

## 25 July 2011 **Opening Statement**

Good evening! I am Kathy Kotula, and I am here with my Dad, Anthony Kotula. We live at 135 Maple Road with my Mom, Joan. Dad and Mom wish to purchase 0.1548 acres of land designated Parcel A.

I have our opening statement, Dad and I will answer question, and Dad would like to read a closing statement.

**The Planning and Zoning Commission**, which is the state's legal authority in such matters, has **recommended** on March 21, 2011 that the Town Council sell Parcel A to the Kotula family. The only criteria they listed were:

1. The land of Parcel A shall be used for agricultural purposes.
2. The existing stone wall should not be disturbed.

We agree with these criteria.

**Town of Mansfield citizens, business owners, and farmers at the Storrs Farmers' Market enthusiastically support** the sale of Parcel A to the Kotulas. These letters agree with the Planning and Zoning Commission, and can be found in the packet, together with the supplemental letters provided to the Town Council tonight.

According to the Town of Mansfield "Planning, Acquisition, and Management Guidelines"\* , regarding the Agricultural Land: "The policy goals of the Town 2006 POCD encourage sustainable agricultural resources (p.4). For this reason, when the Town acquires farmland or land with prime agricultural soils, it is Town policy that this land be actively farmed."

This is exactly what we are asking the Town Council to do.

These Guidelines also indicate that when land is "transferred to private ownership, clear benefit to the Town must be demonstrated."

A reading of the report of the Planning and Zoning Commission and the support letters submitted to the Town Council provides adequate examples that citizens, business owners, and farmers at the Storrs Farmers' Market see that there will be **a clear benefit to the Town** when Parcel A is transferred to the Kotulas in that:

- The land will be used for agriculture (in keeping with Town Guidelines, and Plan of Conservation and Development),
- There will be more rhubarb available in a Town were rhubarb is enthusiastically enjoyed,
- The land would not be turned into a parking lot, so
  - the beautiful stone wall will not be disturbed, and
  - there would be no chance of accidents due to the insufficient sight line,
- Parcel A will be returned to the Lot 7A from which it was originally cut, therefore an irregular lot configuration would be made uniform,

-The wishes of the Town Planning and Zoning Commission, citizenry, farmers, and businesses will be carried out.

Quoting from the Town of Mansfield website:

The Town of Mansfield is committed to preserving and encouraging local agriculture. During the creation of [Mansfield 2020: A Unified Vision](#), the Town identified preserving "existing farms in Mansfield while increasing the number of farms and farming opportunities" as a priority for the community.

[<http://www.mansfieldct.gov/content/5168/5343/default.aspx>]

**Please allow us to help the Town, its citizenry, other farmers, and businesses to benefit from 0.1548 acres of additional farm land.**

Please approve the sale of Parcel A to the Kotulas.

Thank you.

Kathryn L. Kotula  
135 Maple Road  
Mansfield, CT 06268

References and Notes:

\*Town of Mansfield "Planning, Acquisition, and Management Guidelines, Mansfield Open Space, Park, Recreation, Agricultural) Properties and Conservation Easements" Approved by the Mansfield Town Council November 13, 1995, revision approved August 25, 1997 and August 24, 2009

POCD=Plan of Conservation and Development

From the Mansfield Plan of Conservation and Development, 2006:

"Around mid-century, two institutions were formed to aid poor and needy townspeople. From 1861 to 1922, the town supported a poor farm (called the Mansfield Poor House) on Maple Road, run by the Barrows and Gardiner families. The farm supplanted the town's previous measures for providing for the poor, whose care and concerns, according to Town Meeting Minutes, were met as early as 1719."

[[http://www.mansfieldct.gov/filestorage/1904/1932/2043/20060415\\_final\\_pocd.pdf](http://www.mansfieldct.gov/filestorage/1904/1932/2043/20060415_final_pocd.pdf), Appendix A, page 66, first full paragraph]

## OPEN SPACE PRESERVATION COMMITTEE

### Comments on Kotula Request

March 15, 2011

To: Mansfield Town Council:

At the OSPC's March 15, 2011, meeting, Anthony Kotula presented a request that the Town sell to him 0.15 acres of Town land. Town ownership of this land resulted from an open space dedication along Old Bennett Road as part of the Maplewoods subdivision. Mr. Kotula proposed using the area for agricultural purposes.

#### COMMENTS

The committee discussed Mr. Kotula's request and is now responding to Town Council. In 2010, Town Council ruled on a request from the Weiss family to change part of the Old Bennett Road open-space dedication (in this case to remove a conservation easement located farther west along the road). Town Council denied this request, and OSPC supports that decision. Mr. Kotula is also requesting a change in an open-space dedication. We recommend that Town Council review Mr. Kotula's request with reference to their decision in 2010.

OSPC recommends that his request be denied because it would set a precedent to allow changes to open-space dedications. Many subdivision residents throughout town have land abutting Town-owned open-space dedications. OSPC is concerned about the potential for these residents to attempt to annex these Town lands to their properties if Mr. Kotula's request is approved.

#### Additional notes:

The committee appreciates Mr. Kotula's interest in agricultural projects. However, several items should be noted.

The 0.15-acre parcel is not prime farmland, as stated in his request.\*

The Town Plan does not designate the 0.15-acre parcel as farmland, rather as part of the Dunhamtown Forest interior forest tract. Removing trees in this parcel would not be consistent with the interior forest designation.

Mr. Kotula owns several more acres that he could clear to expand his agricultural area, but he has stated that he does not wish to cut down more trees on his property.

The sale of the Potter property was cited as a precedent in his request. However, this property was conveyed to an abutter in a tax sale, in which the Town owned the land briefly as part of the tax sale process.

\*According to the prime farmland map produced for the Lands of Unique Value project. Also, the Tolland County Soil Survey indicates the parcel's soil type as CrC (Charlton very stony fine sandy loam, rated VIs-1), which is "best suited for forestry and pasture".

The following is an excerpt taken from the minutes of the July 20, 2011 Conservation Commission meeting for inclusion in the Town Council July 25, 2011 meeting minutes:

5. Open Space Sale? Anthony Kotula is asking the Town to sell him 0.15 acres of land on Maple Rd. so that he can grow rhubarb on it. Perhaps not entirely coincidentally, the sale would also give Mr. Kotula enough frontage to split off a building lot. The parcel, part of the Maplewoods subdivision open-space dedication, was to provide parking for walking on Old Bennett Road, but the sightline to the northwest is poor. After some discussion, the Commission agreed that selling this parcel to Mr. Kotula would set a bad precedent, encouraging other attempts to convert Town open space to private property. It would be preferable to retain the land but grant Mr. Kotula an agricultural easement on it. However, he appears to have plenty of unshaded space on his own property for a rhubarb plantation.

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Edward Wazer  
253 Maple Road  
Mansfield, CT 06268  
860-429-0695

Town Council Members,

My name is Edward Wazer, I am a farmer, and I support others that wish to pursue agriculture. To that end, I serve on the Agricultural Committee in Mansfield because I believe it is extremely important to have food grown locally. Please note that I am not here representing the Agricultural Committee, but I am here as a private citizen.

I recently had the opportunity to discuss this proposed sale with Mr. Kotula; he visited many of the farmers at the Storrs Farmers Market on Saturday, July 16, 2011. From that conversation and documents he has provided to the Agricultural Committee, I have the following comments:

1. The sale of the town land would give Mr. Kotula greater than 400' of frontage. This will allow him the option of subdividing the combined lots. He stated the 0.15 acre town piece will have a conservation easement on it, but that would mean only that the 0.15 acre piece is protected from having a driveway run through it; he will have the required road frontage for two lots. Regardless of Mr. Kotula's intent, selling town land that will substantially increase the value of a property owner's land should be taken into account.
2. The parcel in question has little agricultural value. Unless Mr. Kotula cuts down trees on his own piece and on Town land, the piece will remain heavily shaded. Secondly, the agricultural and economic value for crops on 0.15 acres, even less than that when the portion outside the stonewall is excluded, is minimal. If a high value crops were grown, after the trees were cut down, possibly a few thousand dollars sales could be obtained annually, with very intensive management. Mr. Kotula stated in his letter dated February 16, 2011 that his total production in 2010 was \$2,164.31. The addition of 0.15 acres will have far less economic benefit to Mr. Kotula. Such a small pursuit is not a farming operation, but a hobby farm. The Council should ask itself what the benefit is of selling town land to a small hobby farm.
3. I asked Mr. Kotula why he doesn't expand his plantings on his own property and he states he doesn't want to cut down trees because the trees are ash and they can be used for baseball bats and furniture. Selling town land so that a private owner can avoid cutting down trees for his or her own future financial gain does not seem appropriate.
4. Lastly, the risk associated with setting precedent for selling Town land does not seem fitting for this piece. There is no gain for the town, at the Town's expense of setting an unhealthy precedent.

In conclusion, I would recommend the town offer a long term lease on the property for agricultural purposes only. This will allow Mr. Kotula to do what he states is his intent: to farm. Although he emphatically states he does not desire this option, I believe it gives the town and Mr. Kotula what they openly state are their goals:

For the Town: not setting precedent of selling its land, especially without any gain;

For Mr. Kotula: to farm.



Edward Wazer

July 25, 2011

To: Town Council  
From: Betty Wassmundt, Storrs

RE: Public Hearing

It is noted in the information provided that this proposed sale would provide road frontage so as to allow the owners to create an additional building lot. It is my opinion that the Council should not facilitate such a potential re-subdivision. If you agree to the land sale, please place whatever legal restriction is required so as to prevent any future subdivision of the Kotula property. Thank you.

**RUDY J. FAVRETTI**  
**1066 Middle Turnpike**  
**P.O. Box 403**  
**Storrs, Connecticut 06268**

**TO: Mansfield Town Council**

I am writing to recommend that you not approve the sale of a piece of the town's open space to Mr. Anthony Kotula. I am in full agreement with the Conservation Commission, the Open Space Committee, and the Agricultural Committee of the town of Mansfield in recommending that the parcel in question should not be sold because it sets a bad and dangerous precedent that sends a message that the town is willing to sell off pieces of open space upon request.

When I was still practicing landscape architecture and site planning, I had to sit through many meetings of various agencies/commissions in towns throughout the state while waiting to make my own presentation. I observed that once the precedent is set, regardless of the reason, the citizens of the town then expect that open space land will be sold for any reason. This causes severe conflicts and problems, as well as lack of trust in the town on the part of the citizenry who have voted to purchase that open space for the town in the first place.

I appreciate Mr. Kotula's agricultural interests, and these interests should be encouraged, but not by selling off the town's open space. If I remember correctly, Mr. Kotula possesses five acres of land all of which is not fully farmed at this time, and he has ample space on which to grow his exotic rhubarb.

Sincerely,

Rudy J. Favretti

July 21, 2011

Date: April 6, 2011

To: Mansfield Town Council

From: Mansfield Agriculture Committee

Re: Request of A. Kotula to acquire existing Town land on Maple Road

Mr. Kotula presented his request to the committee at their April 5, 2011, meeting. The committee reviewed Mr. Kotula's presentation and materials. After discussion, the committee recommended to the Town Council that they not approve Mr. Kotula's request to purchase 0.15 acres from the Town. The committee voted unanimously in favor of the following motion:

The committee recommends against selling the 0.15-acre Town parcel to Mr. Kotula because his ownership of it would not add significantly enough to the scope of his agricultural operation to justify the sale of Town land to a private individual. The committee also notes that there is a sizeable amount of Mr. Kotula's land currently not in agricultural production that is available for expansion of his agricultural activities.

Comments for Town Council public hearing, July 25, 2011 re: Kotula proposal

In March the Open Space Preservation Committee (OSPC) recommended for a second time against this sale citing the Town's policy of not converting Town property to private ownership. There are also pragmatic issues:

**LOCATION** In their original letter to the Town in June 6, 2007, the Kotulas noted their concern "that a large parking lot in this area would cause our fruit trees to be irresistible to vandals." In more recent letters, the Kotulas have not expressed concern about a parking lot next to them because it is not feasible. However, transferring the parcel to the Kotulas would not address their original concern about a possible source of damage to their property from adjacent Town land with public access. If they owned the parcel they requested, their gardens would then abut the public trail corridor. When this trail is developed, these concerns would still be an issue.

A benefit to Town of keeping this parcel is that it would be to provide a buffer between the trail corridor and the Kotulas or future owners of their property. This would reduce concerns about public use of the trail corridor.

**LONG-TERM PERSPECTIVES** 1) The Town intentionally acquired the parcel and adjoining land to provide a trail corridor for access from Maple Road to Dunhamtown Forest. This trail is one piece in a long-term project to create a town-wide trail system providing access to Town parks from neighborhoods and connections between parks (see map). This type of easy access is one of the open space goals in the Town Plan. Creating these connections takes many years, and the trail from Maple Road will eventually be developed as part of this long-term project to make Mansfield a "walkable community." It is important to take the long view and keep this trail corridor viable by owning buffer areas for the trail.

2) Another long-term perspective is that the specific parcel being discussed may have other benefits to the Town that we can't predict right now. Just as the Town Hall was originally built for a school, so this parcel could be used for other open space purposes than a parking lot. The wise approach is to keep our eye on the future and keep our options open.

I respectfully request that the Town continue to own this parcel for the policy reasons discussed previously and for pragmatic reasons: to serve as a buffer for the trail and to keep options open for future benefits to the Town.



Vicky Wetherell, OSPC member

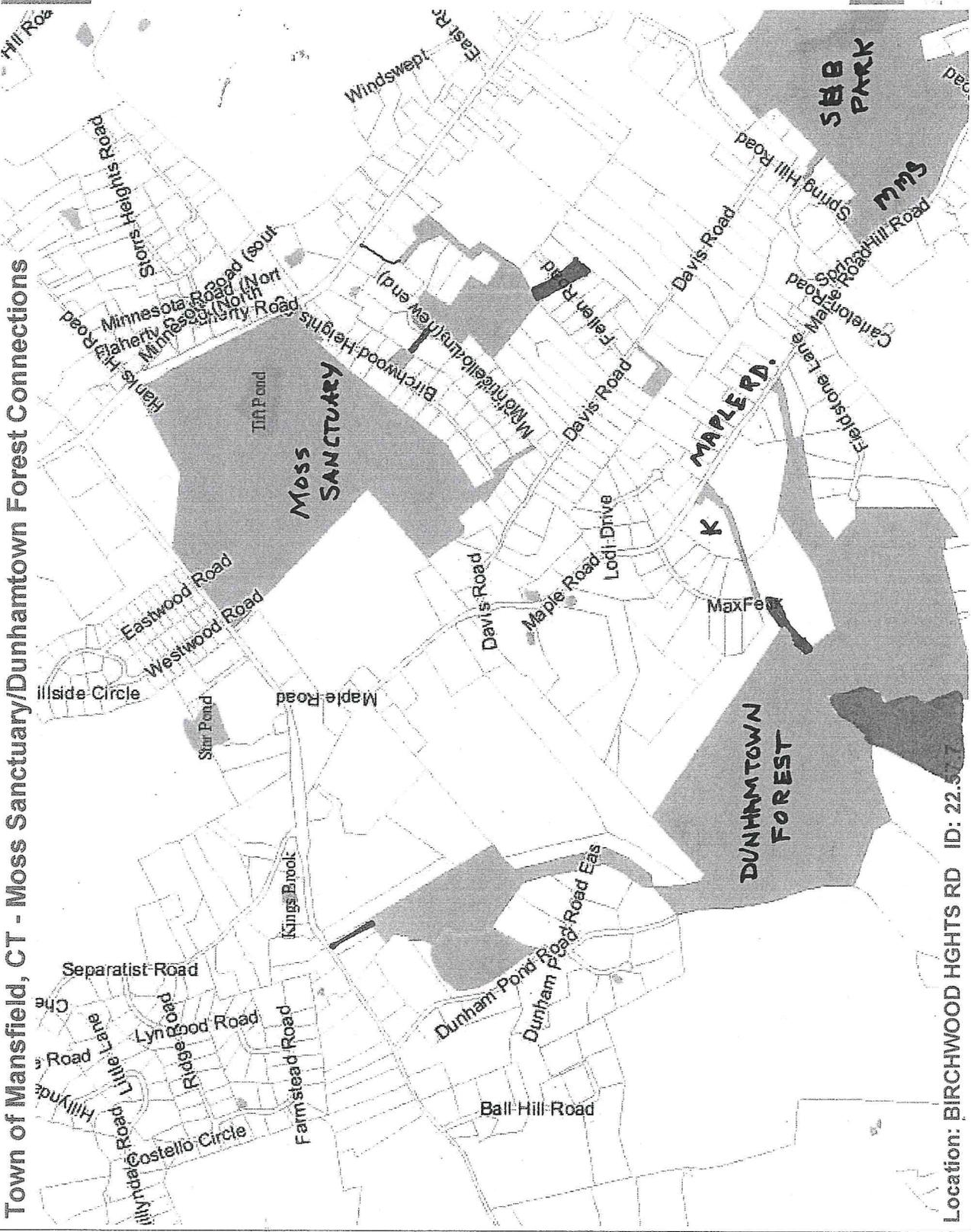
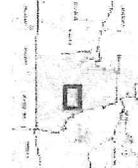
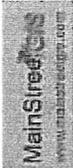


- MapGrid
- towns
- Dimensions
- Address
- ParcelID
- Area
- Streets
- Parcels
- powerlines
- water
- wetlands
- Town roads
- highways



1 in = 1460.01 ft

Printed:  
7/14/2011



**Town of Mansfield, CT - Moss Sanctuary/Dunhamtown Forest Connections**

Location: BIRCHWOOD HIGHTS RD ID: 22.37

MainStreetGIS, LLC - www.mainstreetgis.com / info@mainstreetgis.com

Disclaimer: This map is for assessment purposes only. It is not valid for use as a survey or for conveyance



- M MapGrid
- M towns
- A Dimensions
- A Address
- A ParcelID
- A Area
- A Streets
- A Parcels
- powerlines
- water
- wetlands
- Town
- roads
- highways



1 in = 196.61 ft

Printed:  
7/20/2011

MainStreetGIS  
www.mainstreetgis.com



Town of Mansfield, CT

Location: 287 MAPLE RD ID: 21.55.11

MainStreetGIS, LLC - www.mainstreetgis.com / info@mainstreetgis.com

Disclaimer: This map is for assessment purposes only. It is not valid for use as a survey or for conveyance

**25 July 2011**

## **Closing Statement**

Thank you for having this Public Hearing on the proposed sale of Parcel A to the Kotula family.

The letters in the packet and the supplemental letters provided to the Council tonight demonstrate enthusiastic public support and encouragement for the Council to sell Parcel A to the Kotula family. The letters of support were obtained from a cross section of Mansfield, business owners, citizens, and farmers at the Storrs Farmers' Market.

The Planning and Zoning Commission, which is the state's legal authority for advising the Town Council in such matters pursuant to Section 8-24 of the Connecticut General Statutes, has recommended, after extended discussion, that the Town Council sell Parcel A to the Kotula family. The only requirements they set are:

1. The land of Parcel A shall be used for agricultural purposes.
2. The existing stonewall should not be disturbed.

They did not request any other restrictions, as a condition of the sale. They were not concerned about future subdivision of the property, and the Town Council might be encouraged to do likewise.

In a meeting on 19 July 2011, with staff of Planning and Zoning, we were told "that the issue of future subdivision is up to the Town Council, and if they are not concerned, then Planning and Zoning is not concerned."

Clear benefits will accrue to the Town and its citizens, when the Town Council approves the sale of Parcel A to the Kotula family.

1. The Town Council will demonstrate their commitment to having farmland actively farmed, as stated in the Town goals.
2. The sale will ensure that the beautiful stonewall, that surrounds the Maple Road and Bennet Road sides of Parcel A, and is of such great concern, will remain intact in perpetuity.
3. The sale will turn fallow land into productive farmland.
4. The sale will increase the availability of rhubarb to the Mansfield residents.
5. Mansfield citizens will experience a greater comfort level when they are able to purchase produce from local farmers they know.
6. The sale of Parcel A will make uniform the irregular configuration of Lot 7A that resulted from the separation of Parcel A from that farmland.
7. Locally produced fruits and vegetables are less likely to contain *Escherichia coli* 0157-H7, *Toxoplasma gondii*, and other potentially pathogenic microorganisms.
8. A local supply of food is very desirable in the event of major storms or other calamities.
9. Locally produced and sold food supports the local economy.
10. Locally grown food can be harvested and consumed at its peak of flavor.
11. Locally grown produce costs less to transport to Mansfield citizens.
12. Locally grown food is much less likely to be sprayed with compounds intended to extend shelf life.
13. The recommendations and wishes of the Planning and Zoning Commission, as well as the Mansfield citizenry, businesses, and the Storrs farmers, will be realized by the sale of Parcel A to the Kotula family.

We appreciate your service to Mansfield.

Anthony W. Kotula

## Mary L. Stanton

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**From:** Jessie L. Shea  
**Sent:** Monday, July 25, 2011 1:55 PM  
**To:** Mary L. Stanton  
**Subject:** FW: Proposed Sale of Town-Owned Property on Maple Road

For tonights public hearing.

-----Original Message-----

From: Michael M Taylor [mailto:tmcorp@tmcorp.info]  
Sent: Monday, July 25, 2011 1:55 PM  
To: Jessie L. Shea  
Cc: desiato54@hotmail.com  
Subject: Proposed Sale of Town-Owned Property on Maple Road

Town Council; Mansfield, CT  
C/O Mary Stanton  
Via Email - sheajl@mansfieldct.org

Dear Council,

I am writing to state the concerns of Phil DeSiato and myself (Depot Associates), as the original owners of the property in question, in the above-referenced matter.

This land was donated to the Town for the purpose of providing convenient parking to access an inter-connected trail system. This land was donated far and above the open space required for our sub-division. Therefore, along with the fact that we still own a nearby lot (Maple Woods Sub-division Section II, Lot 17) on Maple Road, we feel our voices should be heard in this matter.

We do not wish to weigh in on the greater issue confronting the Council, regarding whether or not the Town should transfer open space dedications in general. This is a matter for the Town Council to decide. However, we strongly object to this transfer without a strict and permanent restriction against allowing this land to be used to meet frontage requirements for a possible future sub-division of this lot.

The owner and the likely subsequent owner have suggested they have no present intention of sub-dividing the property. However, per Matt Hart's June 27, 2011 memo "This increase would give Mr. Kotula or future owners the frontage needed to create an additional lot, whereas currently the frontage is insufficient." Allowing such a transfer could strongly deter future property gifts to the Town. Case in point being, but for our donation of this parcel, Depot Associates itself might have obtained an additional lot. Such potential for transfer could set a precedent, which might disturb the rigorous engineering and planning of future sub-divisions. We feel if allowed, it may do so to ours.

Although we are unable to attend tonight's meeting, either of us would be glad to discuss this matter further should the Council have any questions or require further information.

Taylor Management Corporation  
PO Box 476  
Storrs, CT 06268  
Phone: 860-429-8891  
Fax: 860-429-6857  
Email: tmcorp@tmcorp.info

25 July 2011

Town Council  
4 South Eagleville Road  
Mansfield, Ct 0668

Dear Council Members:

Additional letters of support, recommending that the Town Council sell Parcel A to the Kotula family have been received and are hereby submitted to you. One can discern by this outpouring of support that the citizens, business owners, and farmers of the Storrs Farmer's Market, a good cross section of Mansfield, wish the Town Council to approve the sale. We encourage the Council Members to take seriously, and be responsive to, the recommendations of the Planning and Zoning Commission and individuals who, by their letters have expressed their desire that Parcel A be sold to the Kotula family.

Also enclosed is a photo taken by Kathy some years ago showing the curved stonewall on the corner of Maple Road and Old Bennet Road. We treasure this wall, and believe it is almost as beautiful as the outstanding stonewall on Brown's Road. The Planning and Zoning Commission expressed their desire to preserve this stonewall in perpetuity. We agree with their determination that the Parcel A stonewall depicts an era of farm life in Mansfield that is close to the heart of many of the citizens of Mansfield. We are anxious to be given the opportunity to help protect the Parcel A stonewall in perpetuity. We need only to have the Town Council approve the sale of Parcel A to the Kotula family.

Clear benefits will accrue to the Town and its citizens, when the Town Council approves the sale of Parcel A to the Kotula family.

1. The Town Council will demonstrate their commitment to having farmland actively farmed, as stated in the Town goals.
2. The sale will ensure that the beautiful stonewall, that surrounds the Maple Road and Bennet Road sides of Parcel A, and is of such great concern, will remain intact in perpetuity.
3. The sale will turn fallow land into productive farmland.
4. The sale will increase the availability of rhubarb to the Mansfield residents.
5. Mansfield citizens will experience a greater comfort level when they are able to purchase produce from local farmers they know.
6. The sale of Parcel A will make uniform the irregular configuration of Lot 7A that resulted from the separation of Parcel A from that farmland.
7. Locally produced fruits and vegetables are less likely to contain *Escherichia coli* 0157-H7, *Toxoplasma gondii*, and other potentially pathogenic microorganisms.
8. A local supply of food is very desirable in the event of major storms or other calamities.
9. Locally produced and sold food supports the local economy.

July 19 2011

Town Council  
Town of Mansfield, CT

Dear Councilors,

I am writing to support the sale of Parcel A to Anthony Kotula. I have visited the Kotulas' farm on a number of occasions, walked the farm, and seen the small piece of land designated Parcel A. As I understand, Parcel A was originally cut from the Kotulas' lot. Return of it would make the existing irregular lot configuration uniform and would enable them to optimize cultivation of their produce.

Originally, the Town had intended to use Parcel A as a parking lot for the Old Bennet Road trail. However, the Planning and Zoning Commission noted that the 0.1548 acre area is not acceptable for a parking lot. The reasons provided include the following:

- 1) The site line on Maple Road would not be sufficient for cars to safely access Parcel A.
- 2) A lovely curved stone wall would be destroyed, at least in part, and this would be contrary to Town policy to save stone walls.
- 3) There is adequate safe parking for the Old Bennet Road trail at the other end of the trail: the MaxFelix Road cul-de-sac.

Since Parcel A has no access except via the Kotulas' property, its use by others becomes non-existent. The Kotulas' have expressed an interest in Parcel A for the purpose of continuing to grow produce and are firmly opposed to subdivision of their property. Rather, they value the land as integral to preserving farm acreage. In view of this collective information, Anthony Kotula's proposal to purchase Parcel A is a reasonable one and worthy of consideration

Sincerely,

*Mary Bruno*

Mary Bruno  
24 Charles Lane  
Storrs, CT 06268

98 Summit Road  
Storrs Mansfield, CT 06268  
July 20, 2011

Mansfield Town Council  
4 South Eagleville Road  
Storrs Mansfield, CT 06268

Dear Members of the Council,

I am writing in support of the sale of Parcel A at 135 Maple Road in Storrs to Anthony Kotula. The Planning and Zoning Board have approved the sale of this small parcel, 0.1548 acre cut from his lot originally.

While this may be sufficient reason to endorse the sale, the fact that Mr. Kotula intends to raise rhubarb on the parcel makes the sale even more sensible. We are living in a time when our society recognizes the value of eating locally grown food, for reasons including better health, economic viability and environmental protection. A growing number of Mansfield residents make the effort to support sustainable agriculture in our community; the Kotulas support that effort by growing local, high quality produce that has a market here, and contributes to the quality of life in our community.

I heartily endorse the sale of this parcel to Mr. Kotula.

Sincerely yours

  
Judith McChesney

Date:

Town Council of Mansfield CT  
4 South Eagleville Road  
Mansfield, Ct 06268

Dear Town Council Members:

I am very supportive of farmers. Concerning the desire of Mr. Kotula to purchase Parcel A on Maple Road, I note the following.

Mr. Kotula has agreed to the placement of a conservation easement on the 0.1548 acre piece of land, designated Parcel A, thus restricting its use to agricultural purposes.

The Planning and Zoning Commission, after considerable discussion noted:

1. The 0.1548 acre area is not acceptable for a parking lot, for which it was set aside.
2. An existing irregular lot configuration would be made uniform by this conveyance. (Parcel A was cut from Lot 7 A, see Enclosure #1.)
3. The existing stonewall should not be disturbed.
4. The land should be used only for agricultural purposes.
5. The Planning and Zoning Commission then recommended "that the Town Council authorize Mr. Anthony Kotula's proposed acquisition of a .15 acre portion of existing Town Open Space land".

I agree with the Planning and Zoning Commission. I support the sale of the land, designated as Parcel A to Anthony Kotula, without any further limiting conditions or delay.

Sincerely,

*Donald J. Field*  
*321 Wormwood Hill Rd.*  
*Mansfield Ctr. CT 06250*

Date:

Town Council of Mansfield CT  
4 South Eagleville Road  
Mansfield, Ct 06268

Dear Town Council Members:

I am very supportive of farmers.

I agree with the Mansfield Planning and Zoning Commission. I support the sale of the land, designated as Parcel A to Anthony Kotula, without any further limiting conditions or delay.

Sincerely,

  
JAYNE HOKING  
STORRS FARMERS MARKET

July 25, 2011

To: Town Council  
From: Betty Wassmundt, Storrs

RE: Proposed Code of Ethics

Please refer to your proposed Code of Ethics under 25 – 6 Rules, section C(4). This is the one where University of Connecticut employees who are public officials are allowed to vote on matters involving the University.

I'd like to point out to you that 5 of the 9 of you make a majority vote. Now, 3 of you are retired from the University. Of these 3, at least one is known to be on the University payroll. A 4<sup>th</sup> one of you is actively employed by the University and a 5<sup>th</sup>'s husband, now deceased, was a University professor. So, 5 of you have affiliation with the University yet, this council is going to vote on a Code of Ethics which exempts University employees from conflict of interest when dealing with University issues. Do you see something wrong with this picture? Or, will all 5 of you recuse yourselves when the vote on this ordinance is taken? Do you understand conflict of interest? Do you understand that the public wants their government to operate so there is no semblance of impropriety? When I read 25 – 6 C (4), I can only think: if this weren't so pathetic, it would be laughable.

I've asked you in the past to have an open discussion as to what you expect and want from a code of ethics. I ask that again and ask you to do so before proceeding further with any new Code.

Also, I still have no answers to the questions I brought up at last meeting regarding procedural changes to Board of Ethics appointments. Councilor Moran, when she was Chair of the Committee on Committees, defended the changes by saying the council created the committee and can change the rules. I submit to you, that is not true of the Board of Ethics. This Board was created at the direction of the Town Charter and is controlled by the ordinance known as the Code of Ethics. It is not a committee which serves at the whim of the Council. If I am incorrect, surely, one of you can explain why.

Thank you.

April 4, 2006

Mr. Martin Berliner, Town Manager  
Town of Mansfield  
Four East Eagleville Rd.  
Storrs, CT 06268

Mr. Thomas Callahan  
Special Assistant to the President  
University of Connecticut  
U-2048

Dear Marty and Tom:

The UConn Chapter of the American Association of University Professors is delighted that the Town and the University have moved so far and so successfully toward assisted living. As you know, UConn AAUP has strongly supported an assisted living facility, support culminating in a fact-finding trip to the University of Virginia and its facility by Marth and Schaefer, and the subsequent strong endorsement of assisted living by the Chapter's Executive Council in the fall of 1999, and, of course, one of the founders of the Chapter, Bill Rosen, as an individual and a member of the Mansfield Town Council, worked long and hard towards this goal.

Assisted living will be of great benefit to current faculty and to retired faculty, and therefore both to the University and to the Town by helping to attract and, after retirement, to retain an educated and cultured population.

Assisted living will be benefit in recruiting faculty, in the planning for some existing faculty, and our retired colleagues. The University and Town mutually benefit from having a population that can continue with the varying degrees of assistance that such living affords, to contribute to the quality of the town's changing demographic and physical dimensions, and to many of the University's programs, either as audience or contributors, as retirees do now. This is truly a "win-win."

Yours,

Carl W. Schaefer  
President

Edward C. Marth  
Executive Director