

A ceremonial presentation to honor Joshua's Trust will be held at 7:15pm.



**TOWN OF MANSFIELD
TOWN COUNCIL MEETING
MONDAY, April 25, 2011
COUNCIL CHAMBERS
AUDREY P. BECK MUNICIPAL BUILDING
7:30 p.m.**

AGENDA

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ROLL CALL	
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FUTURE AGENDAS

EXECUTIVE SESSION

ADJOURNMENT

SPECIAL MEETING – MANSFIELD TOWN COUNCIL

April 12, 2011

Draft

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

I. ROLL CALL

Present: Keane, Lindsey, Moran, Paterson, Paulhus, Ryan (8:00 p.m.), Schaefer
Excused: Kochenburger, Shapiro

II. CAPITAL IMPROVEMENT PROGRAM

Council members reviewed various CIP projects slated for FY 2011/12 budget with staff.

Flag - The Director of Finance will update the March Quarterlies to reflect the Storrs Center Reserve Fund status.

Flag – Reduce the Four Corners Sewer and Water request from \$750,000 to \$350,000 to cover the cost of design only.

Flag – Provide a CIP update of individual projects – Life of Project Report.

Flag – Change ambulance replacement identifying number to 607. (page 168)

Flag – Chief Dagon will check on the additional cost of insurance for a third ambulance and estimated trade in amount for the ambulance to be replaced.

Flag – Provide information regarding the percentage of Town roads which currently exceed the 5 to 7 year chip seal threshold.

Flag – Staff will add \$25,000 to the 5 Year Capital Improvement Program for relocation cost in FY 2014/15 and FY2015/16.

Flag – Staff will realign the figures on page 177.

III. CAPITAL NONRECURRING FUND

The Director of Finance outlined the highlights and initiatives contained in the Capital and Nonrecurring Fund.

IV. SOLID WASTE FUND AND TOWN AID ROAD FUND

Public Works Director Lon Hultgren reviewed the Solid Waste Fund which has a positive fund balance and noted the Solid Waste Advisory Committee is exploring the possible change to automated collection at sometime in the future.

Mr. Paulhus left at 8:30 p.m.

V. SEWER FUND

VI. POLICE SERVICES

Flag - Updated information from the Department of Public Safety identified a \$63,000 increase for the FY2011/12 budget. The Town Manager stated that in order to maintain current staffing the Town will need to adjust the budget.

VII. ADJOURNMENT

Ms. Moran moved and Mr. Ryan seconded to adjourn at 8:50 p.m.

Motion passed unanimously.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk

April 12, 2011

REGULAR MEETING – MANSFIELD TOWN COUNCIL

April 11, 2011

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, Shapiro

II. APPROVAL OF MINUTES

Mr. Schaefer moved and Mr. Paulhus seconded to approve the minutes of the March 23, 2011 Special meeting as presented. The motion passed with all in favor except Ms. Keane who abstained. Mr. Paulhus moved and Mr. Ryan seconded to approve the minutes of the March 28, 2011 meeting with an addition. The motion passed with all in favor except Mr. Kochenburger and Mr. Schaefer who abstained. Mr. Paulhus moved and Mr. Shapiro seconded to approve the minutes of the March 30, 2011 minutes as presented. The motion passed with all in favor except Ms. Keane, Mr. Kochenburger, and Mr. Schaefer who all abstained.

III. PUBLIC HEARING

1. Proposed Fiscal Year 2011/12 Budget

Mayor Paterson called the public hearing to order and asked the Clerk to read the call.

Brian Anderson, Ridge Road, reported there is an obnoxious student party house in the Lynwood Road area. Mr. Anderson submitted a letter from a neighbor outlining the events of last Saturday night. He asked the Council to include sufficient money in the budget for police protection, education and the volunteer fire fighters. (Letter attached)

Betty Wassmundt, Old Turnpike Road, asked the Council to look for efficiencies in the budget and questioned the arrangements the Town has with a number of agencies regarding provided services. (Letter attached)

Mike Sikoski, Wildwood Road, questioned the estimated price of the new ambulance commenting that on the internet he saw ambulances for less money. He inquired as to what is done with the old ambulance.

The public hearing closed at 7:55 p.m.

IV. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Jane Ann Bobbitt, Atwoodville Road, asked the Council to consider any means possible to bring Assisted Living for Mansfield forward. Ms. Bobbitt urged the Council to assist any organization who might be interested in a project in the south end of Town where water and sewer exist. (Statement attached)

Sharry Goldman, Browns Road, stated that there is an urgent need in Town for an Assisted Living Project. Ms. Goldman outlined six pressing concerns. (Statement attached)

Matt Proser, Sycamore Drive, entered a letter to the editor into the record outlining the need for an Assistant Living Project. (Letter to the Editor attached)

Ron Baker, Storrs Road, thanked the Council members for their service to the Town.

April 11, 2011

Bruce Goldman, Browns Road, spoke in support of the comments of others who are requesting reevaluating where we are in the Assisted Living Project. Mr. Goldman believes the project does not have to be near the Town Center or University.

Betty Wassmundt, Old Turnpike Road, added her support to the statements made by others regarding the Assisted Living Project. Ms. Wassmundt also questioned the calculations for the proposed raise for the Town Manager. (Statement attached)

Mike Sikoski, Wildwood Road, questioned the Council's enforcement of the Town Council Rules of Procedures regarding the time limit for public comment.

V. REPORT OF TOWN MANAGER

Report attached.

VI. REPORTS AND COMMENTS OF COUNCIL MEMBERS

Mr. Ryan reminded members of the Pantherpalooza to be held on May 14, 2011 and invited all to join in the fun.

VII. OLD BUSINESS

2. Community/Campus Relations

The Town Manager updated the Council on plans to mitigate the impact of student partying for the next few weekends. Staff has been meeting with the State Police, Representatives of the University and area landlords. Apartment managers have sent out letters outlining behavior expectations including registering all guest; the University administration and Student Government have agreed that no guest will be allowed on Spring Weekend and Mansfield's Emergency Management Committee will be meeting to finalize plans.

VIII. NEW BUSINESS

3. Compensation for Town Manager

Mr. Moran moved and Mr. Paulhus seconded to increase the Town Manager's annual salary by 1.5% retroactive to July 1, 2010 and by an additional 1.5% retroactive to January 1, 2011, for an aggregate increase of 2.25% for fiscal year 2010/11. Motion passed unanimously.

4. Appointment of Auditor to Conduct Financial Audit for Fiscal Year 2010/11

Chair of the Finance Committee Bill Ryan reported that the Committee endorsed this appointment and moved, effective April 11, 2010, to appoint Blum Shapiro and Company, PC to conduct the financial audit for Fiscal Year 2010/2011.

Motion passed unanimously.

Council members agreed to complete the other items of business prior to discussing the budget.

5. Proposed Fiscal Year 2011/12 Budget

Director of Finance Cherie Trahan and Town Manager Matt Hart discussed the Town's revenues and updated the Council regarding their recent meeting with a staff member of the State Office of Fiscal Analysis. Ms. Trahan explained the complexity of the Pilot and Pequot formulas.

Flag – Staff will provide the statutory language describing the formulas.

Flag - Staff will review and clarify the wording regarding "Postage on Overdue Books."

Flag – Estimated Tax Warrant and Levy for Region 19 will be updated to reflect current budget totals.

IX. QUARTERLY REPORTS

Quarterly Reports will be added to the next agenda for discussion.

April 11, 2011

X. DEPARTMENTAL AND COMMITTEE REPORTS

Ms. Keane requested an update on the Ethics Board's request to meet with the Personnel Committee to discuss the Ethics Ordinance. Toni Moran, Chair of the Personnel Committee, responded that once a draft amending the code has been developed the Committee will share the draft with the Board of Ethics prior to bring it to the Council.

Council members asked questions regarding the coordination of the physical design of the parking garage being discussed by the Mansfield Downtown Partnership's Planning and Design Committee and the parking management plan which is being developed by the Town's Parking and Steering Committee. The Town Manager will arrange a meeting of the two entities.

Ms. Keane questioned why the Council was not privy to the remarks of a member of the Board of Education as presented to the Sustainability Committee at their February meeting.

The Town Manager will provide more information regarding the relocation cost for the restaurant which is not relocating in the Storrs Center project and will provide the Council with a copy of the proposed changes to the 2004 development agreement between the Partnership and Storrs Center Alliance.

XI. REPORTS OF COUNCIL COMMITTEES

Bill Ryan, Chair of the Finance Committee reported the Committee reviewed the comments of the auditors regarding the fund balance amounts and that the Director of Finance will revise the current policy to reflect the agreed upon changes. Some additional suggestions of the auditors will also be addressed.

Chair of the Community Quality of Life Committee Toni Moran reported the Committee met with Fire Chief Dave Dagon to discuss how best to respond to Spring Weekend festivities and decided to table the ordinance regarding large gatherings.

XII. PETITIONS, REQUEST AND COMMUNICATIONS

6. Communications Advisory Committee re: Recent Communications L. Hultgren re: Demolition of the former UConn Publications Building
7. J. Kodzis re: Firearms Training
8. G. Padick re: Request to extend Water Supply Plan comment period State of Connecticut re: HEARTSafe Community
9. CCM re: CCM Day on the Hill
10. CIRMA re: Members' Equity Distribution
11. Housatonic Valley Council of Elected Officials re: House Bill 5782
12. Brecht Associates, Inc. – Market Study Executive Summary for the Town of Mansfield

XIII. FUTURE AGENDAS

Those items identified at previous meetings will be scheduled.

XIV. ADJOURNMENT

Mr. Paulhus moved and Mr. Ryan seconded to adjourn the meeting at 9:40 p.m. Motion passed unanimously.

April 11, 2011

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk

April 11, 2011

59 Highland Road
Mansfield Center, CT 06250

April 11, 2011

Dear Members of the Council:

I write to ask that changes to the town's noise ordinance be put on the agenda for consideration at the next town council meeting (April 25, 2011). I understand this letter will be distributed to council members before that date.

In short I propose that the town of Mansfield address the growing noise pollution problem by prohibiting the riding of dirt bikes and other off-road vehicles in residential neighborhoods. Both the constant motor noise and the impulse noise emitted by revving the engines of dirt bikes and ATVs infringe on—in fact destroy—the peaceful enjoyment of property. I believe that the freedom we all enjoy and indeed cherish, to use our property as we would like does not extend to any activity that infringes on our neighbor's equal right to enjoyment of his or her property.

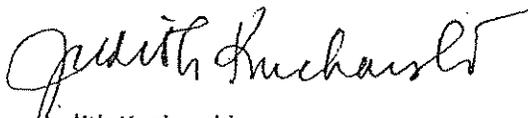
I would like the council to consider that those of us for whom this problem is both very real and very disturbing are virtually held hostage by those residents who believe they are exercising their rights by riding—day in and day out, hour after hour, three seasons of the year—on their property, without consideration of how this activity affects neighbors. I believe, in fact, that the impulse noise emitted by these bikes is very likely already in violation of the existing ordinance. Section 134-5, subsection (3) prohibits the "emission of impulse noise in excess of 100 dBA . . . at any time in any other zone (it is not entirely clear what "other zone" means here, though I assume it refers to residential zones). I'm quite sure the noise of a dirt bike exceeds that decibel level, and it most certainly exceeds an acceptable decibel level relative to ambient noise in a residential neighborhood. Very likely, in fact, the impulse noise exceeds the noise standards for motor vehicles found in Title 14, Section 14-80a of the Connecticut General Statutes. The problem is, though, that even if these bikes *do* already exceed legal limits, enforcement is impossible, because it depends on the police arriving on the complainant's property with a decibel meter. I guarantee that riders see an excellent reason to stop riding when the police cruiser pulls up outside the house. This is what I mean by being held hostage. A violation (or what by every human measure should constitute a violation) is no doubt occurring, and peaceful enjoyment of property is destroyed, but (and perhaps you can appreciate my frustration here) nothing can be done. It is surely unacceptable whenever laws intended to protect citizens are routinely broken because enforcement is a *practical* impossibility.

As a society we have certainly passed the point at which evidence needs to be offered for the real effects of noise pollution. I know that individuals have varying tolerances for pollution of all kinds. But the noise of a dirt bike in a neighborhood of one acre lots—the situation we face on Highland Road—makes it impossible to listen to music, work quietly in a garden, read, write, or perform any task

requiring concentration. Moreover, short of moving there is no getting away from the noise. Surely, this is a problem for which there should be redress. The effects of constant noise, particularly repeated impulse noises, are damaging to human sensibilities. We really do not need scientific evidence to prove this (though it exists in abundance); we need only live in an environment in which we are exposed constantly to such noise. If the members of this council value the peace and quiet of their own property, I ask you to imagine a situation in which that peace is undermined, even destroyed entirely, for three seasons of the year. Because should the house next door to yours be purchased by dirt-bike enthusiasts, that is exactly what will happen. I ask you to consider this proposal in that light.

Thank you for your consideration. I hope to speak to the town council in person on April 25th.

Sincerely,



Judith Kucharski

Glenn Thomas
49 Lynwood Road
Storrs, CT 06268
11 April 2011

Wilbur Cross Building, Rm. 203
233 Glenbrook Rd, Unit 4062
Storrs, CT, 06269-4062

Attn: Dean of Students

On the night of Saturday, 9 April, a party was held at a residence rented to students at 78 Lynwood Road. As a result of this party, which drew hundreds of students, significant property damage was incurred by many in our neighborhood, the noise and screaming at 2:00 AM was incredibly disturbing and litter at that property and between that property and the entrance to Lynwood Road has had an enraging effect on everyone in the neighborhood. When I heard the sounds of my mailbox being destroyed at 2:00 AM I stood in my driveway to minimize further property damage. There were students urinating in my yard and walking through my newly planted grass behind where my mailbox once stood. When I ordered them out of my yard, the response was "Make me". I told them I would help them off my property if it came to that. Then one of these students advised me to "Go back in my ****ing house" and came toward me in a threatening manor. When I told them I was waiting for the police to arrive this student just disappeared back into the anonymity of the crowd and disappeared with no apparent sign of concern on his face. When the police arrived, they informed me that there was nothing that could be done. They said that infractions were issued (\$88.00 fine is laughable) and that was the end of what they were able to do. I proposed that they could walk up to one of my vehicles and throw a bottle through a window while I stood beside the car and that there would be nothing I could do. The police officer told me that unfortunately I was correct, there is nothing they can do but respond to a call and if the student can be identified, that student would be held criminally responsible for the act.

In a case like this I would expect UConn to intervene and propose viable solutions to prevent the compromise of a whole neighborhood to a single residence rented to your students. I have spoken with many of the neighbors and we are going to assemble to find out what we can do as well.

I was informed by the UConn campus police that rental contracts between tenants and property owners managed by residential life contains language that calls for eviction when parties are out of control and result in a police response. I would like to know what you do to enforce this. The property owners are Ryan and Cathy McDonald. I will also be contacting them regarding this incident as well as my own legal counsel to educate myself with respect to my own legal rights in this situation, and I will share my findings with my neighbors. Please consider this a matter of high urgency that will soon be escalated if not properly handled in a timely manner.

Approximately 10 mailboxes and/or newspaper boxes were destroyed. Mine was uprooted, destroyed and carried down the street and thrown in the woods. There is litter everywhere and the road sign has been torn down. 78 Lynwood has become an unsightly mess in the middle of an otherwise pleasant and peaceful neighborhood.

Awaiting your response,

Glenn Thomas

April 11, 2011

To: Town Council

From: Betty Wassmundt, Storrs

You need to reduce the budget. Where is the "Shared Sacrifice" that is talked about? Mansfield continues to spend and give generous raises. Regarding recently granted raises and the town manager's pending raise, we are told the raises are 2.25% but 6 months into the period, the raise is really 3% and 18 months into the period, the raise is 6%. Did you read the Chronicle letter by a Mr. Hartley from Windham? He asks, "How is it that town and state officials can justify getting their raises every year?" Most people are getting no raise these days. Even Social Security finds no reason to give an increase. If you want to continue the financial enrichment of Mansfield employees, then you need to cut your budget.

You need to look at all ways to increase efficiency within this government and to cut costs. No business could run the way this town's government does. Unfortunately for the Mansfield taxpayers you, the council, are predominantly from the same system. You think you can satisfy whatever your whim and there will be a stock of taxpayers to foot the bill.

Look at all the free service this town provides: free rent to Eastern Highlands Health – Mansfield taxpayers subsidize 9 other towns; free rent to the Mansfield Discovery Depot – Mansfield taxpayers subsidize a private business; reduced charges to Region 19 for use of the pool – Mansfield taxpayers subsidize Ashford and Willington; free financial service to M. Discovery Depot and M. Downtown Partnership; etc. Require that the town be operated in a professional manner and in the interest of the Mansfield taxpayer. Require that all entities receiving town services pay appropriately for the service. Look closely at the operation of the Finance Department for cost efficiency.

Review all programs for efficacy. For example, consider the Housing Inspection program; you should have done this already. That came about because you wanted to control student behavior – it doesn't do that. Look seriously at what is being inspected every two years and ask yourselves: "Does this make sense?" For example, under this program electrical polarity is going to be inspected every two years. How often do you check the polarity in your own home? What would make said polarity change from year to year? This Housing program is very costly. Do we really need it? Are there other unnecessary programs?

I read recently that there is some program Mansfield will participate in to reduce electric consumption by, I think, 20%. Require town management to do this. Start by reducing the number of operating refrigerators in town hall. Remove the vending machines in the lounge; why pay for an employee health program when you sell junk food to them.

I gather by listening to you that there is no money put aside for regular maintenance and repairs of buildings, etc. You need to do that. Consider the swimming pool in the Community Center. What is its life expectancy? Is money put aside to replace it? Remember, the Mansfield taxpayer has to provide Region 19 with a swimming pool forever and ever and ever. We will replace it.

I would like to see you budget money to provide yourselves with a decent take out meal on those nights when you have early meetings. It pains me to see all the extra pounds from the pizza menus.

I have several specific ideas as to how to save money; perhaps I will email them to you. Thank you.

Tolland, Vernon and Ellington.

Editor: 4-1-11

People on Social Security haven't had a raise in two years. The government says the cost of living hasn't gone up enough to support it. Therefore, no raise.

Employees in the private sector have received lean raises if any at all. People are lucky to have a job.

How is it that town and state officials can justify getting their raises every year? In lieu of raises, they should take a 10 percent cut in their salaries, start paying more for their own health insurance, use their own vehicles and pay for their own gas. Maybe then the state and town budgets could be balanced.

We voted these officials in to serve, not to take. Town and state taxes rise every year. Where do these officials think the people are going to get the money to pay for these increases?

Dick Hartley
North Windham

Jane Ann Bobbitt Atwoodville Rd.

This is an often addressed topic for you, but I am here to ask you to consider any means to move Assisted Living for Mansfield forward in reality.

As you know, Sharry Goldman and I have asked many people to circulate petitions on this subject. After this effort was underway, there was an announcement that Masonicare was actually moving forward with land purchase. We had set a petition deadline of April 15, so are not presenting the signed petitions tonight.

Why am I, who was on the Committee that chose Masonicare as the preferred developer, here to ask that the process be reevaluated? I believe that the time elapsed since their choice (2008) has been far too long. They evaded giving information with their option on property (site undisclosed) and then finally sent Jon Paul Venoit to the Council last month. When I heard him say that they would build independent units and then add assistant living "as needed", I could hardly believe.

We have many independent living units in Mansfield, available now, and the need that I see every week around me is for assisted living. I am positive that we made that clear in the many hours we spent talking with Masonicare.

Please help any interested parties see that there is water and sewerage available in the south end of Town. The market appeal may be less, but timing is important. I am seeing many friends moving away, not by their choice.

Thank you for listening.

Sharry L. Goldman

187 Browns Road
Storrs, CT 06268

April 11, 2011

To the Mansfield Town Council:

My goals involve, and they have for many years, the construction by a private developer of an assisted living facility in Mansfield.

I want to share my six most pressing current concerns:

1. **The critical distinction between "independent living" and "assisted living"**. There appears to be considerable confusion on the part of the public about the differences between independent living housing and assisted living facilities. A concise explanation by a competent and trusted source could make a big difference. A clear understanding of the difference is necessary for useful discussion of the topic and would be helpful to decision makers.
2. **Access to information**. In order to make good decisions about assisted living, access to information for the council and the public is important. Unfortunately, the Brecht Report is no longer available online. Other materials pertinent to the discussion are available, but difficult to find on the new town website. Readily accessible information supports good decision making.
3. **Time frame and location**. Masonicare, the "preferred developer" is buying the Warren property and is willing to wait for water to arrive there from unknown sources. Reports emanating from the council side have estimated the wait for water at 5-7 years; however my sources on PZC indicate that 5-7 years may be quite optimistic. In addition, a report from the town manager to the council on October 25, 2010 indicated that if and when all the other hurdles were surmounted, it would take 2-3 years before a facility could be designed and built. I see several questions here: Why would a company building assisted living require a property located at walking distance to downtown and the Community Center when the southern end of town already has sewer and water? The Warren property may be desirable for *independent* living, but is irrelevant to assisted living. If Masonicare rates independent living as the priority for siting and other considerations, when if ever do they plan to build assisted living? Mike Savino's Chronicle article of 3/29/11 reported that "Masonicare is currently looking to build a senior living complex in town, which could include assisted-living units." Could somebody tell me the meaning of "could"?
4. **Why have a preferred developer?** The advantages to the developer are obvious, but what are the advantages to the town? If there is no hope of providing assisted living for such a long time, why not look at other options? Masonicare, like any other business entity, is welcome to build whatever they want in Mansfield as long as they meet the PZC requirements. But why not open the door to other possibilities for assisted living, since that is the urgent need in Mansfield and environs?
5. **We are not asking for money**. The town budget is under enough pressure now, that one would think that actively seeking a source of income for the town from private developers which also provides a much needed service would have a high priority. The approach outlined by the town

manager at the last council meeting seems unlikely to get us any closer to having either the service or the income in the near term.

6. **Advisory Committee on Assisted Living.** The Town Manager has recommended that the council reconstitute the Assisted Living/Independent Living Advisory Committee to work with Masonicare. If the goal of the council is to make sure that the status of assisted living is not reevaluated in light of current information, they will take that recommendation. Otherwise, they will move forward in a new direction.

When many of us in this room questioned town staff's position that we couldn't have a volunteer driver program because there was too much risk involved, some of us were treated with disdain. But after 18 months of effort to get the truth out, we do now have that program. Those of us involved in that effort deeply appreciated the council members who were open to reasoned argument and willing to give us an opportunity to make our case. This situation seems eerily similar to me. Town staff and developers are accorded unlimited time to address the council. But the public has a perspective that merits consideration too. I do not think it reasonable to expect present and future seniors, or their friends and relatives, to wait while one company with one business plan waits for water issues to be resolved for one property, while other potential developers are frozen out. We're asking for opportunity to move forward. We need to recognize the pressing needs in our community and take positive action.

> Dear Editor:

> In your article on the Mansfield town meeting of 3/28/11
(Chronicle (3/29/11), the reporter mentions a conversation with
> Masonicare Spokesman Margaret Steves; apparently she said that
> Masonicare speculates on building "a senior living complex in
> town, which could include assisted-living units, and currently has a
> purchase option for a 40-acre property." I cannot comment on the
> accuracy of this statement; it seems to have been made outside
> the actual meeting; it does not appear on the town website
> audio of this meeting. However, I remind Masonicare that the seniors
of
> Mansfield have not slogged to town meetings this snow-filled winter,
or marched around with petitions in the biting wind
to get a senior complex which "could" include assisted-living units.
Mansfield seniors must have assisted-living units because this is what
the town seniors need. Mansfield's Seniors, who have been striving for
years
to get an assisted living facility, are not interested in a mere
possibility
> of one or one tangential to independent living. Nor have the residents
of
> Glen Ridge Cooperative sought an independent living
> community an easy walk down the road from their own. Glen Ridge
> seniors are happy in their community and don't intend
> to move. And they certainly don't want a competitive community set up
> "around the block" on Maple Rd., since they are the owners of their
> community.
> Masonicare should be so advised, and the Town Council
and administrators should be so reminded.
What is needed in Mansfield is an assisted living center.
> Assisted living-services include housekeeping; personal care
> assistance: bathing, dressing, personal hygiene; medication
> administration and health monitoring. They can
> offer nursing care, hospice, injections, catheter care,
> and incontinence training. Previous demographic evaluations have
> indicated that our community could support such a facility
> Council members: please put the
> needs and desires of your constituents at the forefront when
> evaluating Masonicare's plan!

Bill Rosen's role. Why water could be found for an independent facility,
not assisted care?

April 11, 2011

To: Town Council

From: Betty Wassmundt, Storrs

I'd like to remind you that Mansfield pretends to subscribe to "Open Transparent" government. I object to the presentation for the Town Manager's raise. Let's state it clearly: the raise is 1.5% from July 1, 2010 to December 31, 2010, and as of January 1, 2011, it is 3%. It is not clear to me what happens then but I think there is another 1.5% increase on July 1, 2011 going up to 3% as of January 1, 2012. This makes a 6% increase by January of 2012. Also, the base for these raises is not clear. Please specify what that is.

It's stated that there is a 15% contribution towards the premium for the manager's health insurance. What is the dollar amount of that contribution? Or, what is the total premium?

I'd like to point out to you, as I have in the past, that there is an inherent conflict of interest in having the Town Manager, or his assistant, negotiate employee compensation when the same compensation will be awarded to him. From a taxpayer's point of view, this town manager/council form of government is not in my interest. I suggest you make the town manager's compensation inversely proportional to what he negotiates for employees. That would be in my interest. Thank you.

SPECIAL MEETING – MANSFIELD TOWN COUNCIL

April 4, 2011

Draft

Mayor Elizabeth Paterson called the special meeting of the Mansfield Town Council to order at 6:30 p.m. in Buchanan Auditorium at the Mansfield Public Library.

I. ROLL CALL

Present: Keane, Kochenburger (arrived 6:50 p.m.), Lindsey, Moran, Paterson, Paulhus (arrived 6:45 p.m.), Shapiro
Excused: Ryan, Schaefer

II. OPERATING TRANSFERS TO OTHER FUNDS

Town Manager Matt Hart distributed updated pages of the budget and with the assistance of the Director of Finance reviewed the items previously flagged by Council members. A trending analysis of Town expenditures since 2008 was also discussed.

Staff reviewed the Parks and Recreation Fund, the Debt Service Fund and the Downtown Partnership Fund with Council members.

Flag - A request for increased funding from the McSweeney Board of Directors will be discussed at an upcoming budget meeting.

Flag – Provide information as to whether apartment complexes are, for purposes of assessment, considered to be residential or commercial.

III. INTERNAL SERVICE FUNDS

The Health Insurance Fund, Worker's Compensation Fund and Management Service Fund were reviewed by the Director of Finance Cherie Trahan and Assistant to the Town Manager Maria Capriola,

Flag – Provide information regarding the level of completion of the project to reduce the leased copper lines in favor of vlans on existing in-place wide-area-network. (page 217)

IV. OTHER AGENCIES/FUNDS

The Day Care Fund, Eastern Highland Health District and Cemetery Funds were discussed.

V. ADJOURNMENT

Mr. Paulhus moved and Mr. Shapiro seconded to adjourn at 8:05 p.m.
Motion passed unanimously.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk

April 4, 2011



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to Town Manager; Kevin Grunwald, Director of Human Services
Date: April 25, 2011
Re: Status Report on Independent/Assisted Living Project

Subject Matter/Background

Masonicare, the Town's preferred developer of an independent/assisted living facility in Mansfield, will be attending Monday's meeting to provide Council with an update regarding the status of the purchase of property on Maple Road, information concerning the proposed scope of the project and an overview of Masonicare's model for the delivery of services. Staff has recently discussed the project with Susan Brecht of Brecht Associates, the firm that conducted the Town's assisted living market feasibility study. Ms. Brecht has informed us that Masonicare's proposed model of service delivery is "consistent with CT state regulations which license the service provider rather than the property itself. A community where assisted living services are provided is referred to as a Management Residential Community (MRC) and the service provider is licensed as an Assisted Living Services Agency (ALSA)."

For your reference, we have attached information providing a brief description of assisted living and other housing options for older adults, as well as the report from the Assisted/Independent Living Advisory Committee and related information.

Attachments

- 1) Assisted Living/Managed Residential Communities Fact Sheet
- 2) Housing Options Chart
- 3) Resolution to Establish and Issue Charge to Assisted/Independent Living Advisory Committee
- 4) Assisted/Independent Living Advisory Committee re: Recommendation of a Preferred Developer
- 5) 07/28/08 Agenda Item Summary
- 6) 08/11/08 Agenda Item Summary
- 7) 08/18/08 Letter from M. Hart to S. McPherson

Assisted Living/Managed Residential Communities

Assisted Living, also called Managed Residential Communities, are for those who need some assistance with normal activities of daily life, but not the level of medical care provided in a nursing home. A primary goal of assisted living is to limit the loss of independence that often results from institutionalization. Assisted Living provides an active, supportive and watchful environment where assistance is available when needed, primarily for individuals' age 55 and older.

Services and Fees:

Services are limited to non-medical assistance and personal care, and generally include:

- 24-hour supervision
- Three meals a day
- Assistance with daily living activities such as bathing and dressing
- Help with medication, or assistance with self-administration of medicine
- Supervision and assistance for persons with Alzheimer's or other dementias and disabilities
- Recreation, exercise, wellness program, and spiritual activities
- Housekeeping, laundry and linen service
- Transportation

Costs range from approximately \$2,000 to \$5,000 a month, depending on services and accommodations. Generally, the resident pays all fees. Medicare and Medicaid do not pay for assisted living. However, while you are living in an assisted living community, Medicare may cover the costs of some services provided by a licensed home health agency.

Most long-term care insurance policies cover assisted living.

If you are a participant in Connecticut's Home Care Program for Elders you may be eligible to be part of a pilot project that helps to cover the costs of assisted living services. To find out more about this pilot program please view the online brochure [[PDF Version](#)].

Quality of Standards:

Although the Assisted Living facility itself is not licensed, the state of Connecticut licenses an Assisted Living Services Agency to provide assistance with activities of daily living as well as some limited nursing services (e.g. medication administration, prevention and wellness services).

Assisted Living may be appropriate for you if —

- You need some assistance with daily routines, such as dressing, bathing, cooking, walking or similar activities.
- You do not have medical needs that require skilled nursing assistance on a daily basis.
- You have the financial means to pay the monthly fees.

Housing Options Chart

Note: A vast majority of older adults and persons with disabilities are able to remain in their home by accessing care and support services through the community. Find more information on Finding Care and Supports section of the website at www.ct.gov/longtermcare.

*For more information on Paying for housing and services, please visit the Paying for Your Needs section of this website.

	"Age-Restricted" Communities (apartments, co-ops, condos, and houses)	Continuing Care Retirement Communities	Elderly & Disabled Housing (Subsidized rental housing)	Congregate Housing	Residential Care Homes	Assisted Living Services / Managed Residential Communities	Nursing Homes
General Description	Private, separate residences designed for home maintenance free living	Private, residential lifestyle (with the opportunity for independence and the assurances of long-term health care)	Private apartments with full kitchen, living, sleeping and bathing areas	Private, apartment style living arrangement	Private or semi-private rooms and baths	Private, apartment style living arrangements	Private or semi-private rooms and baths
Age Requirement	55 and over or 62 and over	Age restricted, requirement varies by community	Age 62 and over Age 18 and over receiving Social Security Disability (SSD) or Social Security Income (SSI)	62 and over and frail	Age requirement can vary according to the home's policy	Primarily age 55 and older	None
Availability of Services	Low	Low to High Based on need	None	Moderate (Many offer assisted living services)	Moderate	Moderate to High	High Around the clock (intensive) care
Meals	No	Yes	No	At least one meal a day (common dining)	3 meals a day	3 meals a day	3 meals a day

				area)			
Housekeeping	Some offer	Yes	No	Yes	Yes	Yes	Yes
Social / Recreational	Some offer	Yes	Yes	Yes	Yes	Yes	Yes
Transportation	Some offer	Yes	Some offer	Some offer	No	Generally	Arranged medical transportation only
Assistance with Activities of Daily Living (i.e. bathing, dressing...)	No	Yes	No	No - however some offer assisted living services	Yes Including monitoring medication	Yes Including monitoring medication	Yes
Nursing Care	No	Yes	No	No	No	No	Yes
*Options for paying for this type of housing	Private Pay Rentals (can free up equity to supplement income)	Private Pay Long-Term Care Insurance Policies	Private Pay Elderly Rental Assistance Program (RAP) 1/3 of income	Private Pay State Subsidies	Private Pay State Supplement/Aid to the Aged, Blind and Disabled Funds	Private Pay Long-Term Care Insurance Policies State subsidy for a few pilot programs.	Private Pay Long-Term Care Insurance Policies Medicaid (Title 19) Limited Medicare part A
*Options for Paying for Services	Private Pay LTC Insurance State of CT Home Care Program for Elders	Private Pay LTC Insurance State of CT Home Care Program for Elders	Private Pay LTC Insurance State of CT Home Care Program for Elders	Private Pay LTC Insurance State of CT Home Care Program for Elders	Private Pay LTC Insurance State of CT Home Care Program for Elders	Private Pay LTC Insurance State of CT Home Care Program for Elders	Private Pay LTC Insurance Medicaid (Title 19)
Traditionally serving those individuals who are...	Self-sufficient who wants to enjoy maintenance free living	Healthy to chronically ill	Self-sufficient and with limited income	Basically self-sufficient but in need of a little help and with limited income	Does not need full nursing home care, but requires, nursing/health care, and assistance with ADLs.	Need help with activities of daily living, but not constant medical ~ and has financial resources	Post-operative recuperation, or complex medical care needs

Waiting Lists	No	No	Yes Multi-years in many cases	Yes	Yes	No	Yes
Oversight Regulated by ...	Town Zoning and Planning Board	CCRC's are not licensed, though various components of their health care packages are licensed by the State of CT Dept. of Public Health	US Dept. of Housing and Urban Development, State of CT Dept. of Public Health Generally not licensed, however publicly assisted Elderly Housing may have some requirements	State of CT Dept. of Economic and Community Development	State of CT Department of Public Health	Assisted living facilities are not licensed in CT	State of CT Department of Public Health
Resident rights...		DSS LTC Ombudsman Program only for Assisted Living Services and Nursing Home Services				DSS LTC Ombudsman Program	DSS LTC Ombudsman Program



**Town of Mansfield
TOWN COUNCIL**

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

February 12, 2007

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

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

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

NOW, THEREFORE BE IT RESOLVED THAT:

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

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

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

- Understanding of the recommendations of the market analysis as they pertain to the needs and interests of seniors and their ability to afford this type of facility. Proposals for setting aside a designated number of units as “affordable” will be encouraged. Included in this should be a demonstration of an understanding of the importance of UConn in this community, along with any potential role that they may play.
 - Timing of anticipated approval process and start of construction: descriptions of phases (if contemplated), and expectations for occupancy.
 - Expectations/proposals for site selection and/or site acquisition and associated zoning requirements.
 - Collaboration: willingness and interest in working cooperatively with key stakeholders including the Town, university, and seniors in the planning, implementation and ongoing operation of the facility.
 - Innovation: creative ideas for the development and use of the facility including innovative designs, marketing, shared use of space and promotion of the facility as a resource for seniors in this area.
5. Based on the responses to the RFQ and refinement of site selection options, ask one or more qualified developers to respond to a Request for Proposal (RFP) for this project. If more than one qualified developer is identified, review the proposals, rank those organizations, and interview representatives from the top-ranked organization(s) to confirm their qualifications, interests and commitment to the project. References shall be checked at this time.
6. Based upon the results of the RFP process, recommend to the Town Council one or more qualified developers for further consideration. (The Town Council shall interview the qualified developer(s), and appoint a preferred developer. At this point, the Town Council and the preferred developer shall agree upon a scope of services that will become the basis of an agreement between the Town and the preferred developer.)

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

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

NOW, THEREFORE, BE IT RESOLVED TO:

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

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

Memorandum

To: Mansfield Town Council
From: Assisted/Independent Living Advisory Committee
Date: 7/24/2008
Re: Recommendation of a Preferred Developer

Background:

In 2005 the Town of Mansfield contracted with Brecht Associates Inc. to conduct a market study to evaluate the potential for developing various types of senior housing communities in the Town. That study indicated that based on qualitative interviews, site analysis, and results of the demand analyses for active adult, independent and assisted living, the conditions are favorable for the development of such projects.

On February 12 of 2007 the Mansfield Town Council passed a resolution in which they indicated their interest in recruiting and selecting a qualified developer to construct and operate an independent/assisted living facility within the Town of Mansfield. The resolution provided for the formation of an advisory committee to release an RFQ, develop a "short list" of developers, develop and release an RFP, and to refer a qualified developer to the Town Council who will select a preferred developer for the project.

Process:

This advisory committee began meeting regularly in March of 2007, and conducted an extensive review of national and regional developers of senior residences. As a result of that research a Request for Qualifications (RFQ) was released in June of 2007, and qualifications were received from the following developers: Benchmark/Hawthorne Partners, the Long Hill Company, and Masonicare. Each of these developers was asked to make a presentation to the committee, and a representative group of committee members visited facilities that they currently owned and operated. Subsequently a Request for Proposal (RFP) was released to those three developers in March of 2008, and proposals were received from Long Hill Associates and Masonicare. These two developers were then given an opportunity to make a presentation to the committee and to respond to specific questions generated by their proposals. The presentations were held on May 1, and

the committee has since met to review these presentations and to formulate a recommendation to the Town Council.

Proposed Developers:

The Long Hill Company

The Long Hill Company (TLHC) is a wholly-owned, for-profit subsidiary of United Methodist Homes (UMH), a 501(c)(3) not-for-profit organization based in Shelton, CT. Chartered in 1874, UMH owns and operates facilities that collectively provide a full spectrum of senior services to approximately 2700 residents. THLC provides management, consulting, and development services to the Senior Living Industry. In addition to these services, TLHC has entered into strategic alliances and joint venture operations with other organizations. They have paired with hospital systems, home health agencies, proprietary health care providers, community organizations, housing providers and other operators of long term care facilities in connection with both turn-around and start-up projects.

Long Hill has recently adopted a model of care at their facilities called "Planetree." According to their website, "Planetree Continuing Care supports the relationships that sustain a healthy and meaningful life for residents and their caregivers. A Planetree community nurtures the body, mind and spirit of all of its members. A Planetree community offers a range of options to support an individual's autonomy, lifestyle, and interests. There are opportunities for personal growth, self-expression, and spiritual fulfillment. Wellness programs include exercise, stress management and a variety of healing modalities that are responsive to individual interests."

To quote from Long Hill's proposal, "The Long Hill Company (THLC) envisions a residential community that is fully integrated into the Mansfield/UConn community at large. The community will provide a fulfilling lifestyle for its residents through its interactions with the University, our staff, other residents and their families. The community will focus on the Planetree Continuing Care Philosophy of creating relationship-centered caring environments. Sponsorship of the project will be through THLC's parent organization United Methodist Homes, a Connecticut-based not-for-profit. Our plan involves assuming the roles of the developer, owner and operator of the community."

"The focus of the community will be on individuals between the ages of 75 and 100 years requiring or desiring some assistance with chores or the activities of daily living. Programs will be incorporated that will interest and engage the residents. Program development will begin with market research within the greater Mansfield senior provider network. This network consists of medical practitioners, healthcare providers, social service providers, senior service agencies and local municipalities."

Masonicare

Masonicare of Wallingford, Connecticut, identifies itself as the state's leading provider of healthcare and retirement living communities for seniors. Masonicare's roots date back to 1750, when Connecticut's first Masonic Lodge was chartered. In 1889 Connecticut Masons began a charitable fund that became The Masonic Charity Foundation of Connecticut. In 1895 they dedicated an 88-acre homestead in Wallingford as The Masonic Home. At its inception, The Home's mission was to care for the elderly and orphans with Masonic connections. During the ensuing years Masonicare grew exponentially and greatly expanded its healthcare services and retirement living options. The organization is now open to all - not just Masons. They state that; "At Masonicare, we believe in caring for the whole person - mind, body and spirit. We're dedicated to continuing the "ageless commitment to caring" that has been the cornerstone of our organization for more than 100 years."

As the result of a recent planning process, Masonicare has identified a series of strategic initiatives that will "create a well-coordinated fully integrated continuum approach to senior care that provides a range of choices to seniors. The strategic goal of this new model is to keep people independent in the community longer by reducing their need for skilled nursing facilities." The proposal that they have submitted integrates these strategic initiatives by "designing a senior community that provides the maximum flexibility in apartment unit design to enable individuals to remain at home longer by having additional support services available as needed. An Assisted Living Services Agency (ALSA) would be licensed through Masonicare VNA to provide licensed care to anyone needing it living in the community. Masonicare at Home would provide non-licensed care, such as homemaker services, to anyone needing it living in the retirement community. Masonicare's philosophy is to provide a full continuum of care for the seniors it serves." To that end, they have had preliminary discussions to collaborate with the New Samaritan Corporation's Mansfield Center for Nursing and Rehabilitation if they are selected to build this facility. This collaboration would provide Masonicare with the ability to create a "mini-continuum" of care that would include direct access to skilled nursing facility services for residents.

Recommendation:

The majority of the committee has agreed to recommend Masonicare as the preferred developer of an Independent/Assisted Living facility in the Town of Mansfield. This was not a unanimous recommendation, but there was consensus that either developer would be capable of building a quality facility. The feeling of the majority of the committee members was that Masonicare is the better organization to work with the Town and University to resolve various implementation issues, particularly infrastructure, site selection, zoning and financing, that still must be resolved. This opinion is based on Masonicare's record

July 24, 2008

of success in Connecticut, their fiscal strength and their clear and strong commitment to this project and northeast Connecticut. Other positives are their interest in addressing multiple elements of the retirement/over 55 market and not just frail elderly and their initiative to work closely with Mansfield's Center for Nursing and Rehabilitation to develop a full continuum of services. We also expect that their broader focus will be considered an asset by the University of Connecticut and faculty union, who we anticipate will be key stakeholders in this project.

Committee members did have some concern about Masonicare's pricing models, but expect that the planned market research will result in multiple rental and purchase options that are economically feasible in our local market. Some concerns were also raised regarding the impact that Masonicare would have on other service providers who are already operating in this community.

In reviewing these two proposals, members of the committee were impressed with Long Hill's "relationship-centered" Planetree approach, their quality staffing and their Middlewoods of Farmington facility. Members were less impressed with their conservative market orientation and apparent lack of interest in longer term market needs for our increasingly aging population. Long Hill's focus is on a 70 unit facility, and they seem to be somewhat hesitant about the market potential in this area and some issues related to site selection. Masonicare's focus is oriented toward meeting both short term and longer term needs, which will ultimately support and enhance the infrastructure of senior services currently available in Mansfield. The Brecht analysis did anticipate a slowly growing market which will need to be addressed. The committee's vision is that Mansfield will become increasingly popular as a retirement location, as noted in a recent issue of Connecticut Magazine, and that the market will likely strengthen over time, particularly if there is a strong provider present.

Next Steps:

The members of this committee encourage the Town Council to meet with us to discuss these recommendations, to review these proposals (copies included), and to meet with one or both of the developers. The issue of an assisted living facility in Mansfield has been discussed for many years, and we believe that this is an opportune time for the Council to assume an active leadership role on this issue, engage the university in supporting this initiative, and to facilitate a process that will enable a motivated developer to bring this project to fruition. We appreciate the opportunity to have served in this advisory capacity, and look forward to working closely with you on making this a reality for our senior residents.



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *Matt*
CC: Maria Capriola, Assistant to Town Manager; Kevin Grunwald, Director of Human Services
Date: July 28, 2008
Re: Assisted/Independent Living Project

Subject Matter/Background

As discussed at the Town Council meeting on June 23, 2008, the Advisory Committee on Assisted/Independent Living has recommended Masonicare of Wallingford, Connecticut as a preferred developer to build and operate an Assisted/Independent Living facility in the Town of Mansfield. As previously stated, committee members feel that Masonicare is the best organization to work with the Town and University to resolve various implementation issues, particularly infrastructure, site selection, zoning and financing, which still must be resolved. Masonicare identifies itself as the state's leading provider of healthcare and retirement living communities for seniors. The proposal that they have submitted recommends "designing a senior community that provides the maximum flexibility in apartment unit design to enable individuals to remain at home longer by having additional support services available as needed." An Assisted Living Services Agency (ALSA) would be licensed through Masonicare VNA to provide licensed care to anyone needing it living in the community.

Financial Impact

As directed by the Town Council, the Town's role in this initiative is to serve as a "facilitator" to recruit a preferred developer to construct and operate an assisted/independent living facility in Mansfield. Going forward, I envision that we will continue to need to devote staff time to assist the Town Council and the preferred developer with moving this project forward.

Recommendation

At Monday's meeting, staff recommends that the Town Council meet with Masonicare's team and review any questions or concerns that you might have regarding their specific proposal or the project in general. If, and when you are prepared to make a selection, staff suggests that you adopt a specific resolution endorsing a preferred developer for this project. All indications are that there continues to be significant interest in the development of an independent/assisted living facility in Mansfield, and that such a facility would meet the needs of a number of our residents who wish to continue to stay in this community as their needs for assistance increase. The committee believes that we have selected a developer who is well-positioned to meet those needs.

Attachments

- 1) Report from the Assisted/Independent Living Advisory Committee to Town Council (previously distributed).



Town of Mansfield
Agenda Item Summary

To: Town Council
From: Matt Hart, Town Manager *M.H.*
CC: Maria Capriola, Assistant to Town Manager; Kevin Grunwald, Director of Human Services
Date: August 11, 2008
Re: Assisted/Independent Living Project

Subject Matter/Background

After a careful and extensive evaluation process, the Assisted/Independent Living Advisory Committee recommended Masonicare of Wallingford, Connecticut as a preferred developer to build and operate an assisted/independent living facility in the Town of Mansfield. At the last meeting, the Town Council did have an opportunity to meet with Masonicare and appeared favorably disposed towards the committee's recommendation and endorsement.

The charge to the Assisted/Independent Living Committee (see attached) specifies that at this point "the Town Council and the preferred developer shall agree upon a scope of services that will become the basis of an agreement between the Town and the preferred developer." We did not contemplate a development agreement for this purpose. However, it may be helpful to prepare a letter detailing an understanding regarding the respective roles of the town and the preferred developer. For example, the Town could agree to:

- Assist Masonicare in identifying an appropriate piece of property to build this facility
- Assist Masonicare with exploring potential utility connections
- Help Masonicare to identify and facilitate strategic partnerships with other organizations, including the Mansfield Senior Center and Community Center
- Provide advice in securing all permits required for this project
- Provide consultation and input into the design and operation of a facility that will meet the needs of Mansfield's residents

Conversely, we could ask Masonicare to agree to the following:

- Keep the Town informed throughout the planning and development process
- Work collaboratively with the Advisory Committee on Independent/Assisted Living to ensure that the needs of Mansfield residents are met
- Involve other community service providers and agencies in the planning, design and implementation of services offered in conjunction with this facility

Recommendation

Staff recommends that the Town Council accept the recommendations of the Assisted/Independent Living Advisory Committee to recognize Masonicare as a preferred developer for this project. All indications are that there continues to be significant interest in the development of an assisted/independent living facility in Mansfield, and that such a facility would meet the needs of a number of our residents who wish to continue to stay in this community as their needs for assistance increase. The committee believes that we have selected a developer who is well-positioned to meet those needs, and that the Council's endorsement will serve to publicly recognize and support that developer in this initiative.

Staff recommends that the Town Council recognize Masonicare as a "preferred developer" to develop, build and operate an assisted/independent living facility for seniors in the Town of Mansfield.

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

Move, effective August 11, 2008, that the Mansfield Town Council recognizes Masonicare as a "preferred developer" to develop, build and operate an assisted/independent living facility for seniors in the Town of Mansfield. This designation by the Town Council represents the Town's interest in working collaboratively with Masonicare to facilitate the development of this project.

Attachments

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

TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER



Matthew W. Hart, Town Manager

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

August 18, 2008

Stephen B. McPherson
President and Chief Executive Officer
Masonicare
22 Masonic Avenue
Wallingford, CT 06492

Dear Mr. McPherson:

I wanted to inform you that at our Town Council meeting last night the Council voted unanimously to adopt the following resolution:

“Move, effective August 11, 2008, that the Mansfield Town Council recognizes Masonicare as a “preferred developer” to develop, build and operate an assisted/independent living facility for seniors in the Town of Mansfield. This designation by the Town Council represents the Town’s interest in working collaboratively with Masonicare to facilitate the development of this project.”

As you know, this is in keeping with the recommendation made by the Assisted/Independent Living Advisory Committee.

I would like to suggest that the following points will serve to outline the understanding between Masonicare as the “preferred developer” and the Town of Mansfield. The Town of Mansfield will agree to:

- Assist Masonicare in identifying an appropriate piece of property to build this facility
- Assist Masonicare with exploring potential utility connections
- Help Masonicare to identify and facilitate strategic partnerships with other organizations, including the Mansfield Senior Center and Community Center
- Provide direction in securing all permits required for this project
- Provide consultation and input into the design and operation of a facility that will meet the needs of Mansfield’s residents.

Conversely, we would expect Masonicare to:

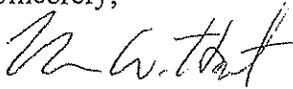
- Keep the Town informed throughout the planning and development process

- Work collaboratively with the Advisory Committee on Independent/Assisted Living to ensure that the needs of Mansfield residents are met
- Involve other community service providers and agencies in the planning, design and implementation of services offered in conjunction with this facility.

These are some of our ideas regarding how we will work together collaboratively, and we welcome your input into this understanding.

We are excited about embarking on this process and look forward to working collaboratively with Masonicare to bring this facility to the residents of Mansfield. Please feel free to contact me if you have any questions, and please accept my congratulations.

Sincerely,



Matthew W. Hart
Town Manager

Cc: Kevin Grunwald, Director of Human Services
Gregory Padick, Director of Planning

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to the Town Manager; Gregory Padick, Director of Planning
Date: April 25, 2011
Re: Draft UConn Water Supply Plan

Subject Matter/Background

In the March 28, 2011 Town Council agenda packet, staff distributed excerpts from a May 2011 Draft UConn Water Supply Plan and associated "Water Conservation" and "Wellfield Management Plans" as prepared by Milone and MacBroom Inc. The entire reports are available at <http://www.facilities.uconn.edu/wtr-swr.html>

The subject plans provide important information about UConn's existing water facilities, supply issues, existing and anticipated demands and recommended system improvements. The University will submit the draft plans to the State Department of Public Health for review and approval. Prior to this submission, University officials will consider potential revisions based on public comments submitted on the draft plan. The deadline for submitting Town comments was extended until April 26, 2011.

Consistent with past practice, staff has made an effort to forward consolidated Town comments. The attached April 14, 2011 report from the Director of Planning was distributed to the Planning and Zoning Commission (PZC) and Conservation Commission. On April 19th the PZC authorized its Chairman to co-endorse with the Mayor a letter that incorporated review comments from the Director of Planning and various points raised at the PZC meeting. A draft letter that has been reviewed and found acceptable by the PZC Chairman is attached. At Monday's meeting, staff will distribute any comments from the Conservation Commission. For the Council's consideration, we have also attached April 18, 2011 review comments from Meg Reich of the Willimantic River Alliance.

Financial Impact

There is no direct financial impact for submitting comments. The draft letter does include a commitment to work with the University of Connecticut to identify and take appropriate actions to obtain an additional source of water for the subject system. Accordingly, staff anticipates that additional financial commitments will be necessary to obtain additional water supply for the Town.

Recommendation

The University of Connecticut's May 2011 draft Water Supply Plan and associated Water Conservation and Wellfield Management Plans provide valuable information regarding the existing system and future water supply needs. The University has demonstrated a commitment to providing a safe and suitable water supply system for the foreseeable future. In addition to identifying a number of important system improvements, the draft plan emphasizes the importance of managing wellfield withdrawals and the need for obtaining additional sources of potable water. Securing additional sources of water is particularly important for the Town of Mansfield as a number of important recommendations in the Town's Plan of Conservation and Development are directly linked with a need for public water and sewer services. The Director of Planning's staff review did not identify any plan inaccuracies or issues that have not been appropriately addressed. PZC review comments and any additional review comments from the Conservation Commission or Town Council can be appropriately incorporated into a Mansfield letter.

Accordingly, staff recommends that the Town send a letter that is co-endorsed by the Mayor and PZC Chairman to University officials commending them for recent water supply system improvements and the preparation of a significantly improved water supply plan. Furthermore, we recommend that Mansfield officials reiterate our pledge to continue to work with University officials to address our collective water supply needs.

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

Move, effective April 25, 2011, to authorize the Mayor to co-endorse with the PZC Chairman Town comments on the University of Connecticut's May 2011 Water Supply Plan. The attached 04/26/11 draft letter shall be used subject to potential revisions reflecting Conservation Commission comments and discussion at the Town Council's April 25, 2011 meeting.

Attachments

- 1) April 14, 2011 memo from the Director of Planning
- 2) April 18, 2011 letter from M. Reich, Willimantic River Alliance
- 3) Draft April 26, 2011 letter from Mayor and PZC Chairman

TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Planning and Zoning Commission
Conservation Commission
From: Gregory Padick, Director of Planning
Date: April 14, 2011
Re: May 2011 Draft University of Connecticut Water Supply Plan

This memo supplements the attached 3/23/11 memo. The period for submitting Town review comments has been extended until April 26th. This extension will facilitate the submittal of consolidated comments from the Planning and Zoning Commission, Conservation Commission and Town Council. In keeping with previous Town actions, the objective is to finalize Town comments on April 26th following the April 25th Town Council meeting.

Mansfield staff members, primarily the Town Manager, the Director of Public Works and the Director of Planning, have participated in UConn's water supply planning activities for over five (5) years. A jointly funded Water and Wastewater Master Plan was completed in 2007 and subsequently, numerous meetings have been held to share information and coordinate planning efforts. The May 2011 draft Water Supply Plan comprehensively documents the significant amount of time and resources that have been spent in the last few years to upgrade the existing system and plan for meeting future water needs.

The following review comments are considered particularly important:

1. UConn's current Water Supply Plan was prepared in 2004, revised in 2006 and approved by the Connecticut Department of Public Health in 2006. The Plan covers the main campus and the depot campus. The May 2011 draft Water Supply Plan and associated Water Conservation Plan, Wellfield Management Plan and Emergency Contingency Plan (not publicly distributed for security reasons) provide detailed information on all physical components and operational elements of the water supply system. The draft reports are well organized and presented in a clear and useful manner.
2. Currently all of UConn's water supply is obtained from wells located in stratified drift aquifer areas along the Willimantic and Fenton Rivers. The Willimantic River wellfield, which is located west of Route 32 between Route 44 and Merrow Road, consists of four wells with a combined wellfield registration of 2.3077 million gallons per day (MGD). The Fenton River wellfield, which is located west of the Fenton River north of Gurleyville Road, consists of 4 wells with a wellfield registration of .8443 MGD. UConn's total wellfield registration is 3.152 MGD. The system has over eight (8) million gallons of storage capacity. In 2010, the average daily demand for the system was 1.29 million gallons per day. The draft plan indicates an interim safe yield of 1.48 million gallons per day and recommends a safe yield pumping test which may increase the safe yield calculation.
3. Over the last few years, over 14.6 million dollars have been spent improving the water supply system (see table 2-4 for a listing of projects).
4. Since 2006 UConn's water supply system has been operated by the Connecticut Water Company through its subsidiary New England Water Utility Services.

5. The Wellfield Management Plan incorporates into a consolidated management program, recommendations from the 2006 Fenton River Aquatic Habitat study and the 2010 Willimantic River study. Previous water supply plans did not include a detailed wellfield management plan.
6. The Connecticut Department of Public Health and Connecticut Department of Public Utilities recommend a margin of safety of 1.15. Margin of safety is "The unitless ratio of supply over demand and it is conservatively calculated particularly with respect to supply. The draft water supply plan documents that in 2010 UConn's system significantly exceeded the recommended margin of safety in ten months but fell below the recommended level in September and October 2010. The plan states that during this two month period the system retained significant storage to address short term deficits. The report also specifies that "The University is committed to bolstering its available water supply and restoring monthly margins of safety to levels greater than 1 in the short term and greater than 1.15 in long term."
7. The plan reports that a portion of UConn's water supply (roughly 15%) is considered "unaccounted for water usage." The plan includes recommendations to address this issue.
8. In addition to serving UConn facilities, the UConn water supply services numerous off-campus users such as Town of Mansfield and Regional School District 19 facilities, commercial uses adjacent to the Main Campus, the Bergin Correctional Facility and a variety of residential uses in areas proximate to the campus. The plan indicates an ongoing commitment to service all existing off-campus uses.
9. Section 6 of the plan analyzes existing and planned land use and estimates future demands. The plan retains as "Committed" projects, North Campus development, Storrs Center, North Eagleville/King Hill Roads and Depot Campus New Development. Other potential service areas, including the Four Corners area are identified but the plan indicates that these areas will have to be served by other sources of water.
10. Section 7 of the plan projects future margins of safety for 5, 20 and 50 year planning periods. The projections demonstrate that state recommended margins of safety will not be obtained without additional sources of water. The plan identifies the potential year round use of Fenton River Well D and the planed Reclaimed Water Project as the most feasible alternatives for meeting near term future water demands. Intermediate and long term water demands may be met by relocating Well A, using new interconnections with neighboring water providers or developing new sources of supply. The interconnection and new supply options are essentially the same as recently identified by the Town's Four Corners Water Supply Study.
11. The plan states that the next increment of new supply (after relocating Well A and constructing the Reclaimed Water Facility) will need to be in progress as of 2015 in order to ensure that margins of safety remain above 1.15. Table 7-19 identifies a short term improvement schedule for 2011-2015 that includes pursuing interconnection and other new supply options. The draft plan indicates an estimated cost of \$500,000 for permitting and design of the interconnection options, \$75,000 for working with Mansfield regarding other potential water supplies and \$3 to \$7 million to begin construction of additional future supply.

Summary/Recommendation

The University of Connecticut's May 2011 draft Water Supply Plan and associated Water Conservation and Wellfield Management Plans provide valuable information regarding the existing system and future water supply needs. The University has demonstrated a commitment to providing a safe and suitable water supply system for the foreseeable future. In addition to identifying a number of important system improvements, the draft plan emphasizes the importance of managing wellfield withdrawals and the need for obtaining additional sources of potable water. Securing additional sources of water is particularly important for the Town of Mansfield as a number of important recommendations in the Town's Plan of Conservation and Development are directly linked with a need for public water and sewer services. My staff review has not identified any plan inaccuracies or issues that have not been appropriately addressed. University officials should be commended for their work regarding water supply planning and a significantly improved Water Supply Plan. Mansfield officials should reiterate our pledge to continue to work with University officials to address our Town's water supply needs.

The following draft motion has been prepared for the Planning and Zoning Commission's consideration:

That the Planning and Zoning Commission Chairman be authorized to co-endorse with the Mayor, consolidated Town comments on the University of Connecticut's May 2011 Draft Water Supply Plan. Review comments from the Director of Planning and the Conservation Commission shall be considered in formulating the consolidated letter.

Any review comments from the Conservation Commission need to be forwarded to the Town Council prior to it's April 26th meeting.



Willimantic River Alliance, Inc.

info@WillimanticRiver.org www.WillimanticRiver.org

P.O. Box 9193, Bolton, CT 06043

April 18, 2011

Richard Miller, Director
Office of Environmental Policy
31 LeDoyt Road, U-3055
University of Connecticut
Storrs, CT 06269

Comments on the March 2011 draft University of Connecticut Water Supply Plan

The University and its consultants are to be congratulated for preparing an excellent new plan for continuing to supply water to the Storrs campus, the Storrs urban area and the Mansfield Depot campus.

The plan reflects all the complexities of providing millions of gallons of water each day to the water users who live in, work at or visit the Storrs area of the Town of Mansfield. It also reflects the hard earned knowledge we all have learned in the time since the last plan was prepared in 2004.

The new plan document is accompanied by a new integrated wellfield management plan for the two wellfields along the Willimantic and Fenton Rivers, as well as a new water conservation plan as components of the overall document, which are vital to the management of this precious resource.

This new plan acknowledges, for the first time, that in drought circumstances or low flow events in these rivers, the operation of either of the UCONN wellfields, even at registered safe yields, can lower water levels in the rivers and adversely affect the aquatic life in these rivers. The new integrated wellfield management and water conservation plans address these circumstances, and will minimize risk to these resources, while still providing adequate water to users.

One means of conserving water is the planned new Reclaimed Water Facility (RWF), scheduled for construction in 2011/2012, which will recycle treated effluent or graywater for reuse on campus, providing some half a million gallons each day to use as cooling water for the Central Utility Plant (CUP). The Willimantic River Alliance supports this new RWF, since it will relieve some of the stress on the Willimantic River and its aquifer, which provides some eighty percent of the water to this system.

For the first time, this new plan states that an additional source of water is needed under such circumstances, and the plan recommends potential new water supply sources to pursue: a new well along the Willimantic River (next to the river at the RT 44 crossing in Mansfield Depot or at the town's new River Park on Plains Rd) or an interconnection with an existing public water supply system, either the Windham Water Works and its Willimantic Reservoir or the CT Water Company's Shenipsit Reservoir connecting through the Town of Tolland's water mains. These are the same recommendations contained in the current draft plan for a new community water supply to the Mansfield Four Corners area at the junction of RT 195 and RT 44 (that plan also lists another potential well location at Eagleville Preserve,

below Eagleville Dam and RT 275). It is imperative that the Town of Mansfield and the University work together to obtain an additional source of drinking water for the Storrs urban area.

The plan contains a very detailed history section which is a valuable reference document for the future, and keeping an annual update of this history will prove to be important in the development of future plans. This section, however, is missing a few key dates and events which need to be added, such as:

1. Summer 2005-The events which took place leading up to the drying of a section of the Fenton River needs to listed. While mentioned in other parts of the plans, it should be in this summary, since it is the major reason why the integrated wellfield management and conservation plans were developed. The drought conditions, high demand and start up of the co-generation plant should also be listed as factors contributing to the event.
2. 2010- The replacement of the storage towers this year should also be included.
3. Other- There are a number of other improvements to the water system which are contained in the text of the plan, but which are not listed in this history section, but should be for ease of future reference.

It is important to include all key events, improvements or problems in the history section, because they can be instructive in the future operation of the water supply system. Indeed, previous university water supply plans may have contributed to the drying of the Fenton. Those plans, we now see, were unrealistic about how much water was available. In hindsight, the weeks long drought conditions in the summer of 2005, combined with the hot dry weather, the start of the fall academic semester, and the demand for air conditioning and showers to keep cool, all contributed to a high demand for water. The new co-gen plant was completed that same year, and was in use for its first fall semester, drawing water to cool its turbines, a new demand for water. These circumstances combined to cause a new peak demand for water at a time when water supply was low. The unintended and unforeseen consequence, was that wells were pumped to meet this larger than ever before demand, while the aquifers and river flows were at low points, and a section of the Fenton River became dry. If the water supply plan in place at the time had stated the need for caution, based on the unique events in Storrs which result in peak demands during minimal supply circumstances, could the drying event have been avoided?

The answer, we now know is yes, because a similar circumstance occurred in the summer and fall of 2010. Because of the experience in 2005, the lessons learned, the research done, the studies prepared, and the plans put in place, pumping from the Fenton River wellfield was curtailed and then ceased in June 2010, conservation measures were put in place, and reduced pumping for the Willimantic River wellfield was implemented. These measures lasted from June to November of 2010 or parts of five months. The result was that there was no drying of either river, and adequate water was available for all users.

This new 2011 water supply plan with its integrated wellfield management and water conservation plans was developed from the tragic event of September 2005 and the successful experience of last summer and fall 2010. The hard work that has taken place in these past five years needs to be acknowledged. This new plan provides a proven action plan to avoid unintended drying of either the Fenton or Willimantic Rivers in future drought circumstances. The Willimantic River Alliance commends all involved for this success.

But, we must also caution that other unintended and unforeseen consequences may be just over the horizon. The new RWF will recycle graywater for reuse as cooling water for the CUP and for irrigation of athletic fields on campus. Diversion of up to one million gallons of wastewater per day from the sewage treatment plant effluent will save an equivalent amount of potable drinking water, which will be a great accomplishment, and cause less demand from the wellfields. But, in diverting this amount of water, the effluent which flows into the Willimantic River will also be reduced. Will the flow of the river be adversely affected by the new RWF? Most of the year, there is enough natural rainfall and runoff to supply the river with plenty of water; but if conditions are dry enough for long enough, any river can naturally run dry. In the fall of 2007, there was a drought and it was observed at that time, for a day or more, that no water was flowing over the Eagleville Dam on the Willimantic River, yet there was water in the river. All of the water in the river on that day, it was also observed, was from the treated effluent from the University's sewage treatment plant, whose outlet pipe is just below Eagleville Dam. The effect of the new RWF on water flow in the Willimantic River needs to be studied, and a management plan to maintain an adequate stream flow may be needed.

Similarly, the new additional source of water for the University's water supply, called for in this plan, as well as for Mansfield Four Corners and other future development in Storrs, needs to be carefully evaluated. Would a new well or two along the Willimantic River supply the needed volume of water without adversely affecting those sections of the river? Would an interconnection with an existing piped water supply induce demand for water along the new miles-long pipeline, which would be constructed through areas with low densities of development and result in unintended new suburban or urban development along such a new regional water pipeline? The potential consequences of a new water supply solution have to be studied, and planned for.

The plan references storage capacity not only for use as reserve potable water supply, but for water pressure and fire suppression. A number of pressure tests and reserve capacity studies are referenced in the plan, but it is not clear just how much water needs to be held in reserve to meet the needs for adequate water pressure on campus and for fire suppression. Is this an issue that needs to be further addressed?

It has been very helpful to have been able to learn about and discuss water issues at the University's Water and Wastewater Policy Advisory Committee quarterly meetings over the past few years. This committee provides a valuable means for the public to get information and provide feedback about the University's plans. This committee will make it possible to continue to plan for the long term water and wastewater needs of the Storrs community and hopefully foresee problems before they become unintended consequences. The members of this committee provide a critical role in water planning.

Please feel free to contact me at 860-455-0532.

Sincerely,

Meg Reich
Vice President
Willimantic River Alliance

Mr. Jason Coite, Environmental Compliance Analyst
University of Connecticut office of Environmental Policy
31 LeDoyt Road Unit 3088
Storrs, Connecticut 06269-3055

April 26, 2011

Re: University of Connecticut Water Supply Plan, May 2011 draft

Dear Mr. Coite:

Mansfield officials have reviewed the University of Connecticut's draft May 2011 Water Supply Plan and associated Water Conservation and Wellfield Management plans. The following comments are provided for your consideration and transmittal to the State Department of Public Health:

1. Mansfield officials commend and support the University of Connecticut's continuing efforts to upgrade its water supply system and provide a safe and adequate supply of potable water for our community's existing and future needs. The University of Connecticut's May 2011 draft Water Supply Plan and associated Water Conservation and Wellfield Management Plans provide valuable information regarding the existing system and future water supply needs and are considered a significant improvement over the 2006 plans.
2. In addition to identifying a number of important system improvements, the draft plan emphasizes the importance of managing wellfield withdrawals and the need for obtaining additional sources of potable water. Securing additional sources of water is particularly important for both the Town of Mansfield and the University as a number of important recommendations in our land use plans are directly linked with a need for public water and sewer services. Mansfield officials pledge our continued cooperation in helping to protect wellfield watersheds, in helping to identify and obtain additional sources of water, in helping to manage and regulate off campus water use and in addressing other water supply system issues of mutual interest.
3. While the plan clearly and appropriately identifies a need for an additional source of water for future projects, the plan's shorter term supply assumptions rely on the construction of the Reclaimed Water Facility (scheduled for 2011/2012) and the potential year round use of Fenton River well D. The Reclaimed Water Facility has not yet commenced construction and the use of Fenton well D during droughts has not been approved. To address the needs of existing users and committed projects, it is essential that construction begin this year on the Reclaimed Water Facility and that the University continue pursuing the potential year round use of Fenton River Well D.
4. Over the last few years, over 14.6 million dollars have been spent improving the water supply system. The University clearly has made a concerted effort to replace and upgrade various system components and improve overall efficiencies. It is essential that infrastructure improvements continue and that water conservation efforts be intensified to help reduce existing system demands. The approximate 15% of total water use that is "unaccounted for water usage" needs to be addressed.
5. The draft Wellfield Management Plan incorporates, into a consolidated management program, recommendations from the 2006 Fenton River Aquatic Habitat study and the 2010 Willimantic River study. Previous water supply plans did not include a detailed wellfield management plan. This is a very important element of the draft plan and a very significant achievement.

If you have any issues regarding these comments, please contact Mansfield's Director of Planning, Gregory J. Padick, at (860) 429-3329.

Elizabeth C. Paterson, Mayor
Town of Mansfield

Rudy J. Favretti, Chairman
Mansfield Planning & Zoning Commission

cc: Richard Miller, Director of Environmental Policy, Univ. of CT
Barry Feldman, Vic-Pres./Chief Operating Officer, Univ. of Connecticut
Thomas Callahan, , AVP Administration and Operations, Univ. of CT
Richard Miller, Director of Environmental Policy, Univ. of CT
Eugene Roberts, Director of Facilities Operations, Univ. of CT
Alex Rowe, Director of Planning Univ. of CT
George Kraus, Dir. Architectural & Engineering Svcs., Univ. of CT
Mansfield Town Council
Mansfield Planning & Zoning Commission
Mansfield Conservation Commission



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MattH*
CC: Maria Capriola, Assistant to Town Manager; Jessie Shea, Planning Office;
Date: April 25, 2011
Re: Small Cities (Community Development Block Grant) Public Hearing –
 Housing Rehabilitation

Subject Matter/Background

Staff wishes to hold a public hearing on May 9, 2011 at 7:30 p.m. at the Audrey P. Beck Municipal Building, 4 South Eagleville Road, Mansfield, CT to review and discuss its proposed application to the State Department of Economic Community Development for funds under the Small Cities Program. In March the Council did conduct a hearing for this purpose, but due to DECD legal notice requirements and a printing oversight, the hearing must be posted and held again.

The purpose of the public hearing is to obtain citizens' views on the Town's community development and housing needs and to review and discuss specific project activities in the areas of housing, economic development or community facilities which could be a part of the Town's application for funding. The Town is considering submitting an application to obtain \$300,000 in funds for its housing rehabilitation revolving loan program. Other potential or proposed projects eligible for Small Cities funding may also be reviewed and discussed at this hearing.

In anticipation of the Town's application, staff will be available at the public hearing to review the status of Mansfield current Small Cities activities.

Financial Impact

HUD provides Community Development Block Grant (CDBG) money to states, which may distribute the resources to non-entitlement communities (population less than 50,000). If the grant is awarded, funding would come from Small Cities grant monies (via CT DECD) and the Town would dedicate in-kind resources such as staff time to the program.

Recommendation

Staff recommends holding a public hearing to review and discuss its proposed application to the State Department of Economic Community Development for funds under the Small Cities Program.

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

Move, to schedule a public hearing for 7:30 p.m. at the Town Council's regular meeting on May 9, 2011, to solicit public comment regarding the proposed application to the State Department of Economic Community Development for funds under the Small Cities Program.



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to Town Manager; Jessie Shea, Planning Office;
Kevin Grunwald, Director of Human Services
Date: April 25, 2011
Re: Fair Housing Policy & Resolution

Subject Matter/Background

In order to apply for and receive funding under the Small Cities Community Development Block Grant Program, the Town is required to maintain its Fair Housing Policy and Compliance with Title VI of the Civil Rights Act of 1964 Policy. Although these policies have not been rescinded, the Department of Economic and Community Development requires re-adoption of these policies in years in which we are applying for grant funds. Since we anticipate applying for a grant through the Small Cities program in June 2011, we should re-adopt the noted policies. These policies were last adopted in April 2010. As a policy matter and as a legal requirement, it is important for the Town to help ensure that all citizens are afforded a right to full and equal housing opportunities.

Recommendation

If the Council supports re-adopting the policy statements and resolution, the following motions are in order:

Move, effective April 25, 2011, to adopt the attached Fair Housing Policy Statement.

Move, effective April 25, 2011, to adopt the attached Fair Housing Resolution.

Move, effective April 25, 2011, to adopt the attached Compliance with Title VI of the Civil Rights Act of 1964 Policy.

Attachments

- 1) Fair Housing Policy Statement
- 2) Fair Housing Resolution
- 3) Compliance with Title VI of the Civil Rights Act of 1964 Policy Statement



TOWN OF MANSFIELD
POLICY MEMORANDUM

To: All Citizens & Town Employees
From: Mansfield Town Council and Matthew Hart, Town Manager
Date: April 25, 2011 (Revised), April 26, 2010 (Revised)
Subject: Fair Housing Policy Statement

It is the policy of the Town of Mansfield to promote fair housing opportunities and to encourage racial and economic integration in all its programs and housing development activities.

Programs funded and administered by the Town of Mansfield must comply with the provisions of Section 46a-64c as amended of the C.G.S. and with related state and federal laws and regulations that prohibit discriminatory housing practices.

The Town of Mansfield or any of its sub-recipients of the Town of Mansfield will carry out an affirmative marketing program to attract prospective buyers or tenants of all majority or minority groups, without consideration of race, color, religion, sex, national origin, ancestry, creed, sexual orientation, marital status, lawful source of income, disability, age, or because the individual has children in all programs and housing development activities funded or administered by the Town of Mansfield.

The Fair Housing Officer for the Town of Mansfield, Kevin Grunwald, or his designated representative is responsible for the enforcement and implementation of this policy. The Fair Housing Officer may be reached at (860) 429-3315 or Kevin.Grunwald@mansfieldct.org.

Complaints pertaining to discrimination in any program funded or administered by the Town of Mansfield may be filed with the Fair Housing Officer. The Town's grievance procedure will be utilized in these cases.

Complaints also may be filed with the Commission on Human Rights and Opportunity, Special Enforcement Unit, 21 Grand Street, Hartford, CT 06106, telephone (860) 541-3403.

A copy of this policy statement will be given annually to all Town of Mansfield employees and they are expected to fully comply with it. In addition, a copy will be posted throughout the Town of Mansfield.

Matthew W. Hart
Town Manager

Date

This statement is made available in large print or on audiotape by contacting the Fair Housing Officer at 4 South Eagleville Road, Mansfield, CT 06268 or 860-429-3315.



**TOWN OF MANSFIELD
FAIR HOUSING RESOLUTION**

Whereas, All American citizens are afforded a right to full and equal housing opportunities in the neighborhood of their choice; and

Whereas, State and Federal Fair Housing laws require that all individuals, regardless of race, color, religion, sex, national origin, ancestry, marital status, age, mental or physical disability, lawful source of income, sexual orientation, familial status, be given equal access to rental and homeownership opportunities, and be allowed to make free choices regarding housing location; and

Whereas, The Town of Mansfield is committed to upholding these laws, and realizes that these laws must be supplemented by an Affirmative Statement publicly endorsing the right of all people to full and equal housing opportunities in the neighborhood of their choice.

NOW, THEREFORE, BE IT RESOLVED, That the Town Council of the Town of Mansfield hereby endorses a Fair Housing Policy to ensure equal opportunity for all persons to rent, purchase and obtain financing for adequate housing of their choice on a non-discriminatory basis: and BE IT FURTHER RESOLVED, That the Town Manager of the Town of Mansfield, or his/her designated representative is responsible for responding to and assisting any person who alleges to be the victim of an illegal discriminatory housing practice in the Town of Mansfield.

Adopted by the Mansfield Town Council on April 25, 2011.

Certified a true copy of a resolution adopted by the Town of Mansfield at a meeting of its Town Council on April 25, 2011 and which has not been rescinded or modified in any way whatsoever.

Date

Clerk

(Seal)



**TOWN OF MANSFIELD
POLICY MEMORANDUM**

To: All Citizens & Town Employees
From: Mansfield Town Council and Matthew Hart, Town Manager
Date: April 25, 2011 (Revised), April 26, 2010 (Revised)
Subject: Compliance with Title VI of the Civil Rights Act of 1964 Policy Statement

I. Statement of Policy

The Town of Mansfield does not discriminate in the provision of services, the administration of its programs, or contractual agreements. The Town of Mansfield seeks to fully carry out its responsibilities under the Title VI Regulations.

Title VI of the Civil Rights Act of 1964 prohibits discrimination on the grounds of race, color or national origin in programs and activities receiving Federal financial assistance. Title VI provides that "No person shall on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any programs" covered by the Regulations.

This policy is effectuated through the methods of administration outlined in Mansfield's Fair Housing Plan and is fully implemented to ensure compliance by the Town, as the recipient, and by sub-recipients. The cooperation of all Town of Mansfield personnel is required.

II. Relevant Federal Laws and Regulations

A. SEC. 601. No person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

B. SEC. 602. Each Federal department and agency which is empowered to extend Federal financial assistance to any program or activity, by way of grant, loan, or contract other than a contract of insurance or guaranty, is authorized and directed to effectuate the provisions of section 601 with respect to such program or activity by issuing rules, regulations, or orders of general applicability which shall be consistent with achievement of the objectives of the statute authorizing the financial assistance in connection with which the action is taken. No such rule, regulation, or order shall become effective unless and until approved by the President. Compliance with any requirement adopted pursuant to this section may be effected (1) by the termination of or refusal to grant or to continue assistance under such program or activity to any recipient as to whom there has been an express finding on the record, after opportunity for hearing, of a failure to comply with such requirement, but such termination or refusal shall be limited to the particular political entity, or part thereof, or

other recipient as to whom such a finding has been made and, shall be limited in its effect to the particular program, or part thereof, in which such non-compliance has been so found, or (2) by any other means authorized by law: Provided, however, That no such action shall be taken until the department or agency concerned has advised the appropriate person or persons of the failure to comply with the requirement and has determined that compliance cannot be secured by voluntary means. In the case of any action terminating, or refusing to grant or continue, assistance because of failure to comply with a requirement imposed pursuant to this section, the head of the federal department or agency shall file with the committees of the House and Senate having legislative jurisdiction over the program or activity involved a full written report of the circumstances and the grounds for such action. No such action shall become effective until thirty days have elapsed after the filing of such report.

C. SEC. 603. Any department or agency action taken pursuant to section 602 shall be subject to such judicial review as may otherwise be provided by law for similar action taken by such department or agency on other grounds. In the case of action, not otherwise subject to judicial review, terminating or refusing to grant or to continue financial assistance upon a finding of failure to comply with any requirement imposed pursuant to section 602, any person aggrieved (including any State or political subdivision thereof and any agency of either) may obtain judicial review of such action in accordance with section 10 of the Administrative Procedure Act, and such action shall not be deemed committed to unreviewable agency discretion within the meaning of that section.

D. SEC. 604. Nothing contained in this title shall be construed to authorize action under this title by any department or agency with respect to any employment practice of any employer, employment agency, or labor organization except where a primary objective of the Federal financial assistance is to provide employment.

E. SEC. 605. Nothing in this title shall add to or detract from any existing authority with respect to any program or activity under which Federal financial assistance is extended by way of a contract of insurance or guaranty.

This Title VI Policy Statement re-affirms my personal commitment to the principals of nondiscrimination.

Matthew W. Hart
Town Manager

Date

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MH*
CC: Maria Capriola, Assistant to Town Manager; Kevin Grunwald, Director of Human Services
Date: April 25, 2011
Re: Neighborhood Assistance Act

Subject Matter/Background

The Town of Mansfield has the opportunity to serve as a liaison to the Connecticut Neighborhood Assistance Act (NAA) Tax Credit Program. This program is designed to provide funding for municipal and tax exempt organizations by providing a corporation business tax credit for businesses that make cash contributions to these entities. Tax credits are available to businesses that invest in energy conservation programs or programs that provide neighborhood assistance, job training, community services, education, crime prevention, construction or rehabilitation of housing for low or moderate income families, open space acquisition, child care, along with a variety of other programs serving low and moderate income residents.

If the Town of Mansfield agrees to assume the role as the liaison to the Connecticut NAA Tax Credit Program, then the Town Council will be required to hold a public hearing on program applications and to approve any such applications before they are sent to the Department of Revenue Services.

Financial Impact

Outside of staff time necessary to help administer the Neighborhood Assistance Act Tax Credit program, staff does not anticipate any financial impact to the Town for participating in this initiative.

Recommendation

The Neighborhood Assistance Act Tax Credit program has the potential to support a number of important community initiatives and not-for-profit organizations and provides an incentive for local businesses to invest in these programs and services. Consequently, staff recommends that the Town Council accept the role as a liaison to the Connecticut NAA Tax Credit Program and appoint the Director of Human Services to serve as the liaison to handle all Neighborhood Assistance Act matters.

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

Move, effective April 25, 2011, to accept the role as the liaison to the Connecticut Neighborhood Assistance Act (NAA) Tax Credit Program and to appoint the Director of Human Services to serve as the liaison to handle all Neighborhood Assistance Act matters.

Attachments

- 1) Description of Neighborhood Assistance Tax Credit Program

Connecticut Department of Revenue Services

Neighborhood Assistance Act Tax Credit Program

The **Connecticut Neighborhood Assistance Act** (NAA) Tax Credit Program is designed to provide funding for municipal and tax exempt organizations by providing a corporation business tax credit for businesses who make cash contributions to these entities.

Businesses can receive a credit of 60% of their approved contribution to certain programs (or 100% in the case of certain energy conservation programs) approved by the Department of Revenue Services. Any tax credit that is not taken in the income year in which the contribution was made may be carried back to the two immediately preceding income years (beginning with the earlier of such years).

The program has several statutory limits, including the following:

- A business is limited to receiving \$75,000 in tax credit annually.
- A non-profit organization is limited to receiving \$150,000 in contributions in the aggregate.
- The total charitable contributions of the contributing business must equal or exceed its prior year's amount (unless the contribution is to an approved open space acquisition fund).
- The minimum contribution on which credit can be granted is \$250.
- The program has a **five** million dollar cap, which, if exceeded, results in proration of approved donations.

For more information on this program, see **Information Publication 2010(22)** *The Connecticut Neighborhood Assistance Act Tax Credit Program*.

Organizations wishing to participate:

Each municipal agency or tax-exempt organization that wishes to participate in the NAA Program must complete in its entirety **Form NAA-01**, the program proposal application. This form **must** be submitted to a participating municipality for approval. Contact the municipality for deadline information. Do not send Form NAA-01 directly to the Department of Revenue Services.

A link to a list of Neighborhood Assistance Act Municipal Liaisons from the prior program year can be found below in order to assist you. This list is not all-inclusive. You may still approach any Connecticut municipality. Please note that the municipality must submit all locally approved programs to the DRS no later than July 1.

Businesses wishing to participate:

Each business requesting a tax credit under the Neighborhood Assistance Act Program must complete a separate **Form NAA-02** for each program it wishes to sponsor. The contribution must be cash, and needs to be made in the corporation's income year that corresponds to the same year as the approved program. Form NAA-02 must have an original signature and be mailed or hand-delivered to the Department of Revenue Services on or after **September 15 but no later than October 3, 2011**. Facsimiles or e-mailed applications are not accepted.

E-mail any questions to **DRS.TaxResearch@po.state.ct.us** or contact 860-297-5687 for more information.

2011 Application Process

All forms and some DRS publications are in Adobe Acrobat format. You will need **Adobe Acrobat Reader 7.0 or higher** to view and print the forms. For additional assistance or if you are have trouble downloading a form, visit our **Adobe Information** page.

2011 Program Proposal **Form NAA-01** **2011** Business Application **Form NAA-02**

2010 NAA Program Sponsorship Final Summary

NAA Municipal Liaisons



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *Matt*
CC: Maria Capriola, Assistant to the Town Manager
Date: April 25, 2011
Re: Lease Agreement by and between the Town of Mansfield, Education Realty Trust, Inc., and Storrs Center Alliance, LLC

Subject Matter/Background

The lease agreement by and between the Town of Mansfield, Education Realty Trust, Inc., and Storrs Center Alliance, LLC is currently under legal review. The draft agreement will be distributed to the Council at Monday's meeting and Town Attorney Dennis O'Brien will present and explain key terms of the agreement.

Recommendation

To allow time for the Council to review the lease agreement, staff recommends that Council defer action on this item and schedule a special meeting for discussion and action.

PAGE
BREAK



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *Matt*
CC: Maria Capriola, Assistant to Town Manager; Gregory Padick, Director of Planning; Cynthia van Zelm, Director Mansfield Downtown Partnership
Date: April 25, 2011
Re: Zoning Permit Application for Storrs Center Parking Garage/Intermodal Center

Subject Matter/Background

Attached please find portions of the Zoning Permit application for the Storrs Center Parking Garage/Intermodal Center. Complete copies of all application submissions are available at www.mansfieldct.gov. The planned Storrs Center Parking Garage/Intermodal Center is a Town of Mansfield project that is under review pursuant to zoning regulations for the Storrs Center Special Design District. The attached report from the Director of Planning provides more details on the application review process. Director of Public Works, Lon Hultgren, will give a presentation on the parking garage and intermodal center at Monday's meeting.

Over the past few months, consultants hired by the Town have developed plans and discussed the project with staff members and the Downtown Partnership Planning and Design Committee. On April 15, 2011 the Town submitted a zoning permit application for review pursuant to the Storrs Center Special Design District regulations. Plans for 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. The Town will also need zoning permit approval for the Town Square improvements and future phases of the project.

The Downtown Partnership has scheduled a public hearing on this zoning permit application for May 4, 2011 at 7:00 p.m. in the Buchanan Center/Library on Warrenville Road. 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. Any comments from the Town Council should be agreed upon and/or authorized on April 25th or a special meeting held before the close of the public hearing process.

Financial Impact

The subject project will be funded through state and federal grants. Other financial aspects of the project are addressed in the Storrs Center Development Agreement

Legal Review

The zoning permit review process follows the legal process established in the zoning regulations. No additional legal review is required at this time.

Recommendation

There is no requirement or obligation for the Town Council to comment on the subject Zoning Permit application. A number of Councilors who are members of the Downtown Partnership's Board of Directors, the Town's Transportation Advisory Committee and the Storrs Center Parking Steering Committee have had or will have the opportunity to review the plans in more detail. If the Town Council as a whole has comments or recommendations regarding the design of the parking garage/intermodal center, staff recommends that comments be agreed upon before the close of the public hearing process.

Attachments

- 1) Legal Notice for May 4, 2011 Downtown Partnership Public Hearing
- 2) April 20, 2011 Memo from Gregory Padick, Director of Planning
- 3) Portions of the April 15, 2011 Zoning Permit Application for the Storrs center Parking Garage/Intermodal Center

LEGAL NOTICE

Pursuant to Mansfield's Zoning Regulations for the Storrs Center Special Design District, the Mansfield Downtown Partnership Inc., will hold a Public Hearing on Wednesday, May 4, 2011 at 7:00 p.m. in the Mansfield Public Library – Buchanan Auditorium, 54 Warrenton Road, to hear comments on a Zoning Permit application of the Town of Mansfield to develop the Storrs Center project parking garage/intermodal center. The garage/intermodal center will be located about 350 feet east of Storrs Road and 125 feet south of Dog Lane. The parking garage will include approximately 600 parking spaces for residents and visitors, spaces for shared cars, bike storage, and electric car charging stations. The intermodal center will serve Windham Region Transit District, University of Connecticut, and regional bus systems. It will include a waiting area, an information center and a multi-purpose bike space. Application materials, including project mapping, are available for review at the Mansfield Planning Office at 4 South Eagleville Road, the Downtown Partnership Office at 1244 Storrs Road and at www.mansfieldct.gov.

The purpose of this hearing is to receive written or oral comments for the purpose of determining whether the submitted Zoning Permit application is in compliance with approval criteria for the Storrs Center Special Design District. Additional information is available in the Planning Office.

Philip Lodewick, President
Mansfield Downtown Partnership, Inc.

TO BE PUBLISHED Tuesday, April 19 and Wednesday, April 27, 2011

****PLEASE CHARGE TO THE MANSFIELD PZC/IWA ACCOUNT**

TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Town Council
From: Gregory Padick, Director of Planning
Date: April 20, 2011
Re: Zoning Permit Review: Storrs Center Project Parking Garage/Intermodal Center



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 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”.

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.

The planned Storrs Center garage/intermodal center is a Town of Mansfield project. Over the past few months, consultants hired by the Town have developed plans and discussed the project with staff members and the Downtown Partnership Planning and Design Committee. On April 15th a Zoning Permit application was submitted for review pursuant to Zoning Regulation provisions. Portions of the application are attached to this memo and a complete copy of all application submission is available at www.mansfieldct.gov. Plans for 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 this Zoning Permit application on May 4, 2011 at 7 p.m. in the Buchanan Center/Library on Warrenville Road. 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. Any comments from the Town Council should be agreed upon and/or authorized on April 25th or a special meeting before May 4th.

ZONING PERMIT APPLICATION
MANSFIELD PLANNING & ZONING COMMISSION
 (See Article XI.C of the Zoning Regulations for applicability and permit requirements)

APPLICANT/OWNER SECTION

PERMIT # _____

Complete this page and submit with application fee to the Zoning Agent

1. Town of Mansfield / 4 South Eagleville Road, Storrs-Mansfield, CT 06268 / 860-429-3332
 Owners name Mailing address Telephone
2. Lon Hultgren, Director of Public Works / same / same
 Applicants name (if different than owner) Mailing address Telephone
3. Storrs Center Development 16 41 13 3.A. No 3.B. Storrs Ctr Spec Des Dist
 Address of proposed activity map block parcel Scenic Road ??? Zone

4. Statement of Use: fully describe the proposed construction or use, including the estimated cost of construction and the quantity of fill material to be brought onto, moved within, or removed from the property.

Municipal parking garage; intermodal center and adjacent access roadways (Village Street improvements including the connection to the Post Office Road will be the subject of a separate zoning application)

5. Plot Plan: The applicant shall submit a plot plan showing property lines, lot area, lot dimensions, location and size of existing and proposed structures, driveways, parking areas, wells and septic systems, bordering streets, inland wetlands, flood hazard areas and any other information deemed necessary by the Zoning Agent to determine compliance with the regulations. The plans shall be prepared by a licensed land surveyor unless waived by the Zoning Agent.
6. Building plans and/or other information necessary to determine compliance.
7. To demonstrate that the proposal complies with local Inland Wetlands, Health District and Public Works requirements, the following approvals are required and any conditions of approval shall be incorporated into the zoning permit.

A. _____	/ _____	/ _____
Signature of Director of Health	Date	Comments
B. _____	/ _____	/ _____
Signature of Inland Wetland Agent	Date	Comments
C. _____	/ _____	/ _____
Signature of Town Engineer	Date	Comments

8. Validity: If approved, the Zoning Permit shall be voided unless construction is commenced within six months of the date of issue and unless construction is completed within 18 months of the date of issue.

Where a surveyors plot plan is required, no foundation for any structure or addition shall be constructed until the Zoning Agent has received a surveyors certification verifying that the foundation footings are installed per the approved plans.

9. Certification: The applicant accepts this Zoning Permit on the condition that all ordinances and regulations of the Town of Mansfield shall be complied with. The applicant further certifies that all information supplied to the Zoning Agent is true and accurate and that the land and structures subject to this permit shall not be occupied or used until a Certificate of Compliance has been issued. The applicant's signature authorizes the Zoning Agent to enter upon the property as needed to verify compliance with the permit and until a Certificate of Compliance has been issued.

 Owner / Applicants signature Owner / Applicant (printed) Date

Additional information:

- (i) Summary of land uses, dwelling units, square footage, dimensional requirements & statement of consistency:

Land Uses: Municipal Facilities

Dwelling units: N/A

Square Footages: Garage = 205,980 (6 levels); IMC = 3,400 (2 levels)

The parking garage and intermodal center are consistent with the vision for the both the Town Square and Village Street areas of the development. The 5-1/2 story structured parking garage is located adjacent to and immediately behind the TS-2 mixed-use building which is situated along the eastern edge of the Village Street across from the Town Square. As such, it is approximately the same height and scale as the TS-2 building but will not be directly visible from the Town Square. Located further south along the Village Street, the intermodal center sits in front of the south façade of the Parking Garage and serves as a transition from the taller structures around the Town Square to the shorter 2-3 story buildings envisioned for the Village Street commercial area. The intermodal center is two stories tall, is adjacent to the TS-2 building and provides a civic front entry to the Parking garage and a range of transit, biking and other travel services.

- (ii) Statement of intent regarding ownership:
Both of these facilities will be owned by the Town of Mansfield.
- (iii) Plan sheets for both facilities, as well as a site plan showing the proposed location of both the garage and the intermodal center as well as the village street and sidewalks that surround them have been provided.
- a. Both facilities are within the SC-SDD.
 - b. Proposed roadway widths are shown on the plans. Roadway widths are typically 22 to 24 feet. Sidewalk widths are typically 8 feet or more, and the road right-of-way will incorporate the road and the sidewalks to within 5 feet of the buildings.
 - c. In addition to the garage and intermodal center, the Town will own the village street as designated on the plans.
 - d. On street parking and proposed bus loading and bus stop areas are shown on the plans.
 - e. Building elevations are shown in each set of plans.
 - f. Interior floor plans are provided with the plans.
- (iv) Construction traffic:

Construction of the parking garage will take place from its north face (towards Dog Lane) to its south face. Construction access will be primarily from Route 195 using the existing paved driveway just south of the store 24 building. Construction traffic will not be allowed to approach using the easterly (residential) portion of Dog Lane, although some construction traffic may use

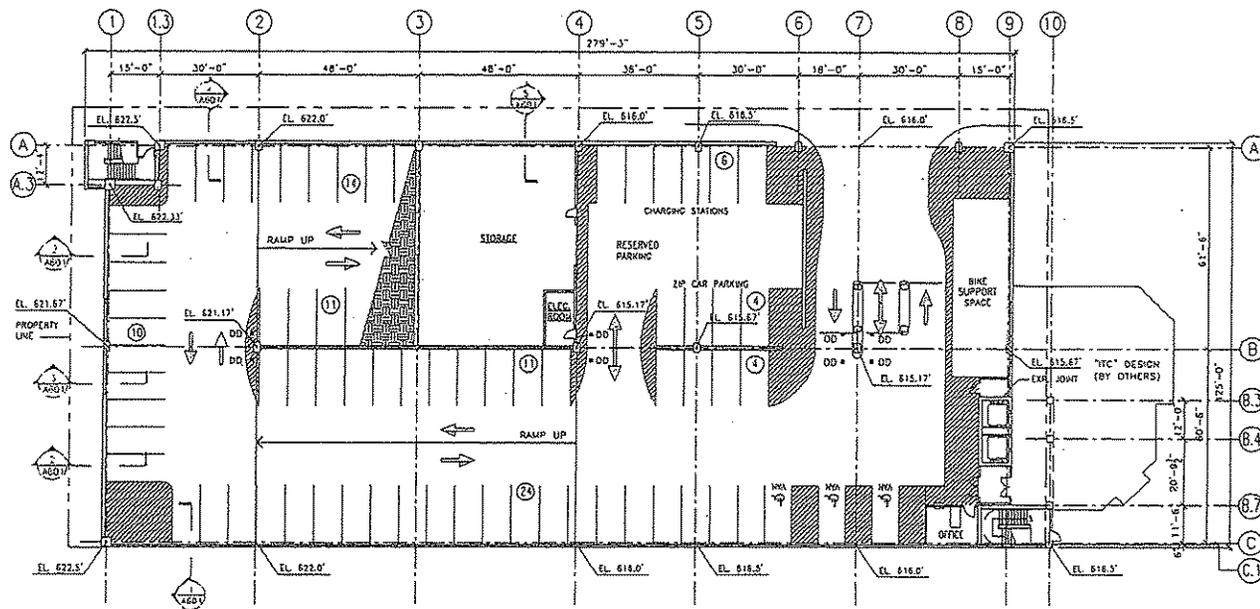
the portion of Dog Lane closest to Route 195. (A comprehensive construction traffic plan is being prepared that will address all traffic issues for the development.)

(v) Public water and sewer:

Plans include the extension of the University of Connecticut's public water and sewer to serve both the garage and the intermodal center.

(vi) Statement of Consistencies:

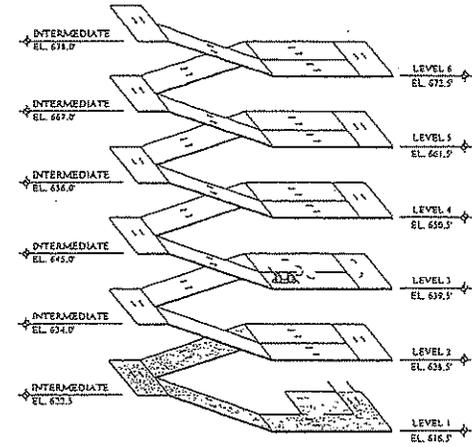
- a. Master Plan: The parking garage is situated as it was envisioned in the master plan. While the intermodal center was not specifically identified on the master plan mapping, it will serve as the primary entrance to the parking garage and is centrally located to address public transit and bicycle enhancement objectives of the master plan.
- b. Parking Study: The proposed garage is consistent with the 545 spaces contemplated in the Master Parking Study. As currently configured 575 spaces will be provided in the garage. (An additional ½ level of the garage will be built if grant funds are available after construction bids are obtained.) On-street parking shown in the vicinity of both facilities is consistent with the parking study. The parking on the Village Street to the south of the garage/IMC will be reviewed in association with a subsequent zoning permit application.
- c. Traffic Study: The location of the two facilities and the village street are consistent with the traffic patterns envisioned in the master traffic study; however, access to the garage entrance has been improved with the connection to the garage access road (running easterly off the village street) moved closer to the town square to provide more direct access to the garage and intermodal center.
- d. Drainage Study: Drainage facilities built to serve the garage and intermodal center are entirely consistent with the Army Corps of Engineers permitted drainage plan and the previously approved Phase 1B drainage improvements. Wetland and watercourse areas to the east of the garage and intermodal center will remain protected.
- e. Design Guidelines: As noted in the checklist accompanying this application, the north and south facades of the garage (that which will be the most visible) will have patterned openings, architectural mesh and railings to articulate its façade. The intermodal center and 5- story parking garage elevator lobby will both have curtain wall fenestration which carries down to the street level and wraps around the first and second floors of the IMC along the Village Street. The east side of the parking garage (facing the wetlands and the Greek Center) will be screened by trees and landscaping.



LEVEL 1 - FLOOR PLAN
SCALE: 1/8" = 1'-0"

PARKING SUMMARY CHART-OPTION 2
8'-0" x 18'-0" PARKING SPACES

FLOOR LEVEL	REL. GRADE	PUBLIC	SO. FT.
LEVEL 1	-	34	27,360 S.F.
LEVEL 2	-	111	24,630 S.F.
LEVEL 3	80	46	24,630 S.F.
LEVEL 4	112	-	24,630 S.F.
LEVEL 5	112	-	24,630 S.F.
LEVEL 6	87	-	24,630 S.F.
SUM TOTAL	371	221	205,560 S.F.
CARSPACE TOTAL	696		
TOTAL SQ. FT. CAR			340 S.F.



ISOMETRIC

DESMAN ASSOCIATES
A DIVISION OF DESMAN, INC.
121 NORTH STAMFORD ST., SUITE 1000
STAMFORD, CT 06901
781-326-1111 / 781-326-1112

STORRS CENTER GR-1 PARKING FACILITY
MANSFIELD, CONNECTICUT

ISSUE: _____
REVISION: _____

SHEET TITLE:
LEVEL 1 FLOOR PLAN

APP. NO.: 40-10125.00-1
ISSUE: Planning Board Sub.
DATE: March 29, 2011
DRAWING NO.: **A101**

SCALE: AS NOTED

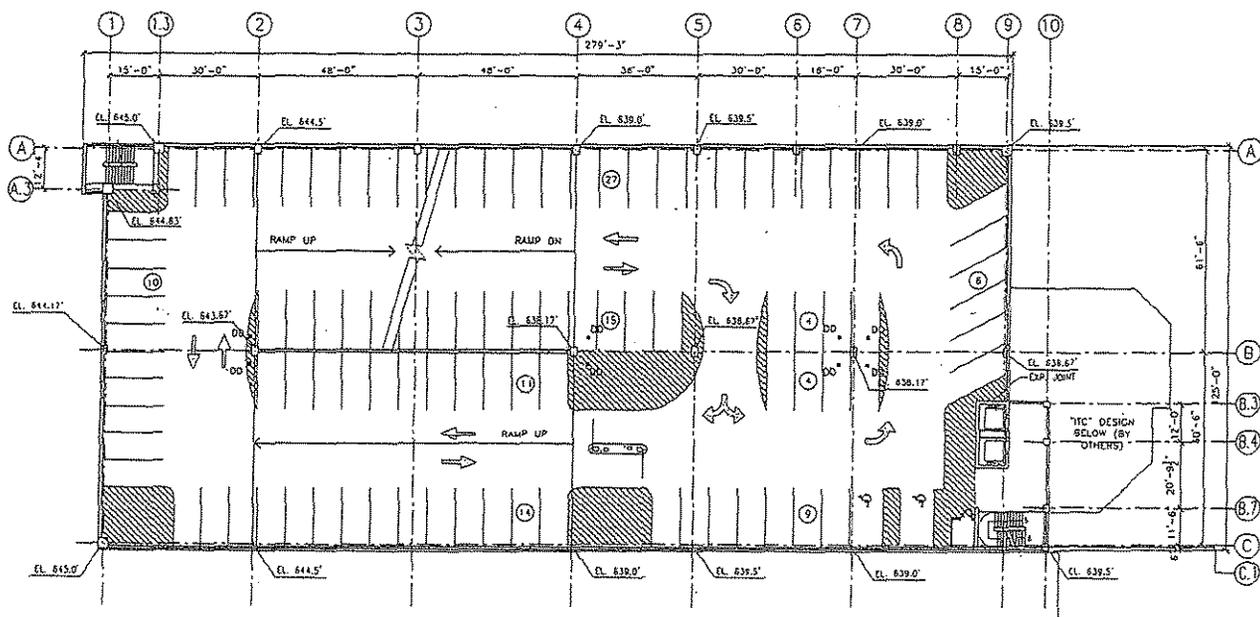
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SA	07/11	CHS

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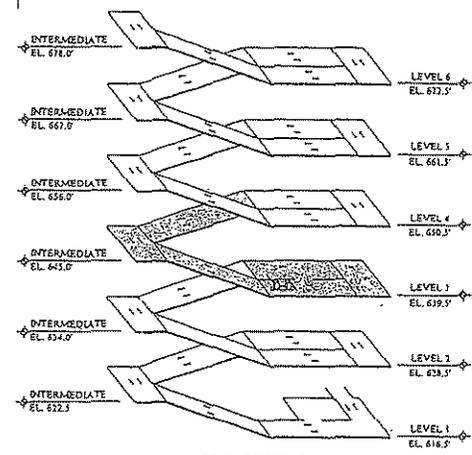
**STORRS CENTER
 GR-1
 PARKING FACILITY**

CONNECTICUT

MANSFIELD



LEVEL 3 - FLOOR PLAN
 SCALE: 1/16" = 1'-0"



ISOMETRIC

SCALE:

REVISION:

SHEET TITLE:
**LEVEL 3
 FLOOR PLAN**

JOB NO. 40-10125.00-1

DESIGN: Planning Board Sub.

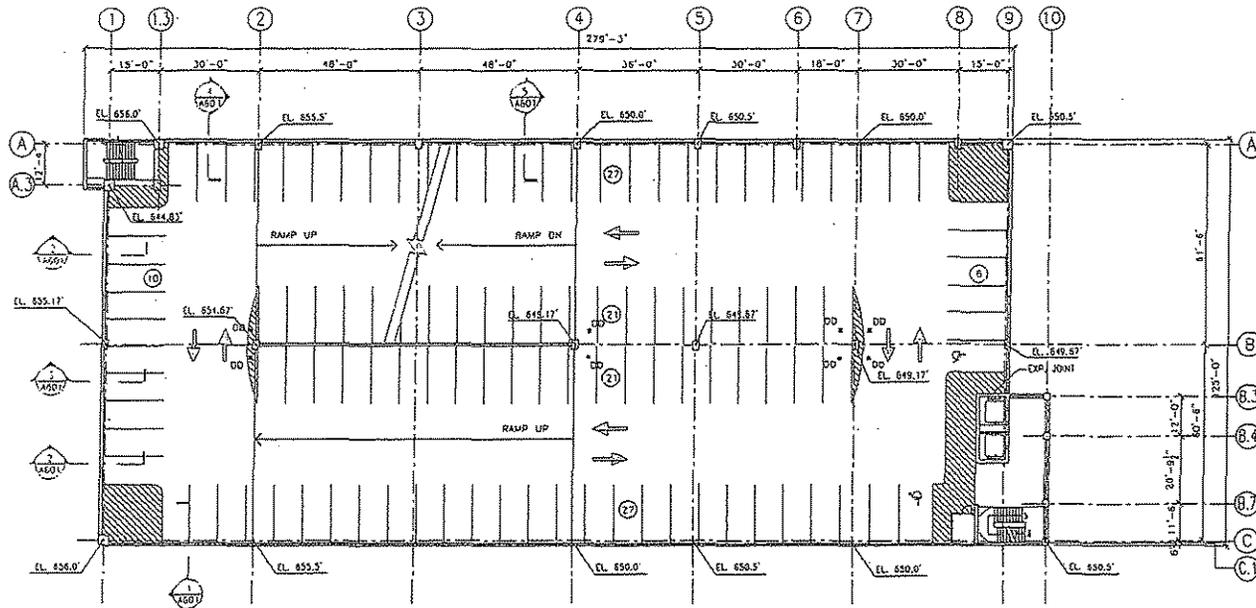
DATE: March 29, 2011

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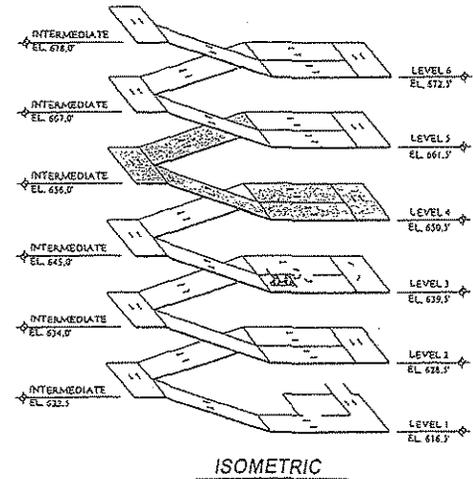
SCALE: AS NOTED

DESIGN	DRAWN	CHECK

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LEVEL 4 - FLOOR PLAN
SCALE: 1/16" = 1'-0"



DESMAN ASSOCIATES
A DIVISION OF DESMAN, INC.
100 ORCHARD AVENUE, SUITE 200
175 SOUTH BRIDGE STREET
MANSFIELD, CT 06108
PHONE: 860-489-1111
FAX: 860-489-1112

STORRS CENTER GR-1 PARKING FACILITY
MANSFIELD, CONNECTICUT

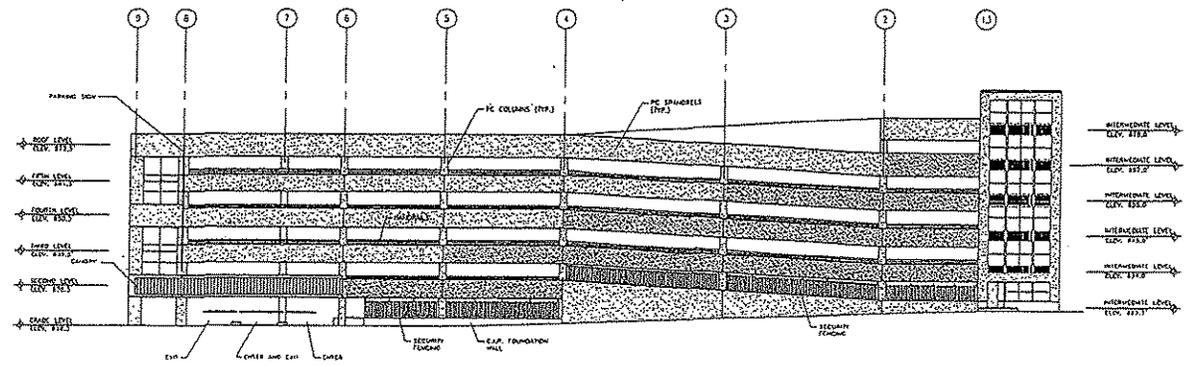
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REVISIONS:

SHEET TITLE:
LEVEL 4 FLOOR PLAN

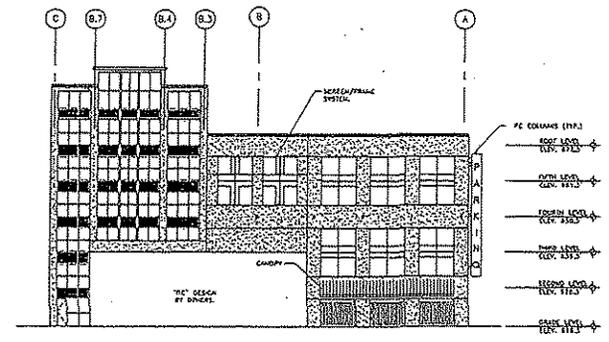
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SUBJECT: Planning Board Sub.
DATE: March 29, 2011
DRAWING NO.

A104

SCALE: AS NOTED
DESIGNER: [] DRAWN BY: [] CHECKED BY: []
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EAST ELEVATION
 SCALE: 1/16" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"

STORRS CENTER
 GR-1
 PARKING FACILITY
 MANSFIELD, CONNECTICUT

REVISION:

SHEET TITLE:
EAST & SOUTH ELEVATIONS

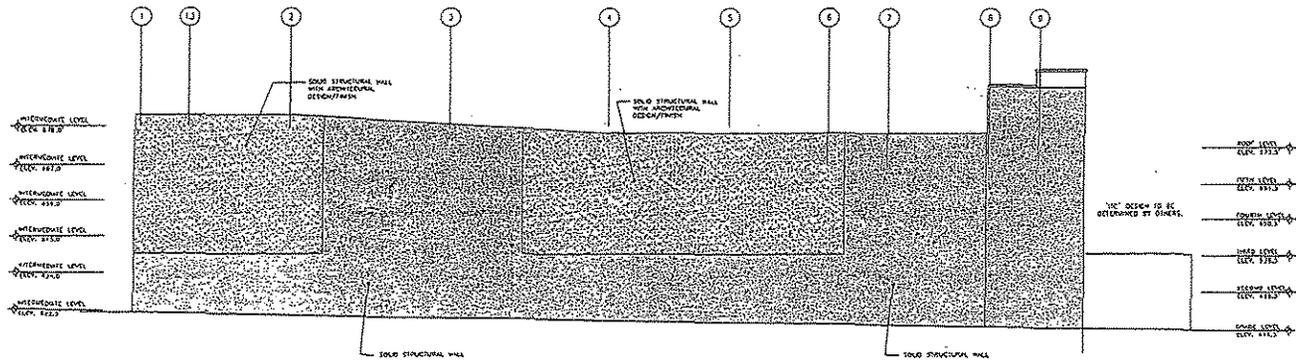
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 DATE: March 29, 2011
 DRAWING NO.:

A201

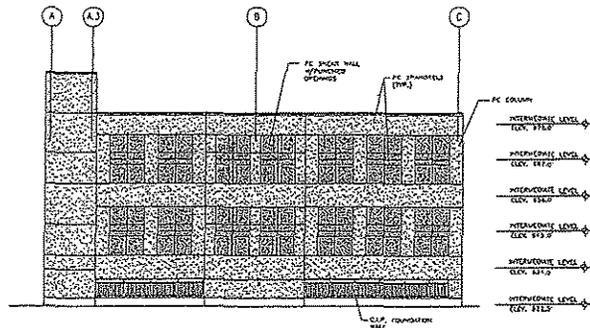
SCALE: AS NOTED

DESIGN	DRY	CHKD

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WEST ELEVATION
SCALE: 1/16" = 1'-0"



NORTH ELEVATION
SCALE: 1/16" = 1'-0"

DESMAN ASSOCIATES
A DIVISION OF CH2M HILL
100 WEST STREET, SUITE 200
MANSFIELD, CONNECTICUT 06250
P: 860-332-1000 F: 860-332-1001

STORRS CENTER GR-1 PARKING FACILITY
MANSFIELD, CONNECTICUT

SCALE:

REVISIONS:

SHEET TITLE:
NORTH & WEST ELEVATIONS

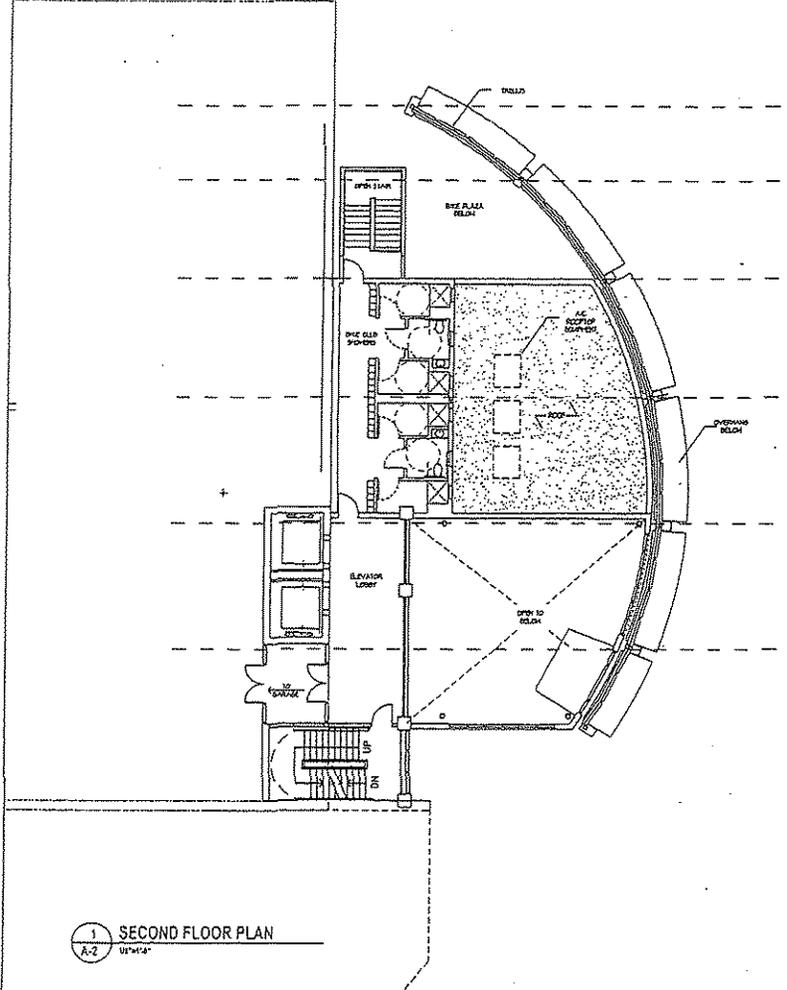
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PROJECT: Planning Board Sub.
DATE: March 29, 2011
DRAWING NO.:

A202

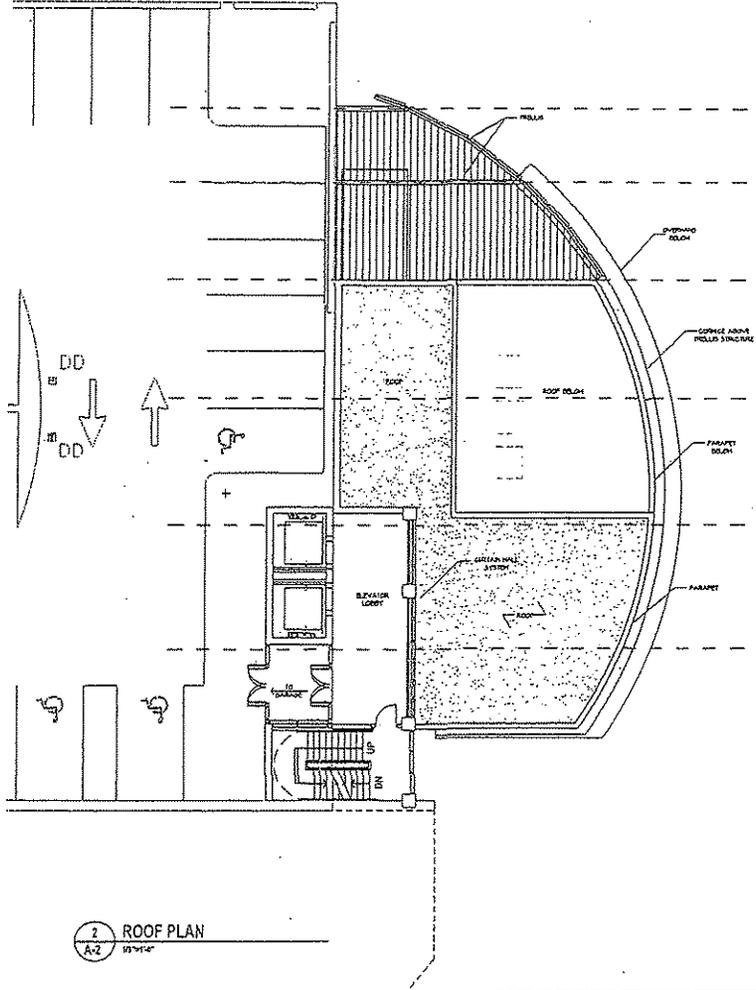
SCALE: AS NOTED

DESIGN	DATE	DATE	DATE

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1 SECOND FLOOR PLAN
A-2



2 ROOF PLAN
A-2

**STORRS CENTER
INTERMODAL CENTER
4 TRANSIT PATHWAYS
MANSFIELD, CT**

CLIENT:
TOWN OF MANSFIELD
4 SOUTH EARLEVILLE ROAD
STORRS, CT 06268
860-428-5333

IN ASSOCIATION WITH:
MANSFIELD DOWNTOWN PARTNERSHIP
1244 STORRS ROAD
MANSFIELD, CT 06260
860-429-2710

AND:
STORRS ALLIANCE (ISLAND ALLIANCE)
231 ROUTE 17
TUNNUNO DAM, NY 10897
845-351-2506

PROJECT TEAM:

OWNER:
ALEXANDER ISLEY, INC.
8 BIRDORIDE PLACE
RESIDUAL, CT 06268
860-444-8551

INTERIORS:
BETA GROUP, INC.
750 OLD MANV STREET
ROCKY HILL, CT 06067
860-613-1500

MECHANICAL/ELECTRICAL/PLUMBING ARCHITECTURAL ENGINEERS:
77 SUMMERS STREET 5000
BOSTON, MA 02118
617-543-8310

STRUCTURAL ENGINEERS/TECHNOLOGIES:
2321 WHITNEY AVENUE #201
MANSFIELD, CT 06268
860-238-1000

CIVIL/SITE/LANDSCAPE:
DL COMPANIES
305 FRENCH PARKWAY
MERIDEN, CT 06450
800-333-1400

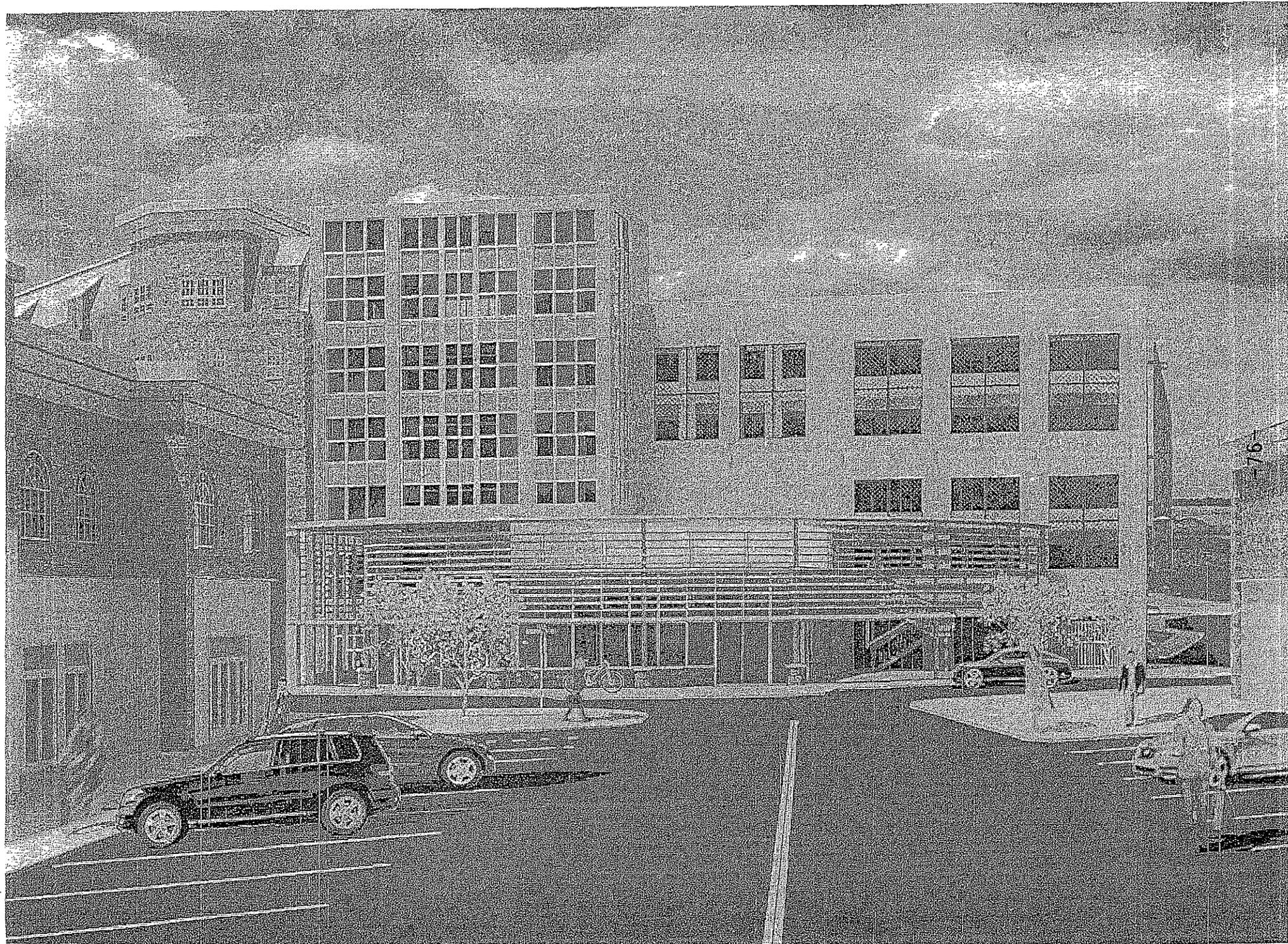
EXECUTIVE ARCHITECT/PLANNER:

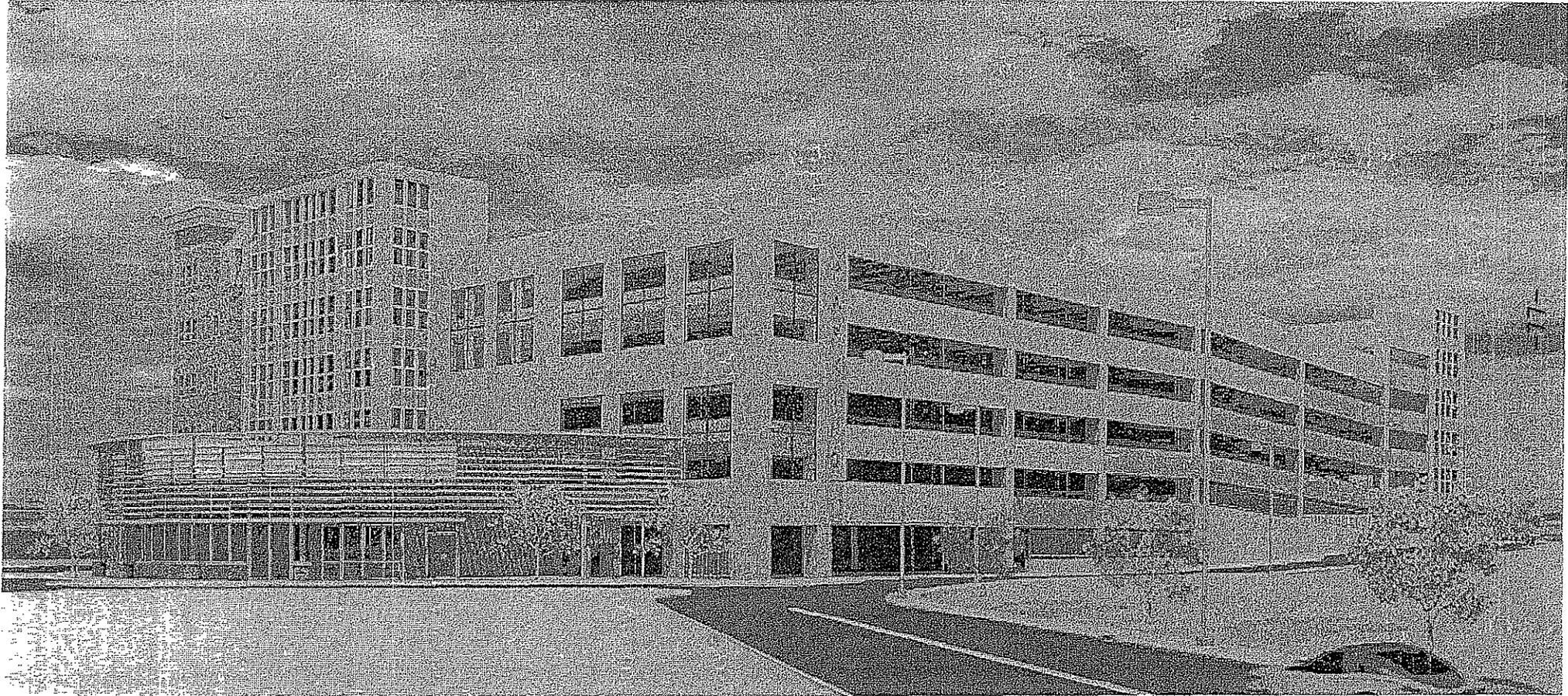
CAECC WES & CALDWELL ARCHITECTS
13144 JAMES MOUNTAIN RD 02211
LAKELAND, MA 01450
978-326-1111

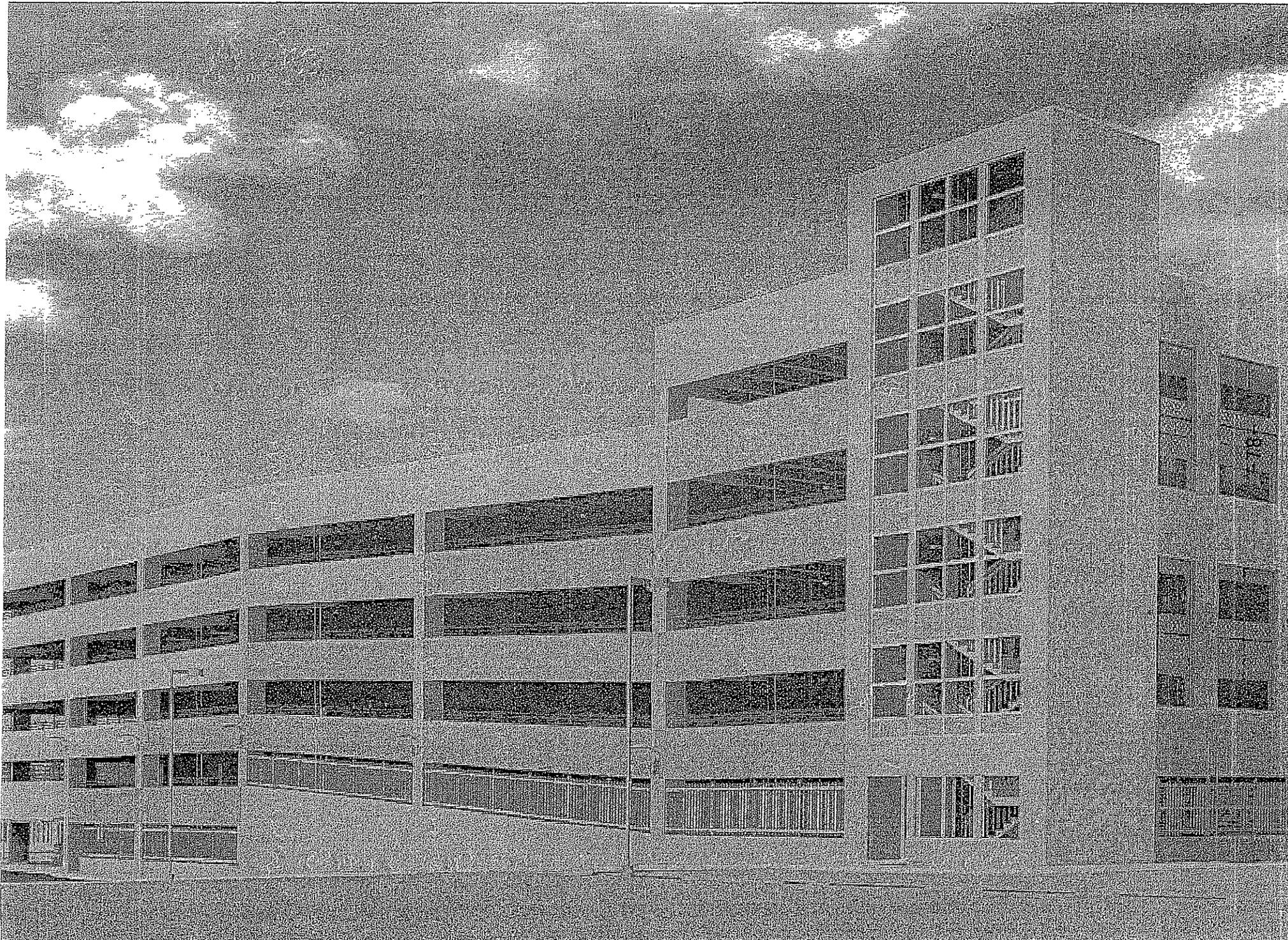
These drawings and specifications are the property of the undersigned and are to be used only for the project and site for which they were prepared. Any other use without the written consent of the undersigned is prohibited. The undersigned shall not be held responsible for any errors or omissions in these drawings and specifications. The undersigned shall not be held responsible for any delays or stoppages in the progress of the project caused by the client or any other party.

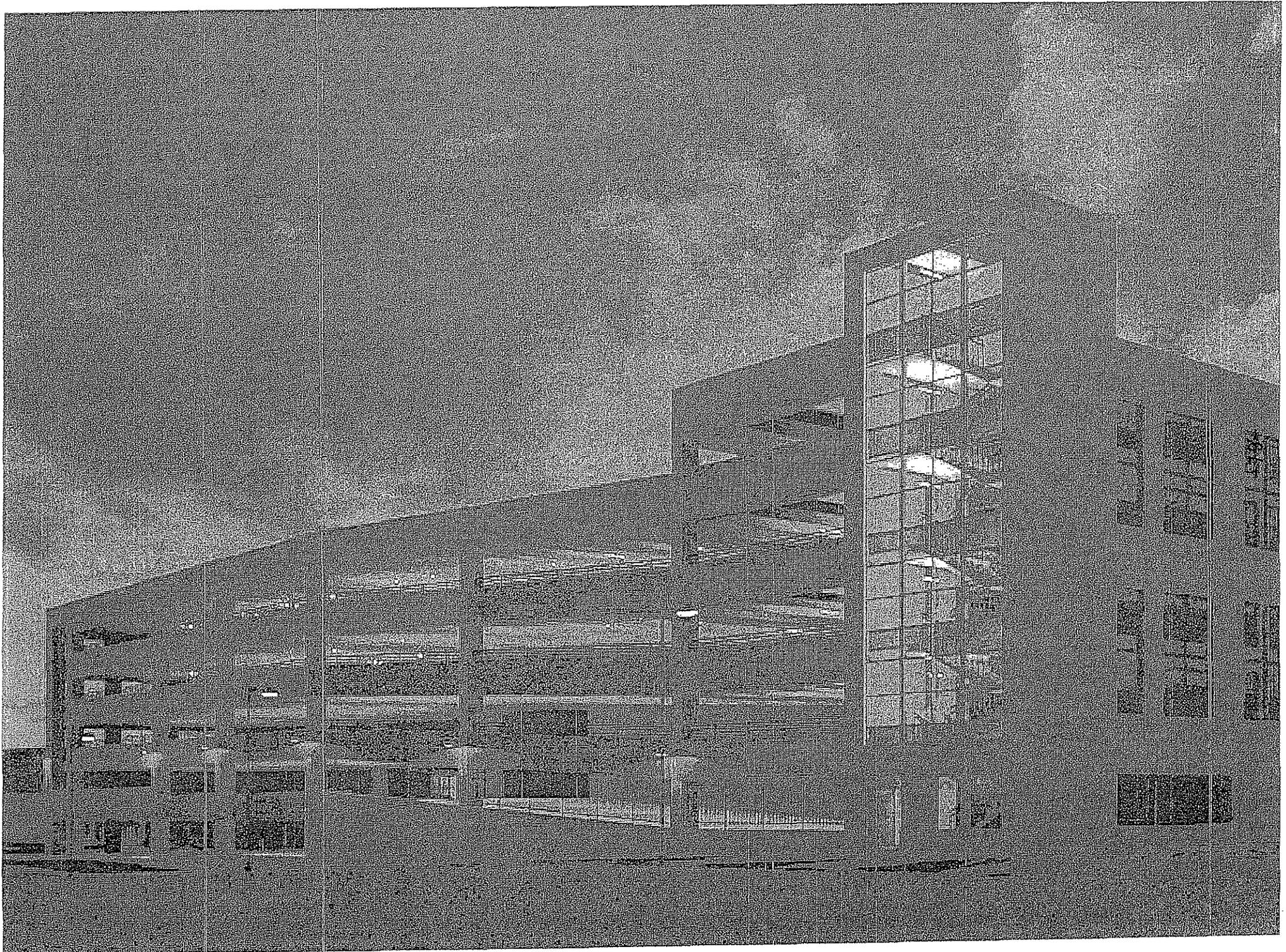
DATE OF ORIGINAL	05 APRIL 2004
DATE OF REVISION	
REVISION	
DATE OF REVISION	
REVISION	
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REVISION	

SECOND & THIRD FLOOR PLAN









5.2 DESIGN CERTIFICATION FORM

The application is consistent with the attached design review checklist.

Intermodal Center/Parking Garage (GR-1)
Name and Location of Building

Gregg Wies & Gardner Architects/Desman Associates
Architect of Record

April 12, 2011
Date

5.3 STORRS CENTER DESIGN REVIEW CHECKLIST

Building/Site Description: *Intermodal Center/Parking Garage*

Location: Phase 1B of the Storrs Center Development

Area: 3466SF/205,980SF

Architect/Engineer: GWG Architects; Desman Associates

Contact/Phone: Sam Gardner 203-468-1967; Tim Andre 860-563-1117

Initial Review Date: _____

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
X		

Comments/Notes:

Master Plan identified footprint/location for the parking garage. Location, but not footprint was identified for the intermodal center.

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	X		
Building Setback			X
Building Height	X		
Facade Setback	X		
Eave Projection	X		
Roof Profile	X		

Recessed Entries	X		
Awnings	X		
Balconies			X
Covered Arcades/Galleries	X		

Comments/Notes:

The intermodal center (IMC) & parking garage are conceived as an integrated transportation facility providing interconnections for transit, car, bike and pedestrian users. The intermodal center has numerous functions: A portal for transportation users with access to information, ticketing, waiting, restrooms & travel services; ADA-access to all levels of the parking garage; public landmark at the center of the village; and bike services including storage, repair, shower/changing areas & information

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

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

Comments/Notes: The street system was modified to enhance bus parking/access and overall access to the parking garage entrance.

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

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

Comments/Notes: The IMC is located on the south face of the parking garage and has frontage on 3 sides. The design extends the travel services to the streets and sidewalks with bus pull-offs, canopies, benches and

transit-related signage. Both hardscape & softscape plantings will integrate with transportation elements. An outdoor plaza/pergola has been located for riders, pedestrians and public activities.

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

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

Comments/Notes: Scale of the IMC relates to the 1st and 2nd levels of the adjacent mixed-use structure and is driven by floor levels of the garage. Commercial buildings to the south are proposed to be 2 to 3 stories. The garage and TS-2 building are 5 to 6 stories.

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

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

Comments/Notes: The IMC sits on the south end of the garage and is very prominent as you look/travel north on the Village Street (from the Post Office Road). The footprint derives from the end of the block at which the Village Street inflects to continue south and intersects with the street running along the east side of the parking garage. The garage entrance at the SE corner of the building is not readily visible, but readily accessible.

Section 3.2.1 Site Layout Standards

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

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

Comments/Notes: The parking garage south façade (most visually prominent) utilizes pre-cast panels with openings to mimic the window pattern of building TS-2 and to hide parking levels. The IMC integrates with the garage arch gestures. The garage elevator lobby has a glass “curtain wall” which carries down to the street level and wraps around the IMC. In order to reduce traffic conflicts, the previously planned second entrance to the parking garage has been eliminated.

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
X		

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

Y	N	NA
X		

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

Y	N	NA
X		

Comments/Notes: Protection from the weather is provided along the intermodal center/street interface with awnings attached to the building. Protection from the sun is provided for in the plaza/ pergola area. A portion of this shade screen will be roofed to provide some rain protection in this area as well.

Section 3.3.3 Floor Heights

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

Y	N	NA
X		

Comments/Notes:

3.4 Façade Composition

3.4.1 Building Walls

Are the windows reasonably compatible with the building design?

Y	N	NA
X		

Are the windows generally vertically proportioned?

Y	N	NA
X		

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

Y	N	NA
X		

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

Y	N	NA
		X

Are the windows generally recessed in their openings?

Y	N	NA
	X	

Comments/Notes: The intermodal center utilizes a glass curtain wall that blends with the parking garage's elevator shaft glass walls. The scale and articulation is set through the sizes of mullions spaced between the glass panels.

3.4.2 Window Openings

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

Y	N	NA
		X

Comments/Notes:

3.4.3 Shutters

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

Y	N	NA
		X

Comments/Notes:

3.4.4 Balconies

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

Y	N	NA
		X

Comments/Notes:

3.4.5 Entries

Are primary building entrances clearly defined and articulated?

Y	N	NA
X		

Does the main entrance face a major street?

Y	N	NA
X		

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

Y	N	NA
X		

Are the American with Disabilities Act standards for building entries addressed in the documentation?

Y	N	NA
X		

Comments/Notes: All elements incorporate ADA for both the IMC and the parking garage.

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.

3.5.2 Composition

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

Y	N	NA
X		

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

Y	N	NA
		X

Are storefront entrances clearly marked?

Y	N	NA
X		

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

Y	N	NA
X		

Comments/Notes: The intermodal center has a "storefront" which will essentially stand by itself in this prominent location along the Village Street.

3.5.4 Materials

What materials are used for the storefronts? Glass and Aluminum

Are materials used reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

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
		X

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

Y	N	NA
		X

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

Y	N	NA
X		

Comments/Notes:

3.6.3 Materials and Colors

What are the roof materials and colors?

Are materials and colors reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

3.6.4 Mechanical Equipment

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

Y	N	NA
X		

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

Y	N	NA
X		

Comments/Notes:

3.7 Building Materials

3.7.2 Appropriate Materials

What building materials are used?

Facades: Parking garage – colored precast concrete; IMC – Aluminum panels, painted sunscreen/louvers

Windows: Parking garage – glass curtainwall @elevators; IMC – storefront aluminum & glass

Doors: Parking garage – aluminum/glass; IMC – aluminum/glass

Trim: N/A

Visible Roofing: N/A, flat roofs

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

Y	N	NA
X		

Comments/Notes:

3.8 Colors

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

Y	N	NA
X		

Comments/Notes: Colors and finishes will be compatible with the adjacent mixed-use building (TS-2). (See renderings provided.)

3.9 Building Lighting Design

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

Y	N	NA
X		

Are the fixtures compatible with the design guidelines?

Y	N	NA
X		

Comments/Notes: Building exterior lighting will accent both the glass curtain walls and the adjacent south face of the parking garage. Lighting and coloring will be finalized as the final plans are developed.

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
X		

Comments/Notes: Both the parking garage and the IMC will employ signage for wayfinding for the individual transportation modes as well as “brand” the transit center. This will include both interior and exterior signage, and will be developed for review with the final plans.

3.11 Building Safety Issues

Are applicable building safety issues addressed in the plans?

Y	N	NA
X		

Comments/Notes:

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
		X

Comments/Notes: Street tree designs will be addressed in association with the Village Street zoning permit application (to follow).

4.3 Public Space Details

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

Y	N	NA
X		

What materials are used for public sidewalks, outdoor terraces, and plaza spaces? Sidewalk designs and textures will also be addressed in the Village Street zoning permit application (to follow).

Are the materials used reasonably consistent with the design guidelines?

Y	N	NA
		X

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

Y	N	NA
		X

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

Y	N	NA
		X

Does the plan include:

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

Comments/Notes: The intermodal center will include exterior elements to provide shelter, storage and information for transit users. These will be developed in conjunction with the Intelligent Transportation Systems (ITS) in the final design.

4.4.2 Parking Structures

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

Y	N	NA
X		

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

Y	N	NA
X		

Comments/Notes: North & south facades of the parking garage face streets. These facades are designed to provide a more pedestrian friendly proportion utilizing pre-cast concrete architectural cladding (see rendering provided). The west façade abuts the mixed-use TS-2 building and is unseen. The east façade faces the conservation area to the east of the development, and will be screened to some extent by the trees and plantings in this undeveloped area.

4.4.3 Off-Street Surface Parking

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

Y	N	NA
		X

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

Y	N	NA
		X

Do surface parking areas have appropriate landscaping or screening?

Y	N	NA
		X

Comments/Notes:

4.5 Service and Utility Areas

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

Y	N	NA
X		

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

Y	N	NA
X		

Are refuse containers enclosed with an opaque wall?

Y	N	NA
		X

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

Y	N	NA
		X

Are service areas sized to address Mansfield recycling requirements?

Y	N	NA
		X

Comments/Notes:

4.6 Site Lighting

Is the site lighting pedestrian scaled?

Y	N	NA
X		

Does the site lighting complement the architectural design?

Y	N	NA
X		

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

Y	N	NA
X		

Comments/Notes: Ornamental street lighting will be provided along the village street and rear access road in accordance with the site lighting design standards.

4.7 Site Signage

Is the site signage plan reasonably consistent with the guidelines?

Y	N	NA
X		

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

Y	N	NA
X		

Comments/Notes: Signage will be developed in the final design submittal, and reviewed by the Town's Traffic Authority.

4.8 Site Furnishings

Have applicable site furnishing been provided in the plans?

Y	N	NA
X		

Do site furnishings have a reasonably consistent sense of design for the designated area?

Y	N	NA
X		

Comments/Notes: Furnishings will both invite and accommodate users of the IMC and parking garage.

4.10 Site Safety Issues

Are applicable site safety issues addressed in the plans?

Y	N	NA
X		

Have Mansfield Fire Lane standards been addressed?

Y	N	NA
X		

Comments/Notes: The tall buildings in concert with the Village Street's wide walkways and streetscape elements will promote an atmosphere of traffic calming along this section of the project. Stop signs at the intersection adjacent to the IMC will be reviewed with the Town's Traffic Authority.

**TOWN OF MANSFIELD
PERSONNEL COMMITTEE**

**Monday, March 21, 2011
Beck Municipal Building, Conference Room B & Conference Room C
Minutes**

Members Present: Deputy Mayor Toni Moran (Chair), Peter Kochenburger, Chris Paulhus

Other Council Members Present: Denise Keane, Meredith Lindsay

Staff Present: Matthew Hart, Town Manager, Maria Capriola, Assistant to Town Manager, Dennis O'Brien, Town Attorney

The meeting was called to order at 6:03 p.m.

1. APPROVAL OF MINUTES

The meeting minutes of 3/7/11 were moved as presented by Paulhus, seconded by Moran, and adopted as presented by members present (Kochenburger was absent for vote).

2. ETHICS CODE

Moran announced receipt of communication from Vice Chair Nesselroth of the Ethics Board. The Board has asked the Personnel Committee to send Ethics Code revisions back to the Board for review. Upon the Committee's review, Moran will submit a draft to the Board.

The Committee continued reviewing the draft version of the Code as prepared by the Town Attorney. An overview of the discussion is as follows:

- 25-4, definition of employee should include "other compensation" to encompass the stipends received by volunteer firefighters.
- 25-4, discussion of the definition of gift exclusions and who constitutes a "donor" occurred. Committee decided to leave draft definition as is.
- 25-4, discussion of who constitutes "immediate family" occurred. Consensus is that parents and siblings should be added to the definition regardless of where they reside.
- 25-4, discussion of "public official" occurred. It was agreed that hearing officers for the Town should be included as public officials. The Committee also agreed that members of the Advisory Committee on the Needs of Persons with Disabilities should only be considered public officials (for the purposes of the Code as defined in 25-4) when functioning as the ADA Grievance Committee.

At 7pm, the Committee moved from Conference Room B to Conference Room C and notice was posted. Discussion continued as follows:

- 25-5D, discussion occurred as to whether or not a waiting period should exist (i.e. 2 years) for former Council members and other public officials being appointed as Board of Ethics members (*following* the end of their appointment as a public official). Moran and Kochenburger were against the waiting period, Paulhus was in favor.
- 25-5D(3), discussion occurred as to whether or not it would be appropriate for Ethics Board members to simultaneously serve as members of advisory committees that do not meet the definition of "public officials" as defined in 25-2. Moran and Kochenburger were in favor of people being able to serve simultaneously, Paulhus was against.
- Discussion occurred as to whether or not the personnel rules would or would not be the more appropriate place to address recruitment practices. If this subject matter were to be incorporated into the Code, a section 25-6M could be added.
- 25-5E, by consensus the Committee agreed to change "formally" to "publicly" with the intent being that writing letters to the editors of newspapers is "publicly."
- 25-7A, by consensus the Committee agreed that "secretary" be added.
- 25-8 needs clarification as to when the Board *must* utilize legal counsel. Examples discussed were: issuance of subpoenas and oaths, conducting hearings; etc. 25-8C should state that legal counsel must be utilized for the investigatory/hearings part of the process and that this is not discretionary (consensus).
- 25-8I, the Committee agreed through consensus for it to read, "No complaint may be made under this Code except within two years of the date of the alleged violation" (consensus).
- The Committee discussed the merits of requiring disclosure statements; Moran and Paulhus were against disclosure statements, Kochenburger was in favor.
- The Committee discussed the "one year cooling off period" concept. Capriola agreed to provide the Committee with some sample language from the Massachusetts statutes for their next meeting.

The meeting adjourned at 8:55 p.m. The Committee will meet again on April 18, 2011 at 6pm.

Respectfully Submitted,
 Maria E. Capriola, Assistant to Town Manager

TOWN OF MANSFIELD
FINANCE COMMITTEE MEETING
MINUTES OF MARCH 21, 2011

Members Present: W. Ryan, C. Schaefer (joined at 6:12pm), D. Keane

Other Council Members Present: none

Staff Present: C. Trahan

Guests: Gerald Paradis, Blum, Shapiro, & Co, LLC

Meeting called to order at 6:05pm.

1. Minutes from 12/16/10 meeting approved as presented
2. Geradld Paradis from Blum, Shapiro reviewed the State and Federal Single Audit Reports and the Comprehensive Annual Financial report as of June 30, 2010. The firm issued an Unqualified Opinion and noted that there were no significant deficiencies or material weakness. Mr. Paradis reviewed a number of items that were in the management letter which includes items that management may want to consider to improve ongoing operations. Cherie Trahan will provide a copy of her responses to the management letter to the Town Council. Several of the recommendations are being implemented at this time. Mr. Paradis also briefly reviewed the requirements of GASB54 and the change in definition of a Special Revenue Fund. This may have an impact on funds that have a negative fund balance. Cherie will discuss and address these issues before the next upcoming audit.
3. Cherie briefly discussed the 2011 Bond Issue and the Official Statement. She also reviewed the discussions with Moody's regarding our General Fund fund balance.
4. Cherie provided copies of our Financial Management Goals and the need to update two in particular – Debt and Fund Balance. Cherie provided GFOA's Best Practice guidelines on both of these policies. The Committee will review these and come back with questions/suggestion for the next meeting.
5. Other Business/Future Agenda Items – none at this time
6. Adjournment. The meeting adjourned at 6:55pm.

Motions:

Motion was made to accept the December 16, 2010 minutes by Carl Schaefer. Seconded by Bill Ryan. Motion so passed. D. Keane abstained as she was not present for the meeting.

Motion to adjourn.

Respectfully Submitted,
Cherie Trahan
Director of Finance

Mansfield Board of Education Meeting

March 10, 2011

Minutes

Attendees: Mark LaPlaca, Chair, Shamim Patwa, Vice-Chair, Martha Kelly, Secretary, Min Lin, Holly Matthews, Ed Neumann, Katherine Paulhus, Randy Walikonis, Superintendent Fred Baruzzi, Board Clerk, Celeste Griffin

Absent: Carrie Silver-Bernstein

The meeting was called to order at 7:33pm by Mr. LaPlaca.

HEARING FOR VISITORS: None

COMMUNICATIONS: None

ADDITIONS TO THE PRESENT AGENDA: None

COMMITTEE REPORTS: Personnel Committee: Ms. Patwa reported the committee is continuing negotiations with the Secretaries Association and the Instructional Assistants Union. Teacher of Year: Mrs. Kelly reported that the District Teacher of Year Committee has begun its process for selection the 2011 Teacher of Year. Goodwin Bequest Committee: Mrs. Kelly reported that Claire Green's *Clean Up Mansfield City Road from Rte. 32 to Hunters Run* has been completed. She read a communication from Jim Greene regarding the completion of the project.

TOWN COUNCIL SPECIAL MEETING UPDATE: Mr. LaPlaca reported on the meeting which was held on March 1, 2011. The Council voted to proceed to referendum on May 24, 2011 with two schools and the middle school renovations with the provision that the elementary school sites are designated no later than March 14, 2011.

MANSFIELD MIDDLE STUDENT ASSOCIATION (MMSA): Students from the Middle School Student Council discussed their interest in the council and the various activities they sponsored at the school.

Carrie Silver-Bernstein arrived at 8:01pm.

REPORT OF THE SUPERINTENDENT:

- Mansfield Middle School Writing Center Update: Tara Achane, Writing Center teacher, discussed the program and its success with students.
- MAC Community Conversation: Sandra Baxter and Gloria Bent from the Mansfield Advocates for Children discussed the Community Conversation which will be held on March 26, 2011 in the Council Chambers.
- District Wellness Policy Advisory Council's Recommendation: Beth Gankofskie, Director of Food Services, reported on the District Wellness Policy Advisory Council's work and presented a list of recommendations. MOTION by Ms. Patwa, seconded by Mrs. Paulhus to endorse the recommendations from the Mansfield Public Schools Wellness Policy Advisory Council. VOTE: Unanimous in favor.
- February Calendar Change: Mr. Baruzzi reported on the absences due to the change in calendar.
- 2009-2010 Strategic School Profile: The SSP is not available from the State Department of Education. It will be discussed at a future meeting.
- Health Benefit Cooperative: Mr. Baruzzi reported he attended a meeting at EASTCONN to discuss the possibility of pooling health-care costs. He will attend follow up meetings.
- Enhancing Student Achievement: Mr. Baruzzi reviewed one additional proposal which will be implemented at the schools in support of this activity.
- Class Size/Enrollment: The principals reported no significant changes.

- Geno's Reading Team: Linda Robinson, Library Media Coordinator, announced the Geno's Reading Team Pep Rally on March 12, 2011 at Gampel Pavillion. All schools participated in the Geno's Reading Team Program.

NEW BUSINESS: None

CONSENT AGENDA: MOTION by Mr. Walikonis, seconded Ms. Patwa that the following item for the Board of Education meeting of March 10, 2011 be approved or received for the record with an edit to include names of visitors with Youth Services Bureau on the February 10, 2011 minutes: VOTE: Unanimous in favor.

That the Mansfield Public Schools Board of Education approves the minutes of the February 10, 2011 Board meetings.

HEARING FOR VISITORS: None

SUGGESTIONS FOR FUTURE AGENDA: Ms. Patwa would like discussion on redistricting process. Mr. LaPlaca would like a clear understanding of what can and cannot be said or communicated regarding a referendum.

MOTION: Mrs. Paulhus, seconded by Mr. Walikonis to move into Executive Session to discuss non-renewal of teachers and contract negotiations; discussion regarding strategy with respect to pending complaint/litigation; complaint filed with Office of Civil Rights, No. 01-10-1269. VOTE: Unanimous in favor
The Board moved into Executive Session with Mr. Baruzzi in attendance at 9:29pm.

The Board returned to Open Session at 9:54pm. MOTION by Ms. Patwa, seconded Ms. Lin to accept the recommendation of the Superintendent regarding non-renewal of teachers. VOTE: Unanimous in favor with Ms. Paulhus abstaining.

MOTION by Mr. Neumann, seconded Mrs. Paulhus, to adjourn at 9:55pm. VOTE: Unanimous in favor.

Respectfully submitted,

Celeste N. Griffin, Board Clerk

**SPECIAL MEETING - MANSFIELD BOARD OF EDUCATION
MANSFIELD MIDDLE SCHOOL LMC CLASSROOM
MINUTES
March 24, 2011**

Item 1: Call to Order.

The meeting was called to order at 5:00pm by Mr. LaPlaca.

Those Board members in attendance were Mark LaPlaca, Chair, Shamim Patwa, Vice-Chair, Martha Kelly, Secretary, Ed Neumann, Katherine Paulhus, Carrie Silver-Bernstein and Randy Walikonis.

Also in attendance were: Fred Baruzzi, Superintendent of Schools; Middle School Principal, Jeff Cryan, Middle School Assistant Principal, Candace Morell, Board's Counsel, other appropriate witnesses, as well as the student's father.

Item 2: Confidential Hearing Related to Confidential Student Matter.

Motion by Ms. Patwa, seconded by Mr. Neumann: That the Board go into executive session for the purpose of confidential student matters, and invite into executive session all present.

Vote: All voted yes

The Board entered executive session at 5:20 p.m. During the executive session, the Board held the disciplinary hearing.

The Board then came out of executive session and made the following motion:

MOTION by Mr. Walikonis, seconded by Mrs. Paulhus.

Moved, that the student who is the subject of this hearing did, on or about March 10, 2011, possess a dangerous instrument on the school grounds, which constitutes an expellable offence. Therefore, the student is expelled from school.

Vote: All voted yes

MOTION by Mr. Neumann, seconded by Mr. Walikonis to return to executive session at 6:05pm.

After excusing all but the Board's counsel, deliberated on the matter. The Board then came out of executive session and made the following motion.

MOTION by Mr. Neumann, seconded by Mrs. Kelly

Moved, that the Student who is the subject of this hearing shall be expelled for a period of one calendar year.

During the period of expulsion, the student shall be provided with an alternative educational opportunity.

Except as otherwise required by the alternative educational opportunity, the student shall not be allowed on school grounds during the expulsion period.

Should the student adequately progress in his alternative educational opportunity, as determined by the Superintendent of Schools, the student may return to school as early as June 1, 2011.

If at any time during the expulsion period, the student violates any Board policies or rules, the full term of the expulsion may be reinstated by the Superintendent of Schools.

Vote: All voted yes

Item 3: Adjournment.

MOTION by Mrs. Paulhus, seconded by Mr. Walikonis to adjourn at 7:12pm

Vote: All voted yes

Mansfield Open Space Preservation Committee
Minutes of February 15, 2011 meeting

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

1. Meeting was called to order at 7:40.
2. Minutes of the January 25, 2010 meeting were approved.
3. Opportunity for Public Comment: none present.
4. New Business
 - a. PZC Referral – Listro Re-subdivision 1 new lot on Candide Lane (PZC File #1296)
 - i. Joe Boucher presented new lot and proposed 4.2 acre conservation easement
 - ii. OSPC appreciates the 44% dedication
 - iii. Discussed what was included in the conservation easement. The commission would like to include good forest management practices and invasive species management.
 - iv. OSPC also likes the proposal not to pave the driveway and they hope it stays unpaved to allow infiltration.
 - v. The conservation land complements the Town owned land across Stearns Rd.
 - vi. OSPC will get comments to the PZC by their next meeting.
5. Old Business
 - a. Discussion of Penner Property and Town Council meeting
6. Jennifer will continue to send minutes, agendas, etc. by email
7. Discussion of Open Space Initiatives- The committee continued a discussion of potential Open Space Projects.

**Town of Mansfield
Public Safety Committee
January 19, 2011
Audrey Beck Municipal Building, Conference Room C**

Minutes

Members Present: A. Barberet, C. Paulhus, D. Keane, R. Pellegrine, Lt. W. Solenski, W. Stauder (Chair), S. Thomas

Staff Present: Maria Capriola (Town), Deputy Warden Michael Davis (DOC) *on behalf of* Warden M. Rinaldi, Cptn. Chris Corey (DOC)

I. Call to Order

The meeting was called to order at 3:05pm

II. Minutes of 10/13/10

The minutes of 10/13/10 were moved by Ms. Barberet, seconded by Mr. Paulhus, and approved unanimously as presented (Keane not present for vote).

III. Warden's Report and Discussion

Warden Rinaldi sent her regrets and was unable to attend. Deputy Warden Davis and Captain Corey provided an update on the population. Currently there are 893 inmates. Bergin capacity continues to be 962 inmates. The Committee reviewed and discussed the list of offenses. Mr. Pellegrine requested that his objection to high profile inmates being housed at Bergin be noted for the record.

91 GEDs were awarded since last meeting. Bergin has begun a DUI outreach program; inmates (that have been approved via the clearance process) go to schools to speak with students about their experiences and the importance of making good decisions. A status on staffing was provided. Staffing is at an adequate level; Bergin received 19 staff transfers and 5 cadets in December. Bergin staff raised money and donated \$300 to each of the following local organizations during the holidays: Mansfield Human Services; Holy Family Shelter; and the Cornerstone Foundation.

IV. Selection of Chair, Vice Chair, Secretary or Recorder for 2011

Ms. Barberet made a motion, seconded by Mr. Paulhus for Ms. Stauder to continue to serve as Chair; by consensus the Committee selected Ms. Stauder to continue to serve as Chair. By consensus the Committee selected Mr. Paulhus to continue to serve as Vice Chair. No member of the Committee was interested in serving as secretary; as a result, the Committee asked Ms. Capriola to continue to record their meeting minutes. Ms. Capriola stated she was willing to continue to record the meeting minutes.

VI. Communications

The Committee reviewed the communications; no action was taken.

VII. Public Comment

None.

VII. Adjournment

The meeting adjourned at 3:55pm.

Respectfully Submitted,
Maria Capriola, M.P.A., Assistant to Town Manager

TOWN OF MANSFIELD
Energy Education Team
Minutes of the Meeting
March 8, 2011

Present: Sally Milius (acting chair), Pene Williams, Coleen Spurlock, Madeline Priest (guest), Jenna Zelentz (guest), Jefferson Crawford (guest), Virginia Walton (staff)

Sally called the meeting to order at 7:10 pm.

The minutes from the February 8, 2011 meeting were approved.

Pene reported that the Home Energy Resource Sheet has been updated. Two energy bills are moving through the state legislature – one related to electrical energy data gathering and the other about expanding the use of solar energy credits.

Madeline reported that the Neighbor to Neighbor official launch will be March 22, 2011 in Hartford. An unofficial launch is being planned for Windham, Mansfield & Lebanon in mid April. The committee recommended having it at the Windham Textile Museum (rain) or in the Garden On The Bridge (shine). Madeline explained the type of awards and prizes that will be available through the community rewards program. Individuals who earn points will be featured on facebook and help the town qualify for prizes. Any Mansfield energy news should be forwarded to Jenna or Jeff to post on the Mansfield page of the “ctenergychallenge” website. Ginny will work on linking “ctenergychallenge” to the Mansfield website. Madeline, Jenna, Jeff and Ginny interviewed on two different channel 14 programs about the Neighbor to Neighbor challenge. Over 100 Mansfield residents have signed up for Neighbor to Neighbor. Committee members agreed to re-contact targeted groups that have not met with Madeline yet. Ginny will forward the list of groups divided up among the Energy Team.

To celebrate Earth Day, the Energy Team will have a table at UConn’s spring fling on April 21 that will compliment the Neighbor to Neighbor program. Ginny will look into borrowing DEP’s energy game and Sally will put together energy usage data appropriate for college students. Ginny will check into having a few tables at one of the first Storrs farmers market, in early May. The “energy corner” could include Gail Kefle, who makes drying racks, Neighbor to Neighbor, and the Energy Team promoting CleanEnergyOptions. Sally will look into a ceremonial tree planting by EcoHouse. Walton will see if the Solar Harvester, a portable PV unit, is available from Clean Energy Fund for either or both events.

Pene will approach Curt Vincente about hosting a series of presentation at the Community Center. One of the topics of interest is Transition Towns. Madeline suggested contacting Judy Friedman from PACE as she will have names of transition town speakers.

The next meeting is scheduled for April 12, 2011. The meeting was adjourned 8:50 pm.

Respectfully Submitted,

Virginia Walton

Town of Mansfield Four Corners Advisory Committee
Minutes of the Meeting -- March 3, 2011

Present: Nesbitt (Chair), Plate, Hart, Rawn, Reich, Spak, Hultgren (staff), vanZelm (MDP), Sebonik (guest).

The meeting was called to order by chair Nesbitt at 7 PM.

The minutes of the January 11th meeting were corrected to show that Nesbitt had "communicated with" the area USDA representative.

Hultgren handed out an email from Environmental Partners regarding their conversation with CT Water Co. and CWC's plans for a groundwater well on the east side of the Willimantic River near the Eagleville Lake dam. Hart reported on a meeting held with the Coventry Town Manager on this same topic. This could complicate Mansfield's efforts to withdraw water from the west side of the river in this vicinity, and DEP will require modeling of the river/groundwater system for both withdrawals. Discussions about a single well to supply both users will be held. Reich suggested that a regional solution serving the two Towns, UConn and possibly even Tolland should be discussed as there are many options in play.

Hultgren said that Environmental Partners had been authorized to proceed with the environmental screening of the two Town-owned parcels discussed in the water source study, but because of the deep snow, this would not happen until Spring.

Hultgren said that the pump station design contract was signed and they would be getting the consultant going on this project in the next few weeks. He also displayed an updated sewer service area map showing minor changes in the area's boundaries to include a few parcels that were previously not included, and to exclude some of the suggested additional areas that were not cost-effective to include. This map will continue to evolve as the project moves forward and prior to the WPCA's formal adoption of the service area.

Nesbitt asked for committee members' help in identifying a potential committee member for the committee's current vacancy. Hart said he would work with the Council's reformed Committee on Committees on this.

The dissemination of information that the Committee receives was discussed. The Chairman will continue to update the Council with new information as it is developed, and staff will update the website. Future meetings where the Committee will be receiving information from the water and sewer consultants will be widely publicized so that interested parties can attend and get this information first-hand.

Plante and Rawn updated Committee members on the discussions before PZC's regulatory review committee. They said that they were discussing design standards/guidelines for the area along the lines of the 4 corners committee's discussions and recommendations. They said that their goal is to present these guidelines to the full PZC this spring, and that zoning would most likely not be changed a head of time since all applications in the district will come in via special permit. The regulatory review committee was meeting again on March 16th.

The next meeting was set for Tuesday April 5th at 7 PM. Nesbitt will be absent so Rawn will chair this meeting. Mark Westa of the UConn planning department will be invited to continue the discussions about gateways and signage with UConn.

The meeting was adjourned at 9:04 PM.

Respectfully submitted,

Lon Hultgren, Director of Public Works

MANSFIELD AGRICULTURE COMMITTEE

Minutes of March 1, 2011 meeting

Audrey P. Beck Municipal Building, Conference Room B, 7:30 p.m.

1. Chairman Al Cyr called the meeting to order at 7:35.

PRESENT: Al Cyr, Charlie Galgowski, Ed Wazer, Vicky Wetherell, Meredith Poehlitz, Cris Dittrich, Kathleen Paterson, Raluca Mocanu, Jennifer Kaufman (staff)

2. Minutes of the January 4, 2011, meeting were approved. (February meeting was canceled.)

Old Business

3. *Agriculture Producers Survey* Jennifer reported that many surveys have been returned. She will provide a summary of the results at the April meeting. She will send us the mailing list of producers so we can suggest others to receive the survey. Follow-up calls will be made to non-respondents.

4. *Workshops* Jennifer announced an AGvocate workshop on March 30 and a Ct. Farm Bureau workshop on March 31. The committee discussed whether it would be beneficial for the committee to become a member of the Farm Bureau. Jennifer will investigate.

5. *Agricultural Zoning Regulations* The subcommittee will bring a draft to the April meeting for review.

6. *Farmland Use Agreements* The use-agreement subcommittee reported on issues identified in the 2010 reports from farmers leasing Town lands. After some discussion of these issues, the committee approved a "bridge" one-year use-agreement with the current lessees for 2011. Some restrictions on inputs were added to the contract. These 2011 bridge agreements will be sent to farmers along with a request for them to meet with committee members at the property to discuss the bridge agreement and issues in the 2010 reports. At future meetings, the committee will consider terms for use-agreements for 2012 and beyond.

7. *Meeting with Sustainability Committee* Kathleen, Cris and Ed reported on an informal discussion with this committee, which recommended more outreach to new farmers.

New Business

8. *Walktober* Vicky suggested that the committee sponsor a farm tour for this event. A farm with an ability to handle a large crowd is preferable. Vicky will contact a farmer to possibly offer a tour.

9. The committee noted with sadness the recent loss of former committee member Gary Zimmer. We will sign a card to his family at the April meeting.

Items for future agendas

Review ag zoning regulations, farmer survey results (April),
Terms for 2012 use-agreements, ag incentives action plan, publicity, farmland preservation

The meeting adjourned at 9:05.

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17 Hill Pond Drive
Mansfield, CT 06268-1604
April 19, 2011

Matt Hart, Town Manager
Town of Mansfield
4 South Eagleville Road
Mansfield, CT 06268

Matt;

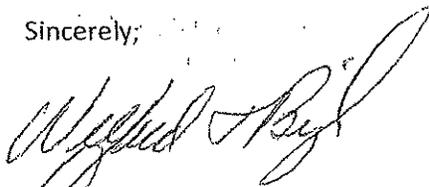
On behalf of the AARP Tax-Aide program, I again would like to thank the Town of Mansfield for their continued support of this vital program. The program caters to the low and moderate income tax filers with an emphasis on those who are 60 years of age or older.

I would like to thank Cindy Dainton, the Coordinator of the Mansfield Senior Center for the use of the craft room, and the Mansfield Senior Center Association for the use of their desk top computers.

Of the 231 clients we saw this season 150 were residents of the Town of Mansfield. The other 81 were from surrounding towns where, for lack of a local coordinator, did not have their own program in place. Without the Town of Mansfield, these clients would either have to find another site or have their tax returns prepared elsewhere. We were at Juniper Hill Village for one day where we processed 6 clients who, due to mobility impairments, were unable to come to the Senior Center.

This letter would not be complete without thanking the following volunteers who each season receive study material that they must digest, participate in class room study, and pass an exam in order to be qualified to aid in the preparations of taxes for our clients. I would like to thank Terry Brown, Sandy Gallo, Claire Gates, Zoe Leibowitz, Rita Pollack, and Robert Powers. Without the dedication of these individuals, this program would not be possible.

Sincerely;



Will Bigl
Local Coordinator
AARP Tax-Aide Program

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TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT

Item #9

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Town Council, Zoning Board of Appeals, Conservation Commission,
Open Space Preservation Committee, Eastern Highlands Health District,
Assistant Town Engineer, Fire Marshal, Zoning Agent
From: Gregory Padick, Director of Planning
Date: April 12, 2011
Re: Proposed Revisions to the Mansfield Zoning Regulations-
May 16, 2011 Public Hearing

The Planning and Zoning Commission has scheduled a Public Hearing for Monday, May 16, 2011 at 7:30 p.m. to hear comments on the attached Commission proposed 3/30/11 draft revisions to Mansfield's Zoning Regulations. For inclusion in the Commission's pre-meeting packet, comments must be received in the Planning Office by Wednesday, May 11, 2011. Except for technical information from staff, no comments can be received after the close of the public hearing.

It is noted that explanatory notes are provided within the draft to help explain the proposed revisions. The draft revisions include:

1. Incorporation of a new intent section and new Design Criteria for the Planned Business-3 zone (Four Corners Area).
2. Incorporation of revised application and approval criteria designed to protect historic resources and add new zoning permit, site plan and special permit approval criteria that would apply to exterior construction in Plan of Conservation and Development designated historic village areas.
3. Incorporation of new reference revisions to existing Architectural and Design Standards and specific revisions and additions to these standards.
4. Incorporation of new setback provisions for outdoor recreational facilities.
5. Incorporation of revised site plan and special permit submission and approval criteria for lighting improvements.
6. Incorporation of revised provisions for sidewalk, bikeway, trail and other pedestrian and bicycle improvements and construction details for recreational improvements.
7. Incorporation of revised notification provisions.
8. Incorporation of revised standards for refuse areas.

For more information, please contact the Planning Office at 860-429-3329.

March 30, 2011 Draft

Proposed Zoning Regulation Revisions Re: Planned Business-3 Area (Four Corners)

(New provisions are underlined or otherwise indicated)

(Deletions are bracketed or otherwise indicated)

(*Explanatory Notes* are provided to assist with an understanding of the proposed revisions. These notes are not part of the proposed zoning revisions.)

1. In Article VII, Section N; revise the title of this section to insert "Four Corners" between "44" and "Area"

N. Uses Permitted In The Planned Business 3 Zone (Route 195/Route 44 Four Corners Area)

2. Add a new Section N.1. to read as follows:

1. Intent

The Planned Business-3 zone is situated in the "Four Corners" area of Town at or near the intersection of State Routes 44 and 195. This historically important crossroads area has provided in part commercial services to Mansfield residents and visitors for over 200 years. Due in part to the lack of public sewer and water services, many properties in this area have deteriorated over the past few decades and a number of businesses have closed. Consistent with Mansfield's Plan of Conservation and Development, it is the Town's objective to revitalize the Four Corners area and Town officials are working to address existing infrastructure needs.

Due to current infrastructure deficiencies, the current listing of permitted uses in the Planned Business zone is limited. However, upon approval of commitments to provide public sewer and water services to this area, it is the intent of the Planning and Zoning Commission to review and, as appropriate, modify zone classifications and zone boundaries; the listing of permitted uses maximum height and coverage requirements and all other associated land use regulations. In the interim, the Commission has established in Article X, Section A, initial design criteria that will help establish a design framework for the planned revitalization and growth of this area.

3. Renumber Article VII Section N.1. as N.2 and revised and reformat existing provisions to read as follows:

2. General

The uses listed or referenced below in Section N.2 in separate categories and associated site improvements are permitted in the Planned Business 3 zones provided:

- a. Any special requirements associated with a particular use are met;
- b. [provided] Applicable provisions of Article X, Section A are met; and
- c. [provided] Special Permit approval is obtained in accordance with the provisions of Article V, Section B for any of the activities delineated in Article VII, Section A.2.

Article VII, Sections A.3, A.4 and A.5 also include or reference provisions authorizing the Zoning Agent to approve changes in the use of existing structures or lots and authorizing the PZC Chairman and Zoning Agent to approve minor modifications of existing or approved site improvements.

4. Add a new Article X, Section A.11 to read as follows:

11. Special Provisions for the Planned Business-3 Zone (Four Corners Area-Route 195/44)

Four Corners Design Criteria

To facilitate the coordinated development or redevelopment of properties in the Four Corners area, the following design criteria have been established. In addition to addressing the Architectural and Design standards contained in Article X, Section R, all proposed development in the Four Corners area shall comply with the following design criteria:

- a. Developments along Routes 44 and 195 and along North Hillside Road shall incorporate a prominent pedestrian oriented and extensively landscaped streetscape. The streetscape area shall include a walkway/bikeway, street trees and other landscape enhancements and, as deemed appropriate by the Commission, pedestrian sitting areas, bicycle racks, bus stops and bus shelters. The required streetscape area shall be a minimum width of fifty (50) feet (from edge of street) unless specifically reduced by the Commission based on site characteristics and the site specific development plan.
- b. To enhance vehicular and pedestrian safety, site layouts shall be designed with the primary goals of minimizing curb cuts along public roadways and providing or facilitating interior connections between adjacent properties.
- c. Except where specifically waived by the Commission based on site characteristics and the site specific development plan, new buildings and associated landscape areas shall be located immediately adjacent to streetscape areas to further enhance roadside aesthetics and a significant pedestrian orientation.
- d. Except where specifically waived by the Commission based on site characteristics and the site specific development plan, parking, loading, waste disposal and storage areas shall be located to the rear or side of buildings and screened from adjacent roadways and walkway/bikeways.
- e. All parking areas shall be designed to provide clearly defined pedestrian pathways within the parking area and to and from building entries.
- f. New buildings shall be designed to minimize mass by utilizing smaller visual components through the use of projections, recesses, varied façade treatments, varied roof lines and pitches, and where appropriate, variations in building materials and colors;
- g. Site specific landscape and lighting plans shall be designed by qualified professionals and implemented to reduce visual impact, minimize light spill (undesirable light that falls outside the area of intended illumination) and promote compatibility with neighboring agricultural and residential uses.
- h. Developments consisting of more than one structure shall exhibit a high degree of coordination in site planning, architectural design, site design and site detailing. All physical components shall be designed to complement an overall plan.
- i. Building materials are a significant factor in defining the appearance of a building and coordinating development within an area. Traditional high quality building materials, such as brick and wood siding, that reflect Mansfield's architectural tradition shall be used in the Four Corners area. Modern materials, such as fiber cement siding that have the same visual characteristics as wood, may be used but the following materials are examples of materials that

are not considered acceptable in the Four Corners area: highly reflective metal or plastic siding or panels, brushed aluminum, bronzed glass, concrete siding, unfinished concrete block and corrugated fiberglass.

- j. National franchise uses shall utilize building designs and building materials that reflect Mansfield's architectural traditions in their form, detailing and material.

Explanatory Note:

The proposed revisions incorporate a new intent section for the PB-3 zone (Four Corners Area) and a number of specific design standards that would apply to new development in this zone. The proposed design criteria include provisions that address streetscape improvements, vehicular and pedestrian improvements, interconnections between adjacent properties, building locations, landscaping, lighting, building designs and building materials.

March 30, 2011 Draft

Proposed Zoning Regulation Revisions
Re: Historic Preservation criteria/Historic Village Areas

(New provisions are underlined or otherwise indicated)

(Deletions are bracketed or otherwise indicated)

(*Explanatory Notes* are provided to assist with an understanding of the proposed revisions. These notes are not part of the proposed zoning revisions.)

- 1) In Article V, Section A.3.d.15 incorporate the following revisions:

Existing and proposed fencing, walls, screening, buffer and landscaped areas, including the location, size and type of significant existing vegetation and unique or special landscape elements; historic features including but not limited to old foundations, dams, sluiceways, mill races, rip-rapping, wells and other utility features, walks, paths, hitching posts and former gardens, arbors or enclosed areas; and the location, size and type of proposed trees and/or shrubs. Plants identified in the current State Department of Environmental Protection Agency listing of invasive species shall not be used. [Areas to remain as natural or undisturbed and areas to be protected through the use of conservation easements shall be identified on the site plan.]

- 2) In Article V, Section A.5.d incorporate the following revisions:

- d. The proposal has made safe and suitable provisions for water supply, waste disposal, flood control, fire and police protection, the protection of the natural environment, including air quality and surface and groundwater quality and the protection of existing aquifers and existing and potential public water supplies, cemeteries, historic structures and other features of historic value[;].

For all properties within one of the ten (10) historic village areas identified in Article X, Section J, the special historic village area review criteria contained in Article X, Section J.2 also shall be complied with:

- 3) In Article V, Section A.5.j add “or other historic features” after “stonewalls” and replace “specimen” with “significant”:
- 4) In Article VIII, Section A, (Schedule of Dimensional Requirements Chart), add a new footnote 21 for the minimum front, side and rear setback line columns. The new footnote 21 shall read as follows:

21. The Planning and Zoning Commission shall have the right to reduce or increase front, side and/or rear setback line requirements for properties within one of the ten (10) historic village areas identified in Article X, Section J. Setback reductions or increases shall only be approved or required where the reduction or increase in setback is considered necessary to address the special historic village area review criteria contained in Article X, Section J.2.

5) In Article X, delete existing Section J (Special Provisions for multi-family housing without sewers) in its entirety and replace it with a new Article X, Section J to read as follows:

J. Special Provisions for Plan of Conservation and Development designated Historic Village Areas

1. Intent

Mansfield's Plan of Conservation and Development emphasizes the importance of preserving historic structures, historic neighborhoods and other historic and/or archaeological resources. Although seventeen (17) separate historic village areas are identified in Mansfield's Master Plan, ten (10) of these areas have retained common characteristics that warrant special protective measures. To help preserve and enhance the character of these remaining village areas, the following special provisions have been adopted. These provisions shall apply to the following historic village areas as specifically identified on Map 5 of Mansfield's Plan of Conservation and Development: Eagleville, Gurleyville, Hanks Hill, Mansfield Center, Mansfield Depot, Mansfield Four Corners, Mansfield Hollow, Mount Hope, Spring Hill and Wormwood Hill.

2. Special Historic Village Area Review Criteria

All exterior construction within the ten (10) historic village areas noted above in Section 1, including but not limited to new primary or accessory structures, building additions, swimming pools, signs and site work or site improvements, that require site plan or special permit approval pursuant to Article V, Sections A or B of these regulations and/or Zoning Permit approval pursuant to Article XI, Section C of these regulations shall comply with the following provisions:

- a. New buildings and site improvements shall be designed to fit the individual characteristics of their particular site and village neighborhood. Careful consideration shall be given to promoting compatibility in architectural form, massing, detail and materials. Compatible designs do not require uniformity in building styles.
- b. All structural elements shall be in scale with and proportionate to adjacent buildings and other visual structures.
- c. Overall spacing between roadside structures within the village area shall be maintained.
- d. Setbacks from roadways and property lines shall be consistent with neighboring structures within the village areas.
- e. The height of new building shall be consistent with neighboring structures within the village area. One and one-half to two and one-half story structures are typical in Mansfield's historic village areas. Through the use of variations in building height, roof line and grade definition, the perceived high of buildings can be influenced.
- f. Building and site improvements shall be designed to avoid impacts on significant trees, stone walls, scenic views and vistas and other features that contribute to a historic village area.
- g. Traditional building materials, such as wood siding and brick that reflect Mansfield's architectural tradition shall be used. Modern materials, such as fiber cement siding, that have the same visual characteristics as wood are considered acceptable.

6) In Article X, Section R.2.b. add the following to the end of the existing section:

(see Article X, Section J. 2 for special historic village area review criteria)

7) In Article XI, Section C:1 (Zoning Permit Applicability) add a new section C.1.7. to read as follows:

7. The erection, placement or enlargement of any structure, sign, fence, wall or similar site improvement for properties within one of the ten (10) historic village areas identified in Article X, Section J.

8) In Article XI, Section C.3 (Approval Considerations for Zoning Permits) add a new Section C.3.j. to read as follows:

j. For all properties within one of Mansfield's designated "Historic Districts" and/or one of the ten (10) historic village areas identified in Article X, Section J, no zoning permit shall be issued until:

1. Any required "Certificate of Appropriateness" has been granted by Mansfield's Historic District Commission;
2. The Planning and Zoning Commission has reviewed the proposed development and determined compliance with the special historic village area review criteria contained in Article X, Section J.2.

Explanatory Note:

The proposed revisions clarify and strengthen existing application submission requirements and approval criteria regarding the protection of historic features. The draft revisions propose new zoning permit, site plan and special permit approval criteria and special setback provisions that would apply to new exterior construction, including signs, on properties within ten (10) of Mansfield's historic village areas as identified in the Town's Plan of Conservation and Development. The ten (10) historic village areas identified in the draft regulation have retained common characteristics that warrant special protective measures.

March 30, 2011 Draft

Proposed Zoning Regulation Revisions
Re: Architectural and Design Standards

(New provisions are underlined or otherwise indicated)

(Deletions are bracketed or otherwise indicated)

(*Explanatory Notes* are provided to assist with an understanding of the proposed revisions. These notes are not part of the proposed zoning revisions.)

1. Revise Article V, Section A.1 to incorporate the following revision:

As required in other sections of these Zoning Regulations, the approval of a site plan [application] may be necessary for new construction, including expansion; site modifications; new uses and changes in use. The following site plan requirements are designed to ensure the appropriate and orderly use and development of land within Mansfield's assorted Zoning Districts; to minimize any detrimental effects on neighborhood character, the natural environment and property values; and to protect and promote Mansfield's health, welfare and safety.

For all projects involving new construction, the Architectural and Design Standards contained in Article X, Section R shall be utilized as determinants to organize a site layout and to develop the composition and character of new buildings and site improvements. The use of these standards will facilitate Mansfield's application review and approval processes.

2. Revise Article V, Section B.1 to incorporate the following revision:

It is recognized that there are certain uses that would only be appropriate in Town if controlled as to area, location, or relation to the neighborhood so as to promote the public health, safety and general welfare. As provided for elsewhere in these regulations, such uses shall be treated as special permit uses and provided procedures, standards and conditions set forth or referenced herein are complied with, these uses may be permitted in their respective zoning districts. All such uses are considered to have special characteristics and accordingly each application must be carefully reviewed on a case-by-case basis.

For all projects involving new construction, the Architectural and Design Standards contained in Article X, Section R shall be utilized as determinants to organize a site layout and to develop the composition and character of new buildings and site improvements. The use of these standards will facilitate Mansfield's application review and approval processes.

3. Revise Article X, Section R (Architectural and Design Standards) to incorporate the following revisions:

A. Revise Section 2.f. to read as follows:

- f. Vehicular and pedestrian safety and accessibility shall be addressed in a comprehensive and intermodal manner. Design site entrances and, where appropriate, building entrances, to be clearly visible and identifiable from public accessways or any other primary vantage points. [Vehicular and pedestrian safety issues need to be addressed.] Provide safe and attractive walkway/bikeways and, where appropriate, public transit amenities and interconnected

development that promotes walking and cycling to, and within, the area and enhanced public transit opportunity.

B. Revise Section 3.g. to read as follows:

- g. [Consider n]Natural materials, or modern materials with the same visual characteristics, in their traditional applications (e.g., wood, stone, brick, glass, metal, etc.) should be used as primary building materials. [Limit t]The number of different materials on the exterior building elevation should be limited and attention shall be given to detail at corners, trim, openings and wherever there are abutting materials. Long term maintenance shall be an important consideration in the selection of building materials.

C. Add a new Section 3.h. to read as follows:

- h. National franchise uses shall utilize building designs and building materials that reflect Mansfield's architectural traditions in their form, materials and details.

D. Add a new Section 3.i. to read as follows:

- i. Secondary rear or side building facades that are visible from public spaces or adjacent properties shall be designed to complement the architectural treatment of primary facades.

E. Add a new Section 3.j. to read as follows:

- j. The design of signage, lighting fixtures, accessory structures, fences, storage enclosures, bicycle racks, benches, trash baskets and other site improvements shall be coordinated with primary buildings in form, materials and details.

F. Add a new Section 3.k. to read as follows:

- k. Buildings shall be sited and designed to promote energy conservation. Consideration should be given to solar orientation, insulation, lighting, plumbing, landscaping and other energy efficient design elements.

G. Revise Section 4.c. to read as follows:

- c. Utilize landscape buffers, berms, fencing, etc to screen parking areas and waste storage areas from adjacent streets, walkways, bikeways, other public spaces, and, as appropriate, neighboring properties.

Explanatory Note:

The proposed revisions provide more specific site plan and special permit references to the Architectural and Design Standards contained in Article X, Section R and incorporate new and revised standards regarding vehicular and pedestrian traffic and public transit opportunities, building designs, building materials and accessory improvements.

March 30, 2011 Draft

Proposed Zoning Regulation Revisions
Re: Setbacks for Outdoor Recreational Facilities

(New provisions are underlined or otherwise indicated)

(Deletions are bracketed or otherwise indicated)

(*Explanatory Notes* are provided to assist with an understanding of the proposed revisions. These notes are not part of the proposed zoning revisions.)

- A. In Article VIII, Section A, revise the heading of the Schedule of Dimensional Requirements Chart to read as follows:

Unless specific exceptions are noted in other sections of these regulations, (particularly Article VIII, Section B, Article VII and Article X), this schedule of dimensional requirements shall apply to all lots, buildings, structures and site improvements, including parking, loading, outdoor recreational facilities such as tennis, volleyball or basketball courts that are distinct from driveway /parking areas or lawns, and outside storage areas. See other side of this page for notes included in this Schedule.

- B. In Article VIII, revise Section A to read as follows:

Unless specific exceptions are noted in other sections of these regulations, all lots, buildings, structures and site improvements, including parking, loading outdoor recreational facilities such as tennis, volleyball or basketball courts that are distinct from driveway /parking areas or lawns, and outside storage areas erected or altered after the enactment of these Zoning Regulations, shall conform to the dimensional requirements for the subject zone in which the building, lot, structure or improvement is located as specified in the Schedule of Dimensional Requirements which is included in these Regulations.

Explanatory Note:

The proposed revisions would require outdoor recreational improvements, including certain tennis, volleyball and basketball courts, to meet standard setback requirements. Current provisions do not require these improvements to be setback from property lines.

March 30, 2011 Draft

Proposed Zoning Regulation Revisions

Re: Lighting Requirements

(New provisions are underlined or otherwise indicated)

(Deletions are bracketed or otherwise indicated)

(*Explanatory Notes* are provided to assist with an understanding of the proposed revisions. These notes are not part of the proposed zoning revisions.)

A. In Section A.3.d.17 incorporate the following revisions:

Existing and proposed outdoor illumination, including method and intensity of proposed lighting and manufacturer's installation charts. Comprehensive lighting plans with foot candle details can be required as determined by the Commission.

B. In Section A.5.g. incorporate the following revisions:

The proposal has adequately considered all potential nuisances such as noise and outdoor lighting. Except where specifically authorized by these Regulations, all lighting shall be the minimum necessary to address safety and security needs taking into account manufacturer's installation charts and spacing recommendations for the proposed lighting. All lighting fixtures shall be designed to prevent undesirable illumination or glare above the site or beyond the site's property lines. All lighting fixtures shall be shielded and aimed downward unless it can be demonstrated that alternative designs will not result in spill light (undesirable light that falls outside the area of intended illumination).

Explanatory Note:

The proposed regulations provide more specific lighting submission requirements for site plan and special permit applications and refine lighting approval criteria.

March 30, 2011 Draft

Proposed Zoning Regulation Revisions
Re: Recreational and Pedestrian Improvements

(New provisions are underlined or otherwise indicated)

(Deletions are bracketed or otherwise indicated)

(*Explanatory Notes* are provided to assist with an understanding of the proposed revisions. These notes are not part of the proposed zoning revisions.)

A. In Article V, Section A.3.d.13, replace “pedestrian ways” with “sidewalks, bikeways, paths and trails”.

B. In Article V, Section A.3.d.18 incorporate the following revisions:

Location of existing and proposed recreational facilities including appropriate construction details for trails, ball fields, playgrounds, swimming pools, tennis, volleyball or basketball courts or other recreational improvements.

C. In Article V, Section A.5.e. incorporate the following revisions:

Vehicular and pedestrian access to the property and egress from the property and internal vehicular and pedestrian traffic patterns are safe and suitable and have been designed to maximize safety and avoid hazards and congestion. Adequate provisions have been made to address accessibility problems of handicapped individuals. All curb cuts shall have adequate sightlines and adjacent streets shall have adequate capacity to safely accommodate the traffic flows associated with the proposed use(s). As deemed necessary, offsite road and drainage improvements may be required by the Commission;

Sidewalks, bikeways, trails and/or other improvements designed to encourage and enhance safe pedestrian and bicycle use shall be required, unless specifically waived by a three-quarter (3/4) vote of the entire Commission (7 votes), for all sites within or proximate to Plan of Conservation and Development designated “Planned Development Areas; proximate to schools, playgrounds, parks and other public facilities; or proximate to existing or planned walkway, bicycle or trail routes. In evaluating any waiver request, the Commission shall consider the size and the location of the proposed development, its relationship to existing or planning development, school sites, playground areas and other public areas and the location and nature of existing or planned sidewalk, bikeway or trail improvements.

Explanatory Note:

The proposed revisions clarify site plan and special permit submission provisions for pedestrian and recreational improvements. In addition, the draft regulations specify that pedestrian/bicycle improvements are required for all site plan and special permit uses on sites within Plan of Conservation and Development designated “Planned Development Areas” or on sites proximate to schools, parks and other public facilities unless waived by a ¾ vote of the Commission.

March 30, 2011 Draft

Proposed Zoning Regulation Revisions

Re: a. Notification Requirements, b. Refuse Areas, c. Other

(New provisions are underlined or otherwise indicated)

(Deletions are bracketed or otherwise indicated)

(*Explanatory Notes* are provided to assist with an understanding of the proposed revisions. These notes are not part of the proposed zoning revisions.)

A. Notification Requirements

1. In Article V, Section A.3.c. delete “return receipt” in line 6;
2. In Article V, Section B.3.c. insert “and” between “owners” and “a listing” in line 9 and delete “and return receipts from certified mailings” in lines 9 and 10.

B. Refuse Areas:

1. In Article V, Section A.3.d.14. incorporate the following revisions:

Existing and proposed off-street parking and loading areas, fire access lanes, outside storage and refuse areas, and underground and aboveground fuel and chemical storage tanks. All required parking spaces, loading areas, fire lanes, etc. shall be clearly delineated with pavement markings or other suitable measures. All refuse areas shall be adequately sized for both refuse and materials to be recycled and shall be screened to minimize visual impact.

C. Other:

1. In Article V, Sections A.2 and A.3 replace “Town Planner” with “Director of Planning”

Explanatory Note:

The proposed revisions incorporate current statutory requirements for notifications, clarify refuse area requirements and update a staff reference.

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Mansfield Downtown Partnership Invites Town Residents to Update on Storrs Center

April 13, 2011 – The Mansfield Downtown Partnership, together with key Storrs Center team members from the Town of Mansfield, University of Connecticut, and master developer LeylandAlliance and their partner Education Realty Trust (EDR), will hold an update on the Storrs Center downtown project. The update will be held in Room 7 of the Bishop Center (1 Bishop Circle, Storrs) on Tuesday, April 26, 2011 at 7:00 pm.

Over the last several months, much progress has been made on Storrs Center including the signing of the development agreement between the Town, LeylandAlliance, and EDR and the recent authorization of a zoning permit for Phases 1A and 1B. The April 26 information session will provide the opportunity for an update on all critical aspects of this important project.

For more information about the Mansfield Downtown Partnership, please visit the Partnership website (www.mansfieldct.org/mdp) or call the office (860.429.2740).

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April 8, 2011

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

Dear Council Members,

As you most likely are aware, Eagleville Brook in Mansfield has been identified by CT DEP as an "impaired stream," due to a number of water quality and quantity issues related to urban runoff. As a result, a Total Maximum Daily Load (TMDL) analysis was initiated to reduce impacts to aquatic life in the stream, which drains much of the UConn campus and is part of the Willimantic River system.

For the past two years, the University of Connecticut Center for Land Use Education and Research (CLEAR) has been working in collaboration with CTDEP, various departments of the University, and your Town staff on a project to improve the health of the watershed. Much of the focus of the project is on the highly urbanized core campus area, and involves identifying and implementing opportunities to install "Low Impact Development" (LID) practices that reduce the impacts of stormwater on the Brook.

However, Mansfield is also a key part of the solution, so over the past year educators from CLEAR have been working with Greg Padick on how to integrate these same LID concepts into various Town documents and standards. Specifically, we reviewed subdivision regulations, the Plan of Conservation and Development, and Engineering Plans and Specifications. Additionally, Mr. Padick reviewed and commented on the Watershed Management Plan that has been drafted for Eagleville Brook. The attached document contains a summary of these recommendations, and the relevant section from the draft Watershed Management Plan.

We have enjoyed working with Mr. Padick, Mr. Hultgren and others from the Town of Mansfield, and we look forward to continuing this relationship into the future. We hope that the Council and the land use boards of Mansfield will support the recommendations of the project, and stand ready to help if further assistance is needed. Finally, we would be glad to hold an informational meeting for the Council, the commissions and the public in which we describe the study, our progress to date, future plans, and the critical role that the Town can play in protecting Eagleville Brook. Please contact Mike Dietz (860-345-5225) with any questions, or to discuss such a meeting.

Sincerely,

Michael Dietz
Department of Extension
UConn Center for Land Use Education and Research

Bruce Hyde

Chester Arnold

cc: Greg Padick, Lon Hultgren, Planning and Zoning Commission, Inland Wetland Agency, Conservation Commission, Town of Mansfield; Eric Thomas, CT DEP

Town of Mansfield, CT

April 2011

**Recommendations for Modifications to Include Low Impact
Development Practices**

**Prepared By:
Center of Land Use Education and Research
University of Connecticut Extension**

**Bruce Hyde
Michael Dietz
Chester Arnold, Jr.**

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Recommendations for Modifications to Planning and Engineering Documents

Plan of Conservation and Development Recommendations

While a number of recommendations in the POCD under Policy Goal #2, Objective a (shown below in bold) generally support the concept of Low Impact Development (LID), a specific LID recommendation should be included at the time of the next POCD revision or amendment. This will reinforce Mansfield's commitment to LID as well as provide a foundation for inclusion of LID requirements in the regulations.

Policy Goal #2- To conserve and preserve Mansfield's natural, historic, agricultural and scenic resources with emphasis on protecting surface and groundwater quality, important greenways, agricultural and interior forest areas, undeveloped hilltops and ridges, scenic roadways and historic village areas.

a. Objective

To protect natural resources, including water resources, geologic/topographic resources and important wildlife habitats and plant communities, by refining the Zoning Map, land use regulations and construction standards, considering new municipal ordinances and capital expenditures, and considering other actions

Consider including language similar to the following as a Recommendation under this objective: Revise the Zoning Regulations, Subdivision Regulations and Engineering Standards and Specifications to support and encourage the use of Low Impact Development practices and design strategies to preserve a site's predevelopment hydrology, to the maximum extent practicable. These revisions should include a system by which developers will be required to employ LID practices or demonstrate why specific practices are not feasible.

Zoning Regulations Recommendations

The addition of a Low Impact Development Checklist to be completed by a developer is recommended for inclusion in the Zoning Regulations. The checklist will provide applicants, site designers and regulatory boards and agencies with guidance in the application of LID practices to development projects. An applicant seeking land development approval from a regulatory board should be

required to identify LID practices that have been incorporated into the project's design. If an applicant contends that it is not feasible to incorporate any of these practices into the projects design, particularly for engineering, environmental or safety reasons, the applicant should be required to provide a justification for that contention.

Definitions-The following definitions of should be added:

Predevelopment Hydrology- The water balance between runoff, infiltration, storage, groundwater recharge, and evapotranspiration prior to the development of a site.

Low Impact Development: The integration of site ecological and environmental goals and requirements into all phases of urban planning and design that ranges in size from the individual residential lot to an entire watershed.

Article Six, Section B (4), Performance Standards, in bold below, could be modified to include references to LID in the following sections (suggestions are underlined):

4. Performance Standards

m. Aquifer Areas - To prevent or minimize detrimental effects on the groundwater quality within aquifer areas, which are existing or potential sources of significant quantities of potable water, land use activities on or within 500 feet of identified aquifer areas must be carefully reviewed and appropriately regulated.

Accordingly the following requirements shall apply to all land use activities on or within 500 feet of aquifer areas as identified in Mansfield's Plan of Conservation and Development, Mansfield's Water Supply Plan, an October, 1979 map entitled GROUNDWATER RECHARGE AREAS, prepared by the Connecticut Areawide Waste Treatment Management Planning Board, sheets 40, 41, 55 and 56, (on file in the Mansfield Planning Office and the Town Clerk's Office), and any additional information obtained from the State Department of Environmental Protection, federal agencies or on-site investigation.

5. All commercial, industrial or multi-family developments and other land uses with cumulatively

more than 1/2 acre of impervious surface shall incorporate best management practices for storm water controls in accordance with the Low Impact Development (LID) principles as outlined in the checklist shown in Appendix XX of these regulations, as well as the State Department of Environmental Protection Best Management Guidelines as set forth in the 2004 Connecticut Stormwater Quality Manual, and shall prohibit or restrict the use of salts and chemicals for ice removal in order to minimize the risks of ground water contamination. A storm water management plan and a LID Checklist detailing efforts to reduce the amount of storm water runoff and minimize its impacts shall be submitted for Commission approval.

p. Road and Drainage Standards - All road and drainage improvements, including private roads, driveways and parking and loading areas, must be designed and constructed to promote vehicular and pedestrian safety and the proper discharge of storm water runoff. Appropriate separation of pedestrian and vehicular traffic and adequate sightlines for all intersections, including those within a private parking or loading areas, must be incorporated into development plans. All road and drainage improvements, with the possible exception of roadway width, should conform with the standards and specifications of the Mansfield Public Works Department (available in the Mansfield Engineering Office) and, to the maximum extent practicable, conform with LID principles. As appropriate, peak storm water discharges should be retained on site to minimize or prevent downstream impacts.

r. Site Development Principles

1. Intent - Through the establishment of specific site development principles, this section will serve to protect, maintain, and enhance public health, safety environment, and general welfare by encouraging a more sustainable approach to development. Requirements and procedures established in this section reduce damages from soil erosion and sedimentation, reduce downstream flooding and, in general, ensure proper storm drainage management in a

manner consistent with Low Impact Development (LID) principles, where appropriate. It is the intent of these regulations that, to the maximum extent practicable, there will be no onsite or offsite impacts from changes in storm water that result from development activities. In addition to the site development principles below, applicants for projects that will disturb more than XXX square feet are required to complete the LID Site Planning and Design checklist attached as Appendix X to these regulations. This checklist will insure that the applicant has considered LID strategies in the design of the development. (Also see Article VI, Section B.4.s. - Erosion and Sediment Control Plans)

2. Site Development Principles - Earth-moving, grading or land-disturbing activities including the removal of trees and other vegetative cover, the development of haul roads and logging decks for forestry operations, and all cut and fill activities shall (as applicable to the specific site and development) comply with the following site development principles:

g. To the extent practicable, the predevelopment hydrology of the site, with respect both to peak flow rates and total volume of runoff, shall be preserved. Where the predevelopment hydrology of the site is not maintained, drainage provisions shall be made to effectively regulate any increased runoff caused by changed soil and surface conditions during and after development. Stormwater runoff shall be minimized and retained on site wherever possible to help prevent downstream flooding and erosion problems. Wherever possible, erosion control or storm water management measures shall be used to prevent water from entering and running over disturbed areas. Drainage easements shall be obtained whenever necessary. Where runoff computations are necessary for proper review of existing and proposed drainage facilities, said computations shall be in accordance with Chapter 9 of the Connecticut Guidelines for Soil Erosion and

Sediment Control, 1985, as amended, unless an alternative is approved by the Town Engineer or his designee.

Besides the recommendations above, there are likely to be other changes needed in the body of the regulations for the sake of consistency.

Subdivision Regulation Recommendations

Section 3.0 Definitions- The following definitions should be added:

Predevelopment Hydrology- The water balance between runoff, infiltration, storage, groundwater recharge, and evapotranspiration prior to the development of a site.

Low Impact Development: The integration of site ecological and environmental goals and requirements into all phases of urban planning and design that ranges in size from the individual residential lot to an entire watershed.

Section 4.0 General Provisions: add, Low Impact Development (LID)- The applicant shall demonstrate to the satisfaction of the Planning and Zoning Commission that he/she has considered, in designing the submitted subdivision plan, the use of LID practices which preserves, to the extent practicable, a site's predevelopment hydrology.

Section 5.2 Suggested Information: add a section recommending a description of potential LID practices to be utilized.

Section 6.8 Construction and Public Improvement Plans: add a reference to LID requirements in the Zoning Regulations.

Section 7.10 Common Driveways: Encourage common driveways as part of LID practices, etc.

Section 8.1 Street Planning: Include a reference to LID practices in the planning of streets.

Section 10.0 Drainage: Include references to LID and methods to reduce stormwater runoff.

As with the Zoning Regulations, there are likely to be several areas where modifications will be needed for continuity purposes or which will strengthen the LID requirements.

Engineering Standards and Specifications Recommendations

Note: Sections of the existing Engineering Standards and Specifications are shown in **Bold** below.

Page 5 Section II- Reference to Related Codes, etc.

Recommendation: Include a reference to the CT Stormwater Quality Manual which can be found at <http://ct.gov/dep/cwp/view.asp?a=2721&q=325704>.

Section IV-Town Roads and New Subdivision Construction

Page 8 #5. Width of Surfacing, Shoulder and Roadway

Recommendation: Consider modifying the residential standards for roadway width to 20'-24'. A simple rule of thumb regarding traffic volume is the fewer vehicles, the narrower the road may be. Research shows that 20 to 24 foot widths (two 10 to 12 foot travel lanes are adequate for most local roads.

Source: 2004 CT Stormwater Manual.

Make modifications, as appropriate, to the detail sheets shown on pp. 39 and 40.

Page 10 #7. Curbing

Recommendation: Consider modifying this section to allow for curbless streets. We recommend that curbs be used only where needed, such as steep slopes or to protect downhill properties. Curbless street design will allow open drainage through sheet flow off the street to grass drainage channels or dry swales.

8. Required Intersection and Cul-de-sac Geometry

Recommendation: Add a statement that encourages the use of a vegetated island as part of the as part of the cul-de-sac design. The vegetated island would be used as a bioretention area, with the ability to accept road runoff.

This would entail curbless design, with the landscaped area being lower than the surrounding road.

Page 15 Section VI- Drainage Requirements

Recommendation: Include a reference to the CT Stormwater Manual.

A. Basis of Design--It is suggested that a reference to LID be made in this section. For example, Appendix A of the LID manual (referenced in the preamble of checklist, but available here: <http://www.epa.gov/owow/NPS/lidnatl.pdf>) can be referenced here, as it has an example hydrologic calculation adapting LID practices in a new development, using standard TR-55 calculations. It may also be helpful to state in here that all efforts should be made to AVOID concentrating flow in the first place, such as encouraging sheet flow from impervious surfaces to pervious areas. This also relates to the curbing issue referenced earlier.

Page 18 Section VIII-Property Transfers and Easements

Recommendation: There may be a need to add some language relative to drainage easements if the LID practice will result in drainage being directed to other than town owned property. The Town's attorney should be consulted relative to the easement question. It is possible that the existing language will be sufficient to protect the Town.

Page 32 Section IX- Highway Permits

Q. Driveways

Recommendation: Add language to this section that will encourage, to the extent practicable, the construction of driveways using LID practices such as minimizing and disconnecting impervious surfaces. There are a number of provisions in this section that may require modification to incorporate LID and still allow for construction under the existing specifications. Also consider reducing the maximum driveway width for residential to something much less than 40'.

General Comment- Consider allowing the use of permeable pavements (paver blocks, porous asphalt, porous concrete, etc.) if the applicant can demonstrate appropriate use of the treatment. Consider allowing porous paving materials on sidewalks, or mandating that they drain to pervious areas such as lawns.

Guidance Document for Low Impact Development Best Management Practices

Similar to many towns in Connecticut, Mansfield has seen increased interest in balancing community growth and environmental conservation. When an undeveloped site is converted into residential housing or commercial areas, roads, roofs, parking lots and driveways replace the native vegetation and soils that were on the site. As would be expected, much more water runs off developed sites in response to rain storms. Pollutants, such as oil from vehicles, bacteria, nitrogen and phosphorus collect on the impervious surfaces and are washed off during precipitation events. Typical development approaches do not provide adequate treatment for this stormwater, and receiving waters suffer a variety of impairments due to these human induced changes in the landscape. Stormwater runoff has been identified as one of the biggest causes of stream quality degradation.

Low impact development (LID) is an approach that will help to minimize the impacts of traditional development, while still allowing for growth. Pioneered in Maryland¹, this approach is being successfully utilized throughout the country. LID has also been adopted as the preferred method of site design in the 2004 Connecticut Stormwater Quality Manual². In addition to protecting ecosystems and receiving waters, the LID approach can often result in cost savings on projects³.

The following areas of focus will help guide planning for your project:

1. *Assessment of natural resources.* Ideally, LID is considered early in the site planning process. The objective is to allow for development of the property, while maintaining the essential hydrologic functions of the site. A thorough assessment of the existing natural resources on the site needs to be performed, so that essential features can be preserved, and suitable sites for development can be identified.
2. *Preservation of open space.* Cluster subdivision design can complement the LID approach. Cluster subdivisions provide a key way to protect natural resources while still providing landowners with the ability to develop their property. In most cases, the number of residential units allowed in a cluster subdivision equals the number allowed under conventional subdivision regulations.
3. *Minimization of land disturbance.* Once the development envelope is defined, the goal is to minimize the amount of land that needs to be disturbed. Undisturbed

forest, meadow, and wetland areas have an enormous ability to infiltrate and process rainfall, providing baseflow to local streams and groundwater recharge. Construction equipment causes severe compaction of soils, so after development, even areas that are thought to be pervious such as grass, can be quite impervious to rainfall.

4. *Reduce and disconnect impervious cover.* With careful planning, the overall percentage of impervious cover in a proposed project can be minimized. Roads, driveways, sidewalks, parking lots, and building footprints can be minimized to reduce impacts, but still provide functionality. Additionally, not all impervious surfaces have the same impact on local waterways. With proper planning, runoff from impervious surfaces can be directed to pervious areas such as grass or forest, or to LID treatment practices. It should be noted that every project is unique, and not every LID practice will be appropriate. For example, sidewalks or bike paths may be an asset to a new subdivision, if there is some connection to existing pedestrian travel routes. However, sidewalks may not be needed in other settings, and would add unnecessary costs and impervious cover. The objective is to evaluate each site individually and determine the most appropriate management techniques to reduce impacts to waterways.

5. *LID practices installed.* There are a variety of practices that can be used to maintain the pre-development hydrologic function of a site. For more detail on the following practices, see the references below:

-Bioretention areas or rain gardens are depressed areas in the landscape that collect and infiltrate stormwater.

-Vegetated swales can be used to convey runoff instead of the typical curb and gutter system, and they can also infiltrate and filter stormwater.

-Water harvesting techniques can be employed, so that stormwater can be a resource rather than a waste product.

-Pervious pavements allow rainfall to pass through them, and can be installed instead of traditional asphalt or concrete.

-Green roofs can reduce stormwater runoff through evaporation and transpiration through plants, and they also can help save on heating/cooling costs.

LID represents a change from typical design approaches. Proper installation and maintenance of LID practices is critical to their performance. Therefore, installation should be performed by someone with LID experience to avoid costly mistakes.

With proper design and installation, LID can provide multiple benefits including decreased construction costs, reduced impacts to receiving waters, increased habitat for wildlife, beautiful landscape features, and increased property values.

References

- ¹Prince George's County, Maryland. 1999. Low-Impact Development Design Strategies: An Integrated Design Approach. MD Department of Environmental Resources, Programs and Planning Division.
- ²CT DEP. 2004. Connecticut Stormwater Quality Manual. Department of Environmental Protection. 79 Elm St., Hartford CT. Available at Mansfield Town Hall, or online at http://www.ct.gov/dep/cwp/view.asp?a=2721&q=325704&depNav_GID=1654
- ³US EPA. 2007. Reducing Stormwater Costs through Low Impact Development (LID), Strategies and Practices. EPA Publication number 841-F07-006.

Low Impact Development (LID) Site Planning and Design Checklist

Items listed below need to be considered by developers when submitting plans for subdivisions. Due to individual site differences, not all items will apply to each individual property. Check items that have been applied, or explain why the items have not been used. For more information on LID practices and how to implement them please refer to the 2004 Connecticut Stormwater Quality Manual.

1. Assessment of Natural Resources

- Natural resources and constraints have been indicated and are identified on the plans (wetlands, rivers, streams, flood hazard zones, meadows, agricultural land, tree lines, slopes [identified with 2 foot contours], soil types, exposed ledge & stone walls.
- Is the property shown on the latest copy of CT DEP State and Federal Listed Species and Significant Natural Communities Map as listed in the Natural Diversity Data Base (NDDDB)? If so, provide a copy of the CT DEP NDDDB request form and CT DEP reply letter.
- Development is designed to avoid critical water courses, wetlands, and steep slopes.
- Soils suitable for septic & stormwater infiltration have been identified on plans.
- Soil infiltration rate/permeability has been measured and listed on plan:
See sheet# _____
- Onsite soils have been assessed to determine suitability for stormwater infiltration.
- Natural existing drainage patterns have been delineated on the plan and are proposed to be preserved or impacts minimized.

For items not checked, please use the space below to explain why that item was not appropriate or possible for your project, or any other pertinent information:

2. Preservation of Open Space

- Percent of natural open space calculation has been performed.
Percent= _____
- An open space or cluster subdivision design has been used.
- Open space/common areas are delineated.
- Open space is retained in a natural condition.
- Reduced setbacks, frontages, and right-of-way widths have been used where practicable.
- For items not checked, please use the space below to explain why that item was not appropriate or possible for your project, or any other pertinent information:*

3. Minimization of Land Disturbance

- The proposed building(s) is/are located where development can occur with the least environmental impact.
- Disturbance areas have been delineated to avoid unnecessary clearing or grading.
- Native vegetation outside the immediate construction areas remains undisturbed or will be restored.
- Plan includes detail on construction methods and sequencing to minimize compaction of natural and future stormwater areas.
- For items not checked, please use the space below to explain why that item was not appropriate or possible for your project, or any other pertinent information:*

4. Reduce and Disconnect Impervious Cover

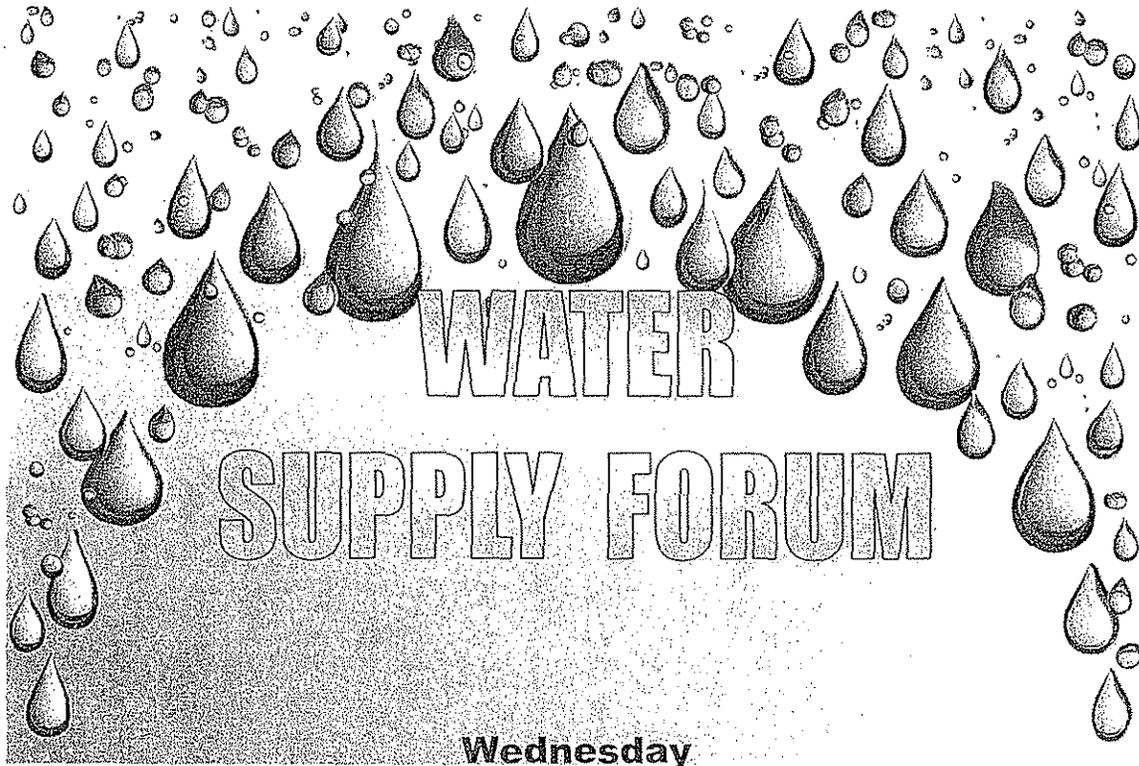
- Impervious surfaces have been kept to the minimum extent practicable, using the following methods (check which methods were used):
 - Minimized road widths
 - Minimized driveway area
 - Minimized sidewalk area
 - Minimized cul-de-sacs
 - Minimized building footprint
 - Minimized parking lot area
- Impervious surfaces have been disconnected from the stormwater system, and directed to appropriate pervious areas, where practicable. Pervious areas may be LID practices, or uncompacted turf areas.

For items not checked, please use the space below to explain why that item was not appropriate or possible for your project, or any other pertinent information:

5. LID Practices Installed

- Sheet flow is used to the maximum extent possible to avoid concentrating runoff.
- Vegetated swales have been installed adjacent to driveways and/or roads in lieu of a curb and gutter stormwater collection system.
- Rooftop drainage is discharged to bioretention/rain gardens.
- Rooftop drainage is discharged to drywell or infiltration trench.
- Rain water harvesting methods such as rain barrels or cisterns have been installed to manage roof drainage.
- Driveway, roadway, and/or parking lot drainage is directed to bioretention/rain gardens.
- Cul-de-sacs include a landscaped bioretention island.
- Vegetated roof systems have been installed, if appropriate.
- Pervious pavements have been installed, if appropriate.

For items not checked, please use the space below to explain why that item was not appropriate or possible for your project, or any other pertinent information:



Wednesday

May 11, 2011

6:00 pm to 9:00 pm

at

Storrs Community Church

90 Tolland Tpke/ RT 195

Coventry, CT

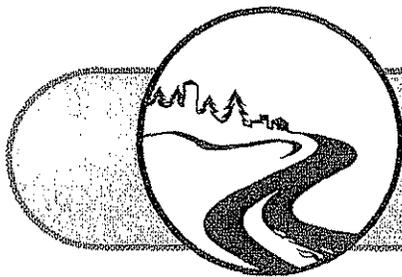
The public is invited to an informational meeting on current water supply issues in Tolland, Coventry, Willington and Mansfield.

Plans & maps on display and representatives to talk with about:

Tolland water diversion application,
CT Water Company regional pipeline,
Mansfield Four Corners water supply,
UCONN/ Storrs water supply plan.

Hosted by the Willimantic River Alliance
Visit our website: www.willimanticriver.org

PAGE
BREAK



Willimantic River Review

Spring 2011

Looking for Water

One of the many challenges of the 21st century is the rising demand for clean water as population grows and development spreads. Three towns in the river's watershed are currently facing this challenge. **Tolland** has applied for a permit to double withdrawals from its wells along the river (to 511,000 gallons per day), and to connect to a Ct. Water Company (CWC) pipeline (from Shenipsit Lake) for a back-up water supply. **Coventry** needs additional water in Coventry Village during the summer months and possibly for fire hydrants. In **Mansfield** the town is seeking water (projected at 170,000 gallons per day) for the Four Corners upgrade in Storrs and for new development elsewhere in Storrs, such as an assisted living facility. Both Mansfield and Coventry are considering a new well along the Willimantic River and possibly sharing it.

The **University of Connecticut** has drafted an update to its five-year water supply plan (which WRA is reviewing). The plan acknowledges that the Storrs campus needs more water during dry summers. In fact, there have been three conservation alerts in the past five summers; the 2010 alert lasted from late June into November. One of UConn's proposals to address this shortage is a new wellfield by the Willimantic River.

Mansfield and UConn are also considering an interconnection with an existing public water supply. CWC could provide water from Shenipsit Lake via their **proposed regional pipeline** that would extend along Rt. 195 from Tolland to Storrs. CWC may apply for permits as early as this summer. This pipeline would involve transferring significant water amounts from the Hockanum River watershed to the Willimantic River watershed. It could also result in the demand for more intense development in the pipeline corridor along Route 195 in Tolland, Coventry and Mansfield.

To conserve water, UConn is also pursuing a **reclaimed water facility** to recycle treated wastewater from their sewage treatment plant. This could save up to 400,000 gallons per day of drinking water, but it would reduce the flow in the Willimantic River below the treatment plant's outfall at Eagleville dam even as the plant receives additional flow from Four Corners.

All of these options overlap and have both positive and negative impacts. Addressed separately, these water supply decisions could create unintended consequences. The Alliance is advocating for a **coordinated regional approach** where all of the parties can explore solutions with mutual benefits and minimal adverse impacts.

Water Trail Signs

The **Willimantic River Water Trail** will become more visible this spring, as water trail signs show up at launch sites from Stafford to Columbia. The sign's format is being tested before permanent signs are made for several water trails in northeast Connecticut. The Alliance has been pioneering a regional water trail development project with the National Park Service (NPS) and The Last Green Valley (TLGV). In addition to posting signs, WRA has updated its website with a new paddling page and a NPS paddling guide (pdf format).

NPS and TLGV are organizing water trail projects on several rivers and coordinating a joint application for local water trails to be recognized as National Recreation Trails. Before the November deadline, WRA will be tuning up its application and meeting with partner towns and DEP about their participation in managing launch areas.

Algae Alert

An invasive algae has shown up in the Farmington River downstream of Riverton. Didymo (also know as "rock snot") covers the river bottom and smothers small plants and insects. To prevent the spread of didymo, be sure to clean your fishing and boating equipment. Visit www.ctflyfish.org for more information and cleaning tips.

Riverwatch

KILL THIS BILL

A year ago, the Ct. DEP held hearings on the first Connecticut **Stream Flow Standards and Regulations**. These regulations would promote stream flow rates that allow aquatic life to survive in rivers and streams, especially during low-flow conditions. Water users such as industries, farms and water companies objected to these regulations, claiming that there would be heavy restrictions on water supplies and too much expense to change their infrastructure so it could return sufficient water to a watercourse. During the past year, the draft regulations were reviewed by the legislature's Regulations Review Committee. After water users complained to this committee, the draft regulations were referred back to DEP twice for revisions.

The most recent attempt to prevent these regulations from being approved is the legislature's **Senate Bill 1020**. It would create an approval procedure that would stall that process for many years and require approval by the Dept. of Commerce and Development (DOCD) and the Dept. of Agriculture (DA) as part of the process. When this bill was considered in the legislature's Commerce Committee, the Alliance submitted testimony to Rep. Gregg Haddad (Mansfield/Chaplin), Vice-Chair of that committee. We asked him to vote against this bill, explaining the inappropriate power granted to DOCD and DA and the impossible approval process being proposed. Gregg stepped up to the plate and voted against the bill, in spite of a 15-2 majority voting in favor. Thank you Gregg!

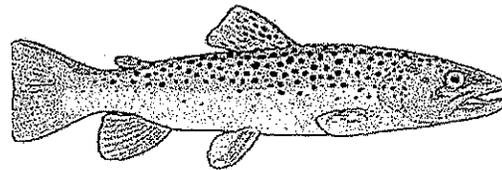
The bill is now moving through the legislative mill, and the Alliance will continue to monitor its progress and advocate for its rejection. These stream flow regulations have been five years in the making, and it is time for the Regulations Review Committee to find a compromise rather than start all over again. DEP is aiming to have another draft ready by the summer.

SEWERS ADVANCE

The extensive housing development around the **Bolton lakes** has contributed to poor water quality in the lakes and in their outflow into the Hop River. Bolton and Vernon have received grants and permits to begin a four-phase sewer construction project. Phase One is almost complete, and the first connections will be made to Manchester's wastewater treatment plant. When this project is completed, water quality will be much better in the lakes, in the Hop River and ultimately in the Willimantic River (from Columbia through Windham).

Spring Paddling Tips

Water levels can make or break a canoe/kayak trip on the river. Before going out, check the USGS Willimantic River stream gauge (in South Coventry) at the Alliance website's Recreation page, Paddling section. **Launch sites and maps** for the 24-mile Water Trail are also in this section. **Safety tips:** state law requires that between October 1 and May 30 each person must wear a life jacket (PFD), and year-round there must be a PFD aboard for each person. Bring an extra rope and paddle, and tell someone where you plan to launch and take out. If you are a beginner, the safest place to try river paddling is in the slow current at River Park's handicapped-access boat launch on Plains Road (off of Rt. 32 just south of the Rt. 44 intersection in Mansfield Depot).



Fishing Season Opens

The river is stocked with trout, and the first day to try your luck is **Saturday, April 16**. For information about fishing in the river, visit the Alliance website's Recreation page, Fishing section.

Calendar

The Alliance is now posting events on its **blog**. You can link to it from our website's Events page and find the latest posting.

Wednesday April 27

WRA's Annual Meeting and Open House

Join us for pizza at Willington Pizza House on Rt. 32 in South Willington from 6 to 7 p.m. to share news and photos of the river and Alliance projects. Who will receive a "Spirit of the River" honor this year? Annual meeting precedes at 5:30.

Saturday, April 30

Upper Willimantic River Paddle

Canoe or kayak down this beautiful stretch of river for 8 miles from Tolland to River Park in Mansfield. Sponsored by AMC Ct. Chapter. For experienced paddlers with their own boats. Bring water and lunch. Life jackets required. Contact Betty at 860-429-3206 or pbrobinson@snet.net to register.

Saturday, May 21

Willimantic Riverfest

Family paddling down the river from Eagleville Dam to Willimantic, Sponsored by The Chamber of Commerce. Information: www.windhamchamber.com or 860-423-6389.

Saturday, June 4

Family Cruise on the Willimantic River

Easy flatwater trip for canoes and kayaks from River Park to Eagleville Lake. Choice of short or long (two mile) round trip. Bring your own boat. Life jackets required for all participants. Bring water, lunch optional. Moderate to heavy rain cancels. Time: 10 a.m. to noon. Meet at River Park on Plains Road in Mansfield. Sponsored by Willimantic River Alliance and Mansfield Parks and Recreation Department. For information, call 429-3015 x 204.

Water Supply Forum

In response to issues highlighted on Page One, the Alliance is hoping to sponsor a public informational meeting concerning regional water supply issues. The forum is being planned for May at the new Storrs Community Church on Rt. 195 by the river in Coventry. Details will be available on the Alliance blog via our website's Events page.

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Design and Layout: Dagmar S. Noll

Inquiries or submissions for the Fall 2011 Edition may be submitted to:

WRA, P.O. Box 9193, Bolton, CT 06043-9193 or info@willimanticriver.org

View previous newsletters at www.willimanticriver.org.

Get Outside!

It's time to enjoy the great outdoors! Visit the Willimantic River Greenway Parks and Trails Guide as www.willimanticriver.org to discover 25 public access sites along the river. Or visit the website's Paddling page for detailed information about the river's 24-mile canoe-kayak route.

Willimantic River Alliance – Membership Form

Name _____
 Address _____
 Town _____ State _____ Zip _____
 E-Mail _____ Phone _____

Contact me about volunteer opportunities for the WRA

Mail completed form and check to:

WRA at P.O. Box 9193, Bolton CT 06043-9193

Thank you for joining the Alliance! Your membership dues may be tax deductible.

Memberships	Annual Dues
Senior/Student	\$ 5.00
Individual	\$10.00
Family	\$15.00
River Steward	\$ 50.00
Patron	\$ 250.00
	(Lifetime Member)



Founded in 1996, the Alliance has a mission “to protect and preserve the Willimantic River through cooperative and educational activities that promote regional awareness, stewardship, and enjoyment of the river and its watershed.” As a coalition of citizens, officials and local agencies, the Alliance sponsors events such as regional forums and outings and publications, including a newsletter and website www.willimanticriver.org. Our email address is info@willimanticriver.org.

Willimantic River Alliance, Inc. is a nonprofit 501 (c) (3) tax-exempt corporation. The Alliance promotes development of the Willimantic River Greenway, an official state greenway along the river's 25 miles from Stafford Springs to Willimantic. This regional project aims to connect recreational, historical and natural resource features along the river. These connections are being created by the nine riverside towns through natural resource preservation and recreation projects, such as linking trails and improving access to the river.

The river's watershed includes seventeen towns: (in Ct.) Andover, Ashford, Bolton, Columbia, Coventry, Ellington, Hebron, Lebanon, Mansfield, Stafford, Union, Tolland, Vernon, Willington, Windham, and (in Mass.) Monson, Wales.

Spring 2011

WILLIMANTIC RIVER ALLIANCE
 PO Box 9193
 Bolton, CT 06043-9193

Non-Profit Org
 US Postage
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 Permit No. 5
 Willimantic, CT 06226



Town of Mansfield

Proclamation in Honor of Joshua's Tract Conservation and Historic Trust, Inc.

WHEREAS, on February 9, 2011, after years of planning and volunteer work, Joshua's Trust was granted national accreditation by the Land Trust Accreditation Commission; and,

WHEREAS, the accreditation signifies that Joshua's Trust meets national standards of excellence in upholding the public trust and ensuring that conservation efforts are permanent; and,

WHEREAS, Joshua's Trust is one of just four land trusts across the state, and 130 nationwide, to become accredited since the national accreditation program began five years ago; and,

WHEREAS, the Trust was founded by volunteers in 1966 as a joint venture of the Mansfield Historical Society and the Mansfield Conservation Commission; and,

WHEREAS, the Trust, a non-profit organization, is designed to supplement the open space and historic conservation efforts of federal, state, and local governments and is the largest land trust, by acres preserved, in the northeast "Quiet Corner" of Connecticut; and,

WHEREAS, the Trust currently protects 4,177 acres in 13 northeastern Connecticut towns;

NOW, THEREFORE, I, Elizabeth C. Paterson, on behalf of the Mansfield Town Council and the community, do hereby express our appreciation and gratitude for the commitment of Joshua's Tract Conservation and Historic Trust, Inc. to land conservation and congratulate the Trust for the great achievement of earning national accreditation.

Elizabeth C. Paterson
Mayor, Town of Mansfield
April 25, 2011

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*Town of Mansfield
Proclamation in Honor of Earth Day*

WHEREAS the global community now faces extraordinary challenges, such as global health issues, food and water shortages, and economic struggles; and

WHEREAS all people, regardless of race, gender, income, or geography, have a moral right to a healthy, sustainable environment with economic growth; and

WHEREAS it is understood that the citizens of the global community must step forward and take action to create a green economy to combat the aforementioned global challenges; and

WHEREAS a green economy can be achieved on the individual level through educational efforts, public policy, and consumer activism campaigns; and

WHEREAS it is necessary to broaden and diversify this global movement to achieve maximum success; and

FURTHERMORE, let it be known that the Town of Mansfield, Connecticut hereby encourages its residents, businesses and institutions to use EARTH DAY to celebrate the Earth and commit to building a sustainable and green economy;

NOW THEREFORE IT BE RESOLVED, the Town of Mansfield, Connecticut, hereby pledges this Earth Day, April 22, 2011, to support green economy initiatives in Mansfield and to encourage others to undertake similar actions.


Elizabeth C. Paterson
Mayor, Town of Mansfield

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