making sure what we are doing matches what we said we would be accomplishing</p>
<p>Team Updates</p>	<p>-Team Leader share Action Plans with the group and take 10mins. to update the whole MAC group assembled</p> <p>S. Baxter will be sending out questions to each group.</p>	<p><u>C.Connected</u> <u>ness</u> – working on Survey, <u>Health-</u> working on Pre-Natal Care Stories behind the data, <u>Successful -</u> <u>Learners</u> working on the K Intake Inventory</p>
	<p>Work on Action Plans –be specific Story behind the numbers must come first *Note: Team leader up-date Plan electronically and send to Sandy*</p> <p>Meeting ended at 7:37 per G. Bent</p> <p>Next MAC Meeting January 5, 2011 –Council Chambers- 6:30-7:30</p>	

Respectfully Submitted, Emily Gresh

“All Mansfield Children ages birth through 8 years old are healthy, successful learners and connected to the community.”

Town of Mansfield Parking Steering Committee for Storrs Center
Thursday, June 22, 2010
Mansfield Downtown Partnership Office
1244 Storrs Road (behind People's United Bank in Storrs Commons)

5:00 PM

Minutes

Members Present: Karla Fox (Chair), Martha Funderburk, Manny Haidous, Matthew Hart, Meredith Lindsey, Ralph Pemberton, Michael Taylor

Ex-Officio Members Present: Lon Hultgren, Carrie Krasnow, Macon Toledano, Cynthia van Zelm

1. Call to Order

Chair Karla Fox called the meeting to order at 5:03 pm.

2. Approval of Minutes of April 13, 2010

Martha Funderburk made a motion to approve the minutes of April 13, 2010. Ralph Pemberton seconded the motion. Meredith Lindsey noted that on page 2, her last name had been spelled with an "a" instead of an "e." The motion was approved with the correction.

3. Remarks from the Chair

Ms. Fox said today's presentation will be important as it will be focused on the issue of parking at lots adjacent to Storrs Center. She encouraged discussion from Committee members.

4. Parking Management and Adjacent Parking

Carrie Krasnow referenced the Power Point presentation, copies of which were given to each Committee member. She said one of the key issues is how to protect against "poaching" – using parking for uses other than intended. Ms. Krasnow said there are two major options: 1) free lots with customer parking only signs and other methods of enforcement, or 2) paid parking with some form of validation.

With respect to enforcement, security could monitor lots. Enforcement efforts could also be pooled among property owners.

Ms. Krasnow said some of the pros are no gates or queuing; no equipment maintenance, supplies; less hassle for legitimate customers.

She said some of the cons are the difficulty in telling who a "poacher" is and who a customer is; the cost of enforcement; and may need to fence perimeters at some properties.

Ms. Krasnow said that there are a few versions of paid/validated parking including traditional gated. This involves someone picking up a ticket (getting it validated by a business they patronize if applicable) and paying at the exit. It is a good way to avoid poaching. One of the pros is that this does not involve enforcement. The cons are if Storrs Center get crowded, people will pay anyway to park; some businesses will want to err on the side of the customer so will give away a validated ticket to anyone.

A variation on the traditional gated method is token-operated gated. A patron will get a token from a merchant for free parking. The token is deposited at the gate. There is no cash transaction and less equipment is involved as there are no gates. The cons include similar to validations, tokens can be challenging for businesses as they feel compelled to give them away unless there are limits.

Lon Hultgren asked how to get a token if a store is closed. Ms. Krasnow said that some communities/businesses will put up the gates after a certain time period while others will close the gates so cars may be unable to move until the morning.

Ms. Krasnow said the advantages of the multi-space meter option is there are no gates and no queuing. The refund process can be awkward for store clerks.

Ms. Krasnow said if validation is an option for the land uses surrounding Storrs Center, should it be done everywhere? Are gates feasible for some areas and not for others? Could enforcement be shared among property owners?

Manny Haidous asked how the Town Hall and Community Center lots will be addressed? Cynthia van Zelm said these lots are being considered comprehensively as part of the entire parking management plan.

Ralph Pemberton said that E.O. Smith High School currently issues permits for its staff and students. Enforcement occurs during the day until 2:15 pm. Mr. Pemberton said that during the day there is not a real issue as he does not have enough spots. The High School has 260 spots total with 50 taken by students. Mr. Pemberton said all permitted parkers have a tag hanging on their window and he is the enforcement officer. Mr. Pemberton thought the tendency will be for people who use Storrs Center to want to park at the High School after the current enforcement ends. How do we address people coming to the High School for events such as plays and athletic contests? If gated, how do visiting parents access the lot?

Mike Taylor said he has High School students parking in his lot. He asked how many students want spots at the High School? Mr. Pemberton said that he expected all of the senior class would be interested in a spot.

Ms. Fox noted that the University can provide enough spots but the key is that they are all not close by their desired locations.

Ms. Fox noted that some of the University parking lots will be redesignated. The residential lot behind Shippee dorm will be changed to a commuter lot. Some residential uses will be moved to outer lots. Ms. Fox thought the main pressure on Mr. Haidous and Mr. Taylor's lots are University commuters.

Mr. Haidous suggested approaching the High School students who cannot get spots at the High School to park elsewhere and serve as a revenue producer for Storrs Center.

Mr. Haidous said that enforcement is key but it is also important to be friendly to the customer and with buy-in from the tenants.

Mr. Taylor agreed that enforcement is key. He said he has to tow as that appears to be the only deterrent.

Mr. Taylor asked if he can have the right to ticket? Could commercial property owners be given this enforcement ability from the Partnership/Town?

Following up on this idea, Mr. Hultgren asked whether a district could be put together where enforcement covers the entire district? Mr. Taylor said he is not concerned about the revenue but protecting his spaces from poachers.

Mr. Taylor said currently he spends approximately \$9,000+ on security/enforcement for his lot using his staff. This does not include maintenance of the lot.

Mr. Taylor expressed his interest in there being some guarantee on revenue from the developer for operations cost for the garage. Matt Hart said one critical component of the Town's discussions with the master developer is a revenue guarantee from the developer.

The issue was raised of whether parking could be free for the user with operations and maintenance financed through leases with the tenants and the property owner. Ms. Krasnow said this done all the time at shopping malls and the cost is passed on to the tenant. Macon Toledano said there is an intrinsic higher cost to a mixed-use development where there is often a public contribution to the public infrastructure. Mr. Toledano expressed concern about passing this cost on to tenants particularly those who are relocating to Storrs Center. Mr. Hart acknowledged not overburdening tenants and queried whether operations and maintenance costs could be covered by the residential users.

Ms. Fox said the key issues are who will pay for the operations and maintenance, and how enforcement will be handled. She noted the appeal of a parking district amongst Committee members. The goal is to look at a cost effective plan that will not cost the Town additional money.

Mr. Hart said he expects that the Town will establish parking as an enterprise fund separate from the general fund which will need to cover operations and maintenance.

Ms. Krasnow noted that tickets and fines can cover enforcement.

Mr. Taylor said his concern is whether there will be enough parking, not whether there is enough revenue.

Ms. Fox asked if the Town might contract with a parking entity to manage and enforce parking. Mr. Hart said one idea is to contract with a company for these services, similar to what the University does with Central.

Ms. Fox asked if this is where a parking authority might be used. Ms. Krasnow said an enterprise fund can be used with or without a parking authority.

Ms. Fox asked if Mr. Haidous and Mr. Taylor's lots could be part of a parking district. Ms. Krasnow thought this could be set up with property owners paying into a fund for enforcement services.

Ms. van Zelm asked if a special services district could be established such as what is done in Manchester and other towns. Ms. Krasnow said this could be done; an analysis would need to be done of how this would work and how much revenue would be generated.

Ms. Lindsey said an enterprise fund would need to cover enforcement.

Ms. Funderburk reiterated the need for enforcement.

Ms. Fox said she was interested in the special services district and enterprise fund scenarios and asked for more guidance before moving forward.

Mr. Taylor suggested that contributions to enforcement be made on a pro rata share based on the number of parking spaces, if needed.

Ms. Fox asked about the concept of a time limit on surface lots vs. meters. Mr. Hart asked about how to charge for on-street parking. Ms. Krasnow said land is cheap at malls. In a dense area, meters help with enforcement. With a free system, there would need to be a lot of money spent on enforcement.

Ms. Fox asked Ms. Krasnow to look at the cost of meters vs. no meters on streets and the costs of a special design district.

Ms. Lindsey expressed concern about making parking attractive to the consumer. They may be more used to paying for spots in a garage vs. on-street parking.

Mr. Taylor said it may make sense to have meters in surface lots that are further away but not for meters on streets that are close to Storrs Center.

Mr. Hultgren said he thought most new parking on streets in Connecticut include meters and this is more the trend now.

5. Review of next meeting date

Ms. Fox asked Ms. van Zelm to poll the Committee for a next meeting date.

6. Public Comment

David Freudmann expressed concerns about the Town losing money on parking. He did not think meters on street would work well.

Ric Hossack said free parking is preferable. Betty Wassmundt agreed.

Mr. Fruedmann and Mr. Hossack said the University's captive audience allows parking to work at the University.

7. Adjourn

The meeting adjourned at 6:30 pm.

Minutes taken by Cynthia van Zelm.



MEMO

To: Matt Hart, Town Manager
From: Jaime Russell, Director of Information Technology
Date: January 20, 2011
Re: Town of Mansfield Website's Search Functions

I am writing to update you on the efforts to prepare a more effective search function for the Town of Mansfield website. We have significantly increased the number of items posted on the website and it is important that citizens, elected officials, and staff can effectively search the greater volume of information.

Problem Review

This effort began by reviewing the limitations of the current search box on the Town of Mansfield website as expressed by both actual and potential users. Five areas of concern emerged from this input:

- The search function does not empower the user to self-select useful refinements or advanced search options.
- The site does not provide a way for support staff to use their experience to manually customize the search function's back-end coding to promote links that are likely to be more useful for certain keywords.
- Search results can be dominated by documents such as meeting agendas that may include the desired keyword, but are less likely to yield substantial content.
- Users often must try many different links until they find an appropriate one as the results do not provide an intuitive method for a user to judge the value of links.
- There is no mechanism to periodically review the most frequent user searches to inform further refinement of the search process and identify potentially helpful content to add to the website.

The aforementioned list was the result of input provided by citizens serving on the Communications Advisory Committee, town officials, and staff from different municipal departments.

Given the above concerns, a review was then conducted of other websites. This effort primarily focused on municipal websites in our region and state, but it also included national searches and private sector sites as well. Some of these sites were organizations

that specialize in online search services as well as informational posts and articles from libraries, forums, and technology sites about search tools. This review yielded the following conclusions:

- Municipal sites both in our state and across the nation as a whole do a very poor job at providing search functionality. There were no municipal sites that provided a substantially useful search tool and most sites provided search functions that were of little to no value.
- Mansfield can have an effective search function. There are tools and techniques to provide users with a more effective search experience. A consistent theme emerged of certain best practice elements that could be found across multiple sources.

Implementation

We are currently coding a more effective set of search functions to replace the search box on the current website. The coding is not complete yet, but it does include the following best practice items:

- **File Tags:** We are using file tags to empower users to restrict their search results to certain categories of searches. For example, it means that we were able to tell the search engine that our Town Council meetings folder includes only Town Council meeting documents. This means that a user can choose to only search Town Council meeting documents. We are experimenting with taking this a step further and also using it to identify authors and subjects, thereby empowering the user to search by keyword, author, and/or subject.
- **Date Stamps:** Search engines can effectively identify the age of a file posting, so the coding includes the option for users to narrow their search to within certain date parameters. For example, a citizen searching on a more recent topic might want to first search for only items posted within a more recent time period.
- **Site Restraints:** Some pages on a website are simply functional to the site technology and do not yield a useful search result. Site restraints allow the search engine to exclude those pages from the search results. For example, the document center on our site includes secondary pages simply to enable menu functions and we are excluding that page series so that it does not artificially increase the number of search results.
- **Promotions:** This allows staff to use their experience to manually identify likely search results for specific keywords. For example, if someone uses “police” as a keyword, we have told the search engine to be sure to include our Town Hall Resident State Trooper Office in the primary search results even though the word “police” does not appear prominently in their official title.

- **Scoring:** Scoring allows the search engine to differentiate that while one document might include a keyword more frequently (for example a 100 page Town Council document would naturally include a high number of keywords), it should not necessarily dominate search results simply because of its mere size. For example, our website's budget homepage would be scored higher than a Council packet even if the Council packet used the term budget a greater number of times.
- **Synonym Pairing:** Users do not always know the "municipal terminology" when conducting a search. For example, a citizen might use the keyword "first selectman" to find contact information for the highest elected official, whereas in Mansfield the term "mayor" would have yielded a more effective result. With synonym pairing we are telling the search engine that searches for "first selectman" should also consider the term "mayor" as well.
- **Autocompletion:** With this option, the search engine can provide keyword suggestions to searchers. For example, if a user types "Animal", the search engine will suggest "Animal Control" as an option since that is the municipal term used in most town documents. The searcher can easily ignore this suggestion as it will appear below the search box and will readily disappear when no longer appropriate.
- **Power Searching:** This function provides searchers with the option to use more specific query techniques that many of today's Internet users have incorporated into their use of search engines. A common example is the use of quotes to indicate a search for a specific combination of words. We are including in the search engine concise and simple help advising users of these options.
- **Statistics:** The search engine is collecting anonymously compiled data on users' searches that can be periodically reviewed. For example, if a certain search theme is frequently appearing, we could review whether that search is yielding useful results and then adjust the site accordingly if required.

A fully functional public test version of the search engine will be completed by March 30th. This "beta version" will be available to the public and intentionally tested by a variety of types of searchers to gather feedback and make further refinements.

The final version will be completed by May 30th, though of course further refinements should be continually made over time as we reflect on the periodic statistics and new website content. There are no budget expenses required for this project so it will be completed during the current budget year.

PAGE
BREAK

Gregory J. Padick

From: Gregory J. Padick
Sent: Wednesday, January 19, 2011 9:58 AM
To: Town Council; Conservation Comm; Open Space Comm; Traffic Authority; Sustainability Committee; Grant Meitzler; Robert L. Miller; John E. Jackman; BARRY POCIASK; BONNIE RYAN; Fred Loxsom; GREGORY LEWIS; JOANN GOODWIN; KAY HOLT; KENNETH RAWN; MICHAEL BEAL; PETER PLANTE; ROSS HALL ; Rudy Favretti; Vera Stearns Ward; johnflenard@gmail.com; lcox@tskp.com; peter.miniutti@uconn.edu; rgillard@snet.net
Cc: Cynthia A. vanZelm; TCODY@RC.com; Macon Toledano; hkaufman@leylandalliance.com; Matthew W. Hart
Subject: Zoning permit application: Storrs Center Phases 1A and 1B
Attachments: SC-SDD 1-18-11.doc



SC-SDD
 1-18-11.doc (46 KB)

Please be advised that a Zoning Permit application has been filed for Phases 1A and 1B of the Storrs Center project. The application, including mapping and related documents is available at: <http://www.mansfieldct.gov/> Copies of application materials also are available for review at the Mansfield Planning Office at 4 South Eagleville Road, the Downtown Partnership Office at 1244 Storrs Road and the Mansfield Library on Warrenville Road.

A public hearing has been scheduled for February 1, 2011 at 7PM in Room 7 of the Bishop Center located on the University of Connecticut campus east of Storrs Rd and north of Dog Lane. Any comments on the Zoning Permit application should be delivered to the Planning Office prior to the Public Hearing or submitted at the public hearing.

The memo attached to this email provides information about the Zoning Permit review and approval process and includes my preliminary review comments. Please contact the Planning Office at 860-429-3330 if you have any questions regarding the Zoning permit review process.

Gregory Padick, Mansfield Director of Planning

TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Planning and Zoning Commission, Town Council, Conservation Commission
From: Gregory Padick, Director of Planning
Date: January 13, 2011
Re: Zoning Permit Review: Storrs Center Project Phases 1A and 1B

In 2007, the Planning and Zoning Commission (PZC) unanimously approved the Storrs Center Special Design District (SC-SDD) zone and associated Zoning Regulations establishing a specific review and approval process for all development in the SC-SDD. The reasons for creating the new zone and the associated regulations are documented in the PZC's approval motion (attached). The approved zoning permit review and approval process is designed to ensure compliance with all applicable zoning approval criteria including a determination by the Director of Planning that the proposed development is "reasonably consistent" with the PZC approved preliminary master plan mapping, the Storrs Center Design Guidelines, the master parking study, the master traffic study and the master drainage study. The Zoning Regulations define "reasonably consistent" as "some variation or deviation from specific provisions is acceptable, provided that the overall intent of the provision is achieved with respect to health, safety, environmental and other land use considerations" (portions of Article X, Section S regarding the Zoning Permit process for the SC-SDD are attached).

Although the SC-SDD Zoning Permit review process is administrative, provisions are included for public participation. A public hearing conducted by the Mansfield Downtown Partnership Inc, Mansfield's officially designated Municipal Development Authority for the Storrs Center project, is required, and all public comments will be considered before a decision is made on a zoning permit application. Furthermore, all zoning permits in the SC-SDD will be thoroughly reviewed by Mansfield staff members and it will be confirmed that submitted plans remain acceptable to the State and Federal review agencies, including the State Department of Environmental Protection, the State Traffic Commission and the Army Corp of Engineers.

Pursuant to SC-SDD regulations, over the past three (3) months, Mansfield staff members and members of the Mansfield Downtown Partnership Planning and Design Committee have met with representatives of the Storrs Center Alliance and Education Realty Trust, the developers of proposed phases 1A and 1B of the Storrs Center Project. These meetings were held for the purpose of reviewing and commenting on preliminary plans and helping to ensure that Zoning Permit applications were complete and appropriately addressed applicable approval criteria. Based on these pre-application meetings, plans have been refined and a Zoning Permit application for Phases 1A and 1B is expected to be submitted on Friday January 14th. The initial phases include buildings DL-1/DL-2 and TS-1 located north of Dog Lane and building TS-2 located south of Dog Lane and east of the planned Town Square. These phases, which cumulatively propose about 70,000 square feet of commercial space and 290 residential apartments, also include alterations to Storrs Road and Dog Lane. Plans for a garage/intermodal center and a new village street connecting Dog Lane and the Post Office Road are under design and will be subject to a subsequent Zoning Permit Application. Zoning Permit approval also will be required for Town Square improvements.

The Downtown Partnership has scheduled a public hearing on the Zoning Permit application for Phases 1A and 1B for 7pm on February 1, 2011. The hearing will be held in Room 7 of the Bishop Center

located east of Storrs Road and north of Dog Lane on the University of Connecticut campus. Following the completion of the public hearing process, the Downtown Partnership Inc. will forward comments and a recommendation for consideration by the Director of Planning.

Although the formal Zoning Permit review process has just begun, staff members have been reviewing preliminary plans and are familiar with the primary elements of Phases 1A and 1B. Based on our review to date, the following information is noteworthy:

- The depicted streets (Storrs Road, Dog Lane and Village Street) are in the same location and have the same basic configuration as the preliminary master plan approved by the PZC.
- The proposed Phase 1A and 1B buildings remain in the same overall locations as PZC approved plans but they have been refined to accommodate the proposed mix of residential and commercial uses. The building heights and façade designs appear to address design guideline provisions. It is noted that a private drive between the TS-1 building and planned garage/intermodal center is no longer planned and the DL-1 and DL-2 buildings have been merged into one building.
- The size and location of the Town Square have not been changed from the preliminary master plan approved by the PZC. Final plans for the Town Square will be subject to subsequent Zoning Permit approval. The Town Square cannot be built until Storrs Automotive is relocated. A temporary roadway through the future Town Square area will link Dog Lane and Storrs Road.
- The depicted location and overall size of the Town garage/intermodal center have not been changed from the preliminary master plan approved by the PZC. Final plans for the garage/intermodal center and related street and infrastructure improvements are under design and will be subject to subsequent Zoning Permit approval (most likely this spring).
- The submitted plans for Phases 1A and 1B include service connections to UConn sewer and water systems and all utilities are planned to be installed underground.
- All PZC approval requirements, including the dedication of the depicted conservation area (to be deeded to the Town), a roadway connection to the Storrs Post Office Road and construction traffic controls, will be addressed in association with the PZC approved Zoning Permit process. It is anticipated that conditions will be added to ensure appropriate coordination and completion of roadway, parking, intermodal, landscaping and other public improvements. It is noteworthy that the garage/intermodal center, Village Street and associated improvements are now Town responsibilities.
- It is noted that specific tenants have not been identified for all planned commercial spaces. Accordingly, it is anticipated that a Zoning Permit condition will be added to ensure compliance with permitted use provisions and compliance with design standards for storefront improvements such as signage, awnings and any outdoor seating, etc.
- The floor plans for the proposed apartments depict efficiency units and one (1), two (2) and three (3) bedroom apartments. A majority of the apartments are one (1) and two (2) bedrooms. There is no indication that the units are designed as dormitories or other forms of student housing.
- No Zoning Permit will be issued until it is confirmed that all State and Federal permit requirements have been met and until required modification approvals have been obtained from the Inland Wetlands Agency and Planning and Zoning Commission. Subsequently, the plans will need to be approved by the Mansfield Building and Fire Marshal's Departments.
- Any review comments from members of the Planning and Zoning Commission, Town Council and other Town Commissions and Committees should be submitted in association with the Storrs Center Special Design District Public Hearing process.

Summary

The initial Zoning Permit application for development in the Storrs Center Downtown Project will soon be received and reviewed pursuant to Storrs Center Special Design District requirements. These requirements will ensure compliance with all applicable Zoning Regulations including provisions designed to ensure consistency with PZC approved plans and associated studies and design guidelines. Over the past few months, preliminary plans for Phases 1A and 1B have been under review by Town staff members and the Downtown Partnership Planning and Design Committee. Based on initial review comments, the submitted plans have been refined and will now be subject to final reviews. A public hearing has been scheduled for February 1, 2011 at 7pm in the Bishop Center on UConn's campus. All public hearing comments, final reviews by Town staff and a recommendation from the Mansfield Downtown Partnership, Mansfield's Municipal Development Authority for this project, will be considered in association with the Zoning Permit process. The Director of Planning is authorized to make the final determination that all applicable zoning requirements have been met.

ZONING PERMIT APPLICATION
STORRS CENTER PHASE 1A/1B

STORRS CENTER ALLIANCE, LLC
EDUCATION REALTY TRUST, INC.

Statement of Use

Introduction

This application seeks approval of a zoning permit, pursuant to Mansfield Zoning Regulations Article X, Section S.6, for construction of Phases 1A and 1B within the Storrs Center project. The total land area involved in this application is approximately 8 acres (4 acres within Phase 1A, including the reconstructed Dog Lane, and 4 acres within Phase 1B).

Phase 1A will be located to the north of Dog Lane and will consist of the following improvements:

1. Two mixed-use buildings known as DL-1/DL-2 and TS-1. The mixed-use buildings will generally consist of commercial uses on the ground floor and residential uses on the upper floors. Details regarding the mix of uses are provided in this Statement of Use, and details regarding the design of the buildings are included in other parts of this application.
2. One one-story building to consist of an automotive repair use with three automobile bays.
3. Various on-street and off-street parking spaces, as shown on Plan Sheet SP-1A.
4. Landscaping, as shown on Plan Sheet LL-1.
5. Other miscellaneous site improvements such as sidewalks, retaining walls, fencing, dumpsters with enclosures, and transformer pads, as shown on Plan Sheet SP-1A.

Phase 1B will be located to the south of Dog Lane and will consist of the following improvements:

1. One mixed-use building known as TS-2. This mixed-use building will generally consist of commercial uses on the ground floor and residential uses on the upper floors. Details regarding the mix of uses are provided in this Statement of Use, and details regarding the design of the building are included in other parts of this application.
2. Various on-street and off-street parking spaces, as shown on Plan Sheet SP-1A/1B.
3. Landscaping, as shown on Plan Sheet LL-1.
4. Other miscellaneous site improvements such as sidewalks, retaining walls, fencing, dumpsters with enclosures, and transformer pads, as shown on Plan Sheet SP-1B.

Property Involved in Application

As depicted on the attached plans, the properties involved in this application include the following:

1. A 2.98-acre piece of property located at the northeast corner of Dog Lane and Storrs Road and which is a portion of a larger property identified by the Town of Mansfield Assessor as Map 16, Block 40, Lot 10, and is owned by the University of Connecticut (this property will become part of Phase 1A).
2. A 0.57-acre parcel of land located on the north side of Dog Lane with a street address of 13 Dog Lane and which is identified by the Town of Mansfield Assessor as Map 16, Block 40, Lot 9 and is owned by Steven H. Rogers, Douglas P. Donaldson, and Randall B. Bobb (this lot will become part of Phase 1A).
3. AAA 0.672-acre parcel of land located on the south side of Dog Lane with a street address of 10 Dog Lane and which is identified by the Town of Mansfield Assessor as Map 16, Block 41, Lot 16 and is owned by Esther W. Warzocha (a portion of this lot will become part of Phase 1B).
4. A 0.711-acre parcel of land located on the south side of Dog Lane with a street address of Dog Lane and which is identified by the Town of Mansfield Assessor as Map 16, Block 41, Lot 17, and is owned by the University of Connecticut (a portion of this lot will become part of Phase 1B).
5. A 2.75-acre piece of property located at the southeast corner of Dog Lane and Storrs Road and which is a portion of a larger property identified by the Town of Mansfield Assessor as Map 16, Block 41, Lot 13, and is owned by the University of Connecticut (this property will become part of Phase 1B).

The applicants shall acquire title to all properties involved in Phase 1A and 1B prior to issuance of building permits relative to that particular area. No subdivision applications are anticipated for the activities included in this zoning permit application. North of Dog Lane, the lot known as 13 Dog Lane will be acquired first, and additional land north of Dog Lane will be later added to that lot through lot line modification as it is acquired from the University of Connecticut. South of Dog Lane, the lot known as 10 Dog Lane will be acquired first, and additional land south of Dog Lane will be later added to that lot through lot line modification as it is acquired from the University of Connecticut.

Project Sequence

The improvements described in this zoning permit application shall be sequenced in the following general manner:

1. During the first and second quarter of 2011, existing tenants within the Phase 1A area will be vacating their premises after which the buildings will be deconstructed. Prior to building deconstruction, all appropriate abatement activities (such as removal of asbestos and lead-based paint) shall be completed in accordance with law.
2. Site grading and other site work in the Phase 1A area shall commence during or after deconstruction of all existing buildings in the Phase 1A area.
3. Construction of Phase 1A improvements (including buildings DL-1/DL-2 and TS-1 and related parking, landscaping and other improvements) is expected to commence during the second or third quarters of 2011.
4. Storrs Center Alliance intends to enter into an amended lease agreement with the University of Connecticut for the lease of certain off-site parking spaces located in the

area generally known as the Bishop Center parking lot, which is adjacent to land in the Phase 1A area. A total of approximately 139 parking spaces will be provided in this leased area. The applicants specifically request that these 139 parking spaces be approved to serve uses contained in Phase 1A.

5. During the second quarter of 2011, the Town of Mansfield intends to submit a zoning permit application for construction of a public parking garage and intermodal transit facility, a town square, and the Village Street Project, all on land within the overall Storrs Center area and adjacent to the Phase 1B area. The locations of these improvements are depicted on Plan Sheet LOC-1.
6. The Town of Mansfield intends to complete construction of the Village Street Project, which includes a street connection south to Post Office Road, before issuance of any final certificates of occupancy in Phases 1A and 1B.
7. After completion of Phase 1A, business tenants currently doing business in other parts of the Storrs Center area, which intend to relocate to space within buildings DL-1/DL-2 or TS-1 and have a lease arrangement with Storrs Center Alliance, shall do so.
8. Following completion of existing business relocations, all buildings within the Phase 1B area shall be deconstructed. Prior to building deconstruction, all appropriate abatement activities (such as removal of asbestos and lead-based paint) shall be completed in accordance with law.
9. Construction of Phase 1B (including building TS-2 and related parking, landscaping and other improvements) is expected to commence during the second quarter of 2012.
10. No final certificates of occupancy for building TS-2 shall be issued until a certificate of occupancy has been issued for the Town parking garage.

Consistency with Storrs Center Special Design District

The applicants believe that this application is consistent with all of the required elements of the Storrs Center Special Design District. Pursuant to Article X, Section S.6.c(vi) of the Zoning Regulations, the following statements have been prepared by a professional with expertise in the relevant subject area, demonstrating reasonable consistency with approved elements of the Storrs Center Special Design District:

1. Statement of Consistency with Preliminary Master Plan (section 5)
2. Statement of Consistency with Master Parking Study (section 6)
3. Statement of Consistency with Master Traffic Study (section 7)
4. Statement of Consistency with Master Stormwater Drainage Study (section 8)
5. Statement of Consistency with Design Guidelines (section 9)

Consistency with other Government Approvals

Storrs Center Alliance has obtained several government approvals in support of this application, including the following:

1. Inland wetland permit approval from the Mansfield Inland Wetland Commission (modification application pending).
2. United States Army Corps of Engineers approval of a section 404 permit.

3. State of Connecticut Department of Environmental Protection approval of a section 401 water quality certification.
4. Connecticut State Traffic Commission approval of a major traffic generator certificate of operation.

The Phase 1A/1B improvements proposed in this zoning permit application are consistent with each of these approvals.

Future Commercial Tenants

The ground floor commercial space to be constructed in the Phase 1A and 1B mixed use buildings will be built to a "plain vanilla box" level of interior completion. Future commercial tenants in Phase 1A and 1B will each make separate applications to the Town of Mansfield for any additional improvements to their respective tenant spaces. Such improvements may include interior improvements, signage, lighting, awnings, street furniture, storefront modifications or other similar improvements. The plans for all such commercial tenant improvements shall be reviewed and approved in writing by Storrs Center Alliance before such plans and related building permit applications may be submitted to the Town.

Water and Sewer Service

Public water and sewer service will be provided to Phase 1A and 1B by the University of Connecticut. A letter documenting the University's intent to serve the project is submitted under separate cover.

Intent to Submit Property to Common Interest Ownership Regime

It is the applicants' intent to submit the Phase 1A and 1B areas to a common interest ownership regime pursuant to Connecticut law. Generally speaking, the upper floor residential space, together with ground floor elevator lobbies serving the upper floors, shall become one condominium unit for residential uses, to be owned by co-applicant EDR. The remaining ground floor space shall become one condominium unit for commercial uses, to be owned by co-applicant Storrs Center Alliance. Within each condominium unit, individual tenant spaces will be rented to individual residential and commercial tenants, respectively. A condominium association shall be created, and it will be responsible for maintenance of common elements, such as building exteriors and outside improvements, with the power to enforce collection of common expenses by liens on the unit owners.

Plan for Managing Phase 1A/1B Construction Activity and Traffic

Construction traffic will be required to reach the Phase 1A and 1B areas via Storrs Road (State Route 195) or via South Eagleville Road (State Route 275). It is expected that the majority of construction traffic will be to and from the north on Storrs Road (State Route 195). No construction traffic will be allowed to use local streets, including Dog Lane east of the Greek Church.

In conjunction with the construction of Phase 1A, the Town of Mansfield will be undertaking certain municipal improvements, including the construction of a new alignment for Dog Lane at the intersection of Storrs Road. It is anticipated that a temporary road will be constructed to connect Dog Lane with the intersection of Bolton Road at Storrs Road, as depicted on Plan Sheet SP-1A. This temporary road will allow construction to occur on the new alignment of Dog Lane while minimizing traffic disruption.

For Phase 1A construction, traffic will access the site via Storrs Road (Route 195) or Dog Lane. For Phase 1B construction, traffic will access the site via Dog Lane or the temporary road and the Village Street, while construction of the balance of the public streets is completed by the Town. This will include the Village Street from Dog Lane south to Post Office Road, and the extension of Bolton Road east of Storrs Road to the intersection with the Village Street. When the Village Street is completed, access for Phase 1B construction will be via Post Office Road to the Village Street. The General Contractor will be responsible for coordination of construction traffic.

No construction deliveries, loading, or site clearing, grading or construction activity shall take place before the hour of 7:00 a.m. Monday through Saturday, or before the hour of 9:00 a.m. on Sundays and holidays. Furthermore, no construction deliveries, loading, or site clearing, grading or construction activity shall take place after 9:00 p.m. daily. It is anticipated that construction staging areas will include portions of the Bishop Center parking lot not being used for parking, as well as the areas behind the existing Store 24 building. The General Contractor shall be responsible for coordination of construction parking during construction activities.

Conservation Area

Storrs Center Alliance shall convey title to the conservation area to the Town of Mansfield before issuance of the first certificate of occupancy in Phase 1B. The conveyance shall include an access easement to be granted to Storrs Center Alliance for the purpose of fulfilling its obligations under wetland-related permits and approvals.

Future Phases

It is the intent of the applicant Storrs Center Alliance to submit additional zoning permit applications at a later date for development of additional areas within the Storrs Center Special Design District area.



Storrs Center

03C667-Q

Table Of Land Uses In Phase 1A/1B

1/13/2011

Building DL-1/2

	Net Commercial Area	Net Commercial Common Area	Net Residential Area	Residential Common Area	Net EDR office Area	Net Building Area ₁	Gross Building Area ₂
Basement	0	0	0	0			0
First Floor	13,471	1,145	0	1,693	1,202	17,511	18,767
Second Floor	0	0	14,709	2,847	306	17,862	18,362
Third Floor	0	0	14,971	2,891	0	17,862	18,362
Fourth Floor	0	0	14,971	2,891	0	17,862	18,362
Fifth Floor	0	0	10,923	2,332	0	13,255	13,638
Total	13,471 15.4%	1,145 1.3%	55,574 63.5%	12,654 14.5%	1,508 1.7%	84,352 96.4%	87,491 100.0%

Building TS-1

	Net Commercial Area	Net Commercial Common Area	Net Residential Area	Residential Common Area	Net EDR office Area	Net Building Area ₁	Gross Building Area ₂
First Floor	12,854	0	0	1,767	0	14,621	15,563
Second Floor	0	0	12,408	2,242	0	14,650	15,068
Third Floor	0	0	12,408	2,242	0	14,650	15,068
Fourth Floor	0	0	12,408	2,242	0	14,650	15,068
Fifth Floor	0	0	12,408	2,242	0	14,650	15,068
Total	12,854 16.9%	0 0.0%	49,632 65.4%	10,735 14.2%	0 0.0%	73,221 96.6%	75,835 100.0%

Building TS-2

	Net Commercial Area	Net Commercial Common Area	Net Residential Area	Residential Common Area	Net EDR office Area	Net Building Area ₁	Gross Building Area ₂
First Floor	42,669	2,671	0	1,873	0	47,213	48,422
Second Floor	0	0	26,758	6,540	0	33,298	34,800
Third Floor	0	0	29,503	5,900	0	35,403	37,003
Fourth Floor	0	0	29,503	5,900	0	35,403	37,003
Fifth Floor	0	0	29,503	5,900	0	35,403	37,003
Total	42,669 22.0%	2,671 1.4%	115,267 59.3%	26,113 13.4%	0 0.0%	186,720 96.1%	194,231 100.0%
Grand Totals	68,994	3,816	220,473	49,502	1,508	344,293	357,557

See Commercial Use Summary For Detailed Breakout of Commercial Use Types

Note 1: Net building area is measured to the inside face of the exterior building walls.

Note 2: Gross building area is measured to the exterior face of the exterior building walls.



Storrs Center

03C667-Q

**Table Of Land Uses In Phase 1A/1B
Commercial Use Summary (Net leasable areas)**

1/13/2011

Phase 1A							
Building	Use	Retail	Sit Down Restaurant	Fast Food Restaurant	Office	Total	
DL-1/2	Commercial		2,587			2,587	
	EDR Offices				322	322	
	EDR Offices				880	880	
	Commercial	254				254	
	Commercial				302	302	
	Commercial	704				704	
	Commercial	352				352	
	Commercial	369				369	
	Commercial	704				704	
	Commercial					2,509	2,509
	Commercial					976	976
	Commercial			1,408			1,408
	Commercial				1,948		1,948
	Auto Repair	1,358				1,358	
Total DL-1/2		3,741	3,995	1,948	4,989	14,673	
TS-1	Commercial			2,311		2,311	
	Commercial	1,293				1,293	
	Commercial			1,153		1,153	
	Commercial		3,133			3,133	
	Commercial			2,023		2,023	
	Commercial	586				586	
	Commercial		1,745			1,745	
	Commercial				610	610	
Total TS-1		1,879	4,878	6,097	0	12,854	
Total Phase 1A		5,620	8,873	8,045	4,989	27,527	
Phase 1B							
TS-2*	Commercial	30,913				30,913	
	Commercial	997				997	
	Commercial	1,855				1,855	
	Commercial	2,697				2,697	
	Commercial	3,643				3,643	
	Commercial	1,042				1,042	
	Commercial	1,522				1,522	
Total TS-2		42,669	0	0	0	42,669	
Total Phase 1B		42,669	0	0	0	42,669	
Phase 1A & 1B		48,289	8,873	8,045	4,989	70,196	

STORRS CENTER PHASE 1A AND 1B
Statement of Consistency with Preliminary Master Plan

The Preliminary Master Plan creates a development framework for Storrs Center. The development of Phase 1A and 1B will be the first phase of Storrs Center, and will set the tone for the remaining phases. As described in more detail below, the proposed construction of Phase 1A/1B is respectful of the key elements of the Preliminary Master Plan. These include:

- Public and Private Roadways and Pedestrian Access;
- Parking Management;
- Utility Infrastructure;
- Site Grading and Drainage Patterns;
- Public Safety, including emergency access fire lane widths and hydrant placement; and
- Public Open Space, including proposed Town Square dimensions.

The proposed Phase 1A/1B development is consistent with the Preliminary Master Plan, approved by the Mansfield Planning and Zoning Commission in July 2007. As anticipated at the time the Preliminary Master Plan was approved, additional details have been added during the preparation of materials in support of the Zoning Permit application, including:

- The addition of a drive alley behind buildings TS-1 and DL-1/DL-2 for access, loading and waste management;
- The expansion east of Building TS-2 to connect to the municipal parking garage (GR-1); and
- The incorporation of an expanded surface parking lot northeast of building DL-1/DL-2, through a long-term lease of an existing parking area from the University of Connecticut.

The site layout and technical elements of this zoning permit are consistent with the Preliminary Master Plan, as described below.

- The overall layout and width of the proposed streets remain unchanged.
- Curb radii at critical intersections are consistent with those in the Preliminary Master Plan.
- The location of proposed intersections with Storrs Road are identical, and on-street parking is accommodated on Storrs Road as well as on Dog Lane and the proposed new public streets.
- The location and dimensions of the proposed Town Square are unchanged
- The proposed building locations and perimeters are consistent with those in the Preliminary Master Plan.

- All new electrical and telephone utility infrastructure is proposed to be located underground.
- Water and sewer service will be provided to the project in a manner consistent with the Preliminary Master Plan.
- Site grading and drainage is consistent with the Preliminary Master Plan

The Preliminary Master Plan creates a development framework for Storrs Center. The proposed Phase 1A and 1B development is consistent not only with the technical aspects of the Preliminary Master Plan as detailed above, but also with the vision of the planners, residents and stakeholders that created and approved the original Preliminary Master Plan.

**STORRS CENTER
PHASE 1A AND 1B PARKING SUPPLY / DEMAND ANALYSIS**

BACKGROUND

Commencing in January 2007 Desman Associates has been developing Master Parking Studies for the Storrs Center Project addressing various program iterations. Our initial work included preparation of a Master Parking Study for the entire Storrs Center project, which was approved as part of the rezoning to the Storrs Center Special Design District. The analytical process that we utilized in preparing the Master Parking Study involved five steps. First the estimated master development program was identified by land use type. Second, base parking demand factors were identified for each land use type, consistent with accepted industry data. Third, adjustments were made to each base demand factor according to accepted methodologies of shared use analysis (e.g. availability of public transportation, proximity to UCONN, pedestrian connections and synergy of uses). Fourth, parking demand for the project was calculated by multiplying adjusted demand factors by the equivalent units of the development program across all hours of the day and evening. Finally the proposed parking supply was identified and compared with the peak parking demand for each phase of the development, thus insuring that adequate parking will be available not only at the completion of the project, but also at key points at the completion of each phase of the project. Our work product was peer reviewed by an independent consultant retained by the Town of Mansfield who are considered experts in the field.

The Mansfield Zoning Regulations require that as part of a zoning permit application within the SC-SDD area, a statement of consistency with the Master Parking Study must be prepared and submitted for review. Desman has been requested to prepare such a report by assessing the parking demands for Phase 1A/1B, which comprise the initial construction activity, and to determine if they are consistent with the parameters set forth in the Master Parking Study. In the natural development of projects similar to Storrs Center, the program for development will change over the years prior to finalization. This particular project has undergone several modifications affecting generation rates; however, the phased concept has never changed. This report concludes that the zoning permit application for Phase 1A/1B is consistent with the Master Parking Study.

DEMAND ANALYSIS – PHASES 1A AND 1B

Applying the approved shared use analysis zoning standards to the current program for Phase 1A, as illustrated in attached Table 2a, generates a peak weekday demand at 1 PM for 284 spaces, which is comprised of 159 reserved residential spaces and 125 shared, non-residential spaces. The operators of the residential apartments, Educational Realty Trust, have committed to the leasing of a total of 425 spaces for Phases 1A and 1B, including an estimate of 212 spaces in Phase 1A and 213 in Phase 1B, which exceeds the minimal zoning requirement. The reserved residential spaces will be located in the parking garage or the surface lot. The additional leased spaces will add 53 spaces to the reserved residential requirement for a total of 212 residential spaces in Phase 1A.

Pursuant to the zoning regulations, minimum practical capacity requirements must also be added to the non-residential spaces. Practical capacity refers to the operational efficiency of a parking lot, garage or system. Depending on the type of parker, that individual will perceive the facility to be full when occupancy levels reach a certain threshold. The addition of a minimum practical capacity requirement of 5% over the projected number of non-residential spaces translates into a parking

demand requirement of approximately 131 non-residential spaces. The addition of the 212 residential spaces to the 131 non-residential parking spaces results in a parking demand of 343 spaces upon completion of Phase 1A of which 212 must be located in the surface lot or parking garage and the balance of 131 throughout the available supply areas.

Applying the approved shared use analysis zoning standards to the current program for Phase 1A and 1B combined, as illustrated in Table 3a, generates a peak weekday demand at 1 PM that increases to 591 spaces, including 359 reserved residential spaces and 232 shared non-residential spaces. Upon completion of Phase 1B, the operators of the residential apartments, Educational Realty Trust, will be leasing 425 spaces for Phases 1A and 1B, exceeding the zoning requirement. The additional leased spaces at the completion of Phase 1B will add 66 additional spaces to the reserved residential requirement, raising the number of reserved residential spaces from 359 to 425, all of which will be located in the parking garage or surface lot.

Pursuant to the zoning regulations, minimum practical capacity requirements must also be added to the non-residential spaces. The addition of a minimum practical capacity requirement of 5% over the projected number of non-residential spaces translates into a parking demand requirement of approximately 244 non-residential spaces. The addition of the 425 reserved residential spaces to the 243 non-residential parking spaces results in a parking demand of 669 spaces upon completion of Phase 1B, of which 425 must be located in the surface lot or parking garage. The remaining 244 spaces may be located throughout the available supply areas.

SUPPLY ANALYSIS – PHASES 1A AND 1B

Upon opening of Phase 1A, nearly all parking associated with both Phases 1A and 1B will be complete. As a result, available parking will include the surface lot on Dog Lane, containing approximately 140 spaces, the structured parking facility, containing approximately 540 or more spaces, and on-street spaces along Storrs Road, Dog Lane, and along the alleyway behind Phase 1A, amounting to approximately 89 spaces. Additional spaces will become available in Phase 1 as the Town Square and the Village Street are completed. Based on the current phasing, the total number of spaces available at opening of Phase 1A will be approximately 769 spaces, including 680 in the surface lot and structured parking facility and 89 in other locations, far exceeding the total requirement for 345 spaces in Phase 1A. The 680 available spaces in the surface lot and parking garage will readily satisfy the Phase 1A reserved residential requirement of 212 spaces, leaving approximately 557 additional spaces, which readily satisfies the remaining Phase 1A non-residential demand of 133 spaces.

Upon completion of Phase 1B, cumulative parking supply will increase slightly beyond the 769 spaces at completion of Phase 1A based upon the addition of additional curb-side parking around the Town Square and along that portion of the Village Street included in Phase 1. For purposes of this analysis, those spaces have not been included and will ultimately enhance the availability of non-residential spaces. Using the number of spaces available upon completion of Phase 1A, the total number of 769 spaces will still exceed the total demand of 672 spaces upon completion of Phase 1B, including the leased spaces and the additional requirement for practical capacity. The 680 available spaces in the surface lot and parking garage will readily satisfy the combined Phase 1A and Phase 1B requirement for 425 reserved residential spaces. Deducting the residential spaces from the total supply leaves approximately 344 additional spaces, which will satisfy the remaining Phase 1A and Phase 1B non-residential demand of 247 spaces and will leave a surplus of 97 spaces plus any

additional spaces accumulated through the construction of the Town Square, extension of the Village Street, and the possible addition of more spaces in the structured parking facility.

All residential spaces will be reserved in dedicated locations in the parking garage and the surface lot on Dog Lane. Additional spaces in the surface lot on Dog Lane surface lot will accommodate non-residential uses which shall typically be located closer to Dog Lane. Residential spaces will be nested or reserved towards the north side of the lot. The structured parking facility will also accommodate both residential and non-residential spaces. Residential spaces will likely be nested in upper level areas with non-residential spaces concentrated on lower levels. On-street spaces will serve non-residential, transient, and short term uses.

CONCLUSION

When applied to the proposed program for Phases 1A and 1B, the prescribed shared use analysis as defined in the Storrs Center Parking Study yields a requirement of 603 spaces at completion of Phases 1A and 1B. With the addition of additional residential spaces to be leased by the residential users, the proposed parking demand increases to 672 spaces, exceeding the requirements of the minimum shared use analysis pursuant to the zoning regulations for the SC-SDD. The combination of the adjacent structured parking facility, the adjacent surface lot on Dog Lane, and on-street spaces located on Storrs Road, Dog Lane, around the Town Square, and in the alley behind Phase 1A will yield a supply of 769 spaces, all located within the designated walking distance for the project. This number will expand slightly with the addition of more on-street parking in Phase 1B around the Town Square and along the Village Street. Additional structured parking may also be added pursuant to ongoing analysis by the Town regarding the final design of the structured parking and intermodal facility. Based, however, upon an expectation of approximately 769 spaces to be completed in conjunction with Phase 1A, it is the determination of this analysis that the parking supply for Phases 1A and 1B, as reflected in the zoning permit plans prepared by BL Companies, is consistent with the requirements set forth for parking space demand and supply as delineated in the approved Storrs Center Master Parking Study.

DESMAN

ASSOCIATES

Storrs Center Parking Demand Analysis
Updated 01/12/11

Table 1: Phasing Summation

Storrs Center Cumulative Development by Phase

Land Use	Phase 1A		Phase 1B	
	Area (SF)	Units	Area (SF)	Units
General Residential		127		287
Restaurant				
- Sit Down Restaurant	8,895		8,895	
- Fast-Food/Grab-N-Go	8,055		9,910	
Office	5,007		5,007	
Community Shopping	5,034		45,918	

Table 2a: Phase 1A Weekday Hourly Parking Demand

Storrs Center Shared Use Analysis - Phase 1A							
Representative Weekday Hourly Accumulation of Parkers							
	Office	Retail	Restaurant		Residential		
I. Size Factors>	5,007	5,034	Sit Down 8,895	Fast Food 8,055	Reserved 127 units	Non-Reserved	
<u>Hour of Day</u>							<u>Total Parking Demand</u>
6:00 AM	0	0	3	2	159	0	164
7:00 AM	4	1	7	3	159	0	173
8:00 AM	10	2	14	7	159	0	191
9:00 AM	12	4	21	10	159	0	205
10:00 AM	13	7	38	18	159	0	234
11:00 AM	13	9	58	28	159	0	267
12:00 Noon	12	11	68	33	159	0	283
1:00 PM	12	12	68	33	159	0	284
2:00 PM	13	12	62	30	159	0	275
3:00 PM	13	12	41	20	159	0	245
4:00 PM	12	12	38	18	159	0	238
5:00 PM	7	10	41	20	159	0	237
6:00 PM	3	10	58	28	159	0	258
7:00 PM	1	9	55	26	159	0	250
8:00 PM	1	8	34	17	159	0	218
9:00 PM	0	6	21	10	159	0	196
10:00 PM	0	4	14	7	159	0	183
11:00 PM	0	1	7	3	159	0	170
12:00 Midnight	0	0	3	2	159	0	164

Table 2b: Phase 1A Weekend Hourly Parking Demand

Storrs Center Shared Use Analysis - Phase 1A Representative Weekend Hourly Accumulation of Parkers							
I. Size Factors>	Office	Retail	Restaurant		Residential		Total Parking Demand
	5,007	5,034	Sit Down 8,895	Fast Food 8,055	Reserved 127	Non-Reserved units	
<u>Hour of Day</u>							
6:00 AM	0	0	3	1	159	0	163
7:00 AM	0	1	6	3	159	0	169
8:00 AM	1	1	12	6	159	0	179
9:00 AM	2	4	18	9	159	0	191
10:00 AM	2	6	33	16	159	0	216
11:00 AM	2	8	52	25	159	0	245
12:00 Noon	2	10	61	29	159	0	260
1:00 PM	2	11	61	29	159	0	261
2:00 PM	1	12	55	26	159	0	253
3:00 PM	1	12	37	17	159	0	226
4:00 PM	0	12	33	16	159	0	220
5:00 PM	0	11	37	17	159	0	224
6:00 PM	0	10	52	25	159	0	245
7:00 PM	0	9	49	23	159	0	240
8:00 PM	0	8	30	14	159	0	212
9:00 PM	0	6	18	9	159	0	192
10:00 PM	0	4	12	6	159	0	181
11:00 PM	0	2	6	3	159	0	170
12:00 Midnight	0	0	3	1	159	0	163

Table 3a: Phase 1B Cumulative Weekday Hourly Parking Demand

Storrs Center Shared Use Analysis - Phase 1B Representative Weekday Hourly Accumulation of Parkers							
I. Size Factors>	Office	Retail	Restaurant		Residential		Total Parking Demand
	5,007	45,918	Sit Down 8,895	Fast Food 9,910	Reserved 287	Non-Reserved units	
<u>Hour of Day</u>							
6:00 AM	0	1	3	2	359	0	366
7:00 AM	4	6	7	4	359	0	379
8:00 AM	10	17	14	8	359	0	407
9:00 AM	12	33	21	12	359	0	437
10:00 AM	13	61	38	22	359	0	493
11:00 AM	13	84	58	35	359	0	548
12:00 Noon	12	100	68	41	359	0	580
1:00 PM	12	112	68	41	359	0	591
2:00 PM	13	112	62	37	359	0	582
3:00 PM	13	112	41	24	359	0	549
4:00 PM	12	106	38	22	359	0	537
5:00 PM	7	95	41	24	359	0	526
6:00 PM	3	89	58	35	359	0	544
7:00 PM	1	84	55	33	359	0	531
8:00 PM	1	73	34	20	359	0	487
9:00 PM	0	56	21	12	359	0	448
10:00 PM	0	33	14	8	359	0	414
11:00 PM	0	11	7	4	359	0	381
12:00 Midnight	0	0	3	2	359	0	364

Table 3b: Phase 1B Cumulative Weekend Hourly Parking Demand

Storrs Center Shared Use Analysis - Phase 1B Representative Weekend Hourly Accumulation of Parkers							
1. Size Factors>	Office	Retail	Restaurant		Residential		Total Parking Demand
	5,007	45,918	Sit Down 8,895	Fast Food 9,910	Reserved 287	Non-Reserved units	
<u>Hour of Day</u>							
6:00 AM	0	1	3	2	359	0	365
7:00 AM	0	6	6	4	359	0	374
8:00 AM	1	11	12	7	359	0	391
9:00 AM	2	33	18	11	359	0	423
10:00 AM	2	56	33	20	359	0	470
11:00 AM	2	73	52	30	359	0	516
12:00 Noon	2	89	61	36	359	0	547
1:00 PM	2	100	61	36	359	0	558
2:00 PM	1	112	55	32	359	0	559
3:00 PM	1	112	37	21	359	0	529
4:00 PM	0	106	33	20	359	0	518
5:00 PM	0	100	37	21	359	0	517
6:00 PM	0	89	52	30	359	0	530
7:00 PM	0	84	49	28	359	0	520
8:00 PM	0	73	30	18	359	0	479
9:00 PM	0	56	18	11	359	0	443
10:00 PM	0	39	12	7	359	0	417
11:00 PM	0	17	6	4	359	0	385
12:00 Midnight	0	0	3	2	359	0	364

Table 4 – Peak Hour Weekday and Weekend Parking Demand by Phase

	Peak Parking Demand	
	Weekday	Weekend
Phase 1A	284	261
Phase 1B	591	558



STORRS CENTER PHASE IA AND 1B TRAFFIC ANALYSIS AND STATEMENT OF CONSISTENCY

Pursuant to Article X, Section S.6.c(vi) of the Zoning Regulations, BL Companies has reviewed the proposed Phase 1B/1B development plan for general consistency with that assumed in the Master Traffic Study for Storrs Center. (February 2007).

The Master Traffic Study does not address development phasing and was based on a development plan of 690 residential units and 210,750± square feet of commercial space.

Subsequent to Town approval, the Master Plan was approved by the State Traffic Commission (STC# 077-0804-01) along with certain traffic improvements.

Phase 1A/1B as proposed consists of buildings TS-1, TS-2 and DL-1/2.

The Master Traffic Study assumptions for the buildings that comprise Phase 1A/1B included about 289,500 square feet of gross floor area broken down as follows:

- 59,452 gross square feet of retail space
- 228,885 gross square feet of residential use, consisting of 189 units
- and 1,200 square feet of office space

As currently proposed under Phase 1A/1B, the plan consists of 357,817 square feet of gross floor area broken down as follows:

- 77,792 gross square feet of retail space
- and 280,025 gross square feet of residential use, consisting of 285 units

While the Phase 1A/AB development program is somewhat larger than the Master Traffic Study anticipated, the overall Storrs Center project will remain essentially as originally contemplated in the Master Traffic Study. The reallocation of development to one part of the overall site to another will have no significant impact.

The Phase 1A/1B development will be accompanied by the Storrs Road and Dog Lane traffic improvements required by STC for the entire Storrs Center build out. These off site improvements are currently under design by the Town's consultant and would be clearly adequate to accommodate Phase 1A/1B traffic. It is anticipated that these improvements will be completed when Phase 1A is ready for occupancy.

Additionally, it is anticipated that the Village Street connection to Post Office Road, currently in design by the Town will be completed in conjunction with Phase 1A and the structured parking facility also currently under design by the Town. This will have a further

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positive effect on traffic operations in the vicinity of the site by providing alternate routes of access.

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Statement of Consistency with Design Guidelines for Storrs Center Phase 1A and 1B

Town Square Area

The fundamental goal of the design guidelines is to create an architecture that will define the town center, enhance, enliven, and support the focus upon the public spaces and the life of the street. It must provide streetscapes and defined street walls that support and enhance the experiences of daily life, with particular emphasis on the ground plane and lower level, where the perception of the project by pedestrians, patrons, and passers-by is the strongest. Buildings must work together as an extension of the urban plan to reinforce the focus on the public realm as the shared setting of public and commercial activity. Successful street walls will hold together as a background to the places that they define, while allowing for variety and an organic quality. The occasional individual building may become a focus in the streetscape – but only as a foil to the collective of buildings that work together to define public spaces and streetscapes.

As part of the design process in conjunction with the goals stated above, the design team looked to the tradition of vernacular and regional architecture as well as local climate, land conditions, and the culture of the region. Inspiration was sought in forms that were often developed by local custom, using regional materials or sustainable equivalents with similar appearance, techniques, and forms. To avoid the trap of being dated by conforming to an accepted concept of style or form, the design team sought a sense of authenticity that does not derive simply from the duplication of past styles but primarily from the recognition of the role that buildings play in defining the landscape of daily life and interaction. Like the vernacular, the architecture of Storrs Center responds practically to the place and purpose for which it is built with a collective focus on the creation of a lasting and sustainable backdrop to life and culture in Mansfield.

Early in the design process massing studies were done to establish standards for height, scale, and mass in basic building fabric that would be strong enough to tie the first phase of the project together while allowing enough flexibility in form to accommodate key architectural gestures where appropriate to the urban context and the essential vistas. The strength of the overall massing and fabric should be such that it allows for the architectural variation that will create a localized, pedestrian oriented sense of scale at the street level. At the same time we were aware that the Town Square is the largest civic space in Storrs Center. At the larger urban scale, buildings surrounding the Town Square need to function collectively to reinforce and define the sense of space within the Town Square Area and bear a proportional relationship to this large public space and neighboring institutions.

The general form we chose to address these needs was traditional sturdy vernacular building form that has a strong single story “base” that would house the commercial uses, a three story “body” with a uniform plane of siding punctuated with rhythmical windows in the middle of the building, and a single story “cap” created with a trim band and a change of materials. The single story cap at the top of the building can be altered to

variegate the roof line and allow for greater diversity of architectural form. Different roof types, profiles, and features, such as dormers provide the variety of roof line that delineates the architectural perimeter of the Town Square. The three-story body of the building is large and strong enough maintain the pleasant building proportions even as the height of the ground story changed with the grade of the streetscape. The strong horizontal bands established by the repetition of building base, body and cap also creates a strong common element among all the buildings that allows the buildings to function collectively to define the large civic space of the Town Square. Breaking these same horizontal bands also presents the opportunity to introduce localized, site specific architectural gestures, such as bays, prominent symmetries and vertical elements to demarcate key terminating vistas such as the end of Bolton Road, the corner of the northerly building on the Town Square, the view towards Dog Lane, and the terminal view from the Village Street into the Town Square.

Based on the massing models and design philosophy that was applied to the buildings in Phases 1A and 1B, elevations were gradually developed and presented to the Mansfield Downtown Partnership design committee on two occasions. Building TS-1, located at the northern end of the Town Square with elevations that face both Storrs Road and Dog Lane, is distinguished by a strong corner element with a two-story base and prominent gable top. TS-2 addresses the eastern side of the Town Square with a strong frontal façade along the Town Square and a prominent, vertical gable form that terminates the vista down Bolton Road. Building DL-1/2, stretching up Dog Lane, includes a tower-like feature at its western end adjacent to the Town Square to frame the view diagonally across the Town Square give urban presence to that corner of the Town Square. Careful consideration was given to the perception at ground plane of the pedestrian and visitors to the Town Square. Not only should the architecture provide cohesiveness and clarity to the main civic space of the Square; but this singular experience must be juxtaposed against changing urban vistas and architectural streetscapes as visitors move around and through this central civic space.

At the Planning and Design Committee meetings there was general agreement with the overall approach to the design, but there was also a general consensus that the individual facades should be further segmented to provide a scalar breakdown indicative of multiple buildings with a vertical orientation to the street. It was also suggested that the façade of building TS-1 that faces north towards Buckley Hall should be developed to present a stronger first image of the new town center when approached from the direction of the University. As a result of the feed back from the meetings, major adjustments were made to the façades by breaking the scale of the buildings down into smaller elements and introducing a greater variety of building types and forms within each of the three primary building masses. The north end of building TS-1 was redesigned to make it more prominent and signatory of the buildings forms to come as one enters the Town Square.

Design participation by the committee has produced a much stronger project. The overall scale and mass of the buildings that make up a neighborhood now play a key role in providing the critical threshold of development needed to attract patrons, pedestrians, and activities to a particular area. Buildings provide the perimeter walls for streets and public

spaces and are designed in a manner that is consistent with the nature of the spaces that they define. Buildings also share with their neighbors a sense of harmony that reveals a shared focus on defining high quality, vibrant public spaces. In the town center, the primary focus of building design is on the whole – the creation of a clearly defined public and outdoor space as a collective expression that uses carefully crafted individual building facades to create a harmonious civic experience. In summary, the design of the buildings for Phases 1A and 1B is consistent with the letter and spirit of the design guidelines.

5.2 DESIGN CERTIFICATION FORM

The application is consistent with the attached design review checklist.

Phase 1A/1B (DL-1/DL-2, TS-1, TS-2)
Name and Location of Building

Andrew Graves
Architect of Record

January 13, 2011
Date

5.3 STORRS CENTER DESIGN REVIEW CHECKLIST

Building/Site Description: Storrs Center Phase 1A/1B

Location: Buildings DL-1/DL-2, TS-1, TS-2

Area: Town Square

Architect/Engineer: A.Graves, G. Fitzgerald, BL Companies, Meriden, CT

Contact/Phone: (800) 301-3077

Initial Review Date: January 13, 2011

All questions should be answered Yes/No/NA unless specific information is requested. For 'No' answers, please include explanatory Comments/Notes. In these regulations "reasonable consistency" means that some variation or deviation from specific provisions is acceptable provided that the overall intent of the provision is achieved.

Section 1.3 Preliminary Master Plan

Is the overall plan contained in the zoning permit application reasonably consistent with the Preliminary Master Plan?

Y	N	NA
Y		

Comments/Notes:

The Phase 1A/1B site layout and technical elements are notably consistent with the Master Plan. The overall layout and width of the proposed streets remains unchanged. The location and dimensions of the proposed Town Square is unchanged, and the proposed building locations and perimeters are consistent with those in the master plan. As noted on the site plans, all new electrical, and telephone utility infrastructure is proposed to be located underground.

Sections 2.3 – 2.6 Area Specific Requirements

Is the site plan reasonably consistent with the area specific design standards for its location (i.e., Town Square, Market Square, Village Street, Residential)?

	Y	N	NA
Allowable Uses	Y		

Building Setback	Y		
Building Height	Y		
Façade Setback	Y		
Eave Projection	Y		
Roof Profile	Y		
Recessed Entries	Y		
Awnings			NA
Balconies	Y		
Covered Arcades/Galleries	Y		

Comments/Notes:

Allowable uses: Phase 1A and 1B buildings contain residential and commercial uses consistent with SDD requirements (see the Table of Uses).

Building Setbacks: Front and side yard set backs are 0 ft in the Town Square Area as long as there is 8' between the face of the building and the back of the street curb. Building locations meet these requirements.

Building Height: Town Square Area has a maximum height limitation of 85'. Maximum proposed building height is 70'.

Façade Setbacks: Setbacks are permitted to be up to 2' at the building face and 12' at the penthouse level. There are currently no façade setbacks in the project.

Eave Projections: Projections are permitted to be up to 3'. Current design meets this eave projection limitation in some locations but does not exceed these requirements. Dimensions are provided on the elevations.

Roof Profile: Single slope roofs adhere to the maximum slope requirement of 12-in-12, multiple slope roofs conform to traditional forms and proportions.

Recessed Entries: The majority of building entrances are flush with the exterior façades. Where residential lobby entrances are recessed, they are less than the 4' as permitted in the SDD guidelines.

Awnings: Space has been provided between the trim band at the bottom of the residential portion of the building and the top of the storefront of the commercial spaces on the first floor to allow for the placement of awning by the commercial tenants when they fit out there spaces. Tenant façade improvements including the place and configuration of awnings will be reviewed for conformance with the SDD guidelines. All commercial tenants are required to submit proposed improvements to Storrs Center Alliance for review and written approval prior to submitting applications to the Town.

Balconies: Balconies are provided on street facades of the buildings in accordance with SDD guidelines. No balconies are provided along Storrs Road, which would exceed the 18" maximum. Balconies are provided along Dog Lane and the Village Street, which project less than the permitted 48".

Covered Arcade/Galleries: Covered arcades and/or galleries are provided at the west end of building DL-1/2 but are not provided along Storrs Road where not permitted.

Are the streets reasonably consistent with the roadway design standards for their location?

	Y	N	NA
Lane Widths	Y		
Parking Lane Widths	Y		
Turning/Curb Radius	Y		
Curb Heights	Y		

Comments/Notes:

Lane widths are the same as those proposed in the Preliminary Master Plan. Curb radii at all critical intersections are consistent with those in the Preliminary Master Plan. Curb heights are consistent with the Design Guidelines, with curbs along Storrs Road being 6" reveal, and curb heights along Dog Lane and the Storrs Center Village Streets being 4" reveal. The location of proposed intersections with Storrs Road are identical to the Preliminary Master Plan, and on-street parking is accommodated on Storrs Road as well as on Dog Lane and the proposed new public streets.

Are the streetscape elements reasonably consistent with the design standards for their location?

	Y	N	NA
Sidewalks	Y		
Terraces	Y		
Combined Sidewalk/Terrace Areas	Y		
On-street Parking	Y		
Street Trees	Y		
Street Lighting	Y		
Street Furniture	Y		

Comments/Notes:

Due to a State Traffic Commission requirement to increase depth of parallel parking spaces along Storrs Road, combined sidewalk/terrace areas in front of TS-1 are slightly less than 18 feet in some areas along the east side of Storrs Road. However, in the areas where there is no on-street parking, the sidewalk/terrace areas are well in excess of 18 feet.

Is the building scale and composition reasonably consistent with the applicable Building Composition diagrams?

	Y	N	NA
Massing and Scale	Y		
Horizontal/Vertical Divisions	Y		

Comments/Notes:

Massing and Scale: Building façades facing the Town Square have large prominent symmetrical massing elements with a uniform rhythm vertically proportioned windows and tower elements. Key vistas are terminated with strong building elements with two story masonry bases and prominent vernacular gable forms at the end of Bolton Road and at the corner of Storrs Road and Dog Lane. As the façades of the buildings move away from the Town Square up Dog Lane and down the Village Street the scale of building elements is reduced by the use of smaller scale roof elements, less prominent street façades and banding and material changes along the top story of the building.

Horizontal/Vertical Divisions: A strong horizontal band at the second floor deck of most buildings clearly defines and segregates the first floor commercial spaces for the residential spaces above except where it has been raised in a few select locations for special emphasis as mentioned above. Building façades are vertically proportioned by the use of vertical divisions between different building façades and vertical compositional elements within each façade.

Is the building orientation and façade design reasonably consistent with the applicable Building Composition diagrams?

In accordance with the guidelines, prominent architectural elements have been placed at the terminus of Bolton Road, the corner of Dog Lane and Storrs Road and at the end of building DL-1/2 where the west end of the building approaches the Town Square. These important locations define key vistas, views across the Town Square and the terminus of key axes.

	Y	N	NA
Location of entrances	Y		
Location of special elements and architectural gestures	Y		

Comments/Notes:

Locations of Entrances: Entrances to first floor commercial spaces are integrated into the storefront façades along the streetscape. Where the potential for larger retail spaces exist, more prominent entrances are provided particularly where the façade of TS-2 fronts on the Town Square. Residential entrances to the apartments above the first floor are clearly defined both at the point of entry on the first floor and with fenestration and roof patterns above.

Location of special elements and architectural gesture: Important architectural gestures are constrained to the key vistas and axes described above.

Section 3 Lot and Building Standards

Section 3.2.1 Site Layout Standards

Is the Site Layout reasonably consistent with the Site Layout Standards?

	Y	N	NA
Site features	Y		
Visual patterns	Y		
Building entrances	Y		
Major parking areas	Y		

Section 3.3.2 Building Layout and Design Standards

Is the scale of the building mass reasonably compatible with existing or planned nearby buildings?

Y	N	NA
Y		

Are the roof mass and building façade reasonably compatible as a building composition?

Y	N	NA
Y		

Does the design reasonably incorporate weather protection, convenience and safety features for pedestrians?

Y	N	NA
Y		

Comments/Notes:

Compatible Building Scale: Building scale and massing is consistent with the adjacent university buildings to the north, the SDD guidelines, and the proposed future development to take place in the remainder of the SDD project area. Building TS-1, TS-2 and DL-2 are all 5 stories tall, a half story less than permitted. Building DL-1, which is attached to the east end of DL-2, is 4 stories tall with a single story barn style garage to the north.

Roof mass and façade composition: Building façades are generally divided into a traditional first story commercial base, 3 story residential body and single story cap consisting of a variety of dormer or roof forms. Strong top story gable forms are used at visually important locations.

Weather Protection, Convenience and Safety: Residential entrances have lobby vestibules for easy access and convenience; large retail space entrances have permanent canopies, and architectural allowances have been provided for the installation of awnings for smaller first floor commercial tenants. Building roofs will be internally drained where flat, or will have gutters and snow guards when sloped.

Section 3.3.3 Floor Heights

Are the floor-to-floor heights reasonably consistent with the design guidelines?

Y	N	NA
Y		

Comments/Notes:

Floor-to Floor Heights: First floor commercial floor-to-floor heights vary due to the change in the street elevations but are at a minimum between the 15' and 20' specified in the guidelines. Floor-to-floor spacing on the residential floors is 11'-0" which provides for 9' ceilings in the residential units and the appropriate structural floor thickness.

3.4 Façade Composition

3.4.1 Building Walls

Are the windows reasonably compatible with the building design?

Y	N	NA
Y		

Are the windows generally vertically proportioned?

Y	N	NA
Y		

Are the windows rhythmically spaced in a pattern reasonably compatible with the building form?

Y	N	NA
Y		

Are the windows on upper floors generally smaller than the ground floor display windows?

Y	N	NA
Y		

Are the windows generally recessed in their openings?

Y	N	NA
Y		

Comments/Notes:

Windows compatible with building design: Building forms are generally based on 19th and early 20th century forms of American vernacular architecture. Windows are double hung and casements with a variety of lite patterns consistent with the buildings they are in.

Windows vertically proportioned: Windows do vary somewhat from façade to façade, but are generally twice as tall as they are wide.

Windows rhythmically spaced: Windows are generally spaced at a consistent rhythm of 10' to 12' on center. Where appropriate, window rhythms vary to accentuate building entrances and roof forms.

Windows smaller than the ground floor display windows: Upper story windows are significantly smaller than commercial first floor storefront openings.

Recessed Window openings: Fixed, double hung and casement windows are all conventional sash and frame windows where window sash will be recessed behind the surface of the building façades.

3.4.2 Window Openings

Are the window openings designed to be reasonably consistent with the design guidelines?

Y	N	NA
Y		

Comments/Notes:

Windows and rhythmically spaced, vertically proportioned and contextually appropriate for the façades that they are placed in.

3.4.3 Shutters

Are shutters designed to be reasonably consistent with the design guidelines?

Y	N	NA
		NA

Comments/Notes:

Shutters are not provided in this phase of the project.

3.4.4 Balconies

Are balconies designed to be reasonably consistent with the design guidelines?

Y	N	NA
Y		

Comments/Notes:

Balconies: Balconies are provided on street facades of the buildings in accordance with SDD guidelines. No balconies are provided along Storrs Road which would exceed the 18” maximum. Balconies are provided along Dog Lane and the Village Street, which project less than the permitted 48”.

3.4.5 Entries

Are primary building entrances clearly defined and articulated?

Y	N	NA
Y		

Does the main entrance face a major street?

Y	N	NA
Y		

If the building has a prominent corner location, is an entrance located at the corner (if applicable)?

Y	N	NA
Y		

Are the Americans with Disabilities Act (ADA) standards for building entries addressed in the documentation?

Y	N	NA
Y		

Comments/Notes:

Building Entrances: Entrances to first floor commercial spaces are integrated into the storefront façades along the streetscape. Where the potential for larger retail spaces exist more prominent entrances are provided particularly where the façade of TS-2 fronts on the Town Square. Residential entrances to the apartments above the first floor are clearly defined both at the point of entry on the first floor and with fenestration and roof patterns above. Building entrances are directly off Dog Lane or the Village Street.

American with Disabilities Act: All entrances are ADA compliant as required by the Connecticut Building Code.

3.5 Commercial Storefronts

NOTE: Zoning approval plans may not include final individual storefronts and signage pending identification of actual tenants and application for tenant fit-out permits. If not included with zoning approval package, signage and storefronts for individual tenant fit-outs must demonstrate compliance with these design guidelines as part of applications for permitting of individual tenant fit-out construction. In addition, all commercial tenants are required to submit proposed improvements to Storrs Center Alliance for review and written approval prior to submitting to the Town.

3.5.2 Composition

Where included, are the storefronts reasonably consistent with framework of traditional storefront design?

Y	N	NA
Y		

Is there diversity of character and individuality among the various storefronts?

Y	N	NA
		NA

Are storefront entrances clearly marked?

Y	N	NA
		NA

Is the relationship of indoor to outdoor reasonably well established using transparency or, at terraces, operable doors and windows?

Y	N	NA
Y		

Comments/Notes:

Commercial storefronts are rhythmical and vertically proportioned and appropriately scaled for the façades in which they are placed. A large proportion of the ground floor street front façades are glazed to provide a strong connection between commercial spaces and the streetscape. Individuation of storefronts, placement of awnings, entrances, and transoms will be proposed by individual tenants leasing the spaces.

3.5.4 Materials

What materials are used for the storefronts?

Storefronts shall consist of large tempered insulated glass panels set in thermally broken aluminum frames with a kynar finish wrapped with painted trim.

Are materials used reasonably consistent with the design guidelines?

Y	N	NA
Y		

Comments/Notes:

Materials described are consistent with SDD guidelines

3.6 Roof and Cornice Form

Is the building designed with a cornice or parapet wall in accordance with the design guidelines?

Y	N	NA
Y		

Where applicable, do traditional roof forms reasonably follow historic precedent?

Y	N	NA
Y		

Are the roofs consistent to the height limitations in the design guidelines?

Y	N	NA
Y		

Comments/Notes:

Cornice and Parapets: Where provided, Parapets extend at least 30" above roof planes behind in accordance with the guidelines. Cornice widths are at least 10" in accordance with the guidelines, but are typically wider in proportion to the façade below.

Roof Forms: Roof forms are typically single sloped gable, hip, shed and mansard forms with pitches between 4 and 12-in-12 in keeping with traditional vernacular forms and the design guidelines. Double sloped gambrel roofs are also used in conjunction with shed and gable form dormers.

Roof Heights: Roof heights are limited to 70', 15' less than the permitted height set forth in the SDD guidelines.

3.6.3 Materials and Colors

What are the roof materials and colors?

Standing seam metal roofs and fiberglass shingles are both used. Colors are warm grays and earth tones consistent with natural roofing materials. Colors will also be consistent with SRI index required by the sustainability guidelines.

Are materials and colors reasonably consistent with the design guidelines?

Y	N	NA
Y		

Comments/Notes:

Selected materials and colors are consistent with the design guidelines.

3.6.4 Mechanical Equipment

Is roof-mounted equipment (HVAC, plumbing, exhaust fans, etc.) reasonably concealed from view?

Y	N	NA
Y		

Are wall mounted grilles, vents and louvers reasonably integrated into the façade design?

Y	N	NA
Y		

Comments/Notes:

Roof Mounted HVAC equipment: Roof mounted equipment is typically located near the center of building roofs which are protected from view by parapets and mansard roofs that are at least 30" higher than the roof plane that the equipment is situated on.

Wall mounted grills: Wall mounted grills will be painted to match the siding color. Multiple vents will be combined where possible.

3.7 Building Materials

3.7.2 Appropriate Materials

What building materials are used?

Facades: Clapboard siding, brick, cast stone, painted panels, and board and batten siding

Windows: Vinyl fixed, double hung and casements with painted trim.

Doors: Aluminum and glass, painted hollow metal (rear of buildings). Aluminum surfaces will have a factory finished color

Trim: Pre-finished or painted Fiber cement or PVC

Visible Roofing: Standing seam metal or fiberglass shingles.

Are the materials used appropriate and compatible to those of adjacent buildings and reasonably consistent with the design guidelines?

Y	N	NA
Y		

Comments/Notes:

Selected materials are all specifically permitted by the SDD guidelines.

3.8 Colors

Is the paint color scheme reasonably consistent with the design guidelines?

Y	N	NA
Y		

Comments/Notes:

Colors are limited typically to two or three colors per building façade with a base trim and accent color. Colors are traditional, similar to the Benjamin Moore Historic Color palette.

3.9 Building Lighting Design

If applicable, is the lighting plan design for the building reasonably consistent with the design guidelines?

Y	N	NA
		NA

Are the fixtures compatible with the design guidelines?

Y	N	NA
		NA

Comments/Notes:

Storefront lightning will be proposed on an individual basis as tenants fit out their spaces. Tenant lighting will be reviewed for consistency with the design guidelines prior to being submitted for approval. All commercial tenants are required to submit proposed lighting plans to Storrs Center Alliance for review and written approval prior to submitting applications to the Town.

3.10 Building Signage

NOTE: Zoning approval plans may not include final individual storefronts and signage pending identification of actual tenants and application for tenant fit-out permits. If not included with zoning approval package, signage and storefronts for individual tenant fit-outs must demonstrate compliance with these design guidelines as part of applications for permitting of individual tenant fit-out construction.

If included, is the building signage design reasonably consistent with the design guidelines?

Y	N	NA
		NA

Comments/Notes:

Building signage will be permitted on an individual basis as tenants fit out their spaces. Tenant signage will be reviewed for consistency with the design guidelines prior to being submitted for approval. All commercial tenants are required to submit proposed signage plans to Storrs Center Alliance for review and written approval prior to submitting applications to the Town.

3.11 Building Safety Issues

Are applicable building safety issues addressed in the plans?

Y	N	NA
Y		

Comments/Notes:

Plans have been developed in accordance with the current codes applicable in the State of Connecticut. Detailed conformance with pertinent code requirements will be addressed in documents submitted for the building permit.

Section 4 Site Improvement Standards

4.2 Street Trees

What street tree species are used?

Is the size and spacing of trees reasonably consistent with the design guidelines?

Y	N	NA
Y		

Comments/Notes:

Tree Species used include:

- Aesculus x carnea (RED HORSECHESTNUT)
- Acer rubrum 'October Glory' (OCTOBER GLORY RED MAPLE)
- Cercidiphyllum japonicum (KATSURA TREE)
- Ginko biloba 'Princeton Sentry' (GINKO)
- Gleditsia triacanthos var. inermis 'Shademaster' (SHADEMASTER THORNLESS HONEYLOCUST)
- Liquidambar styraciflua (SWEETGUM)
- Platanus x acerifolia 'Bloodgood' (LONDON PLANE TREE)
- Quercus palustris (PIN OAK)
- Tilia cordata 'Greenspire' (GREENSPIRE LINDEN)
- Ulmus americana 'Valley Forge' (AMERICAN ELM)
- Zelkova serrata 'Village Green' (VILLAGE GREEN ZELKOVA)

Size, spacing, and grouping of tree species is consistent with the Design Guidelines. A monoculture of species is avoided, yet groupings of the same tree are provided to create a strong identity for distinct areas.

4.3 Public Space Details

Is a continuous clear passage width of five feet maintained on all public sidewalks?

Y	N	NA
Y		

What materials are used for public sidewalks, outdoor terraces, and plaza spaces?

Are the materials used reasonably consistent with the design guidelines?

Y	N	NA
Y		

Is the design of the street tree planting beds reasonably compatible with the design guidelines?

Y	N	NA
Y		

Are the materials used in private walks compatible with the materials used in public sidewalks?

Y	N	NA
Y		

Does the plan include:

	Y	N	NA
Bus stop shelter, if applicable	Y		
Bike racks	Y		
Directional signage		N	
Benches	Y		

Comments/Notes:

Hardscape materials proposed include concrete, colored concrete, and stamped concrete. Details for Bus Stop shelter, bike racks, and benches are included in the plan detail sheets. Directional Signage is being developed by the design team and will be incorporated into the Village Street design by the Town.

4.4.2 Parking Structures

Do parking structures have reasonably appropriate architectural cladding or building liners where exposed on street fronts?

Y	N	NA
		NA

On perimeters visible from surrounding areas, are parking structures appropriately screened with landscaping?

Y	N	NA
		NA

Comments/Notes:

The parking structure GR-1 will be the subject of a separate Zoning Permit Application.

4.4.3 Off-Street Surface Parking

Are surface parking areas located to the side or rear of buildings where possible?

Y	N	NA
Y		

Is the number of contiguous parking spaces generally consistent with the design guidelines?

Y	N	NA
Y		

Do surface parking areas have appropriate landscaping or screening?

Y	N	NA
Y		

Comments/Notes:

4.5 Service and Utility Areas

Are service areas located in the rear or side yards, where possible?

Y	N	NA
Y		

Are walls, fences, or landscaping used to screen service areas?

Y	N	NA
Y		

Are refuse containers enclosed with an opaque wall?

Y	N	NA
Y		

Is the service area contained in a recess of the building or enclosed where possible?

Y	N	NA
Y		

Are service areas sized to address Mansfield recycling requirements?

Y	N	NA
Y		

Comments/Notes:

Mansfield recycling requirements: A waste management plan consistent with town requirements has been submitted for review

4.6 Site Lighting

Is the site lighting pedestrian scaled?

Y	N	NA
Y		

Does the site lighting complement the architectural design?

Y	N	NA
Y		

Is the site lighting focused downward to illuminate appropriate areas and to avoid spill-off into other areas?

Y	N	NA
Y		

Comments/Notes:

Proposed site lighting is the "Battery Park" fixture by Sentry, or the "Providence" LED by Architectural Area Lighting (AAL). The fixtures, poles and pole heights are consistent with the Design Guidelines. Cross bars for banner/planter hanging are provided, as is an electrical receptacle in each base. The Sentry fixture is the same fixture used by the Town of Mansfield in the Community Center Pedestrian Connection on the north side of Town Hall. The Providence LED is a high-efficiency Light Emitting Diode fixture.

4.7 Site Signage

Is the site signage plan reasonably consistent with the guidelines?

Y	N	NA
		NA

Has adequate signage been provided to guide visitors in the vicinity of the building(s)?

Y	N	NA
		NA

Comments/Notes:

Site Signage will be subject to subsequent review and approval.

4.9 Site Safety Issues

Are applicable site safety issues addressed in the plans?

Y	N	NA
Y		

Have Mansfield Fire Lane standards been addressed?

Y	N	NA
Y		

Comments/Notes:

All known public safety issues are addressed in the plans, and Fire Lane standards, radii and lane widths are consistent with the Storrs Center Preliminary Master Plan, which was specifically reviewed for these issues with the Mansfield Fire Marshal.

PAGE
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LEGAL NOTICE
TOWN OF MANSFIELD

In accordance with Section 7-349 of the Connecticut General Statutes, notice is hereby given that the Comprehensive Annual Financial Report for the Town of Mansfield and the Comprehensive Annual Financial Report for Regional School District 19 for the Fiscal Year July 1, 2009 to June 30, 2010, which were prepared under the Director of Finance and audited by Blum, Shapiro & Company P.C., 29 South Main Street, West Hartford, CT, are on file and open for public inspection in the Office of the Town Clerk, 4 South Eagleville Road, Mansfield, Connecticut.

Dated at Mansfield, Connecticut, this 19th day of January 2011.

Mary Stanton
Town Clerk, Mansfield

PAGE
BREAK

GOVERNOR DANIEL P. MALLOY

INAUGURAL MESSAGE TO THE CONNECTICUT GENERAL ASSEMBLY

"SHARED SACRIFICE; SHARED PROSPERITY"

I. Salutation and Introduction

Mr. President, Mr. Speaker, Senator McKinney, Representative Cafero, my fellow state officials, ladies and gentlemen of the General Assembly, honored members of the Judiciary, members of the clergy, honored guests, a special mention to my close friend and the best running mate ever, Lieutenant Governor Nancy Wyman, and a special mention to the former First Lady Nikki O'Neil, the wife of the late great Governor O'Neil, my extended family, friends and all the citizens throughout our great state, and the four people who mean the most to me, my wonderful wife Cathy, and our three sons, Daniel, Ben and Sam.

Thank you for being here to mark a crucial cornerstone in our democracy – the transfer of responsibilities and the conveyance of hope for our collective future, from one gubernatorial administration to the next.

Before I begin I would like to make three important notes.

The first is to acknowledge the service of Governor Rell. She stepped into the role of Governor at a time when our state was in a different kind of crisis, a crisis of confidence in the character and intentions of its leadership. She worked tirelessly to restore that sense of respectability, and she will hold a special place in our hearts and our history because of her efforts.

Second, I would like to congratulate all of you seated here today for your victories in last year's election, both returning legislative veterans and newcomers. You are seated in a Hall surrounded by history, the echoes of lawmakers who over the centuries were called to the same higher purpose that is public service. I congratulate each of you.

And third is to acknowledge the heroic service of the brave men and women from our great state of Connecticut serving in our Armed Forces in two wars and across the globe today. I hope and pray that we will have peace someday soon. And I thank them for their dedication to their country.

II. Overview: Crisis and Opportunity; Prosperity through Shared Sacrifice

I believe that what is in our history and what is in our hearts are intertwined to create a DNA of sorts that defines us as a people. Connecticut has a storied 375-year history, one rooted in the political and military founding of this great nation; one driven by industrial, political, and artistic innovation that had become the signature of our people over time.

Today, though, as has happened from time to time over our centuries, we are faced with considerable challenges, I dare say crises of historic proportions.

We are, indeed, at a crossroads of crisis and opportunity.

We will need to reach deep to our roots, those of strength yet compassion, steadfastness yet innovation. And, most importantly, we will need to solve our problems -- TOGETHER -- by pursuing with great urgency not Republican ideas or Democratic ideas, but good ideas that know no political master or agenda.

We will do these things so that in our future we can celebrate shared prosperity for us all, which on balance can only come from shared sacrifice from each of us.

Today, then, marks quite a bit more than the singular act of a transition from one gubernatorial administration to another. It is a demarcation between where we have been and where we are going, about remembering who we are and what we are capable of when it counts the most.

Perhaps Connecticut Governor Wilbur Cross captured it best in a 1936 Thanksgiving Proclamation when he wrote to the people of Connecticut and gave thanks:

"For the blessings that have been our common lot and have placed our beloved State with the favored regions of earth ... for the richer yield from labor of every kind that has sustained our lives ... for honor held above price ... for steadfast courage and zeal in the long, long search after truth.

III. **The Journey to this Moment: A Personal Story**

As Governor Cross so eloquently pointed out, we the people of Connecticut are blessed. We come from good stock, and it is within that historical context that I stand before you a deeply humbled man.

Many observers say that this has been a six-year journey for me to this point -- from when I first started considering a run for the office of governor. But in many ways it started so much earlier.

Growing up, I had learning disabilities that might have left me on the fringes. Back then, there were not programs to identify and support children with disabilities. But luckily for me, there was the inspiring dedication and skill of the school teachers who touched my life, and there was the sheer willpower of a mother of 8 children.

My parents both worked while raising a large family, but my mother, who was a nurse, knew I was different. She knew I had challenges, but she never let those challenges overshadow my strengths. She focused her children on the importance of character, hard work, dedication, and love of family. And she repeatedly challenged us to leave the world a better place for having been here.

Not unlike what is needed today for our great state. I believe we need to focus on our strengths, and acknowledge that there are no challenges before us that we can't fix with hard work, dedication, and getting in touch with the collective character that is our heritage.

In many ways, the adversity that I have faced growing up, and the adversity Connecticut faces today, are intersecting at that crossroads of crisis and opportunity.

IV. The Crossroads of Crisis and Opportunity

So today, we gather to talk about how to leave Connecticut a better place than when we found it. We must reach back to our heritage for fortitude, to make an honest assessment of where we are, and to join together to define our collective future as a people.

It will require us to think differently. To compare how things have been done in the past, and to take a different path forward. I'm reminded of the renowned poet Robert Frost, a fellow New Englander, when he wrote in *The Road Not Taken*:

"Two roads diverged in a wood, and I -- I took the one less traveled by. And that has made all the difference."

Today I see an economic crisis and an employment crisis, fueled by an unfriendly employer environment, a lack of educational resources, a deteriorating transportation system, and an enormous budget crisis of historic proportions. All coddled by a habit of political sugarcoating that has passed our problems onto the next generation.

Well, ladies and gentlemen, the next generation is here.

We will conjure up the true grit and courage of our heritage and take the road less traveled, because Connecticut has met great challenges before.

In the War of 1812 when the British blockade crippled our import business, we pivoted to innovating machine tools and industrial technology – thanks to the likes of Eli Whitney and other world class inventors. They sparked a string of firsts from the Cotton Gin to the portable typewriter to color TV; from the lollipop to the Frisbee.

In our inventive heyday we had more patents issued per capita than any other state in the union.

We defined the American industrial revolution and became the Arsenal of Democracy that President Roosevelt called for during World War Two. Only we started a century earlier by playing a pivotal role in the Civil War and continued through both World Wars and the Cold War in the 1960s when we built the first nuclear submarine.

And our mighty economic presence intertwined with a different kind of strength.

In the mid 1800s Prudence Crandall ran a school for African American girls in the face of discrimination and death threats, and in doing so defined the edges of equality and the power of education to change us for the better.

We shattered the glass ceiling of gubernatorial history thanks to Ella Grasso of Windsor Locks as the nation's first female governor, elected in her own right.

Our heritage also includes literary and artistic heroes of global proportions. We became home to Harriett Beecher Stowe, Mark Twain, PT Barnum and the founder of Webster's Dictionary. And of course we are still home to America's oldest continuously published newspaper, our own Hartford Courant.

We have overcome events beyond our control. Ferocious hurricanes. Blizzards. Devastating floods. And more recently when the planes hit on 9/11 – as mayor of Stamford at the time, I remember how we all went into rapid response mode, ramping up our hospitals and preparing for the wave of transport victims we would be receiving. But of course they never came. Instead, we counted the unclaimed cars that remained in commuter parking lots. We mourned, and we persevered.

We have this astounding history, this heritage. You know, as I have traveled around the state for many years, meeting amazing people in churches and diners and town picnics – one of their consistent messages was this feeling that maybe our best days are behind us. That economic security – let alone prosperity – is a thing of the past. That maybe we won't – that we can't – leave this a better place than we found it.

And even while they were sending me that message, there was a context to it. They were asking me to help them do something about it. And that tells me the true grit that is Connecticut, the can-do spirit of innovation, is still alive and ready – to engage in the fight for a better future for everyone.

Because as our own Harriet Beecher Stowe said – and she knew a thing or two about adversity: "When you get into a tight place and everything goes against you, till it seems as though you could not hang on a minute longer, never give up then, for that is just the place and time that the tide will turn."

V. **Shared Prosperity: Join an Emerging Movement**

I can sense it. It is our time. Never give up, and the tide will turn. It's not just the story of my life. It's the story of Connecticut.

So if you believe like I do that Connecticut's best days are ahead, I hope you will join what must be a shared, emerging movement for rational, honest, achievable change. A movement that restores economic vitality, creates jobs and returns Connecticut to fiscal solvency.

We will put in place an economic development strategy that makes sense for the 21st century economy, aggressively competing with other states and nations for lucrative biotech, nanotech, fuel cell technology and stem cell research jobs.

We will join Connecticut to the Energy Economy, attracting companies that reduce our dependency on fossil fuels.

We will aggressively develop our three deepwater ports to spark commercial activity and decrease our reliance on heavy trucking and the congestion they bring to our highways.

We will make Bradley International Airport an independent entity, freeing it to better grow its passenger base.

Cities and towns will have a partner in Hartford, and we will marshal all the resources of the state government to help local projects with an economic impact. I've been on the municipal side of the equation, and I know first hand how important that partnership could be.

We will work to remove the barriers that keep us from attracting employers by lowering the highest energy costs in the country, lowering health care costs, and reforming our regulatory system to protect the public while building our economy.

I also hope you will join me in a movement to once and for all resolve our out-of-control budget crisis, and retire gimmicks and one-time solutions. We must instead adopt a responsible tell-it-like-it-is approach to balancing and managing our budget, and treat it just like any company treats a budget, with generally accepted accounting principles – commonly referred to as GAAP.

We must establish our means and live within them.

That's why, minutes before I stepped into this chamber to give this speech – I signed an executive order which begins the process of requiring the state to keep its books according to GAAP principles. We require every city and town to do it, and now we'll require the state to do it.

We will make state government make sense, to serve the people better, to shorten the distance between what they need and when they get it. In the coming weeks and months, you will hear a lot about reducing the size of government, from the size of my office, to the number of state agencies. And not just cutting for cutting sake, but re-conceiving government so that better decisions are made and implemented faster.

And as we go through this together, I believe it is imperative that we not lose sight of who we are; who we have always been. Not unlike when our beloved Governor Ella Grasso said during her Inaugural address in 1975:

"We must provide government that is efficient, that is compassionate, that is humane. But we will fulfill that role mindful of the lives that are touched by every program, aware of our heritage and our responsibilities to the people and to the communities of which we are a part."

VI. Shared Sacrifice

To get there, together, is going to take courage, conviction, and shared sacrifice. I believe we have the courage. I believe we have the conviction – we're not very good at being last in anything. And I believe that in our hearts, we are willing to make sacrifices if, if, we understand where we're going, what's at stake, and that shared sacrifice is really shared – that there's a fairness factor.

But this is not sacrifice without payoff. This is sacrifice with a purpose. This is the kind of sacrifice I think my mother was talking about that will leave the world a better place for us having been here.

It is a time of historic proportions, when we as a people must ask ourselves who we, collectively, want to be and what separates us as a people.

Do we believe in every woman, child and man for themselves?

Or do we believe as President Kennedy did that a rising tide floats all boats?

-over-

Do we believe we can be a mighty economic force?

Do we believe in the education of our children?

Do we believe in the social safety net for the most vulnerable among us, and that it should be a hand up instead of a handout?

It's going to be tough to finally address our most intractable problems while being true to ourselves, but the question is not whether it can be done. We already know we can from our history. And I know from personal experience that we can. I remember when we transformed Stamford, which was an ailing industrial city, and made it a world-class financial center – sparking an economic, cultural and environmental renaissance that gained national attention.

The question is whether we want to do it. I want to. I hope you do, too. And we will ... together.

In the coming weeks, my Administration will be developing detailed proposals to set and fund priorities for the state, which I will outline in my budget address to the Legislature later next month. We clearly face big problems, and in my estimation big problems call for a big table. I will be meeting with the Legislature, labor leaders, economic advisors, private industry and the not-for-profit sector so that we have a well-rounded perspective on the best solutions to our problems. And then I will begin working with the Legislature to adopt the budget.

VII. **Conclusion**

With your help and a shared sense of responsibility and sacrifice, we will realize shared prosperity for all.

Future generations will look back on this particular crossroads of crisis and opportunity – and say that we rallied, we reached deep, we chose well to leave this great state better than we found it. After all, we know as the people of Connecticut, it is in our nature to do so.

I look forward to serving the people of Connecticut with you. God bless you, God bless the Great State of Connecticut, and God bless the United States of America.

REGIONS AS PARTNERS

Reducing Budget Gaps, Planning More
Appropriately and Delivering Services More
Efficiently

Recommendations to Governor-Elect Malloy

Carl Amento, William Cibes, Rick Dunne, Martin Mador,
Matthew Nemerson and Lyle Wray

December 20, 2010

The Vision

Connecticut has developed a scheme of fragmented government rife with system redundancy, inefficient and inadequate delivery of services, and a taxation system lacking coherence. Costly failures to coordinate investment and infrastructure with land use decisions chokes off growth in our cities and creates overwhelming and inequitable burdens upon taxpayers.

Instituting comprehensive and effective regional solutions in Connecticut has been discussed for decades. Report after report has explained the manifold benefits of regional solutions. Advocacy groups and legislators have called for it. And yet, in December of 2010, we have scant evidence of it. Lack of regional solutions hurts our state economically, hampers economic growth, damages our environment through mis-guided land use decisions, interferes with development of a rational energy policy, and, if this list weren't long enough, costs us money and handicaps our state's competitiveness.

The continuing loss of open space and farmland with the resulting loss of habitat and species diversity; development of greenfields rather than brownfields; expansion where there is no infrastructure; and lack of all logical connection whatsoever between housing, shopping, transportation and workplaces has been the result of a desperate race to grow municipal grand lists. The lack of comprehensive and integrated planning between the state and municipal levels has kept us from addressing these problems. We must wean ourselves from the toxic milk of reliance on the municipal property tax, which will be made even more complicated by Connecticut's current financial difficulties.

Connecticut's fiscal crisis provides the opportunity to begin to remedy these structural defects by implementing changes to our revenue structure and service delivery systems in order to emulate a nationally proven efficient government structure that returns real value to our taxpayers, right-sizes services delivery, creates a positive climate for business growth and preserves the contribution of natural resources to our quality of life. This set of recommendations calls for consolidating many government services regionally through the empowerment of municipal CEOs, acting through regions, as an integral and necessary component of state governance. This will assist in balancing the state budget through the adoption of a more efficient model of revenue dedication and service delivery.

This set of recommendations leaves the political system intact and unchanged. It promotes delivery of some services from the town level to the regions, and devolves others from state agencies to regions while enhancing statewide planning, delivering on the original vision and promise of the Office of Responsible Growth. It maintains that governance, taxation, revenue, and spending at every level is unitary; that it is the legal responsibility of the state to provide for each of these, whether they are carried out at the state level, or passed down to regions and municipalities. It assumes that the current fiscal crisis will likely increase pressure on municipalities to raise revenues locally. It argues that the proposed management and oversight of tax dollars at the regional level is the most appropriate route to effective and responsible governance. It holds that the existing Council of Governments (COGs), headed by municipal

chief elected officials, is the structure of choice, and recommends that the eight non-COG regional entities should be encouraged to convert to the COG format.

Our state's constitution allows for regional governance and regional compacts. Connecticut Constitution, Article Ten, Section 2, "Of Home Rule", provides:

The general assembly may prescribe the methods by which towns, cities and boroughs may establish regional governments and the methods by which towns, cities, boroughs and regional governments may enter into compacts. The general assembly shall prescribe the powers, organization, form, and method of dissolution of any government so established.

We submit that today's challenge is not in demonstrating once again the need for a regional approach to service delivery, but in accepting the already proven, and finding the best route to get there, quickly.

First and foremost, we need **bold, vigorous, energetic, informed, effective, and forthright leadership from the Governor**. This is the *sine qua non* for change.

It goes without saying that we need support from the legislature, which will require the Governor to ensure that his vision is shared with legislative leadership. It especially requires informed, willing, and able Legislative Committees, such as Planning & Development and Government Affairs & Elections, prepared to draft, pass, and promote the necessary legislative foundation.

What are the necessary policy changes?

We must declare openly and unabashedly that the state will partner with regions to promote efficiencies and foster economic growth at the regional level. Our state revenue system must be "re-balanced" to provide assistance in the form of unrestricted Revenue-Sharing Block Grants to municipalities which will allow the newly-empowered CEOs acting through a COG to make the best regional decision on allocation of resources, mitigating pressure on the property tax. Specific mandates upon municipalities whose costs far outweigh the benefits must be relieved, at least temporarily. Certain incremental revenue must be redirected and dedicated to specific needs in order to maintain services and infrastructure in a more cost-effective manner via regional administration of service delivery. This incremental revenue (e.g., sales and hotel taxes) should be redistributed by the state to COGs primarily to provide matching funds for federal programs, reducing the need for existing appropriations to state agencies from revenue and debt sources, and to partially support other services. This redirected flow of revenue will incentivize the remaining non-COG regions to convert to the CEO-governed COG format. An additional incentive should be developed to generate further savings and efficiencies by encouraging voluntary consolidation of the existing COGs to fewer, larger COGs where such consolidations make geographic and practical sense.

The Five Principal Concepts

1. Re-establish an Office of Statewide Planning within OPM to coordinate regional-municipal activities and to coordinate state-regional-local policy communications
2. Devolve certain regional service and project delivery programs now run by state agencies to COGs, *(for example, see Appendix A, ConnDOT STP, additional savings to state via reduction in state agency staff)*
3. Elevate certain state aid to municipalities to the COGs for more efficient project and service delivery
4. Temporarily waive a specific, limited schedule of mandates on towns for the duration of the current biennium
5. Implement tax-sharing policies in order to provide revenue sources at the regional level, to be shared among towns and spent by the COGs in order to conduct direct program activities

The Recommendations

The following set of explicit recommendations is designed to advance this solution. Many of them can be implemented through executive action. Should the Governor and Legislature desire to fully employ a form of regional governance, additional measures affecting revenue and debt policy may be designed and applied.

- ❖ **Designate COGs as the state's Regional Partners in Organizing and Delivering State Projects and Services**
 - Establish the principle that state and federal funding and investments to be implemented locally or regionally will be granted only to COGs at the regional level unless it can be demonstrated that the COG mechanism is not available, is not cost effective, or will result in diminished services
 - Fiscal support (federal and state) for improved services should be distributed through the COGs.
- ❖ **Provide for Municipal Relief and Empowerment**
 - Grant relief from a specific, limited schedule of mandates upon municipalities *for the duration of this biennium*
 - Authorize municipalities, working through COGs, to develop plans to reconfigure regional boundaries and design Unified Service Delivery Districts for the delivery of all state and regional services
 - Evaluate formally consolidating other existing "efficient" regional agencies like workforce development boards, area boards on aging, etc. within COGs to realize even

greater savings in administration and, in compliance with statute, restore municipal CEOs' input over operations within their communities.

- Expand CGS 7-148cc, Joint Performance of Municipal Functions, so that the COGs can coordinate these multi-town agreements

❖ **Designate and empower OPM as the locus of a cabinet-level planning entity to coordinate funding, planning and activities between State Agencies and COGs on all matters which affect towns and regions.**

- Create an Office of Statewide Planning (OSP) within OPM, incorporating the Office of Responsible Growth
- Empower OSP to coordinate actions of state agencies that affect towns and regions and to consolidate communication of such matters to the towns and regions
 - Require that OPM expressly Accept or Reject without prejudice regional proposals for Unified Service Delivery Districts and/or reconfigured regional boundaries within 60 days of submission to the Secretary, otherwise a regional proposal is deemed approved
 - Guided by the Secretary of OPM, all state agencies and independent regional service delivery agencies that receive funding from the State or federal governments shall, to the greatest extent practicable, utilize the boundaries of any Unified Service Delivery Districts administered by COGs
- Disband, consolidate or relocate redundant and competing state agency operations (e.g., Housing for Economic Growth, NRZ)
 - State Agencies must eliminate redundant staff
- Administer state aid to regions and municipalities
 - Implement regional tax-distribution policies in order to provide revenue sources at the regional level, to be shared among towns and spent by the COGs in order to conduct direct program activities
 - Devise new mechanism for conduct of certain municipal aid programs to be administered through COGs

❖ **Establish a relationship with a policy institute to be located at an Institution of Higher Education**

- Analysis, recommendations, and periodic feedback from the academic, business, and advocacy sectors are important. We recommend that the Institute for Municipal and Regional Policy at CCSU, or some similar organization, be recognized for the contribution such an organization can make. This is particularly important as there is no graduate school of planning at any university in the state

- ❖ **Incentivize currently-configured RPOs to re-organize as COGs** in order to: 1) create Unified Service Delivery Districts for all regionally-delivered state services, and 2) receive state and federal funding related to the administration of unified service delivery, planning and projects
 - Incentivize the current planning regions to consolidate into fewer, larger Councils of Governments (COGs)
 - Permit non-compliant regions to continue to exist on condition of forfeiture of revised funding stream

- ❖ **Define New, Expanded Scope and Function of COGs**
 - Designated recipient of all state funding to regions
 - Conduit for seed money to consolidate municipal services
 - Locus of supervision and administration of ALL independent regional service delivery agencies that receive funding from the State or federal governments (e.g., regional agencies such as Workforce Development Boards, Area Boards on Aging, Community Action Agencies, Transit Districts, Economic Development Districts, etc.)
 - Center of consolidation, where feasible, for all administrative functions of subsidiary organizations
 - Locus of planning for projects which have regional significance
 - Developer, consolidator, coordinator and maintainer of regional:
 - Plans of Conservation & Development
 - Long-Range Regional Transportation Plans
 - Transportation Investment Programs
 - Comprehensive Economic Development Strategies (CEDs)
 - Responsible and *Sustainable* Growth Plans
 - Health, Public Safety, and Homeland Security regions or districts

- ❖ **Empower COGs to:**
 - Consult, coordinate and cooperate with Office of Statewide Planning in the development and maintenance of State-level Plans
 - Authorize municipalities to designate COGs to act on their behalf on specific issues if they so choose
 - Determine, by region, which local functions should be promoted to the COGs, and which state agency functions should be devolved to the COGs
 - Create opportunities for member towns to collaborate effectively and leverage shared services by providing (where feasible) for:
 - electricity and energy purchasing agreements
 - purchases of commodities and services
 - purchases of durable goods

- Brownfield remediation coordination
 - homeland security functions
 - staff sharing: animal control, code enforcement, planning, etc.
 - school transportation
 - equipment sharing
 - solid waste handling
 - public safety services
 - public works
 - health insurance cooperatives
 - design and engineering services
- ❖ **Relocate state agency regional functions to COGs where appropriate, devolve both state and federal funding for these activities via OPM OPS, block-granting where possible to provide flexibility and savings.**
- Require that all state agencies prepare for submission to the Secretary of OPM reports that identify each regionally directed or implemented program under its respective control and demonstrate either: 1) why each program can only continue to be legally and effectively administered by the agency, or 2) promulgate plans for immediate implementation that would devolve each specific regionally implemented program and their commensurate funding to the COGs.
- At a minimum, these plans shall include the following programs:
- ConnDOT- Federal Transportation Planning, STP Urban Program, Transit District Operations
 - DECD- CDBG Small Cities, EPA and State Brownfields, EDDs
 - DPH- Health District Administration
 - OPM- certain Municipal Assistance Programs
 - DEMHS- Homeland Security Planning Program
- State Agencies must eliminate unnecessary and redundant staff no longer required as a result of program consolidation at the regional level

These regional consolidations outlined above, along with others, could allow the state to provide a single annual grant of dedicated revenue to the COG, and the COG, as a direct recipient of federal funds (which most already are), would be responsible for all statutory compliance. This eliminates the current level of duplication at the state agencies in the performance of program administration and compliance for which the regions already have responsibility.

DISCUSSION

Efficient government is cost-effective government. Our current budget deficit demands that we explore every avenue for reducing the cost of government. Duplicating service delivery and resources for all 169 towns is expensive and inefficient. System redundancy is great if you're designing aircraft systems; it's unaffordable and unnecessary if you want to run a government, especially in lean times.

The move to unify service delivery at the regional level in order to address a range of needs now provided by 169 towns and various state agencies will lead to lasting efficiencies in the delivery of services, improvement of the quality of such services, expedited project delivery and more efficient and streamlined government. No one would create such a fragmented system as we have today. We inherited it originally from an era 300 years ago when Congregational parish boundaries became our model for local government, and allowed it to evolve haphazardly without plan or coherence. Local taxation is based on land ownership because that was historically the easiest way to assess financial ability to pay. Because we are, after all, the Land of Steady Habits, we leave tiny-scale governance in place, year after year, century after century.

The cost multipliers of fragmented and small scale government in part contribute to our deficit. Is it a best management practice to duplicate the same services, police, fire, public works, recreation, library, tax and assessment, land use, public health and education, over and over again for each municipal unit? Surely, a rational organization for the provision of these services by reasonably sized governmental units would produce the kind of savings we need to reduce the cost of government. While there are many good examples of consolidation of services occurring already at the regional level, such consolidations remain the exception rather than the rule.

Connecticut's 169 municipalities operate as independent entities under what many believe to be a grant of such power under the state's constitution – deriving their authority from the state. However, the oft-cited language in the state constitution interpreted as granting authority to the towns to operate as “independent entities” actually does nothing of the kind. Article Ten, Section 1 regarding Home Rule provides as follows:

SEC. 1. The general assembly shall by general law delegate such legislative authority as from time to time it deems appropriate to towns, cities and boroughs relative to the powers, organization, and form of government of such political subdivisions. The general assembly shall from time to time by general law determine the maximum terms of office of the various town, city and borough elective offices. After July 1, 1969, the general assembly shall enact no special legislation relative to the powers, organization, terms of elective offices or form of government of any single town, city or borough, except as to (a) borrowing power, (b) validating acts, and (c) formation, consolidation or dissolution of any town, city or borough, unless in the delegation of legislative authority by general law the general assembly shall have failed to prescribe the powers necessary to effect the purpose of such special legislation.

In short, about the only prohibition on action by the General Assembly is the enactment of "*special legislation relative to the powers, organization, and terms of elective offices or form of government of any single town, city or borough*". Indeed, see Article Ten, Section 2:

SEC. 2. The general assembly may prescribe the methods by which towns, cities and boroughs may establish regional governments and the methods by which towns, cities, boroughs and regional governments may enter into compacts. The general assembly shall prescribe the powers, organization, form, and method of dissolution of any government so established.

For many, Connecticut's commonly accepted "home rule" approach to governance is the embodiment of democratic ideals. For others, the home rule system is a relic that breeds inefficiencies, increases costs, and makes little sense for the challenges of providing necessary government services with scarce resources.

The vision for cost savings and improved efficiency requires a regional structure which can quickly be given the authority and resources to implement that vision. We know of not a single advocate calling for the resurrection of our former county government, dismantled in 1960. Fortunately, we already have a structure in place, the 15 Regional Planning Organizations. The RPOs are well established (dating back to the late 1950s) and their geographies are understood and supported by their constituent towns. These entities already perform transportation and land use planning for their member municipalities. Moreover, some of the RPOs provide a range of non-traditional planning region functions including transit district services, cooperative purchasing, homeland security functions, brownfields reclamation and other services.

RPOs under current Connecticut law can be Councils of Government (COG), Councils of Elected Officials (CEO) or Regional Planning Agencies (RPA). Of the three forms, the COG structure is unique. A COG's Board of Directors is comprised of the chief elected officials of the member municipalities, which provides an ideal democratic framework for regional governance. This structure provides a ready-made regional entity for providing regional services, for both devolved state functions and promoted local functions, in a cost-effective and efficient manner. The principle at play here is that "empowered" CEOs have an electorally-derived obligation to their constituents to ensure that the essential parts of home rule remain in place. If a mayor takes action that is contrary to a principle that the Legislature has felt the need to compel previously through mandate, and the local constituents are in disagreement, that official will suffer the consequences at the polls.

Because COGs are governed by chief elected officials, they are engaged in the widest range of issues and provide the greatest range of services of the three types of regions. COGs today are essentially regional service centers governed by municipal chief elected officials. They are effective forums for chief-elected officials to discuss issues and seek collective solutions. Since municipal CEOs are directly accountable to their residents, the COG structure is distinctly different from the other two types of RPOs as well as other regional creations established by the state. It is a key reason for the success realized by COGs.

The COG structure is already in place, and takes its governance directly from the towns. No political changes of any sort, constitutional or otherwise, need be made to implement the recommendations contained herein. So we recommend that COGs be designated the regional providers. However, only 7 of the 15 existing RPOs are COGs. We recommend that incentives be used to encourage the towns in the 5 RPAs and 3 CEOs to restructure themselves as COGs. All state funds should eventually be channeled to regions and towns only through the COGs.

While we feel 15 COGs may be excessive for a small state, we recommend against forced or mandated consolidation. This should happen through incentives and voluntarily action of the member towns.

We must immediately begin the process of identifying which local functions should be promoted to the COGs, and which state agency functions should be devolved to those regions. By elevating municipal functions (particularly those already funded by the state) to regional delivery entities and devolving state administration of other functions (such as the CDBG Small Cities Program and USDOT Surface Transportation Program) to the regions as well, this centralization of function from both above and below will eliminate some tasks at the state level and commensurately reduce state spending. Municipalities, who usually don't have exclusive staff dedicated to these programs, would be able to reduce administrative outlays by repurposing and refocusing staff resources and gain value from the inherent efficiency generated by centralized procurement and administration. Responsibility for these functions would be consolidated at COGs which already have a proven national record of delivering services much less expensively than either the state bureaucracy or the towns on an individual basis. Concomitant establishment of a single Office of Statewide Planning (OSP) at OPM to provide the direct interface between the state, its regional partners and the towns would generate significant additional savings by consolidating various agency planning and administrative functions in a central state office.

What services are candidates for efficient delivery at the regional level? Any service now provided by a town individually or provided by the state is a candidate for a regional approach. A list of government activities to be evaluated for regional delivery might include, purchasing of commodities and durable goods, purchasing of all services, transit operations, brownfields reclamation, staff sharing, equipment sharing, solid waste, public safety, energy purchasing and management, e-government, homeland security and non-motorized (bike/walk) access.

Connecticut, for the past fifty years, has used a myriad of ad hoc regional solutions to address many of its challenges and service delivery needs. For example, most state agencies operate regional centers for delivery of services. Motor Vehicles, State Police, DOT Maintenance, DEMHS, Agriculture Animal Control, and Labor are just a few examples of state agencies using regional service delivery. Almost none of the state delivery "regions" are the same and most have been in place for so long that the rationale for their structure is no longer known, nor relevant. Few of the state agencies with regional delivery are framed around current information technologies or necessarily tied to the demographic changes of the state over time. Many have no logical relationship with the areas they purport to serve. In recent years, the state

has created new large scale regions: Workforce Investment Boards, Tourism and Homeland Security Regions. These regions may look impressive on paper but are so large as to become disconnected from the state's municipalities and in particular their chief-elected officials. More often than not, these state generated regions are created for the convenience of the controlling state agency, and provide neither efficient delivery of services nor relevant collaboration from local officials. See Appendix C for examples of the many arbitrary ways we divide the state.

Even existing "efficient" regional agencies like workforce development boards, area boards on aging, etc. should also be consolidated in the same manner to squeeze even greater savings in administration and, more importantly from some perspectives, give municipal CEOs greater authority over operations within their communities.

Oftentimes, our state agencies are merely expensive conduits that pass federal funding through the pipe to the regions, taking the administrative funds out of the program budget for the favor. This set of recommendations proposes to shorten that pipe and designate COGs as the direct recipients of those funds, eliminating duplication and empowering municipal CEOs as decision-makers, making more of the scarce resource available for actual program / project implementation directly benefitting both residents and the business community.

Analysis, recommendations, and periodic feedback from the academic, business, and advocacy sectors are important. We recommend that the Institute for Municipal and Regional Policy at CCSU, or some similar organization, be recognized for the contribution such an organization can make. This is particularly important as there is no graduate school of planning at any university in the state.

APPENDIX A

EXAMPLE: CONNDOT PROGRAM RESTRUCTURING

Using CONNDOT as an example, the restructuring recommended here could eliminate a large layer of the department's bureaucracy that: 1) impedes timely program implementation with its often redundant stewardship of the federal program, 2) diverts for itself more than 20% of federal transportation outlays to cover an ever greater proportion of DOT salaries (usually unrelated to the purpose of the federal grant), and 3) maintains control of the federal program that statutorily belongs with municipal CEOs. Reduction of expenditures in the state's general budget would be compensated through this elimination / diminution of state responsibilities and the more efficient delivery of projects and services by municipally-led COGs.

This example of restructuring should not be viewed as a "power grab". It is a less expensive and more effective transportation planning and implementation process and is the model that prevails in most states. With little bargaining unit representation at the regional level such a proposal would not require major reorganizations and negotiations, rather, the Governor could order consolidation and the regions, with guidance from OPM, can figure out the details. Even greater efficiency could be fostered as the state could then consolidate the subsidies of various transportation functions into a single vehicle, allowing the region (really the municipal CEOs) to determine the best allocation of resources between planning, operations and construction.

These simple regional consolidations, along with others, could allow the state to provide a single annual grant of dedicated revenue to the COG, and the COG, as a direct recipient of federal funds (which most already are) would be responsible for all statutory compliance. The above example would eliminate an entire level of duplication in the performance of program administration and compliance for which the regions already have responsibility.

APPENDIX B

SELECTED REFERENCES and CASE STUDIES

Are these new ideas? Hardly. The foundations, rationale, and roadmaps for moving to regionalism have been in the public domain for decades, at least. Here are just a few:

- Connecticut Metropatterns: A Regional Agenda for Community and Prosperity in Connecticut, Myron Orfield and Thomas Luce, Ameregis, 2003
- Developing Connecticut's Economic Future, 1000 Friends of Connecticut, 2007
- Blue Ribbon Commission on Property Tax Burdens and Smart Growth Incentives, 2003
- Strategy to Establish Uniform Regional Service Delivery Areas for All State Agencies. Pursuant to Special Act 92-22. William Cibes and Susan Shimelman, OPM February 1993.
- Report on the regional delivery boundaries of state human services agencies, OPM, 1988
- First Phase Recommendations, Speaker's Blue Ribbon Commission on Municipal Opportunities and Regional Efficiencies (MORE), 2010
- Regional Government Organizations, Office of Legislative Research, Ryan F. O'Neil and Mary M. Janicki, 2010 < <http://www.housedems.ct.gov/MORE/2010-R-0072.doc>>

Existing law provides enabling doorways, and a few baby steps. CGS 7-148cc allows two or more towns to form a partnership to do what any one town either is required to do or desires to do.

PA 07-239, An Act Concerning Responsible Growth, establishes an incentive grant program to encourage the provision of municipal services on a regional basis. It requires OPM to review (within available appropriations, of course) regional tax-based revenue sharing programs and the establishment of regional asset districts. It requires a five year DECD economic strategic plan, which includes regional economic, community, and housing development plans.

PA 09-231 allows towns within a Federal Regional Economic Development District to promote regional economic development and share the real and personal property tax revenue from new economic development.

CGS 7-339a-339l, which dates from 1961, provide for interlocal agreements between cooperating towns or quasi-towns to provide services and equipment for a specifically enumerated list.

APPENDIX C

EXISTING DELIVERY DISTRICTS/AREAS/REGIONS/CENTERS

105	911 Call centers (Public Safety Answering Points)
77	public health departments
8	economic development districts
169	public works, police, land use offices
5	DEMHS regions
9	labor market areas
5	tourism districts
4	DOT districts
2	DEP districts
5	Conservation Districts
12	Community Action Agencies
3	Department Of Developmental Services Regions
54	Probate Court Districts
282	Fire Districts
11	State Police Regions
126	Local Law Enforcement Areas
12	Judicial Districts
22	Judicial Branch Areas
20	Local Health Districts
6	Regional Education Service Centers
15	Regional Planning Organizations
3	Resource Recovery Authorities
3	Tourism Districts
3	Water Authorities
4	Water Utility Coordinating Committees
5	Workforce Development Boards

APPENDIX D

HOW DO WE KNOW THIS WILL WORK?

A number of effective programs are already in place and working in our COGs. These serve as inspirational case studies showing us the benefits of regional delivery services.

- Northeastern Connecticut Council of Governments (NECOG):
 - Animal Control - 20 to 60 percent cost savings with more services
 - Engineering - more than 50 percent savings for each participating town
 - Paramedic Intercept - not affordable without a regional approach
 - Revaluation - estimated \$700,000 savings
 - Transit Administration - more than \$100,000 annually

- Capitol Region Council of Governments (CRCOG) has municipal sharing programs on:
 - purchasing: a voluntary cooperative serving 84 municipalities, boards of education, and public agencies
 - animal control
 - digital health departments
 - IT Application Sharing and Development (e-government)
 - online building permitting
 - Enhancement of Regional GIS for Towns
 - GIS Flight and Mapping Data
 - Farmington Valley Trail Maintenance
 - Eastern CT Trail Maintenance (with Windham Region COG)
 - Regional Traffic Team/ Accident Investigation Unit
 - Regional Law Enforcement Data Sharing and Training Center
 - Regional Emergency Operations Center
 - Building officials

- The Valley Council of Governments (VCOG) Brownfields Program, which it hosts as the Regional Brownfields Partnership of West-Central CT, has been cooperatively conducted directly with EPA since 1996. It serves 25 municipalities and has administered more than 10 times the number of site assessments and cleanups of both public and private sites than the programs run by DECD and CDA combined. VCOG has done this with a dedicated staff of ONE person and a contingent of private environmental consultants. Their average cost per site is one-third less than that of DECD and has been recognized as a model of cooperation by EPA Region 1. EPA has consistently awarded more funding to this group than it has to the state-run program.

PAGE
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Malloy/Wyman Transition Team

Final Report of the

POLICY COMMITTEE

Linda J. Kelly
Co-Chair

Joseph J. McGee
Co-Chair

Executive Summary

January 10, 2011

Introduction

In December 2010, Governor-elect Dannel P. Malloy and Lieutenant Governor-elect Nancy Wyman appointed Joseph J. McGee and Linda J. Kelly to serve as co-chairs of the Transition Team Policy Committee. This Committee was to provide “a vehicle to ensure that all voices will be heard with respect to the important policy decisions facing Connecticut as the Malloy administration begins.” Specifically, the Committee was charged with soliciting and developing policy suggestions in twelve distinct subject areas:

- Agriculture
- Children’s Services
- Education
- Energy
- Environment
- Healthcare
- Housing
- Human Services
- Jobs/Economic Development
- Public Safety
- Technology
- Transportation

A working group was created for each of the twelve subject areas, the co-chairs of which were chosen by the Governor-elect and Lieutenant Governor-elect. The working group co-chairs were tasked with reaching out to a diverse group of thought leaders representing a broad range of views from throughout the state. The Policy Committee co-chairs suggested names/entities to the working group co-chairs, as did members of the Transition Steering Committee. Steering Committee members also participated in working groups of their choice.

Much was accomplished with this broad outreach, as more than 200 individuals from across the state helped produce the more than 1,800 pages of policy proposals, priorities and recommendations included in this submission.

Process

On December 6, 2010, Governor-elect Malloy, Lieutenant Governor-elect Wyman and Chief of Staff-designate Tim Bannon met with the Transition Team, including the Steering Committee, the Personnel Committee, the Policy Committee co-chairs and the co-chairs of each of the twelve policy working groups. The Governor-elect charged the group with presenting policy considerations that adhered to the following operating principles:

- Campaign policy statements were to be the foundation for policy development.
- Policy recommendations cannot require additional state spending.
- Any funding requirements beyond what is currently in the budget must be met from a recommended existing funding source (i.e. pre-existing bond authorizations).
- Policy recommendations that incorporate ideas for reducing state spending are welcome.
- Recommendations need not require full implementation immediately; they can play out over a number of years.
- Policy recommendations will be reconciled with the budget by OPM Secretary-designate Ben Barnes.

The Policy Committee co-chairs provided the individual working groups with wide latitude over their own processes; however, one guiding principle was universal: all options and opinions were to be considered. Working groups were asked to cast as wide a net as possible in soliciting policy proposals, and to forward to the Policy Committee co-chairs any alternate ideas or dissenting opinions they encountered. (It should be noted that the Transition Office regularly received comments and suggestions from the general public through the state's Transition website. These comments and suggestions were forwarded to the appropriate co-chairs for consideration. All of these public suggestions are included in this report under Tab 13.)

Working groups were asked to utilize the following format in developing their policy proposals:

- I. **Statement of Issue:** a succinct statement of the issue landscape, including concerns attendant to implementing policy directions
- II. **Proposed Action:** focusing on immediate action areas
 - i. Prioritization Schedule
 - ii. Fiscal Impacts
 - iii. How does it tie-in to Malloy/Wyman campaign policy?
- III. **Long-term Needs/Vision**
- IV. **Jobs Impact & Other Benefits**
- V. **Dissenting Opinions & Other Relevant Items**

Additionally, the working groups were requested to submit a list of priorities to the Policy Committee co-chairs, separated into three different categories:

- **Priority Initiatives:** things that should be addressed during the 2011 budget/legislative process;
- **Short-term Initiatives:** things that should be addressed by 2012/2013; and
- **Long-term Initiatives:** things that should be considered beyond 2012.

Again, a specific charge was made to the working group co-chairs to provide dissenting opinions in instances in which there was no consensus on the group's prioritizations, or where key positions needed to be emphasized.

All final reports and priority lists were submitted to the Policy Committee co-chairs by December 30, 2010 for their review. It is important to note that the opinions contained in the various reports are the opinions of the working groups and not of the Malloy/Wyman administration.

Findings & Recommendations

In total, the twelve working groups submitted more than 150 different policy papers for review. These papers are designed to present innovative ideas worthy of consideration and further dialogue; they are not meant to be policy pronouncements by the Malloy administration. Tabs 1 through 12 of this binder contain the original, unadulterated reports (including summary priority lists) for each of the twelve working groups.

While we will highlight some of the key issues presented, along with crosscutting themes, it is our recommendation that these reports be reviewed carefully by the Governor's staff, Cabinet leaders and agencies of cognizance to help jump-start their policy-making initiatives. Though most of the policy papers intersect at some point, we have divided the key issues into four broad themes:

- **Education**: Connecticut is faced with an urgent need to close the largest-in-the-nation achievement gap between low-income and non-low-income students. Too many of Connecticut's students are completing high school (or dropping out) ill-prepared for higher education and/or the modern workforce. The impact of the education achievement gap is felt most severely in the state's impoverished cities, whose school populations are largely African American and Latino.

A comprehensive strategy to address this issue begins with bold, innovative, high-level leadership, accountable to the Governor, to lead Connecticut's agenda for education reform. The focus must be on a system that provides high quality education for all of Connecticut's children – preparing them for success in higher education (without the need for remediation) and for competition in the 21st Century's global economy. The strategy must include greater articulation among Early Childhood, K-12 and Higher Education, with additional consideration for Birth to Three services for Connecticut's most vulnerable infants and toddlers. The strategy should also be informed by high quality, consistently collected, actionable data. In noting the significance of reading comprehension in closing the achievement gap, the Education working group recommends enhanced early intervention programs, more flexibility in choice of reading assessment instruments, better teacher preparation and professional development programs, enhanced programs for non-English speaking students and coordinated after-school and summer school programs – all focused on the goal of improving literacy.

The reform agenda should assure transparency, to improve accountability to the public and to encourage more partnerships/collaborations where feasible. The Education working group concluded that "Connecticut is hampered in its ability to drive needed

education reforms by a fragmented governance structure that diffuses accountability.” To that end, the governance and financial structures must align with needed reforms.

While budgetary constraints may impede immediate implementation, other key recommendations from the Education working group included:

- (i) Adopting a plan for achieving universal access to preschool for all three and four-year-olds;
- (ii) Establishing an action plan for reducing the need for remediation in our higher education system; and,
- (iii) Examining options for more instructional time for students, including a longer school day and school year, enhanced summer learning opportunities and increased access to on-line learning.

Not unexpectedly, education issues were addressed by each of the twelve working groups. Evident throughout the reports was a sense that state policies and resources need to reflect a sense of urgency to close the vast achievement gap between rich and poor children and their families. To quote the Connecticut Commission on Educational Achievement: “Closing the gap is critical for a number of reasons, from strengthening the futures of our students to improving the state’s economy.”

- **Jobs and Economic Development:** Connecticut needs to view economic development as an investment in its future - cultivating infrastructure, a workforce and urban centers that will allow business to grow.

The clearest and most urgent recommendation that emerged from multiple working groups was the focus on job creation and the absolute necessity of gubernatorial leadership. The visible engagement of the Governor (meeting with Connecticut companies large and small; asking “what will it take for your company to grow jobs in Connecticut?”) and his role in the active recruitment of domestic and global jobs to Connecticut was repeatedly stressed. The Jobs working group noted that with one of the lowest job creation rates in the United States, we need an “effective economic development plan that will position Connecticut to compete in a 21st century economy.”

Another consistent theme was the need to streamline the structure and delivery of state economic development efforts. According to records we received from the Department of Economic and Community Development, 33 state agencies, boards and commissions are involved in economic development; thus, fragmenting the delivery of services. The creation of one Jobs and Development Cabinet would focus and prioritize state resources on the creation of jobs. It would include the Commissioners of Economic Development, Transportation, Education, Environmental Protection and Agriculture; the directors of the appropriate quasi-public agencies; and the Secretary of the Office of Policy and Management. The resources embedded in these agencies - together with federal grants, state bonding and tax credit expenditures - are well in excess of \$2 billion annually and need to be prioritized and focused on job creation.

Connecticut would also benefit from a comprehensive capital investment plan that addresses smart growth, transit-oriented design and urban development. The overall plan should link the individual state agency plans into a comprehensive statewide five-year plan that requires:

- (i) Consistent maintenance of state assets; and,
- (ii) Development of state infrastructure that supports economic growth with priorities given to investments that support transit oriented development and Brownfield reclamation.

Linking state financial assistance to a smart growth land use plan with the goal of reducing sprawl and centering state development assistance on urban areas and communities with either bus or rail systems were also goals that were consistently recommended

In addition, as the Housing working group noted: "Connecticut must increase its supply of housing affordable for workers and young professionals as well as for low-income families and people living on disability income".

The support for innovation in Connecticut's economy was another consistent theme. The need to strengthen university/state collaboration in the effort to commercialize technology and the support of small high tech companies requires a much more serious, consistent level of support from state government in order to accelerate the potential of high tech jobs in Connecticut.

Gubernatorial leadership in partnership with the state's business community committed to a new collaboration to create jobs in Connecticut should position Connecticut as a business friendly location poised for a decade of significant job growth.

- **The Social Safety Net:** Access to services that respond to basic human needs must remain available to Connecticut's most vulnerable residents, even during difficult economic times. Connecticut must adopt a comprehensive roadmap to prioritize the well-being of its children, families and adults, with a system that promotes effectiveness and efficiencies; streamlines coordination among state agencies and with the non-profit providers; bases its strategic priorities on high quality, consistently collected, actionable data; promotes stronger, more coordinated partnerships with private and non-profit entities; and maximizes opportunities to leverage federal and private funding.

Priority recommendations from the working groups with minimal or no direct fiscal impact include:

- (i) Use existing gubernatorial and executive agency staff to create a Governor's Children's Cabinet for comprehensive interagency coordination and collaboration for all programs and funding related to children throughout childhood, adolescence and young adulthood.
(Children's Services working group)

- (ii) Establish an office of Healthcare Reform Implementation using existing resources and positions to ensure that the structures of state government are working in concert to efficiently and effectively implement federal reform and Sustinet. (Healthcare working group)
- (iii) Utilize the proposed cabinet-level head of a nonprofit human services cabinet to focus on the efficient, effective delivery of health and human services by government agencies in partnership with community nonprofit providers. (Human Services working group)

Access to state services should be more streamlined, including, for example, a "no wrong door" enrollment system that integrates social services into a one-stop experience. A strong safety net that is responsive to the needs of Connecticut's residents can contribute to the long-term vitality of the state. As stated in the Children's Services working group report: "Safer, healthier children and stable families are best prepared to enter and contribute to our workforce and economic goals."

- **High Performing Government/ Partnership & Collaboration:** Connecticut must strive for a high performing government that is transparent, customer-centered, technologically adept and that maximizes state resources for the benefit of all its citizens.

The current Connecticut government system is excessively hierarchical with multiple layers of management. The legislatively mandated bi-partisan Commission on Enhancing Agency Outcomes noted the following:

- (i) Connecticut state government has one supervisor/ manager for every six workers.
- (ii) Private industry has one supervisor/manager for every 11- 16 workers.
- (iii) State governments on average in the United States have one supervisor for every twelve workers.

The need to move to a flatter organizational structure with more authority vested in front line workers must be addressed.

The use of data to drive outcomes and enhance accountability is woefully underdeveloped. This observation was repeatedly mentioned throughout the twelve working group reports. The entire area of information technology - both the technology itself and the use of technology to deliver services more effectively - will provide a major opportunity for significant cost savings. In addition, a number of working groups suggested the need for a state/municipal partnership in the development of a Connecticut E-Government site that would integrate both state and municipal programs into one easy-to-use site.

There should also be a more targeted approach for public/private partnerships. The state should collaborate more with the philanthropic and the private sectors, while maximizing

relationships with municipalities, regional collaboratives, faith-based groups, urban focused entities and non-profit agencies. There should be a coordinated effort, as appropriate, to seek federal grants that align with the state's overall strategy and budgetary objectives.

The many policy recommendations included in this report result from the thoughtful efforts of a diverse representation of Connecticut's citizens, all with the common goal of helping to position Connecticut as a world-class state with high educational attainment by all, increasing job opportunities and healthy, thriving communities.

Acknowledgements

The Policy Committee co-chairs wish to thank the working group co-chairs who made this report possible: Linda Auger and Dr. Greg Weidmann (Agriculture); Jamey Bell (Children's Services); Cam Staples and Dudley Williams (Education); Lee Hoffman and Kathryn Moschella (Energy); Gary O'Connor and Jessie Stratton (Environment); Juan Figueroa and Tory Westbrook (Healthcare); William McCue and Howard Rifkin (Housing); Ron Cretaro, Terry Edelstein and Toni Fatone (Human Services); Chandler Howard and Tony Sheridan (Economic Development); Theresa Lantz and Chief Daryl Roberts (Public Safety); Richard Hegwood and Walt Krauchik (Technology); and Al Goff and Brian Mercure (Transportation). Many thanks are also owed to every working group member, Steering Committee member and member of the general public who took the time to share their policy ideas with this Committee.

We extend special thanks to Jason Jakubowski who provided invaluable time, effort and support to the Policy Committee throughout this endeavor.

It has truly been our honor to serve Governor Malloy, Lieutenant Governor Wyman and our fellow citizens.

Respectfully Submitted,



Linda J. Kelly
Co-Chair



Joseph J. McGee
Co-Chair

From the SustiNet Health Partnership Board of Directors

Connecticut residents, businesses, and state government face deep and growing problems with health care and coverage. Costs are rising to unsustainable levels, hundreds of thousands of people lack insurance, quality is inconsistent, purchasers are unsure of the value they receive for their premium dollar, and disparities along racial and ethnic lines affect both health status and access to essential care. If policymakers do nothing and recent trends in Connecticut continue unabated, the end of this decade will see private employers spending \$14.8 billion a year on insurance premiums, and nearly 390,000 people will be uninsured.

Fortunately, two developments now put Connecticut's leaders in a strong position to address these longstanding problems, despite the state's daunting budget deficit. First, the federal government passed the Patient Protection and Affordable Care Act (Affordable Care Act or ACA). Among its features, this legislation offers substantial new federal resources to states that aggressively tackle issues of coverage, cost, and quality. Second, the General Assembly's 2009 SustiNet legislation laid the foundation for using these new federal resources to effectively address the state's health care problems by applying innovative strategies that will place Connecticut in the front ranks of American states.

The SustiNet law embodied a distinctive vision. Uninsured, low-income residents will get the help they need to afford coverage, and insurers will no longer be permitted to discriminate against consumers with preexisting conditions. At the same time, a new, publicly-administered health plan—dubbed "SustiNet," from the state motto—will implement the country's best thinking about reforming health care delivery to slow cost growth while improving quality. SustiNet will begin with existing state-sponsored populations, state employees and retirees as well as Medicaid and HUSKY beneficiaries. SustiNet will then become a new health coverage option for municipalities, private employers, and families.

To flesh out this vision in detail, the 2009 law established the SustiNet Health Partnership Board of Directors (Board), requiring the Board to develop recommendations for further legislative action. After twenty open meetings, two public briefings, a legislative briefing, and numerous meetings of advisory committees and task forces staffed by nearly two hundred volunteer citizen/experts, we are proud to present our recommendations to the Connecticut General Assembly and the Governor. Thanks to the Affordable Care Act, the Legislature's vision of SustiNet can now be implemented without increasing state spending. In fact, the combination of federal reforms and our proposal for expanding coverage, slowing cost growth, and improving quality will reduce state budget deficits, according to estimates from Dr. Jonathan Gruber of the Massachusetts Institute of Technology, one of the country's leading health economists.

We recommend a policy with the following features:

- **The SustiNet health plan will implement delivery system and payment reforms** that move towards a more coordinated, patient-centered, evidence-based approach to health care.
- **The plan will be administered by a quasi-governmental agency** governed by a board of directors appointed by the Governor and the Legislature. Initially, staff and administrative support will be provided by the Office of the Comptroller.
- **SustiNet will begin by serving state employees and retirees along with Medicaid and HUSKY beneficiaries**, none of whom will see reduced benefits or increased costs because of the shift to SustiNet. However, SustiNet's delivery system and payment reforms will immediately seek to achieve savings for state taxpayers while improving quality of care and health outcomes for consumers.
- **SustiNet will become a new health insurance choice for municipalities, private employers, and households.** Connecticut's cities and towns

will quickly gain the ability to enroll their workers in SustiNet. SustiNet will then gear up to offer commercial-style insurance to small employers and non-profits, if possible before 2014. Effective on January 1, 2014, when most federal reforms become operational, SustiNet will offer comprehensive, commercial benefits to all of the state's employers and households. This new health insurance choice will be available both inside and outside Connecticut's new health insurance exchange, established under the ACA. SustiNet will undertake feasibility studies, develop business plans, conduct a risk assessment, and take any other steps needed to ensure that the new competitive option is viable and adds value in the marketplace.

- **HUSKY will expand to cover all adults with incomes up to 200 percent of the Federal Poverty Level.** By drawing down the maximum possible amount of federal funding, the state can extend HUSKY's current safeguards to additional vulnerable adults while reducing the amount state taxpayers must spend to cover low-income residents.

As HUSKY expands to cover the lowest-income uninsured, SustiNet will play two distinct roles. First, SustiNet will seek to lower the cost and improve the quality of services provided to state-sponsored populations. Second, SustiNet will offer all employers and families a new, competitive health insurance option that reforms health care delivery and payment to improve value and slow premium growth.

These reforms will spark broader change throughout Connecticut. Leading by example, SustiNet's innovations will make it easier for others to follow a similar path. Our proposal harnesses the power of competition, ensuring that successful SustiNet reforms will be replicated by private insurers seeking to preserve their market share. SustiNet will also work collaboratively to implement multi-payer reforms that help the state's providers give their patients high-value, quality care. And by enrolling a large number of consumers, SustiNet will gain the leverage it needs to reform health care delivery and payment.

Even if SustiNet fails to slow cost growth, implementing national reform in the way that we propose will still save Connecticut taxpayers between \$226 million and \$277 million a year, starting in 2014. Such savings will result from substituting newly available federal dollars for current state spending on health coverage for low-income residents. And if SustiNet slows cost growth by just one percentage point per year, the state budget will improve by \$355 million in 2014, with gains reaching more than \$500 million a year, starting in 2019.

To support these efforts, we recommend that the Legislature work with state officials to find the resources needed for vigorous campaigns to reduce obesity and tobacco use, improve the state's infrastructure for furnishing preventive care and promoting healthy behaviors, eliminate health-related racial and ethnic disparities, and develop Connecticut's health care workforce. To address the access problems that result from low reimbursement rates for HUSKY providers, we recommend that the state comprehensively realign Medicaid and HUSKY payment, allowing targeted, budget-neutral payment increases that address particularly serious access problems. After that realignment, we urge the Legislature and the Administration to implement a multi-year initiative that gradually raises HUSKY payments to at least Medicare levels.

The baton now passes to the Legislature for further progress down the path it began in 2009. We are confident that 2011 will see Connecticut enact some of America's most thoughtful and strategic health reforms, benefiting the state's taxpayers, employers, and families for years to come.



DEPARTMENT of CHILDREN and FAMILIES
Making a Difference for Children, Families and Communities



Susan I. Hamilton, M.S.W., J.D.
Commissioner

Item #15

M. Jodi Rell
Governor

January 4, 2011

Mr. Curt Vincente, CPRP
Director of Parks & Recreation
Mansfield Parks & Recreation
Mansfield Community Center
10 South Eagleville Road,
Storrs/ Mansfield, CT 06268

Dear Mr. Vincente:

On behalf of the Department of Children and Families, I would like to thank you and your staff at the Mansfield Community Center for your willingness to host the Heart Gallery during the months of October, November and December of 2010.

It has been a great experience working with you on behalf of Connecticut's children who need adoptive homes. Having the children's photos displayed at the Community Center helps us spread the word about the importance of adoption. All of the children featured deserve a loving, permanent home and I appreciate your assistance in helping us accomplish this goal through showcasing the Heart Gallery at the Mansfield Community Center.

Each time I came in to work on the exhibit and make any changes your staff were very pleasant and always helpful.

Having it displayed at your community center has also allowed us to feature the Heart Gallery to the Willimantic/ Mansfield community and our hope is that the many families who came to visit the center over were able to learn more about adoption too.

Thank you again for hosting the Heart Gallery and we look forward to continuing our work with you in the coming years to help spread the word about the need for adoptive families in Connecticut!

Sincerely,

Paul J. Gressly, MSW
Children Services Consultant
Department of Children and Families
The Office of Foster Care and Adoption Services
505 Hudson St.
Hartford, CT 06106

PAGE
BREAK

20 Jan.,2011

Report Recommends Voluntary Moratorium on Spring Weekend

News by Topic: [University News](#)

To: The University Community

From: Philip E. Austin

In May 2010, President Hogan established a Task Force charged to develop proposals to “De-Escalate Spring Weekend.” The Task Force, chaired by Provost Peter Nicholls and comprising members of the administration, representatives of the Town of Mansfield, and the State Police, was charged with “developing a set of actionable strategies which will result in substantial reduction of violence and risk related to UConn’s Spring Weekend.” The Task Force met on a number of occasions, consulted broadly with on-campus governance groups as well as off-campus constituencies, developed a report, and presented their recommendations to me for consideration. The report can be viewed in its entirety below.

I accept this report and the recommendations presented within.

I particularly endorse, and urge all members of the University community to support, the recommendation that we ask students to engage in a voluntary moratorium on Spring Weekend in 2011. The reasons for this are clearly outlined in the report. The safety of our students is paramount, and I believe we must do everything we can to eliminate the risk of violence during the particular weekend in question and throughout the year.

Let me express my appreciation to the Task Force for their diligent work and for their thoughtful proposals. I urge students, staff, faculty, and friends of the University to work together to implement the proposals of the Task Force.

Report of the UConn Spring Weekend Task Force

Background

“Spring Weekend” at UConn first developed in the 1960s and has existed in different incarnations since that time, usually taking place on the last weekend before spring semester final exams. In its earlier years, the gathering was relatively small and composed mainly of UConn students.

However, with each passing decade, the number of people attending Spring Weekend became progressively larger in size. Outside of any design or intention of the university, it eventually grew into massive gatherings over three nights that included huge numbers of people with no connection to the university who traveled from elsewhere in the state or the region to attend.

By the 1990s, far from the comparatively sedate gathering it once was, the modern Spring Weekend had become vast, unwieldy, unpredictable and dangerous; the hallmarks of the unsanctioned gatherings included increasingly more vandalism, medical emergencies, recklessness, drug and alcohol abuse, aggression and violence. It is estimated that non-UConn students began making up at least half of the

assembled crowds.

In 1998, after especially chaotic and disturbing nights on Thursday and Friday, the university made the decision to close X-Lot – the traditional Saturday night gathering place – in an effort to forcefully prevent the event from happening on land or property controlled by the university. In response, the crowds surrounding X-Lot grew combative and violent and began assaulting emergency responders. The situation then deteriorated into destructive confrontations between the assembled crowds and law enforcement, who were working to preserve order and safety. This resulted in numerous injuries, scores of arrests and extensive property damage throughout campus. It also created a lasting stain on the university's reputation.

Since that time, the university, the town of Mansfield and the state have taken new and different approaches to effectively managing the uninvited crowds during Spring Weekend. These efforts are aimed at reducing risk, property damage and violence while also preventing the kind of confrontational dynamic that was created in 1998. At the same time, the sheer volume of Spring Weekend participants has continued to grow steadily over the last decade to the point that police estimated crowds to be as large as 10,000 – 15,000 in recent years, including a number of high school-aged individuals. In contrast, the crowd in 1998 was estimated to be roughly 4,000.

The risks associated with the three-day event have continued: UConn and state police made over 100 arrests in 2010 for numerous offenses ranging from narcotics to weapons possession to assault. The presence of gang members has also been noted. Additionally, in recent years, there has also been an increase in the size and frequency of additional off-campus gatherings during other times of the year, though Spring Weekend remains by far the largest.

Though the fact it exists at all creates inherent risks, it is the behavior that occurs while it is going on that makes Spring Weekend so problematic. The data associated with Spring Weekend reveals important details about the root of the problem:

- Of the 84 individuals arrested by UConn police over the three day period in 2010, 70 of them – or 83% – were not UConn students. According to UConn police, that percentage is typical for the weekend in recent years, with between 80% and 90% of arrests each year involving people with no connection to the university.
- Of all the individuals treated for medical issues during Spring Weekend – including those who were dangerously intoxicated or were hurt in accidents or fights – UConn's Health Services Director Michael Kurland has said that between 80% and 90% are non-students.
- In 2010, there were between 6,000 and 7,000 registered guests – and an unknown number of unregistered guests – staying on campus with UConn students over Spring Weekend.

For many years, the university sponsored Spring Weekend events on campus, such as concerts and games, as a means to provide alternative activities and draw students away from the unsanctioned off-campus gatherings that revolve around alcohol consumption. However, it became clear that the university-sponsored events could not effectively compete with the draw of the off-campus parties and this effort was never successful. Many students often participated in both the sanctioned and unsanctioned events and non-students came to Mansfield specifically for the off-campus gatherings. There is little evidence that recent alternative on-campus university programming during Spring Weekend has or will meaningfully reduce the number of people who participate in the off-campus gatherings.

Not wishing to draw more people to campus or give any appearance of supporting Spring Weekend, the university has reduced or eliminated many university-sponsored events during the weekend. It has also

encouraged students to not participate in the unsanctioned Spring Weekend events, most especially the gatherings at Carriage House, Celeron Square and X-Lot, none of which the university condones in any way. Further, UConn has closed roads and parking lots and set up sobriety checkpoints, along with state police, to discourage non-students from traveling to Storrs and to stop intoxicated people from driving.

In the interest of preserving public safety and the security of the campus and community, UConn, the state and surrounding towns have police, fire and emergency medical services on hand during Spring Weekend. Though this is costly, the consequences of not doing so are obvious.

Because Spring Weekend is so problematic, many in and out of the university have asked why UConn does not simply “cancel” the event. Those who support Spring Weekend are correct when they say it has become a tradition – albeit an unwanted, expensive and dangerous one – which many students often feel entitled to participate in. It is a tradition that has grown and developed organically over more than four decades and is ingrained as part of the culture, not only for UConn students but for thousands of non-students who travel to Storrs. This has made it the kind of problem that is most difficult to address. Spring Weekend is a case of thousands of people gathering against the university’s wishes, not the university inviting thousands to gather. It must be understood that if there were any realistic, practical way for the university to end Spring Weekend outright, then it would have done so many years ago.

This is especially true in the wake of the most recent Spring Weekend.

Shortly after midnight on Friday, April 23, 2010 following the off-campus gathering at the Carriage House apartment complex, UConn junior Jafar Karzoun was brutally assaulted outside a restaurant on North Eagleville Road just beyond the edge of campus. Eight days later, on Saturday evening, May 1, he died as a result of his injuries. He was 20 years old.

A 19-year-old man, a non-UConn student in Mansfield to attend Spring Weekend, was arrested and later charged in Jafar’s death.

Spring Weekend Task Force

On May 7, 2010, days after Karzoun died, a task force composed of UConn administrators and later Mansfield officials and state police was created by the university president. The mission of the task force was to recommend steps the university could take to “deescalate” Spring Weekend – to make it smaller, more manageable, less attractive to students and non-students alike – and above all, to reduce the risk of violence.

This was certainly not the first time the university had devoted time and effort to these questions. In 2008 and early 2009, a committee of administrators, faculty, staff and students met regularly and presented a report on Spring Weekend to the Board of Trustees Student Life Committee on possible ways to address the event.

In the year that immediately followed, Jasper Howard and Jafar Karzoun were killed. The fact that the second of these two deaths took place during Spring Weekend – realizing a long-held fear on the part of the university – added a new urgency to the goal of deescalating the event. The work done by the previous Spring Weekend committee is an important basis for this report and its recommendations.

The fundamental issue is devising new solutions for an old problem. As was noted above, if there were a practical way to end Spring Weekend, the university would have eagerly implemented it long ago. It is clear to the members of the task force that, in the end, there are variations on only two realistic options:

- a) Forcefully stop people from gathering
- b) Discourage non-university students from attending the non-sanctioned events

The problem with the first option – using mass force in an attempt to prevent anyone from gathering at all – is that it necessitates confrontation and would require more resources in the form of emergency personnel than could possibly be provided.

The fact remains that thousands of individuals are going to attempt to gather for Spring Weekend whether the university wants them to or not. Much about UConn has changed in the last 12 years, but there is no reason to believe that the dynamic between revelers and law enforcement would be any different now than it was in 1998. Meeting them with a very aggressive response would undoubtedly trigger the same kind of angry, violent, ugly confrontations that were seen then. The possibility that a Spring Weekend participant may bring a weapon to campus greatly increases this concern. And knowing that Spring Weekend crowds today are more than twice as large as they were 1998, it has the very real potential to become disastrous.

We firmly believe that a hyper-aggressive approach such as this would come at a terrible cost that far exceeds its value.

On the second option: the police provide a strong, judicious presence that seeks to stop crime from occurring – particularly any kind of violence – without simultaneously creating large-scale confrontations between police and revelers.

Approaching the event like this is clearly an effective way to manage these gatherings that wisely bridges the divide between a very aggressive, confrontational approach and something more hands-off. Yet the inherent risks to life and property continue to exist under this approach, because Spring Weekend continues to exist. Perhaps future years will be uneventful, or perhaps there will be another tragedy. It is only a matter of chance and time.

So the question becomes, what *will* deescalate Spring Weekend? Examining and recommending such options was the charge of the task force.

Recommendations

We present these recommendations for consideration by UConn's president and for discussion among students, staff, faculty, town government and residents. They are presented with an acknowledgement of the complexity of managing conduct outside of the jurisdiction of the university campus. Whether they are implemented is ultimately the decision of the university administration in partnership with the town of Mansfield. How they are effectively implemented will be the subject of future work on the part of this task force and other stakeholders.

The goal behind them is three-fold: 1) to significantly reduce the size of crowds present on and around campus over Spring Weekend, especially non-students; 2) to reduce the risk of and potential for crime during Spring Weekend; 3) to deter individuals from participating in Spring Weekend gatherings.

Our recommendations are as follows:

- **Prohibit guests in dormitories on all three nights of Spring Weekend.** In 2010, between 6,000 and 7,000 registered guests spent a portion or all of the period associated with Spring Weekend

staying with friends or acquaintances on campus. These guests played a major role in contributing to the extraordinary volume of the Spring Weekend gatherings, making them more difficult to manage and increasing the risks associated with them. This flood of non-students onto campus contributing to crowds of between 10,000 and 15,000 is intolerable. In addition to banning non-students from dormitories during this period, non-students will not be admitted to UConn's dining halls.

- **Aggressively work to prevent non-students from successfully gaining access to campus or the nearby off-campus complexes to participate in Spring Weekend.** As was mentioned above, only 14 of the 84 people arrested by UConn police during this past Spring Weekend were UConn students, meaning 83% of those arrested were non-students. Similarly, between 80% and 90% of people requiring medical attention during Spring Weekend are non-students. It is clear that those with no connection to the university who travel here for Spring Weekend cause the vast majority of the problems the event generates. They represent a threat to the safety of UConn students, the campus and the community. We suggest that law enforcement continue and enhance the effective strategies they began in 2010 aimed specifically at preventing non-students from being able to participate in Spring Weekend.
- **When possible, cancel remaining university-sponsored events associated with Spring Weekend and cancel other evening events on campus during this period, including those at the Jorgensen and the Student Union.** Even positive on-campus events during this period make it more difficult to effectively bar non-students from gaining access to campus as it must remain porous to some degree to allow for travel. Also, again, there is no evidence that official on-campus programming has any effect on the unsanctioned events.
- **Propose a voluntary moratorium on Spring Weekend in 2011 in light of the deaths of Jafar Karzoun and Jasper Howard.** In recognition of these losses, we recommend that students be asked to not participate in any Spring Weekend activities out of respect for their late classmates. All students who are able to should be encouraged to return home for the weekend. Students who celebrate Easter can take advantage of the fact the holiday weekend falls on what has traditionally been the Spring Weekend period this coming year. The long term goal of the university is to continually deescalate Spring Weekend – both on and off-campus. A one-year moratorium this April will serve as the foundation of that effort.
- **The university should more aggressively engage area landlords to help address aspects of Spring Weekend.**

We are aware that despite the risks and possible consequences, there are many UConn students who see Spring Weekend as an entitlement. There is undoubtedly a perception that the university's efforts to significantly limit and curtail Spring Weekend represent an effort to unfairly erode the enjoyment some associate with it.

All involved should understand that the university's first and greatest concern is the safety of our students and the sanctity of our campus and the surrounding community. Spring Weekend has without question become a magnet for toxic behavior and criminality that poses too great a risk to the UConn community for the university to tolerate it any longer in its current form. This is our sole motivation in seeking to diminish it. We look forward to discussing our recommendations with students, faculty, staff and the town of Mansfield in the coming weeks.

Task Force Members:

Peter Nicholls, Provost & Executive Vice President (Chair)
Colonel Thomas Davoren, Deputy Commissioner, CT Department of Public Safety
Barry Feldman, Vice President & Chief Operating Officer
Matthew Hart, Town Manager, Town of Mansfield
Robert Hudd, Associate Vice President & Chief of Police
Paul McCarthy, Senior Associate Director of Athletics/Administration (Staff)
Betsy Paterson, Mayor, Town of Mansfield
John Saddlemire, Vice President for Student Affairs
Ralph Urban, Assistant Attorney General
Jim Walter, Associate Vice President for University Communications

Dec. 22, 2010



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THE VOICE OF LOCAL GOVERNMENT

CCM in the News

*Fighting to protect
state aid
to CT towns and cities*

January 7, 2011

Hartford Courant

Governor Dannel Malloy's First Full Day In Office; Trying To Avoid Cuts In Education Funds For Cities And Towns

By
Christopher Keating
January 7, 2011

Gov. Dannel P. Malloy has repeatedly talked about the shared sacrifice of everyone in the state to help pull Connecticut out of its projected \$3.5 billion budget deficit.

But in his first full day in office, Malloy said Thursday that he hopes that cities and towns can avoid any cuts in educational cost-sharing funds from the state.

"It is my desire to do that - to hold communities harmless," Malloy told reporters in his Capitol office. "That's a goal that I have in preparing a budget to send to the legislature. ... There are many goals I have. We're going to try to accommodate all of them. That's a very important one."

The state currently sends more than \$2.5 billion annually to cities and towns, and the biggest single grant is the educational cost-sharing money that is allocated to all 169 municipalities.

"It is a big nut. It's a high priority," Malloy said. "We're looking at it. I'm going to do everything in my reasonable power to do that."

But Malloy did not rule out other potential cuts in other categories of state funds for cities and towns.

"I haven't said they will be held harmless of any cuts," Malloy said. "Everything is on the table. Everyone is invited to the table."

Malloy has opposed cutting education money to the cities and towns for months, but now he has the power to help stop it after being sworn in Wednesday afternoon as the state's 88th governor. He spent four hours Monday - before the inauguration - with his budget team and is starting to make the decisions that will be unveiled February 16 in his budget address. He stressed, though, that the key decisions have not been made and the evolving budget is "a work in progress."

Malloy did not reveal the nuts and bolts about potential tax increases and budget cuts that are expected.

"We're just not ready to answer in greater detail what shared sacrifice means," he said.

With a \$19 billion budget that covers everything from dental care for prison inmates to salaries for more than 50,000 state employees, Malloy's budget team has been closely scrutinizing the numbers.

"This is in high gear," Malloy said.

When asked by a television reporter for the "most significant thing" that he would do in his first full day in office, Malloy said, "My wife's not in the room, but I spent some time with my wife, which I did this morning, is probably the most significant thing I'm going to do. Having you folks here. That's pretty darn significant. Sitting down later today to continue the process of working on personnel and hiring some additional people is pretty significant. I mean, they're all significant. Don't make me choose between all the things that I love to do."

Malloy said he would be largely focused on the budget in the coming weeks - as opposed to a wide-ranging legislative agenda.

When asked about repealing the death penalty, Malloy said his administration would not be pushing to abolish the ultimate penalty.

"That's a question for the legislature," Malloy said. "That's not an issue that I'm going to spend a lot of political time on."

Hartford Business Journal

Malloy: Local tax options on the table

January 6, 2011

By Greg Bordonaro

Gov. Dannel Malloy Thursday expressed support for a local tax option for municipalities as a way to combat escalating property taxes.

Malloy wouldn't directly specify which local tax options could be on the table, but he hinted that a hotel and/or entertainment tax should be looked at.

"I think one of the reasons we are more dependent on property taxes than just about any other state is that we have taken away every other option from local communities," said Malloy, who made the remarks during a press conference Thursday, his first full day in office.

Malloy said the local tax option would be one of the primary non-budget issues that he would support and work with lawmakers on.

Local cities and towns have been pushing for years for more power to raise revenue through other avenues besides property taxes, as budget pressures have impacted their ability to pay for services.

Some business groups, including the hotel lobby and republican lawmakers opposed the idea.

During the press conference, Malloy also expressed hesitancy about borrowing money to close the projected \$3.5 billion budget deficit, saying he doesn't think it's a good idea to issue bonds to cover operating expenses.

He would not rule out, however, borrowing money for capital expenditures that invest in the state.

Hartford Courant Editorial

New Governor: 'The Tide Will Turn'

Gov. Dannel P. Malloy calls for shared sacrifice in inspirational remarks

January 6, 2011

Wednesday — the day Dannel P. Malloy became Connecticut's 88th governor and the first Democratic chief executive in 20 years — was not a time to dwell on his recent diagnosis that the state is in "terrible, terrible, terrible trouble."

It was, rather, an occasion for celebration, for inspiration, for ceremony — plumed hats, prayers, an artillery salute, backslapping and hugs, brass bands, political icons acknowledged and applauded, an operatic "God Bless America," a weepy "Danny Boy." It was Inauguration Day.

The new governor's tart observation that the current economic and employment crises have been "coddled by a habit of political sugarcoating that has passed our problems on to the next generation" was about as rough as it got. Inspiration was the tone on this day.

Mr. Malloy's stirring remarks after his swearing-in and his address to a joint meeting of the state House and Senate were long on heritage and on summoning the timeless virtues required to conquer adversity.

It Will Turn? How?

His optimism that Connecticut will emerge from the darkness was palpable — perhaps best summed up in this simple, moving passage: "I can sense it. It is our time. Never give up, and the tide will turn ... It's not just the story of my life. It's the story of Connecticut."

But the day passed without a menu of specific prescriptions for what ails us.

Soon enough, the full transformation of Mr. Malloy from candidate to governor-elect to miracle worker must occur. Detailed proposals will be outlined in his budget address to the legislature in coming weeks.

The path won't be easy, as he readily acknowledges with his use of the triple "terribles."

The economy is coming back, but slowly. Connecticut lost 100,000 jobs in the past three years. Housing values have plummeted.

Thousands of homeowners are in foreclosure. City, town and state budget problems — like those most everywhere else in this country — are the worst seen since the Great Depression. Connecticut has more public debt per capita than any other state.

State finances are in desperate shape with a projected \$3.5 billion deficit staring Mr. Malloy in

the face after the inauguration glow evaporates. Smoke-and-mirror calculations, bailouts from the feds, one-shot revenues, the rainy-day fund — none of these traditional budget saviors are available.

Mr. Malloy arrives on the scene having to cut spending significantly and raise taxes — both bad things to do in a recession.

Words That May Come To Haunt

The new governor, unfortunately, dug a hole for himself on the campaign trail with some promises that will be hard to keep.

He has said many times that he does not want to rip holes in the social safety net that cares for the most vulnerable residents. Connecticut allocates about 27 percent of all state spending for social service needs.

Mr. Malloy said he did not plan to cut municipal aid — another 21 percent of the budget. And he has also talked of trying to avoid layoffs of state workers.

Keeping those promises will doubtless require huge tax increases to balance the budget — perhaps hikes so steep that not even a liberal Democratic-dominated legislature would want to pass them.

And the flood of press releases since the election announcing new hires in his administration make it appear as if the new governor is assembling an imperial court with all sorts of new positions.

When the hiring blizzard ceases and there are fewer employees in the executive branch than before, as Mr. Malloy promised, we'll be relieved.

Campaign talk aside, Mr. Malloy is now governor and must make the numbers work. He's equipped for this daunting challenge — smart, tough, energetic and not afraid of the dark.

Connecticut residents will have to help him, though, by answering his call for shared sacrifice.

Hartford Courant

Lobbying For a Change: Cities, Towns Want More Local Control

By DON STACOM, January 4, 2011

Approaching an exceptionally dismal budget season, towns and cities are taking aim at the state law that prevents them from cutting school spending.

The Minimum Budget Requirement should be abolished, a lobbying group for municipalities said Monday.

"This isn't an anti-education proposal, it's a fiscal reality proposal," said Jim Finley, president of the Connecticut Conference of Municipalities. "The MBR goes against fundamental democracy — it disenfranchises taxpayers from controlling 70 percent of their [local] budgets."

By asking to eliminate that law, part of the group's legislative agenda for the upcoming session, CCM was firing the first salvo in a battle that's likely to continue throughout the budget season.

At stake is the \$270 million gap that's looming in the next education budget: Local school systems say they can't afford to lose that money, and municipal governments are scared they could be forced to pay it.

Both sides hope the state and federal governments will make up the gap, but if that doesn't happen the outcome of the Minimum Budget Requirement struggle could determine who wins and who loses.

The Minimum Budget Requirement includes a complex formula, but in essence it guarantees that each school system gets a budget that's at least as big as the previous year's.

Educators view it as protecting schools from over-zealous finance boards or tightwad municipal administrations.

Municipal leaders see it as handcuffing them from ordering sensible spending cuts, even in an abysmal economy and even when school enrollments are dropping.

The law is largely irrelevant in most years because the overwhelming majority of communities provide more than enough to meet the required spending level.

But starting July 1, the Obama administration's economic stimulus aid to the states will vanish, leaving Connecticut with a \$270 million shortfall in its budget for education grants.

That amounts to 14 percent of state aid to schools in every town and city. If the Minimum Budget Requirement stays in place, those communities would be forced to make up the shortage

with local money, probably by raising taxes. If the requirement is abolished, the schools might have to absorb the hit.

"The loss of the stimulus changes the whole equation," state education department spokesman Thomas Murphy said.

New Britain is one of the few cities in Connecticut in which school spending is frequently at the lowest level legally allowed; it lost dozens of teaching jobs last year, and is already projecting another harsh budget ahead. School board President Sharon Beloin-Saavedra warned that wiping out the Minimum Budget Requirement protection would make things worse.

"Without the MBR, who knows what our budget would end up like. People talk about cutting costs by eliminating paraprofessionals, doing without foreign language in the middle schools — well, we did all those things three budget cycles ago," she said. "But I'm not going to push the panic button on this, because cutting the MBR would make no sense whatsoever. I don't see how they could possibly let that go."

Education groups are lobbying to keep the law, and later this week are expected to call publicly for the General Assembly to protect it.

CCM on Monday recommended a series of other ways that lawmakers can help towns and cities, including extending the real estate conveyance tax, authorizing local sales and hotel taxes, and assigning a "municipal ombudsman" in each state agency to help local officials coordinate economic development, planning and transportation initiatives

CT Mirror

Towns wary of a budget shell game by the state

By Keith M. Phaneuf – January 3, 2011

Connecticut's cities and towns made it clear Monday they're guarding against the traditional shell game state government has employed in past fiscal crises - shielding assistance in high profile programs while stripping funding from lesser ones.

And this year's game has a new wrinkle after many state officials campaigned this past fall on a pledge to expand communities' powers to levy new local taxes and fees. While municipal leaders favor increasing local revenue-raising options, they also fear this also will lead to cutbacks matching amounts, or more, in state assistance. This would effectively transfer both a portion of the state budget deficit and the political heat that comes with tax hikes to the local level.

"Despite the state's serious budget troubles in 2011, cuts in municipal aid will only shift the state budget deficit to already hard-pressed local governments and their property taxpayers," James Finley, executive director of Connecticut Conference of Municipalities, said.

The chief lobbying agency for Connecticut's 169 cities and towns, CCM unveiled a legislative agenda Monday aimed at preserving the \$2.9 billion municipal aid package in the current state budget and expanding communities' abilities to levy new taxes and fees.

Gov-elect Dan Malloy has pledged not to reduce the single-largest municipal grant, the \$1.9 billion Education Cost Sharing program, even though nearly \$271 million in emergency federal aid propping up the ECS program this year will vanish in 2011-12.

Preserving ECS funding at local levels topped the CCM legislative agenda released Monday.

But CCM spokesman Kevin Maloney said that shielding ECS while cutting non-education grants doesn't necessarily guarantee local school systems won't be harmed. "It all goes into one big (local) pot in the end and it's going to be problematic," he said.

One popular target for this game of give-and-take has been the state's share of video slot revenues from Connecticut's two Indian gaming casinos that is shared with cities and towns. Though state law calls for municipalities to receive about \$130 million out of the \$367 million state government is projected to receive this year, the current budget gives cities and towns less than \$62 million.

With state government facing a \$3.67 billion hole in 2011-12 that's equal to nearly one-fifth of current spending, many candidates for state office campaigned this fall on a pledge to increase "local-option" taxes - another priority on the CCM agenda.

But municipal officials are worried that whatever added revenues towns are allowed to raise, that could be offset by matching or even larger reductions in state grants. That could create a combination of higher taxes and program cuts - all at the local level.

"There is a certain suspicion on the part of a number of our members that this is the shell game that could be played," Bart Russell, executive director of the Connecticut Council of Small Towns. The council, which represents 120 towns with populations below 30,000, is scheduled to release its legislative agenda later this month.

"We're all in this together," Russell said. "We should all be at the table, state and local government, and make these decisions jointly as much as possible."

Other components of the CCM agenda released Monday include:

- Making permanent a temporary increase in the local real estate conveyance tax. That increase is scheduled to expire on June 30.
- Assigning a municipal ombudsman in each state agency to work with local governments, particularly to assist with economic development initiatives.
- Repealing unfunded state mandates on cities and towns.
- Increasing financial incentives for cities and towns to form joint purchasing and other cost-effective, regional government initiatives.

New London Day

Town officials keep fingers crossed for municipal aid

January 3, 2011

By Ted Mann

Most hope Malloy won't curtail state assistance to help lower budget deficit The mantra of Republicans in the General Assembly for the past several years has been simple: no tax increases to balance the budget until the state has cut everywhere it possibly can.

To town officials and their advocates in the Capitol, that mantra sounds ominous, at least as it might affect one of the major sectors of state spending: the \$2.8 billion in municipal aid grants projected to be sent next year to cities and towns.

Cut that, city officials say, and the result will be immediate increases in local property taxes, a burden many already believe is onerous for their constituents.

"The city and town officials across Connecticut are concerned because municipal aid is always a big target when the state is looking to cut expenses," said Jim Finley, the executive director of the Connecticut Conference of Municipalities, which lobbies on behalf of local governments at the Capitol. For now, with the inauguration of Gov.-elect Dan Malloy just days away, town officials are "guardedly optimistic," Finley said in a recent interview.

That's in part because Malloy and running mate Nancy Wyman pledged during the campaign that they would avoid balancing the state's budget by slashing aid to towns and cities, and they made promises of new investment in areas such as tourism and mass transit. Malloy's early hires have also signaled closeness with municipal needs.

Benjamin Barnes, a former top aide to Malloy during his mayoralty in Stamford, will serve as the new governor's budget chief. Barnes previously worked at CCM.

Gian-Carl Casa, the legislative director for CCM, has been hired away to work under Barnes as an undersecretary in the Office of Policy and Management.

"I think with the governor and Ben and Gian-Carl, you probably have the most sensitive-to-municipal-interests team we've ever had in the executive branch," Finley said.

That doesn't mean, however, that towns and cities can expect to come through unscathed. The projected deficit of more than \$3.5 billion will likely require significant cuts and tax increases.

And holding municipalities harmless, even in areas where Malloy and Barnes have pledged to do so, could be more difficult than it sounds. In a recent interview, Barnes reiterated the new

administration's intent to avoid cuts in the Education Cost Sharing grant, the single largest outlay to municipalities, which is intended to help support local schools.

But the ECS grant itself faces its own deficit.

State officials used a total of \$540 million of federal stimulus aid over the current two-year budget to maintain flat funding of the ECS grant, effectively preventing cuts that would have led to tax hikes and service cuts at the local level.

But the stimulus funds will be gone as Barnes and Malloy prepare a budget for 2012 and 2013, meaning an additional half-billion dollars will have to be raised, or found in cuts made elsewhere, if current funding levels are to be preserved.

Barnes sounded determined to prevent cuts to municipalities, especially struggling ones.

"I have a real soft spot for local government," said Barnes, who left a job in the Bridgeport school system to join the Malloy administration. "If we were to take it out of their hide, that would put them perilously close to insolvency and the point of collapse.

"I worked for the Bridgeport Board of Education. I know what their finances look like. They're abysmally poor." Closing the deficit could drive wedges between political convictions and short-term needs.

Norwich Mayor Peter Nystrom said in a recent interview that the state must rein in its own spending.

"I think the biggest thing they have to do is balance their budget honestly," Nystrom said. "They have to reduce expenditures. ... We've had enough of borrowing against borrowing and all that other nonsense."

But Nystrom also said lawmakers and the new governor should make shoring up the ECS grant a top priority. "I would be asking them to make that one of the top priorities of the assembly itself because it deals with the largest impact to every municipality," he said.

The oncoming crunch has helped add weight to longstanding proposals to let towns, as Ben Franklin might have put it, help themselves. During the gubernatorial campaign, Republican Tom Foley said he would welcome a bill to permit municipalities to levy a broader range of taxes to support local services. So-called local-option taxation, whether through an additional percentage on the existing sales tax or a new local levy on hotels or other services, has been considered before.

Nystrom wasn't ruling it out, and wasn't convinced new taxing powers would be the answer.

"That's a two-edged sword," he said. "Obviously I'm not going to turn revenue down or the opportunity for self-control. But obviously, that doesn't become the final solution. The solution is to get your house in order and your budget balanced, and all that."

During the campaign, Malloy gave a similarly wary response to Foley's remarks.

"I think we come at it from different directions," Malloy said in September. "(Foley) wants to push additional costs from state government to local government, so state government doesn't have that obligation anymore. He then appears to be throwing them a bone and saying to make up for that deficit," towns can impose their own local taxes.

Nystrom is among those feeling hopeful about Malloy, who will take office Jan. 5, though the Norwich mayor, a Republican who served for years in the legislature, added a note of worry: The governor will need to get the General Assembly - 187 lawmakers with their own constituencies and towns to defend - in line.

"We need spending control, not new taxes," Nystrom said. "I'm convinced that Governor-elect Malloy gets that. I don't doubt that for a minute. I just hope his majority gets that. They clearly haven't gotten it yet, and it's the same leadership team that has given us this economic ruin. "I just hope that they listen to the governor and do what he says.

CT News Junkie

Municipal Lobby Asks State To Protect Local Grants

by Christine Stuart | Jan 3, 2011

As a former mayor, Gov.-elect Dan Malloy intimately understands how municipalities struggle when state aid is cut, but the largest municipal lobby isn't taking anything for granted in laying out its legislative priorities.

The Connecticut Conference of Municipalities made clear Monday that cuts in municipal aid will simply shift the tax burden to local property taxpayers across the state. But with Malloy, a former president of the organization as governor, the group is optimistic that their message will resonate this year.

"We recognize it's going to be a tough session," Kevin Maloney, spokesman for CCM, said Monday. "Certainly municipal aid is such a big part of every budget that it's going to be looked to, but we have a new governor," whose budget director, Ben Barnes, used to work for the organization.

"We think this is the time where our message is going to resonate that any cuts to cities and towns only result in increases in property taxes and cuts in local services," Maloney added.

CCM's first priority is to make sure the state funds the Education Cost Sharing grant at least at the same levels as it did last year.

On the campaign trail Malloy promised make sure the state funded its share of the Education Cost Sharing grant. But it will be a daunting task as the state has projected a more than \$3.67 billion budget deficit.

Last year the state covered about 42 percent of school funding while local districts paid more than 52 percent. The states ability to cover 42 percent of school costs was due in part to the approximately \$270 million in federal stimulus funds that won't be there in 2011.

In June when he unveiled his education plan for the state Malloy said "I am embarrassed that during the last 16 years Connecticut's share of state dollars flowing to local boards of education to support education went from being on par with the national average to being 17 percent below it."

"This problem was ignored in the good times. It should not be ignored in the bad times," Malloy added at the time.

However, CCM officials are also worried about non-education municipal aid programs, such as Town Aid Road and PILOT [Payment in Lieu of Taxes], which account for about \$900 million.

“If you cut state aid to towns that’s only going to create more havoc in terms of what taxpayers in Connecticut have to pay and what services they receive,” Maloney said Monday.

But it’s those non-education municipal grant programs, which usually make it to the chopping block.

CCM urged the governor and the legislature to earmark the Native American gaming revenues for future property tax relief by dedicating any increase in revenue to fully fund PILOT payments for state-mandated property tax exemptions.

It also urged the legislature to repeal or defer any existing unfunded state mandates and enact legislation that requires a two-thirds votes of the General Assembly in order to pass any new unfunded mandates.

While supportive of giving cities and towns the ability to raise their own revenue through local option taxes, CCM warned that any cuts to municipal aid can’t be replaced by giving municipalities the ability to collect more than just the property tax.

“I don’t think it can be one in place of the other,” Maloney said. “During this time towns need a certain level of local option taxes, but it can’t be one in exchange for the other. Dollar for dollar that’s not going to match up.”

Last year a local option hotel tax passed the House but it never made it to a vote in the Senate before the General Assembly adjourned.

Lawmakers have already introduced legislation to require a two-thirds vote on any unfunded state mandates for municipalities. In past years CCM was successful in delaying the implementation of in-school suspensions.

New Haven Register

CCM airs priorities to improve Conn. communities' financial recovery

Tuesday, January 03, 2011

By Mary E. O'Leary,

The Connecticut Conference of Municipalities views the state's current fiscal crisis as an opportunity for fundamental changes that will reduce mandates on communities, provide more revenue options for them and looks to more incentives for regional solutions.

Kevin Maloney, spokesman for CCM, said the group wanted to make its needs clear before the new administration of Gov.-elect Dan Malloy takes office Wednesday and it puts together its first budget by mid-February.

Beyond filling the \$271 million hole in the Educational Cost Sharing grant when federal assistance dries up next year, CCM is hopeful towns will be allowed to levy local-option taxes, make permanent the present rates of the municipal real estate conveyance tax and repeal or defer, during this economic downturn, many unfunded or underfunded mandates.

"This represents the best thinking of the mayors and first selectmen on what they need in this time of fiscal crisis," Maloney said.

Malloy has repeatedly pledged to continue funding the \$1.9 billion ECS grant at its current level, and Ben Barnes, the new head of the Office of Policy and Management, has reiterated that promise.

Beyond that, CCM hopes Barnes and Malloy will be sympathetic to their needs. Barnes was CCM's financial specialist when he worked there, was the finance director for Stamford and most recently for the Bridgeport schools, while Malloy was mayor of Stamford for 14 years.

"They both have walked the walk," Maloney said of the pair and their familiarity with increasing strain on local property taxes.

It's a near certainty the towns will be given some kind of local-option taxes, whether in the form of a hotel tax, meals tax or other model, but whether the state can continue to fund the total \$2.9 billion town aid package is problematic.

"Property taxes continue to rise in order to fund an increasingly unfair burden of K-12 public education costs. The center cities and first-ring suburbs are regional hubs of employment, culture, health care and social services, but are among the poorest in the nation. CCM's 2011 priorities present a clear path for the state to work together with municipalities to reposition

Connecticut for success,” said Jim Finley, executive director of CCM.

Municipalities also want expedited approvals of economic development projects, a constitutional amendment or law prohibiting passage of unfunded mandates without a two-thirds vote of the General Assembly, modification of compulsory binding arbitration and higher thresholds when prevailing wage mandates would kick in.

Maloney said for years a handful of towns wanted the state to eliminate the minimum educational expenditure, but that has changed. “Now, it’s the consensus of the towns,” he said. CCM wants Councils of Government empowered to deliver services on a regional basis, negotiate multi-municipal master contracts with town workers and school teachers and make land use decisions on “regionally significant projects.”

For the future, when Connecticut’s finances stabilize, the lobbying group asked that the state share sales tax growth on a regional basis, identify a revenue stream to take over responsibility for special education and dedicate any increase in the state’s share of Indian gaming revenue to fully fund PILOT (payments in lieu of taxes.)

PILOT was adopted to help towns saddled with large amounts of state-mandated tax-exempt property; it has been consistently underfunded.

New London Day -- Editorial

Malloy should better describe shared sacrifice

Published 01/03/2011

We don't expect Gov.-elect Dan Malloy to provide the nitty-gritty details today of how he intends to address the biggest challenge facing his incoming administration - fixing a projected \$3.5 billion budget deficit. Inaugural speeches tend toward the idealistic and inspirational. They should, providing a new governor the chance to describe in broad terms the priorities, fundamental values and guiding principles of his administration.

Yet Gov.-elect Malloy certainly recognizes this is not a time to be unrealistic. While he can offer assurances that the state will overcome its problems, he cannot, and we suspect will not, suggest that surmounting its difficulties will be easy.

In visiting with citizens throughout Connecticut, including his visit to New London last week, Mr. Malloy has emphasized how serious the state's financial outlook is. Compounding the challenge is the fact that the next governor and legislature will also be dealing with a troubled state economy and high unemployment.

"It won't be easy; it's going to be painful the next two years," said Mr. Malloy during a visit to Muddy Waters Café in New London last week.

"The state's in terrible, terrible, terrible trouble," he told the Capitol press corps at a news conference last week. That's terrible times three, if you're counting.

But the incoming governor and his team, while emphasizing how tough things will get, have mostly talked about who won't suffer.

He stressed during the campaign that the state should not balance the budget on the backs of the least fortunate by cutting state services the poor depend on. "We're not going to further endanger or take apart our safety net," he said during one of the gubernatorial debates.

Connecticut designates about \$5 billion - roughly 27 percent of all state spending - for social service needs such as health care, cash assistance and child care, the largest slice in the spending pie.

The incoming administration has also reassured local officials that their plan is not to cut aid to towns and cities, particularly for education, which accounts for another 21 percent of the budget, or about \$4 billion.

Benjamin Barnes, a top aide when Mr. Malloy was the Stamford mayor, will be the new governor's budget chief. His previous work was with the Connecticut Conference of Municipalities, the lobbying arm for municipal governments in Connecticut.

"I have a real soft spot for local government. If we were to take it out of their hide, that would put them perilously close to insolvency and the point of collapse," Mr. Barnes said.

Mr. Malloy has also talked of avoiding layoffs in the state work force, to which he owes a considerable political debt. If not for the aggressive get-out-the-vote efforts of organized labor, someone would be administering the oath of office to Republican Tom Foley today.

The new governor has said, however, that tax increases will have to be part of the solution to the deficit.

While details will await his budget proposal Feb. 16, Mr. Malloy can assuage fears that tax increases will be the only or primary part of the solution by making the point today that no one can assume to be spared from sacrifice when it comes to addressing a deficit this large.

The election is over. Governing begins. It's time for candor.

Waterbury
Republican-American
1/3/11

School leaders want Malloy to keep funding

Stimulus money running out for education projects in state

BY PAUL HUGHES
REPUBLICAN-AMERICAN

HARTFORD — Towns and cities are urging Gov.-elect Dan Malloy and state lawmakers to maintain education funding at current levels.

Municipalities and school districts stand to lose \$271 million that had been provided through the federal stimulus act. That money won't be coming in the future, so towns and cities say they need additional state funding.

The Connecticut Conference of Municipalities is also asking Malloy and the legislature to eliminate minimum spending requirements for school budgets.

On Monday, the statewide association of towns and cities released its agenda for the upcoming General Assembly session that starts Wednesday. Many of the requests are not new. Towns and cities are again seeking wider taxing powers. Municipalities now are limited to taxing property and real estate sales.

In the past, local officials and CCM have requested authority to impose local taxes on hotel stays, meals and retail sales.

Municipalities are renewing the CCM's push to make permanent a temporary increase in the local share of the real estate conveyance tax that was first enacted in 2003.

The statewide association is also again requesting changes to the state's binding arbitration and prevailing wage laws. It also renewed another request to allow municipalities to defer property tax revaluations.

The lobbying group is once more seeking a change in state law or a constitutional amendment to require a two-thirds approval of new municipal mandates. That would be 101 votes in the 151-member

House and 24 votes in the 36-member Senate.

Education spending topped CCM's agenda. On average, education consumes 70 percent of municipal budgets in Connecticut.

The Education Cost Sharing grant is the state's largest subsidy to cities and towns. This year's \$19.2 billion budget included nearly \$1.9 billion for ECS grants, including \$271 million from the stimulus act.

If the state does not offset the lost federal funding, it will amount to a 14 percent reduction to the ECS program.

The CCM agenda also targets the so-called Minimum Budget Requirement for elimination. The MBR mandates that towns and cities spend at least as much on education as they did the prior fiscal year, plus any increase received in their annual ECS grants.

The CCM proposal would continue to require towns and cities spend ECS grants on education. It would allow municipalities to reduce local spending due to declining enrollment or other developments that lower the cost of delivering a public school education.

CCM is also recommending the development of a plan for the state government to gradually assume responsibility for funding and administering special education.

The group is also again proposing incentives for regional cooperation among municipalities and restoring funding cuts made during the economic crisis. It is asking Malloy and legislators to dedicate any increase from slot machine revenues from the state's two tribal casinos to towns and cities.

"Despite the state's serious budget troubles in 2011, cuts in municipal aid will only shift the state budget deficit to already hard-pressed local governments and their taxpayers," said Jim Finley, CCM's executive director.

Stamford Advocate

Malloy faces daunting task as state's new governor

Brian Lockhart, Staff Writer

Monday, January 3, 2011

As long ago as the summer of 2003, during an editorial board meeting with The Advocate of Stamford, the city's then-mayor, Democrat Dan Malloy, said his name was being floated as a potential candidate for governor to challenge Republican John G. Rowland.

"When a guy falls flat on his face on a daily basis, it tends to move the discussion," Malloy said of Rowland, who resigned in 2004 amid a federal corruption investigation and impeachment inquiry.

More than seven years and one lost party primary later, Malloy can no longer criticize the state's chief executive from the sidelines. On Wednesday, the job's his.

Malloy, who captured a 6,404-vote victory over Greenwich Republican Tom Foley, will be sworn in at 2 p.m. Jan. 5 at the Hartford Armory. He replaces retiring Republican Gov. M. Jodi Rell, Rowland's lieutenant, who won her own four-year term in 2006, the year Malloy lost the Democratic primary to New Haven Mayor John DeStefano.

And while the mood at the inaugural events, including a \$175 and \$225 ticket ball, will no doubt be festive, the new administration inherits a mess that could land any governor on his or her face: a two-year, \$3.5 billion budget deficit; \$19.4 billion in bonded debt; and a seasonally adjusted unemployment rate of 9.0.

"The economic situation is still pretty precarious," said Pete Gioia of the Connecticut Business and Industry Association. "We actually had some backsliding on jobs after having some solid growth. As of April we were up 11,000 new jobs. By November we were only up 8,000 new jobs."

Longtime Democratic activist Jonathan Pelto said there are plenty of alarming words that can be used to describe the challenges facing the governor-elect.

"Enormous, incredible, overwhelming, significant, beyond comprehension," Pelto said. "What happened, for all intents and purposes, there was an agreement between Rell and the Democratic Legislature to minimize an understanding of the magnitude of the problems."

Foley said Malloy must convey to the public he will put an end to "business as usual."

"It is a critical time and I meant what I said on the trail that Connecticut needs to get it right this time because we may not have another chance," Foley said.

PUTTING TOGETHER A TEAM

Malloy has wasted no time attempting to instill confidence in constituents who, because Bridgeport ran out of ballots, spent four days wondering whether he or Foley had won. Foley conceded Nov. 8.

Between late November and early December he formed transition, personnel and policy committees packed with experienced "thought leaders" to help build his cabinet and come up with ideas for running government and improving the state that "require no new spending."

"We've got all different kinds of constituencies around the table, from the unions to community providers to the cities. A number of business people are there," said Terry Edelstein, president of the Connecticut Community Providers Association who is helping with social services issues.

And the governor-elect on almost a daily basis has announced commissioner appointments, signaling to voters the new administration is more than ready to take over.

"It's to show state residents that he's already governing," said Richard Hanley, graduate director of journalism and interactive communications at Quinnipiac University. "Making these announcements to keep himself in the news shows he's in command and putting in place a sense of momentum that as soon as he takes the oath of office he'll be ready to go."

Lobbyist and former state GOP Chairman Chris DePino said Malloy wisely picked several agency heads with prior experience in state and/or local government.

"He could have ... started from scratch, which would create a huge learning curve, which Connecticut does not have the time for right now," DePino said.

Ben Barnes, who as secretary of the Office of Policy and Management will be Malloy's budget czar, is a veteran of Stamford government and also served as operating officer for Bridgeport Public Schools.

Former state Senate President and ex-Lt. Gov. Kevin Sullivan is Malloy's choice for commissioner of the Department of Revenue Services. Retired state police major Reuben Bradford will oversee the state's public safety. One-time Department of Agriculture employee Steven Reviczky will return to run that agency.

Malloy reappointed Department of Mental Health and Addiction Services Commissioner Patricia Rehmer. He tapped East Hartford Mayor Melody Currey to helm the Department of Motor Vehicles. And four-term state Sen. Donald DeFronzo, D-New Britain, a former OPM employee, will be in charge of administrative services.

State Sen. Toni Boucher, R-Wilton, singled out Malloy's hiring of DeFronzo, with whom she worked on the Legislature's transportation committee. The governor-elect wants DeFronzo to help lead efforts to deliver state services more efficiently.

"Don DeFronzo knows what needs to be done and has been in the political trenches for a long time. He seems to be a thoughtful, intelligent person who has the ability to work well with different groups on both sides of the aisle," Boucher said. "It's not going to be easy for him. There's protectionism from all departments."

Foley sees Malloy's administration filling up with political insiders.

"It takes longer, I think, to recruit people from outside of government. I hope he's doing that and it will be a balanced mix of people who are government insiders and people bringing a broader range of knowledge," Foley said.

A FEW CAUTIOUS KUDOS

Malloy received plaudits from many observers for convincing state Supreme Court Justice Joette Katz, of Fairfield, to lead the troubled Department of Children and Families.

"To bring someone of that talent and convince her to give up what is effectively a lifetime appointment ... to tackle what in my opinion under the best of circumstances is the hardest job in state government is a great step forward for a new administration," said state Senate Minority Leader John McKinney, R-Fairfield.

McKinney also complimented Malloy's decision to establish an inner circle of senior advisers -- Chief of Staff Tim Bannon, General Counsel Andrew McDonald, who is a good friend and current state senator from Stamford, and senior adviser Roy Occhiogrosso.

"That shows a sign of strength as a leader -- that you're willing to surround yourself with very strong, independent, forceful voices who may not always agree," McKinney said.

But Pelto does harbor concerns about Occhiogrosso, who managed Malloy's campaign, and Colleen Flanagan, a consultant to the Connecticut Democratic Party and former press secretary to retiring U.S. Sen. Chris Dodd, D-Conn. Flanagan is Malloy's communications director.

Pelto said both are used to campaigning and the new administration must shift its communication strategy from the election mindset of "anybody who's not with you is the enemy" to a more inclusive strategy for governing.

INAUGURAL ADDRESS TO SET THE TONE

Malloy does not unveil his first two-year state budget until Feb. 16, but observers said he must use his inauguration day speech to the General Assembly to begin preparing Connecticut for the worst.

"He really needs to show that he's the adult in the room (and) cannot be giving away favors to special interests, that he represents all of Connecticut and his principal job is to master the word 'no,'" Hanley said. "It's a hard thing to make that speech. You're basically telling people there will be pain that needs to be shared ... But if crafted appropriately, he can get the state behind him and get the residents to understand the gravity of the situation."

Malloy said that on inauguration day he will "ask the people of Connecticut to respond to the greatest economic challenge this state has faced since the Great Depression."

"For some people that may mean fewer services or less timely services. For others that may mean they're asked to contribute more," Malloy said.

But, Malloy added of Wednesday's speech, "It's not the budget address. It's not going to include details that haven't been worked out yet."

Gioia said CBIA's members want Malloy in his inaugural speech to embrace business. They want to hear, "he's going to take care of the state budget problem in a sustainable manner with the least amount of tax increases possible."

DEALS WITH LABOR?

Some argue that means targeting state employees, their compensation and benefits. But there is skepticism of Malloy's willingness to seek additional concessions from the unions, who brokered what critics considered a too-sweet deal with Rell in 2009 guaranteeing no layoffs for two years in exchange for \$700 million in givebacks.

Malloy enjoyed major union support during the campaign.

"I think he understands what he's facing, but the question I have in my mind is, for the support of that large group, what political agreement might have been made?" Boucher said.

Ron McLellan, a union president and 32-year state employee, said members believed Malloy had the leadership potential and vision "to get the state out the mess we're in."

"What I would really like to see (on inauguration day) is the governor-elect change the tone and the conversation to say we've got to stop the scapegoating of public service workers," McLellan said. "We will be at the table like we've always been, but it's too early to talk about specifics. What we're looking for is fairness."

For example, McLellan said, "on the surface it just appears the wealthy have done very well and the disparity between the haves and have-nots seems to be widening."

McKinney argues Malloy's inaugural speech needs to prioritize cutting government spending through consolidations, efficiencies and tough decisions before raising taxes.

"The business community needs to hear that so they can view Connecticut again as a stable place where they can keep and grow their business," McKinney said.

'THE PEOPLE HERE ARE HURTING'

Malloy has acknowledged the state needs increased revenues. But some believe that, having had the experience of running a large city in wealthy lower Fairfield County, Malloy also appreciates concerns that Hartford too often relies on the so-called Gold Coast to fill the coffers.

In recent years, lower Fairfield County Democrats fought income tax increases proposed by their legislative leadership. And Malloy last month issued a press release backing Democratic President Barack Obama's deal extending tax cuts for not only the middle class, but the wealthy.

Ridgefield First Selectman Rudy Marconi, a one-time Democratic gubernatorial candidate, said while cities and towns obviously do not want to see cuts in state aid, tax hikes on residents will be an added burden. He believes Malloy understands that from his 14 years as mayor.

"If they turn around and tax Fairfield County with an income tax (or) sales tax increases, that's going to have an impact on our people. We don't even get a nickel on the dollar back of what we send to Hartford, and that's real tough in this economy. The people here are hurting," Marconi said. "We are in the trenches, and Dan's experience having been there is going to give him a great deal of understanding. We're all very excited to have a previous municipal official be the governor."

Others who have reason to believe Malloy commiserates with the pressures they face during the economic crisis said they still remain concerned about the impact of his budget.

"We don't feel safe," said James Finley, executive director of the Connecticut Conference of Municipalities. Malloy was the group's president 10 years ago. "He did make a campaign promise to level-fund education aid, but that means he has to find over half a billion in new state dollars."

Malloy said, "I'm probably going to disappoint all of them on some level."

"I don't think most people have wrapped their minds around what a \$3.5 billion deficit means when you have no arsenal to use," he said, "when you've exhausted the rainy day fund, exhausted your ability to borrow, cleared every account."

DePino said it is important for Connecticut's "opinion leaders" to give the new governor a chance.

"The banner for Gov.-elect Malloy is, 'We should gather around and root for Connecticut now,'" DePino said. "We're on the edge of a precipice and it's a long way down if we fall."

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Editor:

The Mansfield Town Council said it hired the best consultant who reported the Storrs Community Center would finance itself. It has persistent budget deficits.

Moreover, the recreation department occupies two income producing rooms creating a larger deficit. The consultant could not foresee this?

The council said, according to its survey, the majority of residents favored the community center but, it never explained how it conducted the survey.

Now, it says the Storrs Downtown project will bring substantial income.

"Fool me once ..."?

The Dec. 9 public hearing demonstrated that critics of this enormous downtown project were right. The developer wants taller buildings to maximize its profits, a smaller town green, students will be there, the idea of a bustling shopping center is unrealistic and future demands for water require new sources of supply, such as new wells in the Cedar Swamp, to deplete its water source.

Past candidates for town council and the planning and zoning commission declared their desire to preserve Mansfield's rural character. Nowadays it is "develop Mansfield," as if we elected developers. That is disturbing. Natural resources do not come back when depleted.

Mansfield attracts people because of its rural charm. If you take it away, what is left behind? Student dormitories?

Letters to the Editor 1/5

Another troubling aspect: Education Realty Trust Inc. (EDR) focuses only on collegiate housing which it develops and manages. Mansfield residents might be interested in checking its web site, precisely p.27 of its Annual Report '09 through "Financial Information" on the side bar.

There you will find listings of the properties EDR owns. Copy the names of these properties and paste into your Google search bar and add the word "ratings;" you will get the student ratings for the EDR management. The results of my samplings: Overall rate is 2¼, 2½ out of 5.

**Tulay Luciano
Mansfield Center**

Editor:

Last Wednesday, Mansfield's Town Council discussed the agreement with developers of Storrs Downtown.

As before, the only councilors with questions were Meredith Lindsey and Denise Keane. The Democratic block spoke only in defense of the agreement or developer.

For example, Councilor Antoinette Moran addressed people's observation that tenant ratings for the management of existing developer's apartments were unfavorable. Moran's defense: I've had experience with student ratings as a faculty member and it's just the few disgruntled students who rate so, discount this

observation.

Well, I've had experience with ratings for my former husband. Many of his students provided ratings and very good ratings, so discount Moran's defense.

I'm disappointed with *the Chronicle's* reporting on this Storrs Project. People who subscribe to this paper count on it for information. The Storrs Downtown project is important to Mansfield. This agreement is 58 pages along with other agreements with the University of Connecticut. It's not possible to write a letter to the editor, once every two weeks, to explain objections in 300 words or less.

The Chronicle's opinion is the current "scaled down" version of Storrs Center is more viable than the original plan. I agree, but there is so much more to this issue that people don't know. A good newspaper is invaluable to the public.

This agreement is a major commitment. It gives the developers protection for everything and leaves the town's liability open ended.

Town Manager Matthew Hart says, "Yes, there are risks." The risks are horrendous. This is a town of but 13,800 people. Who is going to pay the bill if something goes wrong? No one has shown even one signed lease for this project, yet Mansfield's majority party says to sign this agreement without further discussion.

Who among the council has read this document, excepting for Keane and Lindsey?

**Betty Wassmundt
Storrs**

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Thumbs up for Storrs Center agreement

By MIKE SAVINO
Chronicle Staff Writer

MANSFIELD — Despite hearing concerns from some residents and two of its members, the town council Tuesday approved going ahead with a development agreement for the Storrs Center project.

The council voted, 7-2, to authorize the town manager to sign the agreement with Leyland Alliance LLC and Education Realty Trust (EDR), for phases 1A and 1B of the project.

Councilmen Denise Keane and Meredith Lindsey voted against the authorization, saying the agreement did not do enough to protect the town's

vision for the \$220-million, mixed-use project.

The aim is to create a downtown, college-town atmosphere near UConn and feature a mix of commercial, retail, restaurants and housing.

Lindsey said the agreement will have "long-term consequences" for the town and, again, questioned projected annual costs for the town from the town's consultant, which differed greatly from a 2008 analysis.

But other councilmen said the project would provide an economic boost to Mansfield, especially with the creation of jobs.

Councilman Antonia Moran pointed

to malls that had targeted Windham and New Britain, only to move to neighboring, more affluent towns willing to cooperate with developers.

She also said development in the Buckland Hills area of Manchester "just continues to grow."

"This will change this area of Mansfield quite substantially," Deputy Mayor Gregory Haddad added.

Keane also had concerns about financial implications, but said it was not a "deal breaker," and neither were plans for five-story buildings in the first phase and other worries.

She said she was voting against the
(Thumbs up, Page 4)

Thumbs up for Storrs Center agreement

(Continued from Page 1)

agreement as written over concerns about EDR's track record of building student-oriented housing.

"EDR is a great match for Leyland and (the University of Connecticut), but a poor match for Mansfield," Keane said, sharing a concern raised by many residents.

But other councilmen pointed to language in the agreement they believe will protect the town's goals and prevent the 290 rental units in the first phase from becoming student housing.

Haddad also said EDR was actually a good fit because some students will be drawn to the apartments and EDR knows how to handle those tenants.

Councilman Bill Ryan, meanwhile, said the majority of residents who have spoken on the project and the agreement over the last month have supported it.

The council heard a mixed reaction during the public comment portion of Tuesday's meeting, with some residents and business owners supporting the agreement.

"The time has come for Storrs to have amenities again," resident Larry Ross said.

One resident even said she plans to live in an apartment, something others have also said.

UConn Associate President Tom Callahan reiterated UConn's support for the project, which he said started at a time when Mansfield and UConn were trying to repair relations.

But opponents agreed with Lindsey and Keane, saying the agreement and current plans did not fit with the town's original vision for the project.

"The agreement is bad for the town, it's bad for the taxpayers," resident Ric Hossack said, adding the town has "given away the farm."

They also questioned a tax abatement for the rental units and criticized the terms of the town's fee structure for the parking garage it will own.

Others, meanwhile, called for the council to take more time, even saying residents have not had enough time to review and comment on the agreement.

Lindsey agreed, saying the council has had numerous public discussions on a possible school

building project, but the draft agreement was unveiled to the public Dec. 1.

Councilman Peter Kochenburger disagreed, saying the draft is the result of a decade of talks over the Storrs Center project.

"I don't know of any project in town ... that has remotely had" the public discussions focused on the project, he said.

Kochenburger added the town faces risks, such as increased construction costs, that could "paralyze" the project if the town waits.

Town Manager Matthew Hart said Mansfield still needs to work out ancillary agreements, including ones for parking, and hopes to sign the agreement by the end of the month.

Editor: 1/7

I was substituting at a local elementary school when I heard someone mention that the Storrs Community Nursery School had shut its doors and was giving away the contents of its classrooms.

You might as well have stuck a knife in my heart. It wasn't as if I didn't know this day was coming. As a matter of fact, at one time I was the head teacher of that wonderful little school. It was begun in 1965 by a group of dedicated parents determined to have the very best program for their own preschoolers. I, being "old school," agreed with their philosophy that "play is a child's work."

For in play, one does learn to share, take leadership roles, follow directions, get along with others, learn good manners and to take turns. We explored the world through cooking, music, archeology and pond exploration. We created classroom rainforests and sunny beaches in January, nurtured classroom pets and each other. We practiced leadership, and, yes, The Golden Rule.

Inevitably, the time came when I decided to retire. I fervently hoped the private pre-schools weren't going down the same path as the mom and pop stores of yesteryear. But I left knowing that SCNS was in good and capable hands.

Ironically, some years later I ended up in the Mansfield school system from which I retired in 2009. Early in 2010, I subbed at a Mansfield pre-school and found that the program was well-run and inspiring and that the children were happy, eager to learn and incredibly social.

The town has moved forward in giving the residents what they wanted and needed: good quality pre-school programs and day-care throughout the area. Kudos, Mansfield. You sure know how to carry the ball.

Andrea Booth
Mansfield

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Big crowds, big nuisance

Report: Off-campus parties attract thousands

By MIKE SAVINO
Chronicle Staff Writer

MANSFIELD — When people hear of crowds as large as 10,000 in Storrs, the thought usually goes to Harry A. Gampel Pavilion at the University of Connecticut.

But hearing a crowd of 8,000 to 10,000 people gathered at an off-campus apartment complex Oct. 30 alarmed members of the town council Monday and they said they need to increase enforcement efforts.

The council received a report from state police Sgt. James Kodzis, who heads the town's resident troopers, about the number people attending parties just off the University of Connecticut campus and related police activity.

It was Kodzis' third report to the council and includes a summary of every weekend from the end of August, when students

come to campus, through the end of October, when Town Manager Matt Hart said activity drops.

Kodzis said the largest crowds were Oct. 30 (pre-Halloween), estimating between 8,000 and 10,000 people at Carriage House Apartments on Hunting Lodge Road, as well as thousands of people gathering at other locations near campus.

He said as many as 18 state troopers, including support from other barracks, were on duty throughout the night, and issued six citations.

Mansfield police, comprised of resident troopers, received 23 calls for service Oct. 30 from 7 p.m. to 3 a.m., while Troop C in Tolland received 66 calls of its own.

Crowds in September and October routinely reached 4,000 to 6,000 people at Carriage House Apartments, while Mans-

field police frequently received at least 10 to 15 calls for assistance at night.

Calls for assistance peaked at 40 on Oct. 16, a night when police issued 14 alcohol citations and 10 parking tickets, and also responded to a noise complaint. Troop C received also received 77 calls on that night.

Councilmen also discussed what actions they might take in the future to address off-campus partying, noting the large crowds draw plenty of non-UConn students and put a strain on local emergency personnel.

Councilman Antonia Moran, chairman of the committee on community quality of life, said the subcommittee is working on a "three-pronged approach" to handling the crowds.

(Police report, Page 4)

(Continued from Page 1)

She said the subcommittee is working on two ordinances — one to address "nuisance houses" and one requiring permits for large gatherings — to help town enforcement efforts.

The nuisance house ordinance would allow police to issue citations for people creating neighborhood disturbances and the town could also issue infractions to landlords whose tenants are repeat offenders.

Councilman Denise Keane, also on the community quality of life subcommittee, said the ordinance would have a "specific time-frame" to define repeat offenders so landlords are not punished for sporadic incidents.

The second ordinance would require permits for large gatherings on private property, although

Hart said it is "potentially a big deal" and the town needs to make sure it would be constitutional.

Moran said the ordinances are both currently before the state police's legal department, which is reviewing the drafts because they would involve police enforcement.

Moran said the town is looking to assist landlords with various models for lease agreements, a move she said UConn has been involved in.

The committee is also asking landlords who have successfully dealt with tenant behavior to offer tips to others renting apartments to students.

Moran said the third step involves encouraging discussion with tenants, landlords and neighboring residents.

The discussion comes as UConn

expects its Spring Weekend Task Force to issue its report next week on how to deal with Spring Weekend.

Spring Weekend, typically held the weekend before the last week of classes in the spring, has long been the focal point of efforts to stop off-campus partying.

The event, which is not sanctioned by UConn, sparked increased criticism after a student

died during an altercation this past April.

The parents of the student, Jafar Karzoun, a junior, sent a letter saying it plans to file a lawsuit against UConn, claiming the school was aware of the dangers of Spring Weekend but did not do enough to stop the parties.

The family also claims UConn "supported and promoted Spring Weekend as a university-sanctioned event."

PAGE
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2 the Chronicle, Willimantic, Conn., Wednesday, January 12, 2011

EDR apologizes for filing error

By MIKE SAVINO
Chronicle Staff Writer

MANSFIELD — A top official with Education Realty Trust, or EDR, came to the town council Monday to apologize for what he called an error that included the phrase “student housing” in filings related to the Storrs Center project.

EDR Executive Vice President and Chief Investment Officer Tom Trubiana told the council EDR has already addressed the mistake and apologized for the “turmoil that we created.”

“I understand that this has created a tremendous sensitivity and we will not let you down,” he told the council.

The mistake occurred in a filing that followed the council’s vote Jan. 4 to authorize the town manager to sign a development agreement with EDR and Leyland Alliance, LLC, to develop the first phase of the project.

After the vote, EDR was required to submit a prospectus with the Securities and Exchange Commission as part of the company’s effort to seek investors.

A prospectus contains information about a company’s invest-

ments, a list of properties, biographies on its officers and other financial details.

EDR has been hired to build 290 rental units as part of phases 1A and 1B of construction, and Trubiana said the company hopes to break ground in May.

Trubiana said the filing was part of EDR’s public offering for stocks, but the prospectus described the apartments as “student housing.”

EDR has a track record of building primarily student housing near college campus and the firm’s selection drew criticism from some residents.

Opponents expressed concerns the apartments will be rented primarily to University of Connecticut students and the buildings would become another destination for off-campus partying.

But Town Manager Matthew Hart and town attorney Dennis O’Brien said the development agreement includes language that requires EDR to market the apartments to the general public.

They also said the agreement requires a design not typical of a college dormitory and apartment leases by the unit, not by the bed-

or bedroom.

Trubiana said EDR has already filed a statement with the SEC clarifying the remarks, a move he said was recommended by the company’s attorneys as the best solution. He also submitted a letter to the council from the law firm Bass, Berry and Sims, PLC, saying EDR officials “were not the source of this alteration and that the company did not intentionally alter” any documents.

The letter said EDR intends to build “collegiate housing” and will also target empty nesters, faculty, graduate students and others.

“We will work our tail ends off to get retirees, faculty, etc.,” Trubiana said, adding EDR staff is already developing a marketing plan to target a broader customer base.

He also agreed to Councilman Meredith Lindsay’s request for a presentation of that marketing plan in the near future.

Councilman Antonia Moran, meanwhile, said the committee on community quality of life wants to meet with EDR officials to discuss the company’s plan for managing the apartments.

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Editor: 1/12

It all sounded terrific. A new, vibrant, family-oriented downtown, with shops and boutiques and cafes, a new town square all to revitalize Mansfield and provide \$2.6 million in additional tax revenues. Let's go for it.

Well, after thousands of volunteer hours and \$1.2 million dollars of your tax money, we now are on the brink of realizing our "vision" — Storrs Downtown Center.

Except for a few minor points.

No family-oriented housing, plain and simple. Phase 1A and 1B will contain 260-290 apartments, owned and managed by Educational Reality Trust. In a recent SEC listing, EDR touted its new project as "University of Connecticut student housing."

That is what the taxpayers of Mansfield are now indebted to provide.

No additional tax revenues. Between the \$4.5 million in tax abatements provided to the developer and the additional expenditures on personnel and benefits, no new tax revenues will be realized.

But that's all right, we have 50-plus years of owning a 590-space parking garage without realizing any revenue from it either.

Sound terrific?

Ric Hossack
Storrs

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Editor:

1/14
On Jan. 4, the Mansfield Town Council voted 7-2 to sign the development agreement with Storrs Center Alliance and Education Reality Trust.

The council says the project is for the good for Mansfield. There will be 290 apartments with a good mix of students and non-students, with plenty of parking.

Well folks, at the same time our council was approving this agreement, EDR was announcing a common stock offering.

In its prospectus to the SEC it stated this is to be the "first two phases of student housing located in Storrs Center ... we (EDR) will own and manage the student housing at Storrs Center ..."

We, the taxpayers of Mansfield, are now going to be told that's not really what EDR meant (student housing), that's just what it said to its investors or, they'll say it was a mistake.

Well, the real mistake was doing what several members of the public had advised against, and the reason that two council members were concerned enough to vote against the agreement.

The council did not take the time to fully address all concerns with the agreement.

The biggest concern is this fact: We, the Mansfield taxpayers, are providing funds to build student housing and a parking garage for the University of Connecticut. It will be interesting to watch as they try to wiggle out of this one.

If what you wanted for your Storrs Center city is an extension of UConn at the taxpayers expense, then you should be happy. That's

Letters to the editor

what you're getting.

If you wanted a nice downtown, you had better be concerned

Mike Sikoski
Storrs

Editor:

As I write this, it is Wednesday afternoon and the snow is still coming down. Soon I will be out to finish the shoveling that I started earlier.

As you all know, there was a smaller storm last weekend and many of us got more exercise than we wanted dealing with the snow removal. There was a lot of wind during and after that storm, resulting in drifting on roads and driveways that had been previously cleared. To take care of that and to prepare for this storm, I heard the Mansfield snow plow go by and knew that I would have to clear the snow that would fall off the plow in the open area where my cleared driveway meets the street.

When I went out, I discovered no snow there at all, although the street drifting had been cleaned up and the plowed area of the street widened to the edges of the pavement.

I know that the Mansfield Public Works people are competent and hard working. Now I know that the plow operator who does my street is also quite considerate and has some skill at magic.

He has my gratitude.

Howard Raphaelson
Storrs

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1/15 Council elects new deputy mayor to replace Haddad

MANSFIELD — The town council appointed a new deputy mayor Monday, filling a seat vacated when former councilman and current state Rep. Gregory Haddad, D-Mansfield, took his new office last week.

Councilman Antonia Moran defeated Councilman Meredith Lindsey, receiving five votes to Meredith's three, to become the new deputy mayor.

Councilman Bill Ryan nominated Moran, both

Democrats, while Councilman Denise Keane nominated Lindsey, both Republicans.

Keane said she wanted to have bipartisan leadership on the council, as Mayor Elizabeth "Betsy" Paterson is also a Democrat.

Haddad resigned from the council when he took his oath of office and became officially took office as state representative Jan. 5.

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Hearing postponed; PZC will mull Storrs Center

By MIKE SAVINO
Chronicle Staff Writer

MANSFIELD—A planning and zoning commission public hearing originally slated for Tuesday will now be moved to an already busy meeting in February.

The town did not post a legal notice in time for Tuesday's meeting, so proposed subdivision regulations will now go to public hearing as part of the PZC's meeting Feb. 7 in the Audrey P. Beck Municipal Office Building.

That meeting, starting at 7 p.m., will still include a request to change a special permit for the first phase of the Storrs Center project, among other agenda items.

When the PZC granted a special permit to Leyland Alliance in

2006, the developer had planned to build a standalone building, named Dog Lane 1, as a temporary site for existing businesses looking to relocate to the first phase.

But Leyland Alliance has said it can now incorporate existing businesses into newly constructed buildings as it completes phases 1A and 1B, and no longer needs Dog Lane 1.

The developer has said it now plans to move Dog Lane 1 and make it adjacent to the other buildings, included in the first round of construction and make it a mixed-use structure.

Leyland is able to make the change because of a 5-4 PZC vote, during its Jan. 3 meeting, to change zoning requirements

and allow more than 50 percent of floor space in the Dog Lane 1 building be designated as residential space.

The regulation already applied to the rest of the Storrs Center project, which is in a special design district, but the Dog Lane 1 building is in the Planned Business 2 zone, which has different regulations.

The PZC is also looking at changes to some of its regulations, including some alterations that would give the land-use officials the chance to provide more input during the permitting process.

One proposed change would require anyone proposing subdivisions creating a new road or at least four lots to seek advice from land-use officials before submit-

ting final designs for necessary permits.

The PZC is also proposing other changes, but did not legally warn the meeting in time, and will now hold the public hearing Feb. 7, a meeting with three such hearings, including:

- A special permit application from Randy's Wooster Street Pizza, located at 1232 Storrs Road, for the sale of alcoholic beverages. The hearing is scheduled to start at 7:30 p.m.
- A re-subdivision to subdivide an approximately 4-acre lot, owned by John Listro, into two lots. The hearing is scheduled to start at 7:45 p.m.
- The zoning regulation changes, with the hearing scheduled to start at 8 p.m.

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