



**TOWN OF MANSFIELD
TOWN COUNCIL MEETING
Monday, December 10, 2012
COUNCIL CHAMBERS
AUDREY P. BECK MUNICIPAL BUILDING
7:30 p.m.**

AGENDA

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CALL TO ORDER	
ROLL CALL	
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EXECUTIVE SESSION

- 20. Pending Claims and Litigation, pursuant to CGS §1-200(6)(B)

ADJOURNMENT

REGULAR MEETING – MANSFIELD TOWN COUNCIL
November 26, 2012
DRAFT

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

I. ROLL CALL

Present: Freudmann, Keane, Kochenburger, Moran, Paterson, Ryan, Shapiro
Excused: Paulhus, Schaefer

II. APPROVAL OF MINUTES

Ms. Moran moved and Ms. Keane seconded to approve the minutes of the November 13, 2012 as presented. The motion passed with all in favor except Mr. Kochenburger who abstained.

III. PUBLIC HEARING

1. Proposed Open Space Acquisitions

- a. Marshall Property
- b. Malek Property

Ric Hossack, Middle Turnpike, questioned the difference between the appraised and assessed value of the properties and wondered why the Town paid for an appraisal when there are appraisers on staff. He urged the Council not to rubber stamp the committees' recommendations.

The public hearing was closed at 7:35 p.m.

IV. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Alison Hilding, Southwood Road, objected to some of the businesses being brought into Storrs Center, including Price Chopper. Ms. Hilding is concerned with both their employment practices and the types of products sold.

Tom Peters, Michele Lane, expressed concerns with the sub optimal choices being made regarding tenants in Storrs Center, noting these are political decisions.

Ric Hossack, Middle Turnpike, asked about the temporary lighting at Storrs Center.

Chris Viles, Willimantic, suggested there are better alternatives for grocery stores. Price Chopper supports the Food Market Institute which works to limit nutritional labeling and endorses horrible labor practices.

Betty Wassmundt, Old Turnpike Road, asked if the blasting currently being undertaken was planned for; whether the cost overruns incurred would be paid from Town funds; and if those specific funds would be reimbursed?

Brian Anderson, Ridge Road, echoed the comments regarding Price Chopper expressed by earlier speakers, noting the employees are not paid a decent wage. Mr. Anderson thanked the Council for exploring a Responsible Contractor's Ordinance and voiced support for the open space purchases.

Arthur Smith, Mulberry Road, questioned transparency in the Ethics Code and the lack of a defined appeals process.

V. REPORT OF THE TOWN MANAGER

In addition to presenting his written report the Town Manager agreed to look into whether the December 4, 2012 meeting with the State's Department of Construction Services could be expanded to include additional Councilors and what the ramifications of that

November 26, 2012

decision would be with regards to the Freedom of Information laws. Mr. Hart will also forward the CREC proposal for services and the answer to the question regarding their evaluation of the Town's ability to renovate like new, posed by the Council, as soon as the information becomes available. The Town is awaiting the hook up of the street lights by the utilities, work is underway.

VI. REPORTS AND COMMENTS OF COUNCIL MEMBERS

No comments offered

VII. OLD BUSINESS

2. Storrs Center Update

Town Manager Matt Hart reported traffic patterns in Storrs Center have changed, additional businesses have opened, and the Planning and Zoning Commission approved the amendments to the Storrs Center Special Design District. In response to questions asked during public comment, Mr. Hart noted allegations regarding undocumented workers were never proven; the blasting is part of the scope of the project; and, as in the past, reserve accounts will be used to fund cost overruns and the accounts will be replenished.

3. Community/Campus Relations

Sergeant Cournoyer, Resident Trooper Supervisor, provided an update on community policing activities during the fall season and plans for the upcoming spring.

The Mayor commended Sgt. Cournoyer and the troopers for the work they have done, their ability to reach out and communicate with students, and the working relationship they have developed with the UConn Police Department.

Ms. Moran also commended those students who have helped to shift the culture on campus.

4. Marshall Property Open Space Acquisition

Jennifer Kaufman, Natural Resource and Sustainability Coordinator and Jim Morrow, Chair of the Open Space Committee, presented an overview of the proposed acquisitions.

Ms. Keane moved and Mr. Ryan seconded, effective November 26, 2012 to authorize the Town Manager to execute the purchase of the 17-acre Marshall Property, as identified on Assessor's Map 21, Block 55, Lot A, for a price not to exceed \$16,000.

Councilors discussed the value of protecting this parcel, the prioritization of properties by the Open Space Committee and the comparable prices in the appraisal.

Mr. Ryan moved to call the question. Seconded by Ms. Moran the motion passed with all in favor except Ms. Keane and Mr. Kochenburger who voted no.

The motion was approved with all in favor except Mr. Freudmann who voted no.

5. Malek Property Open Space Acquisition

Mr. Shapiro moved and Ms. Keane seconded, effective November 26, 2012, to authorize the Town Manager to execute the purchase of the Malek Property, as identified on Assessor's Map 33, Block 97, Lot 31, for a price not to exceed \$25,000. The motion passed with all in favor except Mr. Freudmann who voted no.

VIII. NEW BUSINESS

6. Appointment to Region 19 Board of Education

November 26, 2012

Ms. Moran moved and Mr. Ryan seconded, effective November 26, 2012, to appoint Mr. Casey Cobb as a Mansfield Representative to the Region 19 Board of Education until the next municipal election.
Motion passed unanimously.

7. Proposed Agricultural Land Usage Agreement Policy and Model Agricultural Lease
Jennifer Kaufman, Natural Resource and Sustainability Coordinator and Al Cyr, Chair of the Agriculture Committee, presented an overview of the newly proposed Agricultural Land Use Policy Agreement and changes to the current lease.

Mr. Shapiro moved and Ms. Moran seconded, effective November 26, 2012, to:

- 1) adopt the proposed Agricultural Land Usage Agreement Policy;
- 2) approve the proposed model Agricultural Lease; and
- 3) authorize the Town Manager to execute approve bridge leases with existing tenants for a term commencing on April 1, 2013 and expiring on September 30, 2013.

Ms. Keane moved and Mr. Kochenburger seconded to table the motion until the December 10, 2012 meeting in order to include the changes to the language offered by the Town Attorney and Ms. Keane.

The motion to table passed unanimously.

A summary of properties currently covered by bridge leases will be provided for the next meeting.

8. Discussion of Section 25-7(L) of the Code of Ethics

Mayor Paterson brought this item of discussion to the Council in response to an Ethic Board decision regarding her oversight in noting her Town affiliations while commenting to the Planning and Zoning Commission.

Ms. Moran moved and Ms. Keane seconded to have the Mayor and Town Manager send a brief letter to appointed and elected members of boards and commissions to remind them that when they are speaking in public they must identify themselves and all of their affiliations and who they are speaking for in accordance with the Ethics Code.

The motion passed unanimously.

9. Regional Performance Incentive Program Application

Mr. Ryan moved and Mr. Shapiro seconded, effective November 26, 2012, to endorse the Regional Performance Incentive Program proposal referenced in Section 5 of Public Act 11-61 (An Act Concerning Responsible Growth) and authorize the Town Manager to sign the grant application on behalf of the Town. Such proposal is attached to and made a part of this record.

The motion passed with all in favor except Mr. Freudmann who voted no.

10. Registrars Compensation for 2013/14 Term

Ms. Moran, Chair of the Personnel Committee moved, effective January 1, 2013, to change the Registrars' compensation to \$21.56 per hour and the Deputy Registrars' compensation to \$16.17 per hour.

The motion passed unanimously.

IX. DEPARTMENTAL AND COMMITTEE REPORTS

No comments offered

X. REPORTS OF COUNCIL COMMITTEES

No reports offered

XI. PETITIONS, REQUESTS AND COMMUNICATONS

11. Legal Notice: Mansfield Zoning Board of Appeals

12. L. Hultgren re: CPI Increase for Single-family Garbage Recycling Collection Contract

13. M. Hart re: Appointment to Mansfield Zoning Board of Appeals

14. M. Hart re: Connecticut Light and Power Interstate Reliability Project

November 26, 2012

- 15.L. Arnone re: State of Connecticut, Department of Correction
- 16.University of Connecticut, Office of Economic Development re: Proposed Master Plan for UConn Technology Park flier
- 17.CCM Candidate Bulletin, September 2012, "Municipal Finance in Connecticut: Overreliance on the Property Tax"
- 18.CCM Candidate Bulletin, October 2012, "Unfunded State Mandates = Higher Property Taxes"
- 19.CCM, State and Local News, "CCM in the News"

XII. FUTURE AGENDA

No additional items identified.

Ms. Moran moved and Mr. Shapiro seconded to move into executive session to discuss the sale or purchase of real property, in accordance with CGS§1-200(6)(D) and to include Town Manager Matt Hart in the discussion.
The motion passed unanimously.

XIII. EXECUTIVE SESSION

Sale or purchase of real property, in accordance with CGS§1-200(6) (D)
Present: Freudmann, Keane, Kochenburger, Moran, Paterson, Ryan, Shapiro
Also Present: Town Manager Matt Hart.

XIV. ADJOURNMENT

Mr. Kochenburger moved and Mr. Ryan seconded to adjourn the meeting.
Motion passed unanimously.

Elizabeth C. Paterson, Mayor

Mary Stanton, Town Clerk

November 26, 2012

LEGAL NOTICE
TOWN OF MANSFIELD
PUBLIC HEARING
PROPOSED AMENDMENTS TO THE BUILDING CONSTRUCTION ORDINANCE
AND THE RESCISSION OF THE FEES FOR FIRE PREVENTION SERVICES
ORDINANCE

The Mansfield Town Council will hold a public hearing at 7:30 PM at their regular meeting on December 10, 2012 to solicit public comments regarding proposed amendments to the Building and Construction Ordinance (Chapter 107 of the Mansfield Code) and the proposed rescission of the Fees for Fire Prevention Services Ordinance (Chapter 122, Article VI of the Mansfield Code).

At this hearing persons may address the Town Council and written communications may be received. Copies of said proposals are on file and available at the Town Clerk's office: 4 South Eagleville Road, Mansfield, Connecticut. The proposed ordinance is also available on the Town's website (mansfieldct.org)

Dated at Mansfield Connecticut this 28th day of November 2012.

Mary Stanton, Town Clerk

PAGE
BREAK



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: PZC; Conservation Commission; Four Corners Water and Wastewater Advisory Committee; Maria Capriola, Assistant Town Manager; Lon Hultgren, Director of Public Works; Linda Painter, Director of Planning and Development
Date: December 10, 2012
Re: Community Water/Wastewater Issues, Draft UConn Water Supply EIE

Subject Matter/Background

In response to our referral, attached please find comments from the Planning and Zoning Commission (PZC), the Conservation Commission and the Four Corners Water and Wastewater Advisory Committee regarding the draft UConn water supply environmental impact evaluation (EIE). I have also attached a proposed transmittal letter from the Mayor and the revised executive summary of the EIE. (The executive summary was revised after one of our local reviewers noted some formatting errors in the draft.)

As you will note, the transmittal letter envisions that the Council will forward all of the comments that we have received from our municipal commissions and advisory committees, for review and consideration by the EIE team. I have invited representatives from these agencies to Monday's meeting, in case the Council should have any questions regarding the proposed comments.

Recommendation

Staff recommends that the Town Council authorize the Mayor to transmit the attached comments to the UConn Office of Environmental Policy.

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

Move, effective December 10, 2012, to authorize the Mayor to transmit to the UConn Office of Environmental Policy for its review and consideration the attached comments from the Planning and Zoning Commission, the Conservation Commission and the Four Corners Water and Wastewater Advisory Committee regarding the draft UConn water supply environmental impact evaluation (EIE).

Attachments

- 1) Draft Transmittal letter from Mayor Paterson
- 2) PZC re: UConn Water Supply EIE
- 3) Conservation Commission re: UConn Water Supply EIE
- 4) Four Corners Water and Wastewater Advisory Committee re: UConn Water Supply EIE
- 5) M. Hart re: Referral of Draft UConn Water Supply EIE
- 6) Executive Summary, Draft UConn Water Supply EIE (Revised)

TOWN OF MANSFIELD
OFFICE OF THE TOWN COUNCIL



ELIZABETH C. PATERSON, Mayor

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

December xx, 2012

Mr. Jason M. Coite
University of Connecticut
Office of Environmental Policy
31 LeDoyt Road, U-3055
Storrs, Connecticut 06269
(Sent via email to jason.coite@uconn.edu)

Re: University of Connecticut Water Supply Environmental Impact Evaluation (EIE)

Dear Mr. Coite:

On behalf of the Mansfield Town Council, I am pleased to submit the attached comments from various municipal commissions and advisory committees regarding the draft University of Connecticut Water Supply Environmental Impact Evaluation (EIE).

Specifically, the Town Council received comments from the Planning and Zoning Commission (PZC), the Conservation Commission and the Four Corners Water and Wastewater Advisory Committee. The comments encompass a variety of issues, including land use and secondary growth impacts, conservation and best management practices, governance, the water planning process as well as the purpose of the proposed action.

As you will note, some of the comments are directly related to the scope of the EIE and others are more relevant to future steps in the water supply project. However, all of the comments are informative and I would ask the EIE project team to carefully review each submission and to revise the draft EIE as appropriate.

I wish to thank you for the opportunity to submit these comments on behalf of the Town. We look forward to producing a final version of the EIE that will help guide future steps in our joint water supply initiative.

Sincerely,

Elizabeth Paterson
Mayor

CC: Town Council
Mansfield Planning and Zoning Commission
Mansfield Conservation Commission
Four Corners Water and Wastewater Advisory Committee
Matt Hart, Town Manager
Lon Hultgren, Director of Public Works
Linda Painter, Director of Planning and Development

Enc: (3)

DRAFT

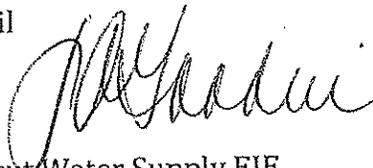
TOWN OF MANSFIELD
PLANNING AND ZONING COMMISSION



JoAnn Goodwin, Chair

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December 4, 2012

To: Mansfield Town Council
From: JoAnn Goodwin, Chair 
Subject: University of Connecticut Water Supply EIE

At its meeting on December 3, 2012, the Commission endorsed the following recommendations regarding the UConn Water Supply EIE. The focus of our review was on land use and wetland issues related to the three interconnection alternatives identified in the report, particularly with regard to the Town's Plan of Conservation and Development.

It is important to note that the Commission has significant concerns with regard to the potential for secondary growth impacts along any of the proposed pipeline routes. While we are working on developing an overlay district to prevent development that is inconsistent with the Town's Plan of Conservation and Development, we do believe that some of the options presented have greater potential to spur inappropriate development. That concern was one of the guiding factors in identifying recommended pipeline routes for each alternative.

The following recommendations are listed in the order in which the alternatives appeared in the EIE; we have not identified a preference among the three.

Connecticut Water Company Interconnection

If the Connecticut Water Company were to be chosen as the preferred alternative, the following recommendations would apply:

- *Preferred Pipeline Route.* Of the alternatives provided, we believe that the Baxter Road option would be the more appropriate route. We would also recommend that the pedestrian bridge at Jones Crossing Road be identified as the preferred method of crossing the Willimantic River provided the rights-of-way in Coventry and Mansfield still exist. The selection of this route is based on the goal of minimizing impacts from secondary growth. While the Commission is working on the development of an overlay district to prevent secondary growth as a result of new pipelines, we believe that the use of Baxter Road would help to reduce pressures to place inappropriate development on Route 195. We also believe that this routing scenario could be substantially more cost effective by using local as opposed to state roads. This option would also provide access to the public water system to the Goodwin Elementary School, eliminating the need for wells.

- *Water Tank Location.* Based on the options described in the report, we would recommend that the water tank be placed on University property as described in the report.

Metropolitan District Commission (MDC) Interconnection

While we have not identified a preferred alternative, we do believe that the MDC option is the least appropriate alternative due to the distance involved; the environmental impacts and precedent setting nature of transferring water from one region of the state to another; and the potential for secondary growth along the pipeline corridors. Therefore, we discourage the selection of this option. If the MDC alternative was to be selected, we have the following comments:

- *Preferred Pipeline Route.* If the MDC option were to be selected, we believe that the Interstate 84/Route 195 route would be preferable in that the potential secondary growth impacts are much less than the Interstate 384/Route 44 option. The same comments applied to the Connecticut Water Company route would apply to this alternative if the I-84/Route 195 route were to be selected.
- *Water Tank Location.* Based on the options described in the report, we would recommend that the water tank be placed on University property as described in the report.

Windham Water Works Interconnection

If the Windham Water Works were to be chosen as the preferred alternative, the following recommendations would apply:

- *Preferred Pipeline Route.* We believe that the Clover Mill Road/Maple Road route is the most appropriate of the three options presented for the following reasons:
 - The Route 195/Storrs Road route passes through Mansfield Center, one of the town's most significant historic districts. As the Storrs Road route would require installation of a water tank in the vicinity of Mansfield Center, it could have a visual impact on the area's historic and rural character. Furthermore, while the Commission is working on development of an overlay zone to prevent inappropriate secondary growth, we believe the Route 195/Storrs Road route would present greater growth pressure due to its status as the main arterial connecting northern and southern Mansfield.
 - The Chaffeeville Road alternative has the greatest potential for environmental impacts as it involves two crossings of the Fenton River, and has the greatest potential for wetland impacts in the vicinity of the UConn Fenton River Wellfield.
 - The Clover Mill Road/Maple Road would have the lowest impact on historic and environmental resources and would also provide access to public water for the Mansfield Middle School, eliminating the need for wells. As with the Baxter Road alternative described above under the Connecticut Water Company option, this route could also recognize significant cost savings by using local roads.
- *Water Tank Location.* Based on the recommended pipeline route, the best option for the location of the water tank would be Schoolhouse Brook Park.

TO: Mansfield Town Council
FROM: Mansfield Conservation Commission
Date: November 28, 2012

SUBJECT: Public Hearing on the Water Supply Environmental Impact Evaluation

Rank ordered by importance, The Mansfield Conservation (CC) makes the following recommendations and comments (ES-12 and 9-4 type page numbers referred to are those in the EIE, while the CDP designation is for the page numbers in the Draft 2013-2018 Conservation & Development Policies: A Plan for Connecticut):

1 - A. From the point of view of conservation and best management practices, the WWW is clearly the best option. One reason for this is the State's environmentally-based hesitation to approve inter-basin transfers of water by water companies. In the case of the WWW, the inter-basin transfer would be from the Fenton/Mt. Hope/Natchaug River watersheds into the Willimantic River watershed (as is the current transfer of water from the University's Wells A,B,C, and D). The reason for this preference by the CC, is that all four of these rivers join to become the Shetucket River, i.e., this diversion results in only a detour of the water from its natural course, with the water pumped from the first watershed rejoining the Shetucket waterflow for which was destined in the first place. This position is consistent with the State's draft for the 2013-2018 Conservation & Development Policies: A Plan for Connecticut (CDP Growth Management Principles # 4 and #5, pp 17-22).

1 - B. For the reasons in 1- A, the CC ranks the CWC as the second option and the MDC option a distant third. Other reasons include the capital costs of pipelines from more distant sources, the energy costs of pumping through the greater mileages of pipes, and the deterioration of water quality with the distance pumped. The MDC option is not consistent with many of the policies presented in the CDP Growth Management Principles #4 (CDP 17) and #5 (CDP 20). Nor is it consistent with the ecological and conservation practices utilized by a number of conservation organizations who attempt to base their planning activities on a watershed basis.

1 - C. The CC is concerned with the seemingly uneven evaluations of the WWW, CWC, and MDC. There are several examples of this:

a) Under "Assessment of Feasibility": For WWW (9-1) "In the event that a new diversion permit could be obtained..." For MDC there is no mention of the much more serious diversion permit that will be required in their assessment (8-1).

b) Under the concluding "Findings": For WWW(9-40) "...A feasible alternative that may result in impact to downstream aquatic habitat under low stream flow conditions." This will be true for a relatively short reach of the Natchaug River (the already impaired portion between the WWW dam and the Shetucket River), but as the EIE notes, appropriate management of the Mansfield Dam could overcome this shortcoming. It is not clear to the CC that the difficulties of the dam management cannot be overcome, even if, as Jason Coite implied (the November 15, 2012 Four Corners Sewer and Water Committee meeting), "It might take an act of Congress." The CC does not understand the negativity associated with the WWW alternative.

The EIE is seemingly unaware of the Army Core of Engineers approval of a hydroelectric generator installation below the dam that should be providing electricity within a year. It is assumed there will be a constant flow through the associated turbine into the WWW reservoir. What will this flow be and how does it compare with WWW's current water usage and the additional amount that UConn needs?

Contrary to the findings statement for the WWW alternative, for the MDC proposal (8-62) the finding is that it "... will not result in significant environmental impact." Eileen Fielding, Executive Director of The Farmington River Watershed Association has expressed concern to the CC chair about this statement. The CC does not understand how the major inter-basin transfer of water proposed by the MDC would not have a significant environmental impact.

c) Another example of the apparent prejudice against the WWW in the EIE may be found in the Executive Summary (ES-8,9). Six cumulative Impacts are listed, including the interbasin transfer of water, but the WWW seems to be singled out because of the diminution of flow in a relatively short reach of Natchaug River, while the CWC and MDC are said to apparently be able to minimize their cumulative impacts – certainly the more serious interbasin transfer of water proposed by the MDC will be difficult to minimize!

2 - A. The CC is concerned with the University (Jason Coite at the November 15, 2012 Four Corners Sewer and Water Committee meeting) apparently viewing as positive, the possibility of the University being able to shut down their current pumping operations along the Willimantic and Fenton Rivers. There are a number of reasons for this concern:

a) It would be contrary to one of the positive benefits of an outside water source listed in the EIE (ES-12): to "Provide additional redundancy and flexibility to the University of Connecticut water system."

b) The Town of Mansfield should not be at the mercy of a sole distributor for a commodity as valuable as drinking water is. The potential problems of such an arrangement are manifold, including the loss of the source (broken pipeline?) or contamination of the water, the financial implication of such a monopoly, and the general loss of control of the Town's water supply.

c) The possibility of shutting down the Willimantic and Fenton River well fields points out a shortcoming of the EIE. It does not investigate the consequence of shutting down one, or both, of the existing well fields, including secondary development.

2 - B. In the event the University does choose to abandon its Willimantic and Fenton River pumping stations, the Town should be permitted to operate them, perhaps utilizing the CWC, as the University does at present. The current arrangement is ironic, in that the University pumps its water from Mansfield aquifers and then limits what they are willing to apportion to the Town. The CC notes that as part of the EIE, a great effort was made to find suitable well sites at several locations in Mansfield, but none were found. It would make little sense to abandon the very productive current wells.

3. A governing body, such as a Water Board, should be formed to establish and oversee the policies that will govern not only the existing water sources but the new supplier of water to the

Town and the University. This board must have significant representation from not only the Town and the University, but from the Mansfield citizens, as well. In the event that the WWW is chosen, an expansion of their existing Water Board might suffice for this.

4.

The EIE's assessment of alternatives is driven by water demand projections from UConn and the Town, but these projections not evaluated in this study. Considering numbers presented in earlier University Water Plans it may be dangerous to accept these numbers at face value. (In the late 1990s or early 2000s UConn's Water Plan numbers indicated little or no growth, while at the same time they were significantly increasing UConn's enrollment.) Some numbers are puzzling, such as the PDD with 15% MOS value for "Committed Water Supply Demand" in Table ES-3: if calculated in the same manner as the other values in this column, it would be 425,500 gpd instead of 730,000 gpd. More generally, the basis for the projections is not clear. Also unclear is whether any consideration has been given to managing demand (by demand pricing, requiring water conserving fixtures in new construction and renovation, etc.) rather than simply supplying whatever amount of water is demanded.

5. The CC is offended by the situation Mansfield finds itself in because of wording in the MDC charter (3-2). A very small portion of Mansfield is apparently more than 19 miles, but less than 20 miles from the State Capitol in Hartford; above the 20 mile limit, MDC could not supply water to Mansfield. As it is, the MDC can supply water to the inhabitants of Mansfield and to any state facility located within Mansfield. If it were to supply water only to Mansfield residents, the Town of Mansfield would be required to pay for the Hartford to Mansfield pipeline; but the cost of constructing the pipeline to a state facility (UConn) would be borne by the taxpayers of the State of Connecticut. It is unclear to the Mansfield CC how the costs might be apportioned if UConn chooses the MDC option, in spite of the MDC proposal's environmental shortcomings. Would UConn be able to continue to supply water to the Town of Mansfield without Mansfield having to pay for a share of the pipeline?

December 4, 2012

Commentary on UConn Water Supply EIE

EIE Comments

Ken Rawn, Chairman, Four Corners Water & Sewer Advisory Committee

As it is because of the proposed growth in size of the Industrial/technical Park on UConn's north campus that UConn's water supply needs have increased since earlier studies done between 2011 and 2012. It is thought that "The Water Supply EIE" needs to examine more thoroughly the future socio-economic consequences to surrounding communities for land use, water supply & waste disposal. The demands would result from the increased population in Mansfield and surrounding communities. For example the university has stated publicly that it would like to hire 450 new faculty at a time in the near future, the tech park proposal has stated that the new facilities could have as many as 2500 to 3000 employees. The EIE needs to consider if the surrounding communities can and will accommodate this growth.

EIE Comments

Peter Plante, Four Corners Water & Sewer Advisory Committee

1. Willimantic Water Works indicated that they could not provide Mansfield water unless they upgraded their water treatment plant (cost \$1-3 million). Was this cost included in the EIE?
2. Prior to the onset of water there should be an authority created to deal with hook-ups, etc. and to provide a mechanism for the allocation of water between the Town and UConn.
3. CT Water originally offered to share costs with UConn to provide water. Is this still so? Did any of the other water companies make a similar offer?

EIE Comments

Pat Ferrigno, Four Corners Water & Sewer Advisory Committee

Governance, funding/grants and cost have to be key issues from our viewpoint. Another concern: does any option: CTWTR, MDC, WWC affect federal/state grants available? I assume there may be other factors as well, affecting the decision from various points of view.

EIE Comments

Meg Reich, Four Corners Water & Sewer Advisory Committee

1. Purpose of the proposed action

Page 4-51 last paragraph in section 4.5.2 re: UCONN "The purpose of the proposed action is to connect the University water system to an additional source of supply capable of providing an additional 1.93 mgd."

That was not the original scoping notice for the proposed action. The original scoping notice listed 0.5 to 1.0 mgd as the water demand. The change in scope of the water demand needs to be

explained in detail and this EIE document does not currently explain in sufficient detail how the document's purpose morphed from the need for 0.5 to 1.0 mgd to the need for 1.2 to 1.93 mgd, or two to four times the amount of water originally estimated to be needed.

While the document does not adequately explain this change, the presentation by Jason Coite did thoroughly detail how the scope changed over the three different scoping notices and reviews that took place over the past two years. His more detailed explanation should be incorporated into this EIE to provide a full explanation of how the numbers used to estimate water demand changed.

There are a number of places in the document where this issue comes up, including not only in section 4.5.2 as noted above, but also in section 1.0 Introduction and the Executive Summary, so changes need to be made in multiple sections of the EIE, including, but not limited to the sections noted here.

2. WUCC

Page 4-48 on Public Water Supply contains a section 4.5.1 which provides a summary of the Water Utility Coordinating Committee (WUCC) Process. There is no recommendation here about whether the WUCC should be convened or needs to be convened in the Northeast Water Supply Management Area, which includes the University and the Town of Mansfield. There should be recommendations concerning this issue in this section, or reference should be made to other sections of the report which address the WUCC process.

Page 8-31 on MDC Public Water Supply contains a section 8.6.1 Exclusive Service Areas (ESA's). The text of the EIE asks: if MDC can interconnect water mains, if the action is permissible, and are WUCC approvals needed. It goes on to state that statutes and regulations discouraged action such as the MDC interconnection, but that it is "not prohibited". The EIE says the Upper Connecticut River WUCC must recommend and approve an MDC main extension to outside of its ESA, which was originally approved in that WUCC process. The EIE should also add here that the Northeast WUCC (which includes the University and the Town of Mansfield) has not been convened, and state whether it should be, is required to be, not needed to be, or other alternatives.

In the sections on CWC and WWW there should also be text included that discusses the need for WUCC actions, as there are in the MDC discussions. There should be a findings listed about WUCC issues in every alternative action "Finding" section.

Section 4.5 should also state that a meeting was held in Ashford, CT in the summer of 200? to discuss whether the WUCC for the Northeast region of the state should be convened and the outcome of that meeting.

3. CT Water Planning Council

There should be a section added to the EIE which addresses the CT Water Planning Council and the need to have a statewide water supply planning process beyond the regional WUCC process. In this new section there would be some background history about the CT WPC, how it evolved and the reports and recommendations of the WPC, in particular the need for a statewide process to balance water demand and water supply. It is evident from this EIE that the effects of providing a new large

source of water to the Storrs Urban Area is not able to be fully explored via the mechanism of the EIE.

Or at least this EIE does not do so.

For example, the EIE does state that the University's water pollution control facility had excess capacity to process additional waste water, but it does not show any calculations about how the addition of up to 2 mgd will affect the WPCF or the new reclaimed water facility (RWF) that the University has under construction. Further, while it does mention the impact of the additional water on the stream flow of the Willimantic River, but it does not contain any data on how much water might be added to the flow of that river. While this extra water might supplement the stream flow during the summer and low flow periods, hence supporting the fish habitat, the EIE does not project how much water would be added in either low or peak flow times. Could this extra water possibly result in higher stream flow and flooding issues downstream from the University's WPCF discharge pipe at Eagleville Dam? Calculations must be shown for sample water uses and the resultant flows thru the WPCF, the WRF and stream flow of the receiving stream, the Willimantic River.

In addition, Page 8-36 Section 8.7.1 Sanitary Sewers in the last paragraph re: UCONN WPCF needs to address the RWF and the impact of an additional 1.93 mgd on the WPCF. The text here is too general. Show calculations for WPCF, RWF and stream flow in high and low conditions and add text explaining.

There also needs to be an attempt to address the balance of water when it is diverted from one watershed basin to another, and the CT WPC's work has indicated that the diversion of water from one basin and the disposal of the additional wastewater generated, into another basin, is not well studied, understood, documented or coordinated.

The need for a more comprehensive statewide approach to water supply planning, diversion, wastewater disposal, and the environmental, land use, growth and development, economic and socio-economic impacts is noted in their reports.

While this EIE does provide data available on each of those issues, it falls far short of coordinating them. Some mitigating actions are listed, but with such a broad brush that they functionally dismiss any impacts whatsoever. Broad statements such as are contained in the EIE, which pronounce that there will be few or minor impacts since mitigating actions can be implemented are simply not adequate.

4. Governance Issues

Section 12.7 addresses Technical, Managerial and Financial Capacities including how UCONN, the Town of Mansfield or other water users could purchase additional water and administer how it is delivered and billed. This section is quite brief and is not detailed enough to provide guidance to the University or the Town on how to proceed to govern this new additional supply of water being purchased from another water supplier far away from Storrs, CT. There needs to be much more detail as well as examples of how to accomplish this. Stating that the Town of Mansfield could become a water utility, as the text of the EIE does, is just the first step; there needs to be much more detail, including examples of other towns, preferably in Connecticut, where this happens.

There should also be mention in this section about the University's RFP's to contract for legal services about water supply issues, including the status of the RFP from a few years ago, as well as the November 2012 RFP and status.

As it exists in the draft EIE, this section does not provide enough detail and needs to be significantly supplemented. It is not expected that a revised section will go as far as the level of detail that the legal services to the University (noted above) will include.

5. Pedestrian Bridge

There are a number of places in the EIE text where a new pedestrian bridge, crossing over the Willimantic River, connecting Jones Hollow Road in Coventry and Old Tolland Turnpike in Mansfield is mentioned. The idea comes up as a way for a new water main to cross the river in sections discussing alternative routes for the CWC pipeline, the MDC pipeline, and also in sections about recreation and open space resources. The idea is for a new pedestrian bridge to be built on the abutments of the former Jones Crossing Road Bridge (also known as the Scripture Bridge or the old Tolland Turnpike bridge over the Willimantic River in Merrow) and a water main to be attached to such new bridge. The text of the EIE says that, "The Town of Coventry and the Town of Mansfield have expressed an interest in creating" such a bridge and there has been, "Discussion" of such a project. Town officials in Mansfield have been asked, and no one has yet been found who has been involved in such discussions. While this might prove to be a good idea, it has not yet been discussed, so the text in the EIE should be edited.

Pages 3-10 and 4-46 should be changed to eliminate Mansfield's knowledge of this project.

Page 7-19 section 7.4.3 mentions the pedestrian bridge, but the text is more general and acceptable as written.

Page 8-27 section 8.4.3 Town of Mansfield lacks mention here of the two MDC pipeline route alternatives, and that the I-84 route would use the same pedestrian bridge crossing at Jones Crossing Road to hang a water main from in order to cross the river.

6. Comprehensive Planning

Page 4-1 lists the six statewide growth management principles of the State Plan of Conservation and Development. Principle number 6 is to, "Promote integrated planning across all levels of government to address issues on a statewide, regional and local basis."

This EIE is an attempt to assemble in one place these issues, and to present the applicable plans and regulations, impacts and mitigating actions, in as comprehensive a manner as is possible for one document. The problem, however, is that there is no entity which exists in Connecticut to carry out the comprehensive planning effort that is necessary to accomplish this goal.

The EIE is the document where the issues are pointed out, and the public review of the EIE furthers the process. The next step of OPM review is an attempt at statewide review and coordination, but there is no official mechanism to take action where conflict exists.

The need for a new additional source of water for the University of Connecticut main campus at Storrs, and for the Town of Mansfield's Storrs Urban Area has morphed from a local project of finding a place to drill new wells within the Town, to a regional project of transporting water in a new regional pipeline from CWC's Shenipsit Reservoir to Storrs, ultimately to a statewide project of diverting water from halfway across the state from MDC's reservoirs in the hills of northwestern Connecticut, across the Connecticut River Basin and up into the hills of eastern Connecticut.

The statewide planning process which exists for water supply is the WUCC process, which has never been convened in NE CT. The WUCC process only deals with water supply and demand and delivery issues, not with comprehensive land use, environmental, economic and socio economic issues. It is no one entity's charge to carry out statewide coordinated comprehensive planning. The WUCC process does not go far enough to actually accomplish integrated planning across all levels of government and address all of the issues which concern the state the regions and the local communities. The CT WPC has pointed out the need to go beyond the WUCC process, but there is no such process in place at this point in time.

This project points out the need for such a new approach, and so the EIE for this project should also include text which indicates the lack of an approach to carry out Principle 6 of the State Plan of Conservation and Development.

7. Overlay Zone

There are a number of places where the term overlay zone is used in the text of the EIE. The use of this term seems to refer to the overlay zone used by the Town of Middlebury, CT and the extension of a CWC water main across the frontage of land that town wanted to have preserved as open space, and not subject to development.

In numerous sections of the EIE reference is made to Mansfield and other towns through which a new water main would pass, could use an overlay zoning technique to control or prevent premature, or indeed any development of land along the pipeline.

Indeed the use of an overlay zoning technique is listed in land use tables as mitigating action to carry out town zoning, subdivision or plan of conservation and development goals. Yet, the overlay zone is never described and needs to be, in at least one place in the EIE. References can be made to it in footnotes from tables. Indeed a copy of the Middlebury, CT regulation should be in an appendix or otherwise summarized within the EIE.

The constitutionality of this technique has not been tested, yet so many of the mitigating actions to prevent secondary development or sprawl are based on using this technique. A warning should be included in the EIE about this. Basing so much growth control on one untested land use regulatory technique could result in disastrous consequences if the technique later is overturned.

8. Finding

Page 5-1 Section 5.0 has no section on Findings, as do all the other alternatives. Add a new section 5.19 Finding, in order to be consistent with the format of other sections, such as 6.19, 7.19, 8.19, et al.

TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER



Matthew W. Hart, Town Manager

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To: Conservation Commission
Economic Development Commission
Four Corners Sewer and Water Advisory Committee
Planning and Zoning Commission
Sustainability Committee
Town/ University Relations Committee

Copy: Town Council

From: Matthew W. Hart, Town Manager

Re: Referral of UConn Water Supply Environmental Impact Evaluation (EIE)

On November 6, 2012, the University of Connecticut published the draft of the Water Supply Environmental Impact Evaluation for public review and comment. The EIE evaluates several different potential sources of water to serve both the University and Town, including:

- Interconnections with the following water systems:
 - Connecticut Water
 - Metropolitan District Commission
 - Windham Water Works
- Development of new groundwater wells in Mansfield (several sites were evaluated along the Willimantic River and in the Mansfield Hollow area)
- Relocation of UConn's existing Well A at the Fenton River Wellfield

Last week, Linda Painter, the Town's Director of Planning and Development, emailed each of your commissions/committees a link to the website where the report can be found (<http://www.ct.gov/ceq/cwp/view.asp?a=987&Q=249438&ceqNav=#EIE>). Due to the length of the report, I thought it might be helpful to provide key sections for your initial review. As such, I have attached the following chapters to this memo:

- Executive Summary
- Introduction
- Selection of Preferred Alternative

Additionally, those interested in hearing a brief overview of the EIE findings may want to attend the Four Corners Sewer and Water Advisory Committee meeting scheduled for Thursday, November 15, 2012 at 7:00 in the Town Council Chambers. Jason Coite from the University of Connecticut will be presenting an overview of the draft EIE at that meeting.

Review Process

In accordance with the process required by the Connecticut Environmental Policy Act (CEPA), the University will hold a public hearing on December 11, 2012 at 7:00 p.m. in Room 146 of the Bishop Center. The doors will open at 6:00 p.m. for viewing of informational materials related to the EIE. Written comments can be submitted until December 21, 2012.

As this is a project of significant interest to the Town, we would like to submit one consolidated set of comments in response to the draft EIE. Our goal is to prepare a draft letter for consideration by the Town Council at their December 10, 2012 meeting. Accordingly, all comments should be provided to my office by Tuesday, December 4, 2012.

If you have any questions or comments regarding the process for providing comments to the Town Council, please contact Linda Painter, Director of Planning and Development at 860.429.3330 or painterlm@mansfieldct.org.

Questions regarding the substance of the EIE should be directed to Jason Coite at the University of Connecticut (Jason.coite@uconn.edu). Any question directed to Jason will be treated as part of the official comment process unless the email specifically states that the question or comment contained therein is **not** being sent as an official submittal under the CEPA process.

EXECUTIVE SUMMARY

INTRODUCTION

Water supply planning in Storrs and Mansfield has been underway for nearly two decades. The University of Connecticut (University) has prepared four individual water supply plans beginning in 1994. Additionally, the Town of Mansfield prepared a water supply plan in 2002. These water supply plans provided estimates of future water demand in different geographic areas, with the University's plans focusing on the main campus, Depot Campus, and immediately adjacent areas. The Town of Mansfield's plan included more distant areas that could benefit from water supply, such as the Mansfield Four Corners area and residential neighborhoods to the west of the main campus.

Two parallel efforts brought water supply issues to the forefront in 2010 and 2011: the University's development of its updated individual *Water Supply Plan* (submitted to state agencies in May 2011) and the Town of Mansfield's study of water supply options for redevelopment of the Mansfield Four Corners area. The University's 2011 *Water Supply Plan* identified four areas of future potable water service that were committed by the University: The Storrs Center development, the North Campus Technology Park, Depot Campus redevelopment, and the King Hill Road Planned Business Area. The 2011 *Water Supply Plan* further identified the need for an additional 0.5 mgd to 1.0 mgd of available supply to bolster available water during certain months of the year and boost margins of safety¹ (MOS) above 1.15 over the 50-year planning period. This amount of water was needed in the short/intermediate term to meet MOS requirements during periods of peak demand when Fenton projection is curtailed or ceased.

Meanwhile, the Town of Mansfield's study of water supply options for redevelopment of the Mansfield Four Corners area identified future areas of water need in the town that were not committed to by the University in its 2011 *Water Supply Plan*. Specific to the Mansfield Four Corners area, a total of 0.17 mgd of water demand has been estimated for this area through the 20-year planning period.

Given the mutual need for water to address potable water demands identified in the 2011 *Water Supply Plan* and the 2011 Mansfield Four Corners study report, the University and the Town of Mansfield began to collaborate to identify a source of water supply that would meet combined future needs. In June 2011, the University and the Town of Mansfield initiated the subject Environmental Impact Evaluation (EIE) under the Connecticut Environmental Policy Act (CEPA) to allow for a detailed evaluation of potential interconnection and groundwater supply alternatives. An additional water supply will have the dual benefit of increasing the University's MOS while also providing potable water for use on campus and in the town of Mansfield consistent with the town's *Plan of Conservation and Development* (POCD) and zoning regulations.

PROJECT PURPOSE AND NEED

In order to enable growth of the University and the surrounding area consistent with the University's master plans and associated environmental analysis and the Town of Mansfield's *Plan of Conservation*

¹ Margin of Safety is defined as the ratio of available supply over demand. A margin of safety of 1.15 implies that a water system has 15% more water available than demand. This 15% provides a buffer against unforeseen circumstances, such as water main breaks or other emergencies.

and Development, the University and the Town of Mansfield are in need of a viable long-term public water supply source. This additional supply would have the dual benefit of increasing the margin of safety of the University's water supply system while also providing potable water for use on campus, in the Mansfield Four Corners area, and elsewhere in town. The need for additional water supply is driven by existing and future water demands as follows:

1. Need for Sufficient Margin of Safety (MOS) – MOS is thoroughly evaluated in the University's *Water Supply Plan* (2011) and in the water demand projections of the *Water and Wastewater Master Plan* (2006). A minimum of 0.32 mgd of new water supply will be necessary to meet the maximum month MOS goal of 1.15 during periods of peak demand and when the Fenton River Wellfield is curtailed or offline. This includes existing system demands plus committed water supply both on and off campus. It also accounts for the reduction of demand that will occur once the reclaimed water facility comes on line. Off-campus committed demands include Storrs Center and King Hill Road Planned Business Area. Of the 0.32 mgd quantity, only 0.04 mgd would be needed for consumption; the remainder would be placed on standby for MOS. A minimum of 0.73 mgd of new water will be necessary to meet the peak day MOS goal of 1.15 in 2060. Of the 0.73 mgd quantity, only 0.38 mgd would be needed for consumption; the remainder would be placed on standby for MOS.

2. Additional Incremental Demand to Supply the Technology Park – The proposed Technology Park on the University's North Campus was allocated a committed water demand of 89,600 gpd in the 2011 *Water Supply Plan*. This figure was revised in May 2011 from prior estimates through a tabulation of potential gross square footage of buildings to be constructed in the Technology Park. At the present time, higher average water demands are being forecast for the Technology Park. Current estimates are approximately 423,500 gpd. With 89,600 gpd already set aside in the 2011 *Water Supply Plan* and analyzed as part of the water needed to maintain future margins of safety, the increment of 333,900 gpd is therefore an additional future water demand. Maximum month demands and peak day demands will be somewhat higher although the timing of peaking factors is likely to be different for each parcel in the Technology Park, depending on the use (i.e., classroom versus year-round research). The analysis on page 6-25 of the 2011 *Water Supply Plan* provides the rationale and justification to support a ratio of 1.33 for peak day planning calculations. This factor is applied to the average day demand of 333,900 gpd to estimate a peak day demand of 444,087 gpd. Applying the desired 15% MOS yields the following demand forecasts:

**TABLE ES-1
Additional Incremental Technology Park Demand**

Condition	Base Demand	Base Demand Plus 15% MOS
Average Day	333,900 gpd	383,985 gpd
Peak Day	444,087 gpd	510,700 gpd

3. Future Town of Mansfield Demand – In addition to the previously committed water service in the Town of Mansfield, the town has identified previously uncommitted demands associated with the Mansfield Four Corners development (170,000 gpd), a planned elderly and assisted living facility (30,000 gpd), and a number of residential development areas as identified in Tables 2-9, 2-10, and 2-11 of the *Water and Wastewater Master Plan* (totaling 253,500), for a total average day demand of 453,500 gpd. Provision of public water to these areas is consistent with Mansfield's *Plan of*

Conservation and Development. Similar to the Technology Park, factors are applied to obtain peak day demand as well as a 15% MOS as follows:

TABLE ES-2
Additional Demand Within the Town of Mansfield

Condition	Base Demand	Base Demand Plus 15% MOS
Average Day	453,500 gpd	521,525 gpd
Peak Day	603,155 gpd	693,628 gpd

In total, the following additional water supply is needed to meet peak day demands in the 50-year planning horizon (2060) with a 15% MOS:

TABLE ES-3
Incremental Water Supply Demand in 2060

Need	Average Day Demand With 15% MOS	Peak Day Demand With 15% MOS
Committed Water Supply Demand	*320,000 gpd	730,000 gpd
Additional Incremental Technology Park Demand	383,985 gpd	510,700 gpd
Additional Town of Mansfield Demand	521,525 gpd	693,628 gpd
TOTALS:	1,225,510 gpd	1,934,328 gpd

*Due to the manner in which the demand was computed in the University's 2011 *Water Supply Plan*, maximum month average day demand is used in this table as a proxy for average day demand.

The above numbers are consistent with the University's *Water Supply Plan* and the *Water and Wastewater Master Plan*, both of which have been vetted by the public, Town of Mansfield officials, and state regulatory agencies.

4. Additional Future University Demand – The water supply planning period extends to the year 2060. It is likely that additional on-campus demands will materialize in that timeframe for uses that are as-of-yet undefined. Potential demand generators include the following:

- Increased student population, with associated housing needs.
- Expanded student recreational and/or athletic facilities, potentially including practice facilities, indoor recreational facilities, recreational fields (i.e. flag football, recreational soccer, rugby, baseball, and softball), athletic fields (i.e. football, soccer), and ice sports.
- Additional classroom space, student laboratory space, and faculty offices.
- Additional research space.

The extent to which the above demands may materialize is unknown at this time, as any associated timing. As such, a specific value cannot be ascribed to the water demand such uses might require. However, some measure of growth is likely. As such, alternatives will be evaluated for their ability to expand to accommodate additional future potential on-campus growth.

ALTERNATIVES ANALYSIS

In accordance with CEPA requirements, numerous alternatives have been analyzed for providing water supply to the University and Town of Mansfield. Four different types of actions have been evaluated:

- The "no action" or "no-build" alternative;
- Relocation or replacement of Fenton River Wellfield Well A;
- Interconnection with neighboring wholesale water providers; and
- Construction of new public supply wellfield(s).

Specifically, the seven alternatives considered in this EIE are as follows:

- Alternative #1 - No action or no-build;
- Alternative #2 - Relocation or replacement of Fenton River Wellfield Well A;
- Alternative #3 - Interconnection with The Connecticut Water Company's (CWC) Northern Operations Western System in Tolland;
- Alternative #4 - Interconnection with The Metropolitan District Commission (MDC) system in East Hartford;
- Alternative #5 - Interconnection with Windham Water Works (WWW) system in southern Mansfield;
- Alternative #6 - Development of New Groundwater Supply Source along Willimantic River; and
- Alternative #7 - Development of New Groundwater Supply Source Near Mansfield Hollow Lake.

Table ES-4 summarizes the capability of each alternative relative to the project purpose and need. Only Alternatives 3, 4, and 5 (the interconnections with water utilities) are capable of providing 1.23 million gallons per day average day demand (ADD), 1.93 mgd peak day demand (PDD), and have the ability to expand to accommodate additional future growth in water demand.

TABLE ES-4
Capability of Each Alternative to Deliver Potentially-Desired Quantities of Water

<i>Alt. #</i>	<i>Alternative Name</i>	<i>Able to Deliver ADD of 1.23 mgd?</i>	<i>Able to Deliver PDD of 1.93 mgd?</i>	<i>Able to Expand to Accommodate Additional Future Growth?</i>
#1	No action	No	No	No
#2	Replacement of Fenton Well A	No	No	No
#3	Interconnection with CWC	Yes	Yes	Yes
#4	Interconnection with MDC	Yes	Yes	Yes
#5	Interconnection with WWW	Yes	Yes	Yes
#6	Development of New Groundwater Supply along Willimantic River	No	No	No
#7	Development of New Groundwater Supply Near Mansfield Hollow Lake	No	No	No

CWC = Connecticut Water Company
MDC = Metropolitan District Commission
WWW = Windham Water Works

EXISTING ENVIRONMENT AND ANALYSIS OF IMPACT

Land Use – Table ES-5 summarizes state-designated land uses and current zoning by town for the interconnection pipeline routes. The State *Conservation and Development Policies Plan* for Connecticut discourages provision of public water supply in Existing Preserved Open Space, Preservation Areas, Conservation Areas, Rural Lands, Aquifer Protection Areas, and Historic Areas.

The intended developments for which a new source of supply is needed are all located within the Town of Mansfield in areas where such development is consistent State Plan designations as well as local zoning and the Town of Mansfield's *Plan of Conservation and Development*. The Town of Mansfield is undergoing a comprehensive and detailed revision of its regulations and has proposed overlay zones to restrict development in areas of public water supply such that local development is consistent with the State Plan. The proposed overlay zones will restrict development along potential pipeline routes for the purpose of controlling unwanted or unanticipated secondary growth.

Land uses in the Towns of Tolland, Coventry, and Bolton may also be affected by potential interconnection pipeline routes, Tolland for the MDC and CWC interconnection alternatives, and Coventry and Bolton primarily related to the MDC interconnection alternative.

Water Resources – Impacts to source waters will vary depending on the selected alternative:

- Provision of water from CWC would draw upon the Shenipsit Reservoir while the Powder Hollow, Hunt, Preston, and other Northern Region wells will offset some of the treated water from Shenipsit that is distributed to the west and north. While system improvements are proposed, no new sources would be developed under this alternative and withdrawal rates would largely not exceed historic withdrawals. Reservoir withdrawals would be mitigated, as they are today, through continued releases from the Shenipsit Reservoir to the Hockanum River, to be supplanted in the future with releases that are consistent with Connecticut's streamflow regulations.
- Provision of water from MDC would draw upon the Barkhamsted and Nepaug Reservoirs in the Farmington River basin. Withdrawals would not exceed existing registered rates, and source and treatment plant improvements are not proposed. MDC is not required to release water under Connecticut's streamflow regulations; however, MDC will continue to manage releases from the West Branch Farmington River reservoirs.
- Provision of water from WWW would draw upon the Willimantic Reservoir upstream of the Natchaug River. A new or modified diversion permit would be needed as well as removal of sediment from the reservoir to maintain adequate water quality. WWW operates its source of supply as a run-of-the-river withdrawal rather than relying on reservoir storage. Mitigation could take the form of increasing releases from Mansfield Hollow Lake by the U.S. Army Corps of Engineers, although this is beyond the control of the University, Town of Mansfield, or WWW.

No direct impacts are expected to occur to surface water or groundwater as a result the installation of water mains and pipelines. The integrity of bridges and culverts will not be compromised, as water mains will be primarily installed using directional drilling or attached to bridges.

TABLE ES-5
State Plan Designations, Zoning, and Summary of Recommended Mitigation per Town

Town Name	Interstate or Roadway	Alternatives Considered ¹	Adjacent Zoning Districts	State Plan Designations ²							Existing PWS?	Mitigation		
				RC	NC	GA	RCC	EPOS	PA	CA			RL	
Mansfield	Route 195 (northwest)	CWC, MDC	Neighborhood Business Zone 1					X	X	X		No	Overlay Zone	
			Rural Agricultural Residence 90						X	X	X		No	Overlay Zone
			Professional Office 1							X	X		No	Overlay Zone
			Residence 90							X	X		No	Overlay Zone
	Baxter Road/Route 44	CWC, MDC	Rural Agricultural Residence 90					X	X	X	X	No	Overlay Zone	
			Planned Business 3			X						No	Overlay Zone	
	Route 44	MDC	Neighborhood Business Zone 1							X		No	None	
Rural Agricultural Residence 90				X	X		X	X	X	X	Partial	Overlay Zone		
Chaffeeville Road	WWW	Rural Agricultural Residence 90					X	X	X		No	Overlay Zone		
		Institutional		X							Partial	None		
Clover Mill/Maple Road	WWW		Rural Agricultural Residence 90					X	X	X	X	No	Overlay Zone	
Coventry	Route 195	CWC, MDC	Neighborhood Commercial							X		No	None	
			River/Aquifer Zone						X	X		No	None	
	Route 44	MDC	Commercial				X		X	X	X	No	Possible Overlay Zone	
			Professional Office						X	X	X	No	Possible Overlay Zone	
			Commercial/Agricultural						X	X	X	No	Possible Overlay Zone	
			General Residential Zone 80				X	X	X	X	X	No	Possible Overlay Zone	
			General Residential Zone 40						X	X	X	No	Possible Overlay Zone	
River/Aquifer Zone						X	X		No	Possible Overlay Zone				
Tolland	I-84	MDC	Commercial/Industrial			X		X				Yes	None	
			Tolland Business Park			X		X				Yes	None	
			Residential Design District					X	X	X	X	No	Possible Overlay Zone	
			RDD-Nat. Resource & Wildlife					X	X	X	X	No	Possible Overlay Zone	
			Tolland Village Area				X					Yes	None	
			Gateway Design District				X					Yes	None	
	Route 195	CWC, MDC	Gateway Design District				X					Yes	None	
			Neighborhood Commercial				X					Yes	Possible Overlay Zone	
			Residential Design District						X	X	X	No	Possible Overlay Zone	
			RDD-Nat. Resource & Wildlife						X	X	X	No	Possible Overlay Zone	
Bolton	I-384	MDC	Residential 1						X	X	X	No	Possible Reg. Amendment	
			Residential 2							X		No	None	
			Industrial							X		No	None	
			General Business							X		No	None	
	Route 44	MDC	Residential 1						X	X	X	No	None	
			Residential 2							X		No	None	
			Residential 3						X	X	X	No	None	
			Industrial							X		No	None	
General Business						X	X	X	No	None				
Vernon	I-84	MDC	Commercial		X	X			X	X		Partial	None	
			Single-Family Residential R-27		X	X		X	X	X	X	Partial	None	
			Planned Residential Development		X							Yes	None	
			Special Economic Development		X	X						Partial	None	
			Industrial		X	X			X	X		Yes	None	
			Planned Development - Exit 67		X	X			X	X		Yes	None	
Manchester	I-84	MDC	Rural Residence		X				X			Yes	None	
			Residence B		X							Yes	None	
			Industrial		X				X			Yes	None	
			Planned Residential Development		X				X			Yes	None	
			General Business		X				X			Yes	None	
			Comprehensive Urban Develop.		X							Yes	None	
			Business 5		X							Yes	None	
			Residence A		X							Yes	None	
			Special Design Commercial		X							Yes	None	
			I-384	MDC	Industrial		X	X						Yes
	Rural Residence				X	X		X		X		Partial	None	
	General Business				X							Yes	None	
	Elderly Housing Development				X							Yes	None	
	Business 1				X	X						Yes	None	
	Business 2				X	X						Yes	None	
	Residence AA				X	X		X				Yes	None	
	Residence A				X	X						Yes	None	
	Residence B				X	X						Yes	None	
	Residence C				X	X						Yes	None	
	Planned Residential Development		X	X						Yes	None			
Historic		X							Yes	None				
South Windsor	I-84	MDC	Industrial		X						Yes	None		

Notes
 1. CWC = The Connecticut Water Company
 MDC = The Metropolitan District
 WWW = Windham Water Works

2. State Plan Designations:
 RC Regional Center
 NC Neighborhood Conservation
 GA Growth Area
 RCC Rural Community Center
 EPOS Existing Preserved Open Space
 PA Preservation Area
 CA Conservation Area
 RL Rural Lands

Socioeconomics – The provision of additional water supply to the University and Town of Mansfield is expected to have a positive impact on the local and regional socioeconomic horizon through creation of direct new employment on campus as well as indirect and induced job creation off campus. The Town of Mansfield and its neighboring communities are well positioned to absorb any incremental increase in population and housing demand resulting from new water supply, even with the land use controls that will be enacted to limit development along the pipeline route in Mansfield.

Community Facilities and Services – The provision of additional water supply to the University and Town of Mansfield is consistent with current community services. The burden on municipal and University emergency services personnel is not expected to increase significantly.

Aesthetic and Visual Resources – The provision of additional water supply to the University and Mansfield will enable additional development on-campus as well as in portions of northern Mansfield in areas proximate to the University's Main and Depot campuses and Agronomy Farm. On-campus development will be congruent with the architecture and building heights throughout the campus. Any off-campus development within the Town of Mansfield will be guided by local regulations relative to aesthetics and will require approval through Mansfield's Planning & Zoning Commission. Additionally, the aesthetics of pumping stations and storage tanks will need to be sited and designed such that they are congruent with the aesthetic character of the surrounding area.

Public Utilities and Services – The provision of additional water supply to the University and Town of Mansfield will increase the capacity of the University's water system. Benefits to small community, non-transient non-community, and transient non-community water systems will be realized through interconnections or direct connection to new pipelines. However, the furtherance of duplicative water service in the State (specifically in Manchester, South Windsor, Vernon, and Tolland for the MDC interconnection) is contrary to the State's statutory obligation for coordinated water supply planning.

Significant adverse impacts to storm sewer, electric, gas, telephone, and cable services are not anticipated.

Cultural Resources – Where pipeline is installed outside of previously disturbed public rights-of-way, sensitivity to historic or archeological resources is possible along pipeline routes in Mansfield, Tolland, Coventry, and Bolton. In such instances, site-specific investigations will be undertaken in consultation with state and local entities such that impacts to cultural resources are avoided or minimized to acceptable levels.

Traffic, Transportation and Parking – The provision of additional water supply to the University and Town of Mansfield will cause temporary impacts to traffic, as water mains will be installed in state and town roadways. No permanent impacts to traffic will occur. Individual development that occurs as a result of the availability of a source of public water supply will require site-specific review through local approval processes and, where applicable, through the Connecticut Office of State Traffic Administration (OSTA).

Flood Hazard Potential – Installation of pipelines will have minimal impacts where they cross special flood hazard areas (SFHAs), as piping and appurtenances will be below grade.

Biological Environment – The majority of pipeline installation will occur where roads are currently paved and therefore do not support significant biological communities. Best practices will be undertaken to minimize disturbances to adjacent biological resources. Protection of fishery resources and fish habitats

will be of paramount importance for all of the alternatives. For the WWW alternative, increased withdrawals from the Willimantic Reservoir may adversely affect riffle and run habitats downstream of the reservoir in the Natchaug River. Removal of sediment from the Willimantic Reservoir will likely impact some wetland vegetation, although the extent and length of such impact can only be evaluated following a specific proposal for excavation. Based upon similar projects undertaken at other Connecticut Reservoirs, sediment excavation can be achieved without unacceptable impacts to wetlands or fisheries.

Physical Environment – No significant changes will occur to the physical environment as a result of provision of water to the University and Mansfield. Significant modifications to area topography are not contemplated.

Air Quality – The provision of additional water supply to the University and Town of Mansfield will not significantly impact air quality in the Town of Mansfield or the region. Numerous controls are proposed for minimizing short-term construction related impacts to air quality from fugitive dust and other pollutant emissions.

Noise Quality – Minor temporary noise impacts are anticipated during construction of the water pipeline. The majority of construction activities will occur in the daylight hours to minimize noise impacts. New pumping stations for the CWC, MDC, and WWW alternatives will become localized sources of noise, although such noise will be minimal.

Solid Waste and Hazardous Materials – Other than temporary construction and demolition-related impacts, minimal impacts related to solid waste and hazardous materials are expected as a result of provision of water to the University and Mansfield.

Energy Resources – Increases in energy usage would occur for all of the feasible alternatives. For the CWC interconnection alternative, energy will be used to withdraw additional groundwater from wells in the Western System, filter and treat additional water at the Rockville WTP, and pump water through the pipeline. For the MDC interconnection alternative, energy will be used to filter and treat additional water at the West Hartford and Bloomfield WTPs and to pump water through a series of pumping stations along the pipeline. For the WWW alternative, energy will be used to filter and treat additional water at the WTP and pump water through the pipeline. Systems that are more proximal and at higher elevations (CWC and WWW) will use less energy than systems that are distant and at lower elevations (MDC). The periods of peak water demand at the University (late August and early September), and hence peak electrical demand for pumping and treating, does not typically coincide with peak Statewide electrical demand (typically July). Energy usage will also increase where additional water allows development; however, these are not anticipated to be regionally significant.

Cumulative Impacts – Cumulative impacts are those that result from the incremental impact of the proposed action when added to other past, present, or reasonably foreseeable future actions. Cumulative impacts associated with the feasible alternative include the following:

- Additional groundwater and/or surface water supply withdrawals;
- Interbasin transfer of water;
- Formation of additional disinfection byproducts in treated water due to higher water ages along the pipeline;
- Additional water mains within roadways;

- Incremental energy demands; and
- Additional development due to the presence of public water.

Cumulative impacts are most likely for the alternatives that cause further diminution of flows in nearby watercourses, such as the WWW interconnection. On the other hand, CWC and MDC have a greater ability to actively mitigate for diminution of flows below their reservoirs, and the cumulative impacts will be minimized.

Unavoidable Adverse Environmental Impacts – Certain adverse impacts associated with provision of water to the University and Mansfield are unavoidable. Delivery of water to the University and Mansfield from CWC, MDC, or WWW will constitute an interbasin transfer of water and resulting loss of water from local donor basins; this cannot be avoided. The CWC and MDC alternatives would involve transfers of water from the Connecticut River major basin whereas the WWW alternative would involve the transfer of water within the Thames River major basin. CWC and MDC are capable of managing releases to downstream watercourses. WWW does not have such capabilities because it operates a run-of-the-river dam.

The project will undergo a construction phase wherein additional equipment will be utilized. Mitigation measures have been identified with respect to associated short-term air and noise quality. However, a certain degree of additional truck and equipment use and access will be necessary during this time period, which is unavoidable. Potential soil erosion and sedimentation impacts will be largely mitigated through proper construction management techniques.

Unavoidable adverse environmental impacts are possible along some of the pipelines, especially in the rural communities of Tolland, Bolton, Coventry, and Mansfield. These unavoidable adverse impacts could be mitigated by local land use regulations and zoning, with the Town of Mansfield considered most equipped and well-positioned to directly address the risks for development along pipelines. By virtue of the shorter potential pipelines, the CWC and WWW alternatives present a lesser degree of risk than the MDC alternative.

No other unavoidable adverse environmental impacts have been identified.

Irreversible and Irretrievable Commitment of Resources – The construction of any of the interconnection alternatives will utilize nonrenewable resources during the construction and implementation (i.e., construction supplies, fuel, personnel time, etc.). Since these resources cannot be reused, they are considered to be irreversibly and irretrievably committed. Specifically, these include the following actions:

- Clearing;
- Access road construction;
- Installation of water mains to connect to the University and Mansfield; and
- Installation of associated infrastructure, treatment plant expansion, etc.

OPPORTUNITIES FOR MITIGATION

Numerous opportunities for mitigation of adverse impacts have been identified. These have been described throughout the document. Table ES-6 provides a summary. The two primary areas for

mitigation are for land uses and associated secondary growth and streamflow mitigation associated with increased water withdrawals.

As indicated above, the Town of Mansfield is undergoing a comprehensive and detailed revision of its regulations and has proposed an overlay zone to restrict development in areas of public water supply such that local development is consistent with the state plan. The proposed overlay zone will restrict development within potential pipeline areas for the purpose of controlling unwanted or unanticipated secondary growth.

Secondary growth mitigation is possible in other communities where potential pipeline routes traverse land that, were it developed as a direct result of the availability of public water supply, would be contrary to the State Plan, local planning and zoning designations, or local plans of conservation and development. This is the case in Tolland, Coventry, and Bolton; however, those communities have not committed to such protections at this time. In the case of Coventry and Bolton, discrepancies exist between the community's local vision and the State Plan such that mitigation through development protections may not have local support.

**TABLE ES-6
Opportunities for Mitigation**

Mitigation Opportunities	Alternative		
	3	4	5
	CWC	MDC	WWW
Actively manage releases to rivers located downstream of reservoirs	Yes	Yes	No
Implementation of overlay zones to reduce future development densities	Yes	Yes	Yes
Coordination with various local departments, commissions, and committees regarding proposed pipelines	Yes	Yes	Yes
Pipeline designs that hang pipe on bridges or include directional drilling to prevent direct wetland impacts	Yes	Yes	Yes
Construction occurring in the summer whenever possible to minimize traffic impacts near the University	Yes	Yes	Yes
Performing a biological survey for endangered, threatened, or special concern species during the design phase to establish buffers and construction timetables to minimize the impact to these species	Yes	Yes	Yes
Adherence to best management practices to mitigate impacts to stormwater runoff	Yes	Yes	Yes
Performance of construction activities during daylight hours to minimize noise impacts	Yes	Yes	Yes
Reduction of water age, mixing in tanks, and blending with groundwater (the University's or otherwise) to reduce DBPs	Yes	Yes	Yes
Provide benefits such as emergency interconnections with other water utilities where pipelines are contrary to exclusive service areas	No	Yes	No
Provide emergency interconnection with Tolland's municipal water system	Yes	Yes	No

Under the CWC interconnection alternative, Shenipsit Reservoir withdrawals would be mitigated, as they are today, through continued releases from the Shenipsit Reservoir to the Hockanum River, to be supplanted in the future with releases that are consistent with Connecticut's streamflow regulations. For the MDC interconnection alternative, MDC is not required to release water under Connecticut's

streamflow regulations; however, they will continue to manage releases from the West Branch Farmington River reservoirs. Under the WWW interconnection alternative, Mitigation could take the form of additional releases from Mansfield Hollow Lake by the U.S. Army Corps of Engineers, although this is beyond the control of the University, Town of Mansfield, or WWW. Overall, CWC and MDC have a greater ability to actively mitigate for diminution of flows below their reservoirs.

COST AND BENEFITS

Table ES-7 presents a summary of capital costs associated with the feasible alternatives, as well as a normalized cost per million gallons (MG) of water.

TABLE ES-7
Summary of Estimated Interconnection Costs

	CWC	MDC	WWW
	Interconnection	Interconnection	Interconnection
Capital Cost	\$20,268,000	\$47,570,400	\$47,556,200
Normalized per MG*	\$10,134,400	\$23,785,200	\$23,778,100

*Assumes 2.0 mgd

Table ES-8 presents a comparison of potential water rates for residential and commercial customers using the Public Utility Regulatory Authority (PURA) annual household consumption value. For this analysis, commercial customers are assumed to consume an equal amount of water as residential customers, and the estimates include any applicable service charges (though not initial construction and connection fees which would be borne by the consumer).

TABLE ES-8
Summary of Average Annual Water Costs to Customers

Public Water System	Residential	Commercial
CWC	\$643	\$577
MDC	\$549	\$549
WWW	\$371	\$371
Town of Tolland	\$413	\$413
University of Connecticut	\$393	\$393

Sources: CWC website, MDC Website, WWW, Tolland Water Commission, UConn, Tighe & Bond
 Note: Tolland rates assume that an equal amount of water is used each quarter.

Although this EIE has not estimated additional energy costs for the alternatives, the water systems that are more proximal and at higher elevations (CWC and WWW) will use less energy than systems that are distant and at lower elevations (MDC) to move water to the University and Mansfield.

The following positive benefits are expected to occur as a result of the construction of or connection to additional sources of water supply:

- Increase the University water system's MOS to above 1.15 for the 50-year planning period while meeting the four committed demands.

- Enable the appropriate supply of public water to proposed expansions on the University campus, such as the University Technology Park and redeveloped facilities at the Depot Campus as outlined in the University of Connecticut Academic Plan that will result in an overall improvement of the campus environment.
- Provide additional redundancy and flexibility to the University of Connecticut water system.
- Allow for the University to reduce potential impacts to fisheries within the Willimantic and Fenton rivers during low streamflow periods by utilizing water supply from a less sensitive area.
- Supply the Mansfield Four Corners area with public water supply, eliminating the need for utilizing existing wells in a historically contaminated area and spurring redevelopment of this area that is one of the gateways to the University of Connecticut.
- Enable the appropriate supply of public water to proposed growth areas identified in the Town of Mansfield *Plan of Conservation and Development*.
- The potential for supply redundancy to one or more small community water systems in Mansfield, as well as a potential increase in access to public water for adjacent residents with low-yielding wells or wells with poor water quality.
- Temporary engineering and construction jobs related to implementing the eventual project, as well as additional long-term jobs in the proposed University Technology Park, the redeveloped buildings on the Depot Campus, and in commercial developments in Mansfield Four Corners.

SELECTION OF PREFERRED ALTERNATIVES

In light of the foregoing analysis, three alternatives are potentially feasible, with the ability to meet the project purpose and need. While the degree and types of potential impacts vary among the alternatives, none is believed to cause significant adverse environmental impacts that cannot be mitigated. For the CWC and WWW alternatives, potential impact is similar among the alternate routing scenarios within each alternative. For the MDC interconnection, routing alternative #4B will result in significantly fewer land use conflicts between existing land uses, local zoning regulations, and the State *Conservation and Development Policies Plan*. In all cases of conflict, land use overlay zones could overcome such inconsistencies; however, at the present time, only the Town of Mansfield has committed to such a course.

Issues of cost, phasing, and financing will be critical to the ultimate action taken. Financial feasibility and project affordability will be informed by funding sources, cost sharing arrangements, financing mechanisms, and project phasing. Project affordability includes the total cost of ownership over time in combination with how that cost might be shared among the parties who will be the beneficiaries.

Each of the interconnection alternatives must overcome financial, technical, regulatory, and contractual hurdles to become a reality, any one of which could prevent the alternative from moving forward. As such, it is the University's intent to proceed with multiple potential "preferred" alternatives for interconnection with CWC, MDC, or WWW.

1.0 INTRODUCTION

1.1 BACKGROUND

Water supply planning in Storrs and Mansfield has been underway for nearly two decades. The University of Connecticut (University) has prepared four individual water supply plans beginning in 1994. Additionally, the Town of Mansfield prepared a water supply plan in 2002. These water supply plans provided estimates of future water demand in different geographic areas, with the University's plans focusing on the main campus, Depot Campus, and immediately adjacent areas. The Town of Mansfield's plan included more distant areas that could benefit from water supply, such as the Mansfield Four Corners area and residential neighborhoods to the west of the main campus.

The University and Town of Mansfield water supply plans published prior to 2005 each noted that the University's registered water supplies (the Fenton River wells and the Willimantic River wells) were together adequate for the foreseeable future, with over 3.0 million gallons per day (mgd) available per the water diversion registrations on file with the Connecticut Department of Energy & Environmental Protection (CT DEEP), and that future sources of supply would be needed mainly to begin supplying public water service to new areas in Mansfield.

Based on the results of the *Long Term Impact Analysis of the University of Connecticut's Fenton River Water Supply Wells on the Habitat of the Fenton River* (more commonly known as the *Fenton River Study*) in 2006, the need for reducing withdrawals from the Fenton River wells during periods of low instream flow was conclusively articulated for the first time. The University's 2007 *Water and Wastewater Master Plan* recognized that, moving forward, the Fenton River supply would be limited during the summer and fall to much lower withdrawals than the diversion registration allowed for and that additional supply sources would be needed in the future.

Meanwhile, questions were beginning to be raised about the hydrogeologic capability of the Willimantic River Wellfield to supply its registered withdrawal. Environmental groups were interested in having the Willimantic River analyzed in a manner similar to the *Fenton River Study*. These questions led, in part, to the *Report of the Willimantic River Study: An Analysis of the Impact of the University of Connecticut Water Supply Wells on the Fisheries Habitat of the Willimantic River* (more commonly known as the *Willimantic River Study*) that was completed in 2010. The study evaluated potential impacts to fisheries habitat in the Willimantic River due to withdrawals from the Willimantic River Wellfield and evaluated potential additional withdrawals at the wellfield from the standpoint that the timing of withdrawals could potentially be manipulated to reduce impacts to the river.

The two river studies concluded that the existing wellfields had likely reached their limits for public water supply.

- The *Fenton River Study* published in 2006 evaluated the impact of withdrawals at the Fenton River Wellfield on the fisheries habitat of the Fenton River and concluded that withdrawals should be reduced or ceased during low streamflow periods. Expansion of the Fenton River

Wellfield to increase the volume of withdrawals from the aquifer has not been pursued in light of the instream flow constraints identified by the *Fenton River Study*.

- The *Willimantic River Study* published in 2010 concluded that reducing withdrawals from the Willimantic River aquifer during low streamflow periods was necessary to protect fisheries habitat. Additionally, the study found that moving wells further downstream provided limited benefit and that the installation of additional wells at the wellfield would not be prudent in light of the instream flow constraints identified by the study. Expansion of the Willimantic River Wellfield to increase withdrawals from the aquifer could further exacerbate the fisheries habitat impacts during the low streamflow periods identified by the *Willimantic River Study*.

Two parallel efforts brought water supply issues to the forefront in 2010 and 2011: the University's development of its updated individual *Water Supply Plan* (submitted to state agencies in May 2011) and the Town of Mansfield's study of water supply options for redevelopment of the Mansfield Four Corners area. The University's 2011 *Water Supply Plan* identified four areas of future potable water service that were committed by the University: The Storrs Center development, the North Campus Technology Park, Depot Campus redevelopment, and the King Hill Road Planned Business Area. The 2011 *Water Supply Plan* further identified the need for an additional 0.5 mgd to 1.0 mgd of available supply to bolster available water during certain months of the year and boost margins of safety¹ (MOS) above 1.15 over the 50-year planning period. This amount of water was needed in the short/intermediate term to meet MOS requirements during periods of peak demand when Fenton projection is curtailed or ceased.

Meanwhile, the Town of Mansfield's study of water supply options for redevelopment of the Mansfield Four Corners area identified future areas of water need in the town that were not committed to by the University in its 2011 *Water Supply Plan*. Specific to the Mansfield Four Corners area, a total of 0.17 mgd of water demand has been estimated for this area through the 20-year planning period.

The University's 2007 *Water and Wastewater Master Plan*, 2011 *Water Supply Plan*, and the Mansfield Four Corners study report (2011) all included evaluations of interconnections with Windham Water Works (WWW) and The Connecticut Water Company (CWC) to provide an additional increment of water, along with preliminary evaluations of new groundwater supplies along the Willimantic River (downstream of the existing University wellfield) and in the Mansfield Hollow area (near Mansfield Hollow Lake). The three documents included varying degrees of analysis for each alternative but, in general, they all raised questions that would need to be addressed in more detail in order to evaluate and pursue an option for additional supply.

Given the mutual need for water to address potable water demands identified in the 2011 *Water Supply Plan* and the 2011 Mansfield Four Corners study report, the University and the Town of Mansfield began to collaborate to identify a source of water supply that would meet combined future needs. In June 2011, the University and the Town of Mansfield initiated the subject Environmental Impact Evaluation (EIE) under the Connecticut Environmental Policy Act (CEPA)

¹ Margin of Safety is defined as the ratio of available supply over demand. A margin of safety of 1.15 implies that a water system has 15% more water available than demand. This 15% provides a buffer against unforeseen circumstances, such as water main breaks or other emergencies.

to allow for a detailed evaluation of potential interconnection and groundwater supply alternatives. An additional water supply will have the dual benefit of increasing the University's MOS while also providing potable water for use on campus and in the town of Mansfield consistent with the town's *Plan of Conservation and Development* (POCD) and zoning regulations.

1.2 PROJECT PURPOSE AND NEED

In May 2011, the University submitted the latest five-year update of its *Water Supply Plan* to the Connecticut Department of Public Health (DPH) and other state agencies. The *Water Supply Plan* analyzed committed future demands over the next 50 years and concluded that the four areas of committed future demands will require approximately 360,000 gallons per day (gpd). The projections in the *Water Supply Plan* assume that Fenton River Wellfield Well D will be approved for limited use² during seasonally dry periods and that reclaimed wastewater will be available for future nonpotable uses such as cooling, heating, and potentially irrigation of turf grass. The reclaimed water facility is anticipated to be operational by December 2012, and limited use of Well D is pending approval from the CT DEEP.

Even with these efforts to bolster supply and reduce potable water demand, the MOS of the University water supply system during maximum demand months is predicted to drop below the DPH's MOS goal of 1.15. Based on the information presented in Tables 7-17 and 7-18 of the 2011 *Water Supply Plan*, a minimum of 0.32 mgd of new water supply will be necessary to meet the maximum month³ MOS goal of 1.15 in 2060, and a minimum of 0.73 mgd of new water will be necessary to meet the peak day⁴ MOS goal of 1.15 in 2060. Any currently unforeseen additional demands realized by the University will, in turn, further impact the MOS of the University's water supply system and thereby increase the need for additional water supply.

A water supply expansion or interconnection to supply the Mansfield Four Corners area has long been a goal of the Town of Mansfield. The Mansfield Four Corners area is considered to be one of several "gateways" to Mansfield and the University, but several of the businesses in the area have been shuttered. The decline of this area has been partly attributed to the lack of adequate, clean drinking water and safe sewage disposal. Furthermore, the lack of reliable water supply in the Mansfield Four Corners area has been cited as a significant limitation on redevelopment. Water quality and quantity issues in this area have historically been difficult to address without the comprehensive solution afforded by an extension of water and sewer utilities. The availability of public water supply in this area is believed key to revitalization efforts. A potable water demand of approximately 170,000 gpd is estimated for this area through the end of the 20-year planning period.

In 2011, the State of Connecticut passed legislation (Senate Bill No. 1242 - Public Act No. 11-57) authorizing the issuing of bonding for the purpose of the development of the proposed

² Such use of Well D would be in accordance with its diversion registration and the operating procedures presented in the Wellfield Management Plan (2011).

³ While 0.32 mgd will need to be available to maintain a MOS of 1.15, a lesser quantity (0.04 mgd) would be needed for actual consumption.

⁴ While 0.73 mgd will need to be available to maintain a MOS of 1.15, a lesser quantity (0.38 mgd) would be needed for actual consumption.

Technology Park on the University's North Campus. Cognizant of the need for public water service by the University and the Town of Mansfield, this legislation authorizes the University to charge for and supervise on- and off-campus improvements and states that the University shall work in consultation with the Town of Mansfield regarding any on-site or off-site utilities that are financed pursuant to the proposed Technology Park. In particular, this legislation enables the University to work with the Town of Mansfield in regard to extending water and sewer service to Mansfield Four Corners.

In order to enable growth of the University and the surrounding area consistent with the University's master plans and associated environmental analysis and the Town of Mansfield's *Plan of Conservation and Development*, the University and the Town of Mansfield are evaluating alternatives that will identify a viable long-term public water supply source. This additional supply would have the dual benefit of increasing the MOS of the University water supply system while also providing potable water for use on campus, in the Mansfield Four Corners area, and elsewhere in town.

The need for additional water supply is driven by existing and future water demands as follows:

1. Need for Sufficient MOS – MOS is thoroughly evaluated in the University's *Water Supply Plan* (2011) and in the water demand projections of the *Water and Wastewater Master Plan* (2006). A minimum of 0.32 mgd of new water supply will be necessary to meet the maximum month MOS goal of 1.15 during periods of peak demand and when the Fenton River Wellfield is curtailed or offline. This includes existing system demands plus committed water supply both on and off campus. It also accounts for the reduction of demand that will occur once the reclaimed water facility comes on line. Off-campus committed demands include Storrs Center and King Hill Road Planned Business Area. Of the 0.32 mgd quantity, only 0.04 mgd would be needed for consumption; the remainder would be placed on standby for MOS. A minimum of 0.73 mgd of new water will be necessary to meet the peak day MOS goal of 1.15 in 2060. Of the 0.73 mgd quantity, only 0.38 mgd would be needed for consumption; the remainder would be placed on standby for MOS.
2. Additional Incremental Demand to Supply the Technology Park – The proposed Technology Park on the University's North Campus was allocated a committed water demand of 89,600 gpd in the 2011 *Water Supply Plan*. This figure was revised in May 2011 from prior estimates through a tabulation of potential gross square footage of buildings to be constructed in the Technology Park. At the present time, higher average water demands are being forecast for the Technology Park. Current estimates are approximately 423,500 gpd. With 89,600 gpd already set aside in the 2011 *Water Supply Plan* and analyzed as part of the water needed to maintain future margins of safety, the increment of 333,900 gpd is therefore an additional future water demand. Maximum month demands and peak day demands will be somewhat higher although the timing of peaking factors is likely to be different for each parcel in the Technology Park, depending on the use (i.e., classroom versus year-round research). The analysis on page 6-25 of the 2011 *Water Supply Plan* provides the rationale and justification to support a ratio of 1.33 for peak day planning calculations. This factor is applied to the average day demand of 333,900 gpd to estimate a peak day demand of 444,087 gpd. Applying the desired 15% MOS yields the following demand forecasts:

**TABLE 1.2-1
Additional Incremental Technology Park Demand**

Condition	Base Demand	Base Demand Plus 15% MOS
Average Day	333,900 gpd	383,985 gpd
Peak Day	444,087 gpd	510,700 gpd

3. Future Town of Mansfield Demand – In addition to the previously committed water service in the Town of Mansfield, the town has identified previously uncommitted demands associated with the Mansfield Four Corners development (170,000 gpd), a planned elderly and assisted living facility (30,000 gpd), and a number of residential development areas as identified in Tables 2-9, 2-10, and 2-11 of the *Water and Wastewater Master Plan* (totaling 253,500), for a total average day demand of 453,500 gpd. Provision of public water to these areas is consistent with Mansfield's *Plan of Conservation and Development*. Similar to the Technology Park, factors are applied to obtain peak day demand as well as a 15% MOS as follows:

**TABLE 1.2-2
Additional Demand Within the Town of Mansfield**

Condition	Base Demand	Base Demand Plus 15% MOS
Average Day	453,500 gpd	521,525 gpd
Peak Day	603,155 gpd	693,628 gpd

In total, the following additional water supply is needed to meet peak day demands in the 50-year planning horizon (2060) with a 15% MOS:

**TABLE 1.2-3
Incremental Water Supply Demand in 2060**

Need	Average Day Demand With 15% MOS	Peak Day Demand With 15% MOS
Committed Water Supply Demand	*320,000 gpd	730,000 gpd
Additional Incremental Technology Park Demand	383,985 gpd	510,700 gpd
Additional Town of Mansfield Demand	521,525 gpd	693,628 gpd
TOTALS:	1,225,510 gpd	1,934,328 gpd

*Due to the manner in which the demand was computed in the University's 2011 *Water Supply Plan*, maximum month average day demand is used in this table as a proxy for average day demand.

The above numbers are consistent with the University's *Water Supply Plan* and the *Water and Wastewater Master Plan*, both of which have been vetted by the public, Town of Mansfield officials, and state regulatory agencies.

4. Additional Future University Demand – The water supply planning period extends to the year 2060. It is likely that additional on-campus demands will materialize in that timeframe for uses that are as-of-yet undefined. Potential demand generators include the following:

- Increased student population, with associated housing needs.
- Expanded student recreational and/or athletic facilities, potentially including practice facilities, indoor recreational facilities, recreational fields (i.e. flag football, recreational soccer, rugby, baseball, and softball), athletic fields (i.e. football, soccer), and ice sports.
- Additional classroom space, student laboratory space, and faculty offices.
- Additional research space.

The extent to which the above demands may materialize is unknown at this time, as is any associated timing. As such, a specific value cannot be ascribed to the water demand such uses might require. However, some measure of growth is likely. As such, alternatives will be evaluated for their ability to expand to accommodate additional future potential on-campus growth.

Each of the alternatives will be measured against the ability to meet the project need.

1.3 DESCRIPTION OF THE PROPOSED ACTION

The proposed action is the extension of water to Mansfield and Storrs to augment the University's water supply system to serve current and future needs through the 50-year planning horizon (2060). This action involves extending water supply transmission piping and connecting to a new source or sources of supply.

1.4 RELATIONSHIP TO OTHER PROJECTS AND PLANNING DOCUMENTS

Numerous planning documents related to the proposed action have been evaluated in the context of this EIE, including the following:

The University of Connecticut North Campus Technology Park Final Environmental Impact Statement

The University has been proposing to extend North Hillside Road and develop a research and technology park in the North Campus area since the 1970s. The document entitled *Final Environmental Impact Statement – North Hillside Road Extension* (FEIS) was released in October 2011 and approved in 2012. This document, prepared under the oversight of the Federal Highway Administration, the Connecticut Department of Transportation, and the University of Connecticut, was the culmination of research and planning activities dating back to the mid-1990s. The proposed project will construct a 3,400 foot long, 32 foot wide two-lane roadway from the current terminus of North Hillside Road to Route 44. The extension will facilitate the development of the proposed Technology Park in this area of North Campus as well as provide an alternative entrance to the University.

The subject EIE is relevant to the Technology Park project in that more than 25% of the new water demand to be satisfied is associated with the Technology Park. Many of the alternatives and scenarios evaluated in the subject document propose the installation of a water main in North Hillside Road Extension. The FEIS noted that the construction of the new roadway would include the installation of utilities such as potable water, nonpotable reclaimed water, sanitary

sewer, storm drainage, telecommunications, primary electrical, natural gas, street lighting, and emergency phones. Construction of the roadway and associated water mains is vital to the eventual development of the Technology Park as development of individual water supply wells for the Technology Park buildings is believed to be neither prudent nor practical.

The Town of Mansfield Water Supply Plan

Although the Town of Mansfield does not currently operate a water system, the town developed its *Water Supply Plan* in 2002 for the purpose of evaluating drinking water supply needs in Mansfield, particularly in those areas not served by the University. The information generated in that document has been referenced and utilized in subsequent planning documents. It notes that the majority of the town is served by small water systems that often have chronic water quality or quantity issues. These systems are located in northern Mansfield in areas proximate to the University's Main and Depot campuses. The document also identified as potential sources of water supply two of the interconnections and several of the potential wellfields evaluated in the subject EIE.

The Town of Mansfield's 2002 *Water Supply Plan* summarized projected new water demands, including developable land as well as small public water systems that were considered candidates for an expanded University or municipal water supply. The discussion was categorized into *Existing and/or Committed UConn Water Service* and *Areas Not Served by UConn Water System*.

The existing and/or committed University service areas in the 2002 *Water Supply Plan* include:

- The North Campus area
- The Storrs Center project area
- Additional University housing
- Holinko Apartments
- North Eagleville Road/King Hill Road planned business area
- The Depot Campus

Outlying areas of potential water demand that the University did not commit to serving with its potable water system included residential areas, existing community water systems, and potentially developable land that are proximal to the University system.

Town of Mansfield Plan of Conservation and Development

The Town of Mansfield adopted its most recent *Plan of Conservation and Development* in 2006. The policies and programs contained therein were reviewed to determine whether the potential sources of water supply would be consistent with the plan. The *Plan of Conservation and Development* is relatively specific and provides significantly more commentary and guidance for water system expansion and usage as compared to many municipal plans. It calls for encouraging "appropriately located higher-density development by expanding existing sewer and public water services where appropriate" but stresses the need for environmentally appropriate limitations to water supply. To that end, the plan recommends "working with the University of Connecticut, the Town of Windham, and State officials to plan, fund, and construct appropriate expansions of existing sewer and water systems."

The Four Corners area is specifically identified in Mansfield's *Plan of Conservation and Development* as a redevelopment area. Policy Goal #1, Objective "a" of the POCD calls on the town to "support initiatives to document surface and groundwater quality and public health issues in the Four Corners area and to seek State and Federal funding to extend public sewer and water services to this area." It further notes that this effort is of "immediate importance" and must be coordinated with the University and other pertinent agencies. Objective "c" of Policy Goal #1 notes that the Four Corners area is a priority mixed-use development area.

The University of Connecticut Water Supply Plan

For certain regulated water utilities in Connecticut, water supply plans must be completed in accordance with Section 25-32d of the Connecticut General Statutes (CGS) and Section 25-32d of the Regulations of Connecticut State Agencies (RCSA), as may be updated from time to time. These regulations and the supporting statutes recognize that planning is a critical management activity of all water utilities. The principal goals of water system planning as defined by the DPH are to: (1) ensure an adequate quantity of pure drinking water now and in the future; (2) ensure orderly growth of the system; and (3) make efficient use of available resources.

The University is statutorily defined as a constituent unit of higher education pursuant to CGS Chapters 185 and 185b and not a "water company" as set forth in CGS Section 25-32a. Nevertheless, the University operates a public water system and views the *Water Supply Plan* as integral to planning for a safe and adequate water supply system for the foreseeable future. The University completed its most recent plan update in May 2011 and submitted it to DPH for approval. That document has been reviewed in light of the proposed regional water supply interconnection relative to its consistency with policies, programs, and planned projects of the University.

The University has a variety of existing and future demands that it has committed to serving, including the North Campus Technology Park, Storrs Center, the North Eagleville Road/King Hill Road planned business area, and the Depot Campus. As demonstrated in the most recent *Water Supply Plan*, the University's ability to serve those demands while maintaining a 15% MOS is adversely affected during higher demand months due to restrictions in available water. The *Water Supply Plan* outlines several potential alternatives to increase MOS in the short term, including limited utilization of Fenton Well D and the construction of a reclaimed water facility. Intermediate and long-term demands will need to be met through interconnections or new sources of supply that can provide 0.32 mgd to 0.72 mgd to the University in order to maintain a MOS of 1.15 through the year 2060; a value of 0.5 mgd for new water was used in the 2011 *Water Supply Plan* for planning purposes. This need, in conjunction with potential water demands identified in the town of Mansfield, led in part to the decision to undertake the subject EIE.

As noted in the University's 2011 *Water Supply Plan*, several of the committed demand areas presented in the 2002 Town of Mansfield *Water Supply Plan* have been incorporated into the University's service area over the past 10 years. Note the following:

- Many new University housing projects have been completed, including Hilltop Apartments, Charter Oak Apartments, and Charter Oak Suites. New University housing formerly proposed to be located at or west of Northwood Apartments is no longer proposed.

- Holinko Apartments is now serviced by the University water system.
- The Storrs Center project is currently under construction.
- The FEIS has been approved for the extension of North Hillside Road in association with the new Technology Park. Implementation of this project is expected to occur within the next five years.
- Redevelopment or new development on some sections of the Depot Campus have occurred and will continue during the next five years.
- While the North Eagleville Road/King Hill Road planned business area currently has no redevelopment plan, this could occur at any time.

The Connecticut Water Company Water Supply Plan

The CWC prepared its most recent water supply plan for the Northern Operations region in 2006. This document has been reviewed in light of a regional water supply interconnection relative to its consistency with policies, programs, and planned projects of CWC. In Sections 2.3 (Interconnections), 4.3 (Future Service Areas), and 5.2 (System Improvements), CWC's water supply plan notes the need for an interconnection between its Western System in Tolland and the University of Connecticut system "*within the next five years*" to help the University meet peak demands, provide critical supply redundancy, and provide potable water to additional areas of Mansfield. In Sections 2.3 (Interconnections) and 4.3 (Future Service Areas), the water supply plan identifies the need to permanently address chronic supply issues in northwestern Mansfield.

Coincident with the University's individual water supply plan submittal in May 2011, DPH requested additional information from CWC to evaluate future margins of safety in the Northern Region's Western System. In October 2011, CWC completed an update to its *Northern Operations Western System Water Supply Plan* and submitted it to DPH for approval. Water supply projections were updated through October 2011.

The Metropolitan District Commission Water Supply Plan

The Metropolitan District Commission (MDC) prepared its most recent water supply plan in 2008. This document has been reviewed in light of a regional water supply interconnection relative to its consistency with policies, programs, and planned projects of the MDC. Although the plan includes a detailed discussion about interconnections in Section III-C, potential future service to the University and Mansfield is not included or discussed in the plan. Instead, Section VIII-A states that "*The District does not at this time anticipate extension of the water distribution system outside this [exclusive service area] boundary. The District would work with the [Upper Connecticut River] Water Utility Coordinating Committee in determining additional future services areas that it might advantageously serve.*"

The Windham Water Works Water Supply Plan

WWW completed its most recent *Water Supply Plan* update and submitted it to DPH for approval in February 2009. Comments were received from DPH in June 2011, and the plan was revised in September 2011. This document and DPH's comments have been reviewed in light of a regional water supply interconnection relative to its consistency with policies, programs, and planned projects of WWW.

The WWW *Water Supply Plan* states that an interconnection with the University is a possibility. It further notes that if any water were made available for use by the University it would be necessary to increase the WWW treatment plant capacity and amend its diversion permit to allow a withdrawal that maintains a 15% MOS under average day, maximum month, and peak day conditions.

DPH commented in June 2011 that, based on the information in the *Water Supply Plan*, WWW appears to be able to supply an additional 1.0 mgd and still maintain the 15% MOS except on peak days. Treatment plant upgrades would therefore be necessary to support peak day demands and, as such, could potentially be performed over a longer period of time. However, the comments offered by DPH were written prior to WWW's plan revision, which was subsequently submitted and is currently under review.

Conservation and Development Policies Plan for Connecticut

The *Conservation and Development Policies Plan for Connecticut (2005–2010)* (the State Plan) provides the policy and planning framework for administrative and programmatic actions and capital and operational investment decisions of state government. The objective of the plan is to guide a balanced response to the current and future human, economic, and environmental needs of the state. The plan has been consulted extensively to evaluate the consistency of the proposed sources of water supply with the goals and policies relative to land use, growth management, sensitive environmental resources, resource management, public investment, the economy, and integrated planning. The pertinent guidelines and policies set forth in the plan are presented throughout the subject EIE.

Capitol Region Plan of Conservation and Development

The Capitol Region Council of Governments (CRCOG) regional planning organization adopted its most recent Plan of Conservation and Development in 2009. This land use plan is pertinent to activities in the town of Tolland. The policies and programs were reviewed to ensure that a potential water supply interconnection would be in accordance with CRCOG's conservation and development plan. Chapter 8 of the document discusses public sewer and water service. The plan calls for ensuring an adequate and high quality water supply primarily through partnership with existing service providers and by supporting efforts to protect high-yield aquifer areas. The plan suggests that member towns "use existing water and sewer infrastructure to guide future growth" and to "work with local officials and utility providers to encourage the development of an infrastructure system that meets desired local and regional growth patterns."

Windham Region Land Use Plan

The Windham Region Council of Governments (WinCOG) regional planning organization adopted its most recent land use plan in 2010. The plan is pertinent to activities in the towns of Coventry and Mansfield. The policies and programs were reviewed to ensure that a potential water supply interconnection would be consistent with the plan. In addition, WinCOG provided a comment letter regarding the University's most recent *Water Supply Plan* that addresses the potential water supply alternatives outlined in this EIE. In particular, WinCOG noted that:

- The proposal to seek additional water to support the growth of Storrs (including the University of Connecticut Main Campus, Downtown Storrs, and Mansfield Four Corners) is consistent with the goals of the Windham Region Land Use Plan as the area is demarcated as a Regional Center.
- Development should be sensitive to water resources and public water supply recharge areas particularly as it relates to impacts to the Fenton River and Willimantic River systems.
- The provision of public water supply to areas not demarcated as a Regional Center may not be consistent with the goals of the Windham Land Use Plan. Specifically, the plan does not support the provision of water for additional development activities along roadway corridors that are designated as Rural Conservation Areas or Preservation Areas.

12.0 SELECTION OF PREFERRED ALTERNATIVE

12.1 ABILITY TO MEET PROJECT NEED

Alternatives were evaluated in Sections 5 through 11 of this document. Feasible alternatives must be able to:

1. Supply a safe and reliable supply of potable water in the amount of 1.23 million gallons per day (mgd) during average day demand (ADD) conditions.
2. Supply a safe and reliable supply of potable water in the amount of 1.93 mgd during peak day demand (PDD) conditions.
3. Have the ability to expand to accommodate additional future potential on-campus growth.

Table 12.1-1 summarizes the capability of each alternative to meet the project purpose and need.

TABLE 12.1-1
Ability of Each Alternative to Meet Project Need

<i>Alt. #</i>	<i>Alternative Name</i>	<i>Able to Deliver ADD of 1.23 mgd?</i>	<i>Able to Deliver PDD of 1.93 mgd?</i>	<i>Able to Expand to Accommodate Additional Future Growth?</i>
#1	No Action	No	No	No
#2	Replacement of Fenton Well A	No	No	No
#3	Interconnection with CWC	Yes	Yes	Yes
#4	Interconnection with MDC	Yes	Yes	Yes
#5	Interconnection with WWW	Yes	Yes	Yes
#6	Development of New Groundwater Supply along Willimantic River	No	No	No
#7	Development of New Groundwater Supply Near Mansfield Hollow Lake	No	No	No

CWC = Connecticut Water Company

MDC = Metropolitan District Commission

WWW = Windham Water Works

Alternatives 3, 4, and 5 (interconnection with Connecticut Water Company, the Metropolitan District Commission, and Windham Water Works, respectively) are able to meet the project purpose need. The manner in which this can be accomplished is as follows:

- Connecticut Water Company (CWC) would draw upon the Shenipsit Reservoir while utilizing groundwater supply wells at Powder Hollow, Hunt, Preston, and other Northern Region wells within their existing registered withdrawal rates. System improvements include return of the Preston Wellfield to active use; recovery of registered capacity from the Powder Hollow and Hunt Wellfields; and expansion of the Rockville Water Treatment Plant (WTP). Piping extension would be required from the terminus of CWC's system in Tolland through a short distance in the Town of Coventry, and into Mansfield.

- The Metropolitan District Commission (MDC) would draw upon the Barkhamsted and Nepaug Reservoirs in the Farmington River basin within their existing registered withdrawal rates. Piping extension would be required from the terminus of MDC's system in East Hartford via one of two contemplated routes. Route #4A runs through portions of Manchester, Bolton and Coventry and then into Mansfield. Route #4B runs through portions of Manchester, South Windsor, Vernon, Tolland, and Coventry before entering Mansfield.
- Windham Water Works (WWW) would draw from the Willimantic Reservoir upstream of the lower reach of the Natchaug River. In order to reliably provide the University and the Town of Mansfield with additional water supply while maintaining an adequate margin of safety (MOS), WWW would require a new or modified diversion permit and a treatment plant expansion. Additionally, WWW has indicated that removal of sediment from the Willimantic Reservoir would be required by its Water Commission if this alternative were pursued.

12.2 ENVIRONMENTAL IMPACTS

A summary of potential impacts is provided below for the feasible alternatives.

12.2.1 LAND USE

Table 12.2-1 summarizes state-designated land uses and current zoning by town for the interconnection pipeline routes. The *Conservation and Development Policies Plan* for Connecticut (the State Plan) discourages provision of public water supply in areas designated as existing preserved open space, preservation areas, conservation areas, rural lands, aquifer protection areas, and historic areas.

The intended developments for which a new source of supply is being sought are all located within the Town of Mansfield in areas where such development is consistent with State Plan designations. These developments are also consistent with local zoning regulations and the Town of Mansfield's *Plan of Conservation and Development*. Under all feasible alternatives, transmission pipeline will be laid through areas in town that pass through State Plan-designated areas that are not intended for public water supply service (Refer to Figure 4.1-1). In order to address this discrepancy, the Town of Mansfield is undergoing a comprehensive and detailed revision of its regulations and has proposed overlay zones to restrict development in areas of public water supply such that local development is consistent with the State Plan. The proposed overlay zones will restrict development along potential pipeline routes within the Town of Mansfield where intense development would be inconsistent with the State Plan, local zoning designations, and/or Mansfield's *Plan of Conservation and Development*. In this manner, unwanted or unanticipated secondary growth can be avoided.

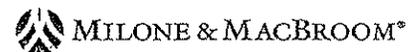
Secondary growth in the Towns of Tolland, Coventry, and Bolton could be affected by various pipeline routes associated with the interconnection alternatives. These are discussed below.

TABLE 12.2-1
State Plan Designations, Zoning, and Summary of Recommended Mitigation per Town

Town Name	Interstate or Roadway	Alternatives Considered ¹	Adjacent Zoning Districts	State Plan Designations ²							Existing PWS?	Mitigation			
				RC	NC	GA	RCC	EPOS	PA	CA			RL		
Mansfield	Route 195 (northwest)	CWC, MDC	Neighborhood Business Zone 1						X	X	X	X	No	Overlay Zone	
			Rural Agricultural Residence 90						X	X	X	X	No	Overlay Zone	
			Professional Office 1							X	X	X	No	Overlay Zone	
			Residence 90							X	X	X	No	Overlay Zone	
	Baxter Road/Route 44	CWC, MDC	Rural Agricultural Residence 90			X			X	X	X	X	No	Overlay Zone	
			Planned Business 3			X							No	Overlay Zone	
	Route 44	MDC	Neighborhood Business Zone 1								X		No	None	
			Rural Agricultural Residence 90		X	X		X	X	X	X	Partial	Overlay Zone		
			Institutional		X							Partial	None		
	Chaffeeville Road	WWW	Rural Agricultural Residence 90					X	X	X		No	Overlay Zone		
Clover Mill/Maple Road	WWW	Rural Agricultural Residence 90					X	X	X	X	No	Overlay Zone			
Coventry	Route 195	CWC, MDC	Neighborhood Commercial							X		No	None		
			River/Aquifer Zone						X	X		No	None		
	Route 44	MDC	Commercial				X		X	X	X	No	Possible Overlay Zone		
			Professional Office							X	X	No	Possible Overlay Zone		
			Commercial/Agricultural						X	X	X	No	Possible Overlay Zone		
			General Residential Zone 80				X	X	X	X	X	No	Possible Overlay Zone		
			General Residential Zone 40						X	X	X	No	Possible Overlay Zone		
			River/Aquifer Zone						X	X		No	Possible Overlay Zone		
Tolland	I-84	MDC	Commercial/Industrial			X		X				Yes	None		
			Tolland Business Park			X		X				Yes	None		
			Residential Design District					X	X	X	X	No	Possible Overlay Zone		
			RDD-Nat. Resource & Wildlife					X	X	X	X	No	Possible Overlay Zone		
			Tolland Village Area				X					Yes	None		
			Gateway Design District				X					Yes	None		
	Route 195	CWC, MDC	Gateway Design District				X					Yes	None		
			Neighborhood Commercial				X					Yes	Possible Overlay Zone		
			Residential Design District						X	X	X	No	Possible Overlay Zone		
			RDD-Nat Resource & Wildlife						X	X	X	No	Possible Overlay Zone		
Bolton	I-384	MDC	Residential 1						X	X	X	No	Possible Reg. Amendment		
			Residential 2							X	X	No	None		
			Industrial							X		No	None		
			General Business							X		No	None		
	Route 44	MDC	Residential 1							X	X	X	No	None	
			Residential 2								X		No	None	
			Residential 3							X	X	X	No	None	
			Industrial								X		No	None	
			General Business							X	X	X	No	None	
			Vernon	I-84	MDC	Commercial		X	X			X	X	X	Partial
Single-Family Residential R-27		X				X		X	X	X	X	Partial	None		
Planned Residential Development		X				X						Yes	None		
Special Economic Development		X				X						Partial	None		
Industrial		X				X			X	X		Yes	None		
Planned Development - Exit 67		X				X			X	X		Yes	None		
Manchester	I-84	MDC	Rural Residence		X				X			Yes	None		
			Residence B		X							Yes	None		
			Industrial		X					X		Yes	None		
			Planned Residential Development		X					X		Yes	None		
			General Business		X					X		Yes	None		
			Comprehensive Urban Develop.		X							Yes	None		
			Business 5		X							Yes	None		
			Residence A		X							Yes	None		
			Special Design Commercial		X					X	X	Yes	None		
			I-384	MDC	Industrial		X	X						Yes	None
					Rural Residence		X	X		X		X		Partial	None
					General Business		X							Yes	None
					Elderly Housing Development		X							Yes	None
					Business 1	X	X							Yes	None
	Business 2	X			X							Yes	None		
	South Windsor	I-84	MDC	Residence AA	X	X			X				Yes	None	
				Residence A	X	X							Yes	None	
				Residence B	X	X							Yes	None	
				Residence C	X	X							Yes	None	
				Planned Residential Development	X	X							Yes	None	
Historic				X								Yes	None		

Notes
 1. CWC = The Connecticut Water Company
 MDC = The Metropolitan District
 WWW = Windham Water Works

2. State Plan Designations:
 RC Regional Center
 NC Neighborhood Conservation
 GA Growth Area
 RCC Rural Community Center
 EPOS Existing Preserved Open Space
 PA Preservation Area
 CA Conservation Area
 RL Rural Lands



Alternative 3 – CWC Interconnection

The CWC system in Tolland has a terminus on Route 195 on the north side of Interstate 84. Under this alternative, water mains would be installed beneath existing roads in Tolland, Coventry, and Mansfield to interconnect the CWC water system with the University's system. Existing and potential future land uses as well as the potential for secondary development have been evaluated for this alternative. Potential land use impacts in Tolland and Coventry are described below.

Land Uses in Tolland

Approximately 1.6 miles of pipeline would traverse Route 195 in the town of Tolland in areas that do not currently have access to public water supply (Refer to Figure 3.4-1). Public water service is currently available through the town of Tolland on Anthony Road and the portion of Route 195 northwest of Anthony Road. Therefore, risk for induced development in this area as a result of a future CWC supply to the University and Mansfield is low. Public water service is not currently available in the Residential Design District (RDD) and RDD-Natural Resource and Wildlife Protection Area district located southeast of Anthony Road. As such, these areas may be vulnerable to induced development if a water main were to become available with excess capacity to supply individual properties. However, development potential is limited. Note the following:

- Most of the parcels on the eastern side of Route 195 are relatively small and developed with single family homes. These are unlikely to be redeveloped.
- The parcel containing Norwegian Woods has additional room for expansion. Expansion of multi-family/moderate-density residential on this parcel is consistent with Tolland's future land use plan in its *Plan of Conservation and Development*.
- The large parcel between Norwegian Woods and Dimock Road is preserved as open space and is therefore unlikely to be developed.
- Many small parcels with existing single family homes are located along the west side of Route 195. These are unlikely to be redeveloped.
- Seven or eight large parcels on the west side of Route 195 have development potential. These are located on the eastern side of Cassidy Hill and support many wetlands and Clark Brook, thus developable land is limited. The "Future Land Use Plan" in Tolland's *Plan of Conservation and Development* denotes this area as "low-density residential."

If public water is made available along Route 195 in Tolland, additional development could occur. However, given the limited amount of potentially developable land area, secondary growth impacts, if they occur, are not anticipated to be significant.

Land Use in Coventry

Route 195 traverses a small portion of the Town of Coventry, approximately one-quarter mile in length (Refer to Figure 3.4-2). The road passes through a State-designated Conservation Area

with a small adjacent Preservation Area (Refer to Figure 4.1-4). Ideally, local zoning designations should support the intended density and character of development reflected in the State Plan. When local zoning is not consistent, a departure in the type and density of development can occur. The *Coventry Plan of Conservation and Development* and zoning map are in conflict with both the State Plan and the Windham Council of Governments (WinCOG) Land Use Plan where Route 195 traverses the town.

Parcels located in the area of the CWC pipeline segment along Route 195 (11 and 12A) and on Jones Crossing Road (12B) in Coventry are described below:

- The parcels denoted as a Special Planning Area (Neighborhood Commercial) are currently developed with single family homes. It is possible that with the provision of public water, these areas could be redeveloped into a more intense land use. The recent rezone to Neighborhood Commercial would allow a hotel, a use that the town is believed to support.
- The large parcel associated with the Storrs Community Church is primarily located in the 1% annual chance floodplain of the Willimantic River such that subdivision of this parcel would not result in significant development or changes in community demographics.
- The large parcel located between Jones Crossing Road and Route 195 is also in the 1% annual chance floodplain such that subdivision of this parcel would not result in significant development. Similarly, the large parcel on the south side of Jones Crossing Road leading to the river currently supports a home and agriculture use. Limited development potential exists there.
- The 60.9-acre parcel west of Jones Crossing Road slopes steeply to the west and northwest up Cassidy Hill. Development of this parcel would be difficult. It is located in a General Residential Zone (GR-80), which is low density residential zone. A variety of residential uses would be allowable through Special Permit.

None of the above parcels have public sewer service. If public water is made available along Route 195 in Coventry, additional development could occur. However, this is a small land area and secondary growth impacts, if they occur, are anticipated to be limited.

Alternative 4 – MDC Interconnection

The Metropolitan District Commission (MDC) public water system in East Hartford could be extended through various pipeline routing alternatives to supply the University and the Town of Mansfield (Refer to Figure 3.5-2). An interconnection with MDC has the potential to affect land uses in the towns through which the potential pipeline routes occur.

Two pipeline routes are possible to provide water from MDC's system in East Hartford. The first would run from East Hartford, through Manchester, Bolton, and Coventry to Mansfield (Routing #4A). Land areas in East Hartford and Manchester are currently served by public water along the affected pipeline segments such that impacts to land use are not expected. Potential impacts to Bolton and Coventry are described below.

Land Uses in Bolton

Potential pipeline routing through Bolton runs along Interstate 384 for approximately 1.6 miles and then along Route 44 for another 1.6 miles (Refer to Figure 3.5-2). The majority of land along the I-384 corridor is zoned residential. Single-family residential development already covers much of these areas, but a few large undeveloped parcels are present, especially between the Manchester town line and Route 85. Bolton's *Plan of Conservation and Development* clearly calls for the rural residential character of the town to remain intact in areas that are not located along Route 44 and Route 6.

From its junction with Interstate 384 and eastward, Route 44 passes through State-designated Rural Lands and Conservation Areas, with some adjacent Preservation Areas and Existing Preserved Open Space (Refer to Figure 4.1-1).

The Town of Bolton has a strong vision for Route 44 and clearly desires the extension of water and sewer systems to support business and related development. As noted in the town's *Plan of Conservation and Development*, the current State Plan conflicts with Bolton's intended management of the Route 44 corridor. The Capital Region *Plan of Conservation and Development* designates the entire Route 44 corridor in Bolton as a "Municipal Focus Area" with Middle Intensity Development designated along the roadway.

The presence of the water main is expected to enable the Town of Bolton to encourage specific types of mixed-use, commercial, and industrial developments along Route 44. In addition to commercial development, it is possible that several hundred residential parcels could develop in new mixed-use or residential developments along Route 44. Along Interstate 384, several large parcels zoned as R-1 and R-2 are located adjacent to the State right-of-way along the pipeline route such that these areas could be served by a water main even with access to these areas occurring from a road other than the highway. Potential residential development adjacent to Interstate 384 could increase local population up to 500 people if parcels were fully developed, with additional population increases realized via potential residential and mixed-use developments along Route 44.

Land Uses in Coventry

Route 44 passes through mainly state-designated Rural Lands and Conservation Areas in the Town of Coventry. The intersection of Route 44 with Main Street/Grant Hill Road is surrounded by a small area designated as a Rural Community Center. Very small Preservation Area designations cross Route 44 along watercourses. One Existing Preserved Open Space designation is located on the north side of Route 44 between North River Road and Carpenter Road; this is the Manchester Coon and Fox Club land.

Although Rural Lands and Conservation Areas comprise most of the corridor, a subtle distinction can be made between lands west of the Rural Community Center and lands to the east. West of the Rural Community Center, a higher percentage of the land is designated as Conservation Area. East of the Rural Community Center, a higher percentage of the land is designated as Rural Lands. However, for the purpose of evaluating future development as a result of public water supply, all three designations (Rural, Rural Community Center, and Conservation) are addressed in the same manner. State policy is to avoid extension of water systems in these areas.

While installation of water *transmission* piping through conservation areas is not necessarily at odds with the State Plan, water service off such a line is not consistent with the Plan designations in Coventry along the entire 5.4 mile pipeline corridor. The pipeline under MDC routing scenario #4A passes residentially-developable parcels that if fully developed could increase the population of Coventry by approximately 400 people.

The second MDC interconnection pipeline route would run from East Hartford, through Manchester, a very short segment in South Windsor, Vernon, Tolland, and Coventry to Mansfield (Routing #4B). East Hartford, Manchester, South Windsor and Vernon are currently served by public water along the affected pipeline segment such that impacts to land use are not expected. Potential impacts for Tolland adjacent to Interstate 84 are described below.

Land Uses in Tolland

Routing scenario #4B crosses a similar area of Tolland as the CWC alternative described above for areas south of Interstate 84 on Route 195. This analysis realized relatively minimal impacts to land use and potential for secondary development from a potential pipeline through the area. Areas located adjacent to Interstate 84 must also be considered under the MDC alternative. These include:

- Five undeveloped or partially-developed parcels north of Loehr Road on the south side of Interstate 84 total 17.4 acres. These parcels could potentially be developed into single family homes.
- A 29.4-acre parcel located north of Interstate 84 west of an impoundment of Chapin Meadow Brook caused by the highway. The Tolland *Plan of Conservation and Development* identifies most of the developable area of this parcel as a medium open space priority.
- Three undeveloped or partially-developed parcels (totaling 55.2 acres) north of Metcalf Road and west of Cider Mill Road on the south side of Interstate 84.

If development occurred on these parcels in response to the availability of public water, population could increase by several hundred in Tolland.

Summary

The potential for provision of water supply in areas that would be inconsistent with the State Plan is much greater for MDC routing scenario #4A. Routing scenario #4A traverses more than three miles through rural Bolton and over five miles within the Town of Coventry that are currently designated as Rural, Preservation, and Conservation lands. Routing scenario #4B would occur along Interstate 84 in Tolland, thus somewhat more remote from adjacent, potentially developable residential land and with fewer conflicts with the State Plan.

Alternative 5 – WWW Interconnection

Transmission mains under the WWW interconnection alternative will be limited to areas within the Town of Mansfield. As indicated above, the Town of Mansfield is undergoing a

comprehensive and detailed revision of its regulations and has proposed an overlay zone to restrict development in areas of public water supply such that local development is consistent with the State Plan. In this manner, unwanted or unanticipated secondary growth can be avoided. As such, conflicts with the State Plan are believed to be resolved.

12.2.2 WATER RESOURCES

Impacts to source waters will vary depending on the selected alternative:

- Provision of water from CWC would draw upon the Shenipsit Reservoir while the Powder Hollow, Hunt, Preston, and other Northern Region wells will offset some of the treated water from Shenipsit that is distributed to the west and north. While system improvements are proposed, no new sources would be developed under this alternative and withdrawal rates would largely not exceed historic withdrawals. Reservoir withdrawals would be mitigated, as they are today, through continued releases from the Shenipsit Reservoir to the Hockanum River, to be supplanted in the future with releases that are consistent with Connecticut's streamflow regulations.
- Provision of water from MDC would draw upon the Barkhamsted and Nepaug Reservoirs in the Farmington River basin. Withdrawals would not exceed existing registered rates, and source and treatment plant improvements are not proposed. MDC is not required to release water under Connecticut's streamflow regulations; however, MDC will continue to manage releases from the West Branch Farmington River reservoirs.
- Provision of water from WWW would draw upon the Willimantic Reservoir upstream of the Natchaug River. A new or modified diversion permit would be needed as well as removal of sediment from the reservoir to maintain adequate water quality. WWW operates its source of supply as a run-of-the-river withdrawal rather than relying on reservoir storage. Mitigation could take the form of increasing releases from Mansfield Hollow Lake by the U.S. Army Corps of Engineers, although this is beyond the control of the University, Town of Mansfield, or WWW.

No direct impacts are expected to occur to surface water or groundwater as a result the installation of water mains and pipelines. The integrity of bridges and culverts will not be compromised, as water mains will be primarily installed using directional drilling or attached to bridges.

12.2.3 SOCIOECONOMICS

The provision of additional water supply to the University and Town of Mansfield is expected to have a positive impact on the local and regional socioeconomic horizon through creation of direct new employment on campus as well as indirect and induced job creation off campus. The Town of Mansfield and its neighboring communities are well positioned to absorb any incremental increase in population and housing demand resulting from new water supply, even with the land use controls that will be enacted to limit development along the pipeline route in Mansfield.

12.2.4 COMMUNITY FACILITIES AND SERVICES

The provision of additional water supply to the University and Town of Mansfield is consistent with current community services. The burden on municipal and University emergency services personnel is not expected to increase significantly.

12.2.5 AESTHETIC AND VISUAL RESOURCES

The provision of additional water supply to the University and Mansfield will enable additional development on-campus as well as in portions of northern Mansfield in areas proximate to the University's Main and Depot campuses and Agronomy Farm. On-campus development will be congruent with the architecture and building heights throughout the campus. Any off-campus development within the Town of Mansfield will be guided by local regulations relative to aesthetics and will require approval through Mansfield's Planning & Zoning Commission. Additionally, the aesthetics of pumping stations and storage tanks will need to be sited and designed such that they are congruent with the aesthetic character of the surrounding area.

12.2.6 PUBLIC UTILITIES AND SERVICES

The provision of additional water supply to the University and Town of Mansfield will increase the capacity of the University's water system. Benefits to small community, non-transient non-community, and transient non-community water systems will be realized through interconnections or direct connection to new pipelines. However, the furtherance of duplicative water service in the State (specifically in Manchester, South Windsor, Vernon, and Tolland for the MDC interconnection) is contrary to the State's statutory obligation for coordinated water supply planning. The same issue is not problematic where CWC would utilize a section of the water main owned by the Town of Tolland.

Significant adverse impacts to storm sewer, electric, gas, telephone, and cable services are not anticipated.

12.2.7 CULTURAL RESOURCES

Where pipeline is installed outside of previously disturbed public rights-of-way, sensitivity to historic or archeological resources is possible along pipeline routes in Mansfield, Tolland, Coventry, and Bolton. In such instances, site-specific investigations will be undertaken in consultation with state and local entities such that impacts to cultural resources are avoided or minimized to acceptable levels.

12.2.8 TRAFFIC, TRANSPORTATION AND PARKING

The provision of additional water supply to the University and Town of Mansfield will cause temporary impacts to traffic, as water mains will be installed in state and town roadways. No permanent impacts to traffic will occur. Individual development that occurs as a result of the availability of a source of public water supply will require site-specific review through local approval processes and, where applicable, through the Connecticut Office of State Traffic Administration (OSTA).

12.2.9 FLOOD HAZARD POTENTIAL

Installation of pipelines will have minimal impacts where they cross special flood hazard areas (SFHAs), as piping and appurtenances will be below grade.

12.2.10 BIOLOGICAL ENVIRONMENT

The majority of pipeline installation will occur where roads are currently paved and therefore do not support significant biological communities. Best practices will be undertaken to minimize disturbances to adjacent biological resources. Protection of fishery resources and fish habitats will be of paramount importance for all of the alternatives.

For the WWW alternative, increased withdrawals from the Willimantic Reservoir may adversely affect riffle and run habitats downstream of the reservoir in the Natchaug River. Removal of sediment from the Willimantic Reservoir will likely impact some wetland vegetation, although the extent and length of such impact can only be evaluated following a specific proposal for excavation. Based upon similar projects undertaken at other Connecticut Reservoirs, sediment excavation can be achieved without unacceptable impacts to wetlands or fisheries.

12.2.11 PHYSICAL ENVIRONMENT

No significant changes will occur to the physical environment as a result of provision of water to the University and Mansfield. Significant modifications to area topography are not contemplated.

12.2.12 AIR QUALITY

The provision of additional water supply to the University and Town of Mansfield will not significantly impact air quality in the Town of Mansfield or the region. Numerous controls are proposed for minimizing short-term construction related impacts to air quality from fugitive dust and other pollutant emissions.

12.2.13 NOISE QUALITY

Minor temporary noise impacts are anticipated during construction of the water pipeline. The majority of construction activities will occur in the daylight hours to minimize noise impacts. New pumping stations for the CWC, MDC, and WWW alternatives will become localized sources of noise, although such noise will be minimal.

12.2.14 SOLID WASTE AND HAZARDOUS WASTE MATERIALS

Other than temporary construction and demolition-related impacts, minimal impacts related to solid waste and hazardous materials are expected as a result of provision of water to the University and Mansfield.

12.2.15 ENERGY RESOURCES

Increases in energy usage would occur for all of the feasible alternatives. For the CWC interconnection alternative, energy will be used to withdraw additional groundwater from wells in the Western System, filter and treat additional water at the Rockville WTP, and pump water through the pipeline. For the MDC interconnection alternative, energy will be used to filter and treat additional water at the West Hartford and Bloomfield WTPs and to pump water through a series of pumping stations along the pipeline. For the WWW alternative, energy will be used to filter and treat additional water at the WTP and pump water through the pipeline.

Systems that are more proximal and at higher elevations (CWC and WWW) will use less energy than systems that are distant and at lower elevations (MDC). The periods of peak water demand at the University (late August and early September), and hence peak electrical demand for pumping and treating, does not typically coincide with peak Statewide electrical demand (typically July). Energy usage will also increase where additional water allows development; however, these are not anticipated to be regionally significant.

12.2.16 CUMULATIVE IMPACTS

Cumulative impacts are those that result from the incremental impact of the proposed action when added to other past, present, or reasonably foreseeable future actions. Cumulative impacts associated with the feasible alternatives include the following:

- Additional groundwater and/or surface water supply withdrawals;
- Interbasin transfers of water;
- Formation of additional disinfection byproducts in treated water due to higher water ages along pipelines;
- Additional water mains within roadways;
- Incremental energy demands; and
- Additional development due to expansion of public water systems.

Cumulative impacts are most likely for the alternatives that cause further diminution of flows in nearby watercourses, such as the WWW interconnection. On the other hand, CWC and MDC have a greater ability to actively mitigate for diminution of flows below their reservoirs, and the cumulative impacts will be minimized.

12.2.17 UNAVOIDABLE ADVERSE ENVIRONMENTAL IMPACTS

Certain adverse impacts associated with provision of water to the University and Mansfield are unavoidable. Delivery of water to the University and Mansfield from CWC, MDC, or WWW will constitute an interbasin transfer of water and resulting loss of water from local donor basins; this cannot be avoided. The CWC and MDC alternatives would involve transfers of water from the Connecticut River major basin whereas the WWW alternative would involve the transfer of water within the Thames River major basin. CWC and MDC are capable of managing releases to downstream watercourses. WWW does not have such capabilities because it operates a run-of-the-river dam.

The project will undergo a construction phase wherein additional equipment will be utilized. Mitigation measures have been identified with respect to associated short-term air and noise quality. However, a certain degree of additional truck and equipment use and access will be necessary during this time period, which is unavoidable. Potential soil erosion and sedimentation impacts will be largely mitigated through proper construction management techniques.

Unavoidable adverse environmental impacts are possible along some of the pipelines, especially in the rural communities of Tolland, Bolton, Coventry, and Mansfield. These unavoidable adverse impacts could be mitigated by local land use regulations and zoning, with the Town of Mansfield considered most equipped and well-positioned to directly address the risks for development along pipelines. By virtue of the shorter potential pipelines, the CWC and WWC alternatives present a lesser degree of risk than the MDC alternative.

No other unavoidable adverse environmental impacts have been identified.

12.2.18 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

The construction of any of the interconnection alternatives will utilize nonrenewable resources during the construction and implementation (i.e., construction supplies, fuel, personnel time, etc.). Since these resources cannot be reused, they are considered to be irreversibly and irretrievably committed. Specifically, these include the following actions:

- Clearing;
- Access road construction;
- Installation of water mains to connect to the University and Mansfield; and
- Installation of associated infrastructure, treatment plant expansions, etc.

12.3 OPPORTUNITIES FOR MITIGATION

Mitigation measures have been identified throughout this document. Table 12.3-1 provides a summary of mitigation opportunities. Additional discussion follows.

**TABLE 12.3-1
Opportunities for Mitigation**

Mitigation Opportunities	Alternative		
	3	4	5
	CWC	MDC	WWW
Actively manage releases to rivers located downstream of reservoirs	Yes	Yes	No
Implementation of overlay zones to reduce future development densities	Yes	Yes	Yes
Coordination with various local departments, commissions, and committees regarding proposed pipelines	Yes	Yes	Yes
Pipeline designs that hang pipe on bridges or include directional drilling to prevent direct wetland impacts	Yes	Yes	Yes
Construction occurring in the summer whenever possible to minimize traffic impacts near the University	Yes	Yes	Yes
Performing a biological survey for endangered, threatened, or special concern species during the design phase to establish buffers and construction timetables to minimize the impact to these species	Yes	Yes	Yes
Adherence to best management practices to mitigate impacts to stormwater runoff	Yes	Yes	Yes
Performance of construction activities during daylight hours to minimize noise impacts	Yes	Yes	Yes
Reduction of water age, mixing in tanks, and blending with groundwater (the University's or otherwise) to reduce DBPs	Yes	Yes	Yes
Provide benefits such as emergency interconnections with other water utilities where pipelines are contrary to exclusive service areas	No	Yes	No
Provide emergency interconnection with Tolland's municipal water system	Yes	Yes	No

12.3.1 SECONDARY GROWTH MITIGATION

The Town of Mansfield is undergoing a comprehensive and detailed revision of its regulations and has proposed an overlay zone to restrict development in areas of public water supply such that local development is consistent with the state plan. Refer to Section 4.1.3 for details. The proposed overlay zone will restrict development within potential pipeline areas for the purpose of controlling unwanted or unanticipated secondary growth.

Secondary growth mitigation is possible in other communities where potential pipeline routes traverse land that, were it developed as a direct result of the availability of public water supply, would be contrary to the State Plan, local planning and zoning designations, or local plans of conservation and development. This is the case in Tolland, Coventry, and Bolton; however, those communities have not committed to such protections at this time. In the case of Coventry and Bolton, discrepancies exist between the community's local vision and the State Plan such that mitigation through development protections may not have local support.

12.3.2 FISHERIES IMPACT MITIGATION

Under the CWC interconnection alternative, Shenipsit Reservoir withdrawals would be mitigated, as they are today, through continued releases from the Shenipsit Reservoir to the Hockanum River, to be supplanted in the future with releases that are consistent with Connecticut's

streamflow regulations. For the MDC interconnection alternative, MDC is not required to release water under Connecticut's streamflow regulations; however, MDC will continue to manage releases from the West Branch Farmington River reservoirs in accordance with various agreements. Under the WWW interconnection alternative, mitigation could take the form of additional releases from Mansfield Hollow Lake by the U.S. Army Corps of Engineers, although this is beyond the control of the University, Town of Mansfield, or WWW. Overall, CWC and MDC have a greater ability to actively mitigate for diminution of flows below their reservoirs.

12.3.3 AIR POLLUTION MITIGATION

The use of air pollution devices on construction equipment and other forms of controls that reduce the impact from fugitive dust emissions will be utilized during this project to minimize impacts to air quality. The proper phasing of construction will further minimize the length of time that soil remains exposed to wind and water. Activities will be conducted in accordance with proper protocols and regulations, and no washings will be directed to storm drainage.

Primary short-term air quality concerns relate to construction activities and their potential to generate fugitive dust and mobile source emissions. Such sources of dust are attributed to construction vehicle disturbance during hauling, loading, dumping, excavation, and bulldozing on any areas of the proposed development. Meteorological conditions and the intensity of the activities as well as soil moisture content also govern the extent to which particles will become airborne.

Various methods of controlling fugitive dust include the use of water or wetting agents on exposed soil and gravel areas, periodic sweeping and daily rinsing of truck tires, and proper maintenance of portable generators, on-site machinery, and vehicles. Additionally, the following best management practices will be incorporated as appropriate in the construction phase of this project:

- Minimization of exposed erodible earth area
- Stabilization of exposed earth with grass, pavement, or other cover as early as possible
- Application of a stabilizing agent to the work areas and haul roads
- Covering, shielding, or stabilizing stockpiled material as necessary
- Use of covered haul trucks
- Rinsing construction equipment during the incidental transport of soil from unpaved to paved surfaces to minimize drag-out

Even well-maintained trucks and other construction equipment typically emit small amounts of pollutants such as nitrogen oxides, sulfur oxides, and carbon monoxide related to internal combustion or diesel engines. Proper maintenance of portable generators, on-site machinery, and vehicles is, thus, important to reduce the potential for higher smoke emissions associated with improperly operating equipment. Contractors will be responsible for maintaining all construction equipment and will be required to comply with the university's *Environmental, Health, and Safety Policies, Regulations, and Rules for Construction, Service, and Maintenance Contractors* manual dated February 18, 2010.

Off-site tracking occurs when residual soil particles are displaced from construction sites onto higher traffic roadways and then become both airborne and waterborne. These measures will also control dust from exposed soil or gravel areas to further minimize airborne particulate matter.

12.4 CERTIFICATES, PERMITS AND APPROVALS

The proposed project will be subject to environmental certificates, permits, and approvals listed in Table 12.4-1 below. Additional permits or approvals may be identified by review agencies during the design process.

TABLE 12.4-1
List of Potentially Required Construction Permits

Permit/Approval	Reviewing Authority
Water Diversion Permit	CT DEEP
401 Water Quality Certificate	CT DEEP
Flood Management Certification	CT DEEP
Inland Wetlands Permit	CT DEEP
Stormwater Permit	CT DEEP
Construction Dewatering Permit	CT DEEP
Hydrostatic Discharge Pressure Testing Wastewater Permit	CT DEEP
Section 404 Permit	USACE
Encroachment Permits	CT DOT
Railroad crossing permit	RailAmerica, Inc.
Pumping stations	Connecticut DPH
Storage tanks	Connecticut DPH
Treatment plant improvements	Connecticut DPH
Sale of Excess Water Permits	Connecticut DPH
Water main extensions	Connecticut DPH
Building Permits for Pumping Stations	Various Municipalities
Town Road Work Permits	Various Municipalities

12.5 SCHEDULE

Table 12.5-1 presents an anticipated timeline for the feasible alternatives. Overall project durations are as follows:

- CWC Interconnection.....3 years
- MDC Interconnection.....4.5 years
- WWW Interconnection.....3 years

To provide for a uniform schedule for each feasible alternative, differences in pipeline routing scenarios have not been taken into account. For each alternative, the assumption is that the least-cost scenario has been selected. Furthermore, all of the pipeline costs include five months of shut-down for the period of November through March when paving is suspended. The longest construction schedule (70 weeks for an MDC pipeline) includes two five-month shut-downs, whereas the CWC and WWW pipelines include one five-month shut-down.

The Town of Mansfield has already begun the process of modifying land use regulations and zoning. Although the Town's broader planning effort will continue through 2015, the land use regulation revisions and overlay zoning will likely be in place by 2014. As such, all of the timelines depict a 12-month schedule "remaining" for the land use mitigation in Mansfield. This is consistent with an EIE approval by OPM in 2013.

Additional assumptions and discussion are provided below.

CWC Interconnection

A 36-month schedule is estimated. Important assumptions include:

- Improvements to the Powder Hollow Wellfield will have been completed before the timeline begins, as these improvements are currently underway.
- Design and permitting/approvals would commence immediately for the Hunt Wellfield improvements, Rockville WTP, and the pipeline with related improvements to pumping and pressure reduction. The approvals included in this timing may include the following from DPH: well site approval for the Hunt Wellfield improvements, treatment plant approval for the Rockville WTP package plant, water main approval for the pipeline, and pumping station approval for the Tolland pumping station upgrade.
- Construction at the Hunt Wellfield would commence immediately following design and the site-specific DPH approvals.
- The water diversion permit application and sale of excess water application would be filed with the Connecticut Department of Energy and Environmental Protection (CT DEEP) and the Connecticut Department of Public Health (DPH), respectively, at the end of the pipeline design. This timing is necessary, as the designs could be incorporated into the permit applications.
- Construction of the Rockville WTP package plant, pipeline, and Tolland pumping station upgrades would be deferred to the completion of the water diversion permit and sale of excess water permit processes.

MDC Interconnection

A 53-month schedule is estimated. Important assumptions include:

- Design and permitting/approvals would commence immediately for the pipeline, pumping stations, and pressure-reducing station. The approvals included in this timing may include the following from DPH: water main approval for the pipeline, pumping station approvals, and treatment system approvals for the re-chlorination stations installed at pumping stations.
- The sale of excess water permitting process would occur parallel with the year-long design process.
- The water diversion permit application would be filed with CT DEEP toward the end of the design process. This timing is necessary, as the design could be incorporated into the permit application.
- Construction of the pipeline and pumping stations would be deferred to the completion of the water diversion permit process.

WWW Interconnection

A 36-month schedule is estimated. Important assumptions include:

- Design and permitting/approvals would commence immediately for the WTP expansion and the pipeline with related improvements to pumping. The approvals included in this timing may include the following from DPH: treatment plant approval for the expansion and water main approval for the pipeline.
- Design and permitting/approvals may start at any time during the initial years for the new tank and pumping station. The approvals included in this timing may include the following from DPH: pumping station approval and storage tank approval.
- Design would commence immediately for the dredging of the Willimantic Reservoir and securing the necessary approvals from CT DEEP and DPH. The permitting process for hydraulic dredging is more rapid than the permitting process for sediment excavation through mechanical means, but a full year has been provided for permitting combined with design regardless of the selected method.
- Revision of the Natchaug River instream flow study would commence immediately along with the design processes described above.
- Immediately following the revision of the instream flow study, and toward the end of the design processes for the WTP expansion and pipeline, the water diversion permit applications and sale of excess water application would be filed with CT DEEP and DPH, respectively. This timing is necessary, as the designs could be incorporated into the permit applications.
- Sediment removal would commence immediately following its associated design and permitting.
- Construction of the WTP expansion, pipeline, tank, and pumping station would be deferred to the completion of the water diversion permit and sale of excess water permit processes.

12.6 COSTS AND BENEFITS

Table 12.6-1 presents a summary of capital costs associated with the feasible alternatives, as well as a normalized cost per million gallons (MG) of water. Table 12.6-2 presents a comparison of potential water rates for residential and commercial customers using the Public Utility Regulatory Authority (PURA) annual household consumption value. For this analysis, commercial customers are assumed to consume an equal amount of water as residential customers, and the estimates include any applicable service charges (though not initial construction and connection fees which would be borne by the consumer).

TABLE 12.6-1
Summary of Estimated Interconnection Costs

	CWC Interconnection	MDC Interconnection	WWW Interconnection
Capital Cost	\$20,113,200	\$51,276,000	\$44,377,800
Normalized per MG*	\$10,056,600	\$25,638,000	\$22,188,900

*Assumes 2.0 mgd

TABLE 12.6-2
Summary of Average Annual Water Costs to Customers

Public Water System	Residential	Commercial
CWC	\$643	\$577
MDC	\$549	\$549
WWW	\$371	\$371
Town of Tolland	\$413	\$413
University of Connecticut	\$393	\$393

Sources: CWC website, MDC Website, WWW, Tolland Water Commission, UConn, Tighe & Bond
 Note: Tolland rates assume that an equal amount of water is used each quarter.

Although this EIE has not estimated additional energy costs for the alternatives, the water systems that are more proximal and at higher elevations (CWC and WWW) will use less energy than systems that are distant and at lower elevations (MDC) to move water to the University and Mansfield.

The following positive benefits are expected to occur as a result of the construction of or connection to additional sources of water supply:

- Increase the University water system's MOS to above 1.15 for the 50-year planning period while meeting the four committed demands.
- Enable the appropriate supply of public water to proposed expansions on the University campus, such as the University Technology Park and redeveloped facilities at the Depot Campus as outlined in the University of Connecticut Academic Plan that will result in an overall improvement of the campus environment.
- Provide additional redundancy and flexibility to the University of Connecticut water system.
- Allow for the University to reduce potential impacts to fisheries within the Willimantic and Fenton rivers during low streamflow periods by utilizing water supply from a less sensitive area.
- Supply the Mansfield Four Corners area with public water supply, eliminating the need for utilizing existing wells in a historically contaminated area and spurring redevelopment of this area that is one of the gateways to the University of Connecticut.
- Enable the appropriate supply of public water to proposed growth areas identified in the Town of Mansfield *Plan of Conservation and Development*.
- The potential for supply redundancy to one or more small community water systems in Mansfield, as well as a potential increase in access to public water for adjacent residents with low-yielding wells or wells with poor water quality.
- Temporary engineering and construction jobs related to implementing the eventual project, as well as additional long-term jobs in the proposed University Technology Park, the

redeveloped buildings on the Depot Campus, and in commercial developments in Mansfield Four Corners.

12.7 TECHNICAL, MANAGERIAL, AND FINANCIAL CAPACITIES

Numerous options are available relative to ownership of supply systems and provision of service. Each is discussed below.

12.7.1 UNIVERSITY OF CONNECTICUT

At present, the University owns the supply sources and transmission appurtenances, and all off-campus connections are customers of the University. Under any of the feasible alternatives, the University has the ability to contract with the source utility (i.e. CWC, MDC or WWW) to purchase water for use on- or off-campus. The University has gone on record that its role as a water supplier is not central to its mission as an educational institution and that it does not have a desire to expand its current role with regard to water supply.

The University has demonstrated its technical, managerial, and financial capacity over years of operating its supply system and can continue to do so in the future. As noted in the University's *Water and Wastewater Master Plan*, "the current contract operations agreement between the University and New England Water Utility Services, Inc. (NEWUS), along with a continued vigilance on the part of the University, is currently resulting in proper system management."

12.7.2 TOWN OF MANSFIELD

Under all of the feasible alternatives, the Town of Mansfield could potentially become a public water utility, regardless of the source of supply. Mansfield could become a consecutive water supplier, purchasing water from the University, CWC, MDC, or WWW. The Town of Mansfield has demonstrated its capabilities relative to public water supply. In particular, the Town has prepared a comprehensive water supply plan; is an active participant on the University's Water and Wastewater Advisory Committee; and has undertaken investigations of potential groundwater supplies. As a municipality, the Town does not currently have the technical ability to run a water system; however, as in many other municipalities throughout the state, contract operation of a municipal water system is an option. The Town is believed to have the financial and managerial capacity required to operate a consecutive water system.

12.7.3 OTHER ENTITIES

While possible, it is unlikely that MDC or WWW would directly serve customers within the Town of Mansfield, with the possible exception of customers in the southern part of Mansfield directly adjacent to WWW's existing distribution system. Under the MDC and WWW interconnection alternatives, either the University or a consecutive water system, including possibly the Town of Mansfield, would likely become the water purveyor.

Under the CWC interconnection alternative, CWC could sell treated water to the University as well as directly serve areas within the Town of Mansfield that require water service. Alternately,

CWC could operate a consecutive¹ water system that purchases water from the University for resale in Mansfield Four Corners and other areas of the Town of Mansfield that require water service. In this scenario, customers along the interconnection route would become direct customers of CWC with some exceptions. For instance, existing Town of Tolland customers along Route 195 would remain Town of Tolland customers (although they could be served with CWC water as described above). New water mains associated with the North Hillside Road extension could be owned and operated by the University. Alternately, any Tech Park site occupants that are not directly affiliated with the University could be direct CWC customers. CWC already possess technical, managerial, and financial capacities as a viable water purveyor. CWC supplies wholesale water supplies to other public water systems and therefore has policies in place to continue doing so.

WWW does not currently serve water to any other water systems and therefore would have a somewhat limited institutional capacity to begin selling water via a wholesale agreement, but it is likely that WWW could effectively supply water to the University.

12.8 PREFERRED ALTERNATIVE

In light of the foregoing analysis, three alternatives are potentially feasible, with the ability to meet the project purpose and need. While the degree and types of potential impacts vary among the alternatives, none is believed to cause significant adverse environmental impacts that cannot be mitigated. For the CWC and WWW alternatives, potential impact is similar among the alternate routing scenarios within each alternative. For the MDC interconnection, routing alternative #4B will result in significantly fewer land use conflicts between existing land uses, local zoning regulations, and the State *Conservation and Development Policies Plan*. In all cases of conflict, land use overlay zones could overcome such inconsistencies; however, at the present time, only the Town of Mansfield has committed to such a course.

Issues of cost, phasing, and financing will be critical to the ultimate action taken. Financial feasibility and project affordability will be informed by funding sources, cost sharing arrangements, financing mechanisms, and project phasing. Project affordability includes the total cost of ownership over time in combination with how that cost might be shared among the parties who will be the beneficiaries.

Each of the interconnection alternatives must overcome financial, technical, regulatory, and contractual hurdles to become a reality, any one of which could prevent the alternative from moving forward. As such, it is the University's intent to proceed with multiple potential "preferred" alternatives for interconnection with CWC, MDC, or WWW.

¹ A consecutive water system is a water system that has no water source of its own, but rather purchases water from another water company for resale in its service area.

EXECUTIVE SUMMARY

INTRODUCTION

Water supply planning in Storrs and Mansfield has been underway for nearly two decades. The University of Connecticut (University) has prepared four individual water supply plans beginning in 1994. Additionally, the Town of Mansfield prepared a water supply plan in 2002. These water supply plans provided estimates of future water demand in different geographic areas, with the University's plans focusing on the main campus, Depot Campus, and immediately adjacent areas. The Town of Mansfield's plan included more distant areas that could benefit from water supply, such as the Mansfield Four Corners area and residential neighborhoods to the west of the main campus.

Two parallel efforts brought water supply issues to the forefront in 2010 and 2011: the University's development of its updated individual *Water Supply Plan* (submitted to state agencies in May 2011) and the Town of Mansfield's study of water supply options for redevelopment of the Mansfield Four Corners area. The University's 2011 *Water Supply Plan* identified four areas of future potable water service that were committed by the University: The Storrs Center development, the North Campus Technology Park, Depot Campus redevelopment, and the King Hill Road Planned Business Area. The 2011 *Water Supply Plan* further identified the need for an additional 0.5 mgd to 1.0 mgd of available supply to bolster available water during certain months of the year and boost margins of safety¹ (MOS) above 1.15 over the 50-year planning period. This amount of water was needed in the short/intermediate term to meet MOS requirements during periods of peak demand when Fenton projection is curtailed or ceased.

Meanwhile, the Town of Mansfield's study of water supply options for redevelopment of the Mansfield Four Corners area identified future areas of water need in the town that were not committed to by the University in its 2011 *Water Supply Plan*. Specific to the Mansfield Four Corners area, a total of 0.17 mgd of water demand has been estimated for this area through the 20-year planning period.

Given the mutual need for water to address potable water demands identified in the 2011 *Water Supply Plan* and the 2011 Mansfield Four Corners study report, the University and the Town of Mansfield began to collaborate to identify a source of water supply that would meet combined future needs. In June 2011, the University and the Town of Mansfield initiated the subject Environmental Impact Evaluation (EIE) under the Connecticut Environmental Policy Act (CEPA) to allow for a detailed evaluation of potential interconnection and groundwater supply alternatives. An additional water supply will have the dual benefit of increasing the University's MOS while also providing potable water for use on campus and in the town of Mansfield consistent with the town's *Plan of Conservation and Development* (POCD) and zoning regulations.

PROJECT PURPOSE AND NEED

In order to enable growth of the University and the surrounding area consistent with the University's master plans and associated environmental analysis and the Town of Mansfield's *Plan of Conservation*

¹ Margin of Safety is defined as the ratio of available supply over demand. A margin of safety of 1.15 implies that a water system has 15% more water available than demand. This 15% provides a buffer against unforeseen circumstances, such as water main breaks or other emergencies.

and Development, the University and the Town of Mansfield are in need of a viable long-term public water supply source. This additional supply would have the dual benefit of increasing the margin of safety of the University's water supply system while also providing potable water for use on campus, in the Mansfield Four Corners area, and elsewhere in town. The need for additional water supply is driven by existing and future water demands as follows:

1. Need for Sufficient Margin of Safety (MOS) – MOS is thoroughly evaluated in the University's *Water Supply Plan* (2011) and in the water demand projections of the *Water and Wastewater Master Plan* (2006). A minimum of 0.32 mgd of new water supply will be necessary to meet the maximum month MOS goal of 1.15 during periods of peak demand and when the Fenton River Wellfield is curtailed or offline. This includes existing system demands plus committed water supply both on and off campus. It also accounts for the reduction of demand that will occur once the reclaimed water facility comes on line. Off-campus committed demands include Storrs Center and King Hill Road Planned Business Area. Of the 0.32 mgd quantity, only 0.04 mgd would be needed for consumption; the remainder would be placed on standby for MOS. A minimum of 0.73 mgd of new water will be necessary to meet the peak day MOS goal of 1.15 in 2060. Of the 0.73 mgd quantity, only 0.38 mgd would be needed for consumption; the remainder would be placed on standby for MOS.

2. Additional Incremental Demand to Supply the Technology Park – The proposed Technology Park on the University's North Campus was allocated a committed water demand of 89,600 gpd in the 2011 *Water Supply Plan*. This figure was revised in May 2011 from prior estimates through a tabulation of potential gross square footage of buildings to be constructed in the Technology Park. At the present time, higher average water demands are being forecast for the Technology Park. Current estimates are approximately 423,500 gpd. With 89,600 gpd already set aside in the 2011 *Water Supply Plan* and analyzed as part of the water needed to maintain future margins of safety, the increment of 333,900 gpd is therefore an additional future water demand. Maximum month demands and peak day demands will be somewhat higher although the timing of peaking factors is likely to be different for each parcel in the Technology Park, depending on the use (i.e., classroom versus year-round research). The analysis on page 6-25 of the 2011 *Water Supply Plan* provides the rationale and justification to support a ratio of 1.33 for peak day planning calculations. This factor is applied to the average day demand of 333,900 gpd to estimate a peak day demand of 444,087 gpd. Applying the desired 15% MOS yields the following demand forecasts:

**TABLE ES-1
Additional Incremental Technology Park Demand**

Condition	Base Demand	Base Demand Plus 15% MOS
Average Day	333,900 gpd	383,985 gpd
Peak Day	444,087 gpd	510,700 gpd

3. Future Town of Mansfield Demand – In addition to the previously committed water service in the Town of Mansfield, the town has identified previously uncommitted demands associated with the Mansfield Four Corners development (170,000 gpd), a planned elderly and assisted living facility (30,000 gpd), and a number of residential development areas as identified in Tables 2-9, 2-10, and 2-11 of the *Water and Wastewater Master Plan* (totaling 253,500), for a total average day demand of 453,500 gpd. Provision of public water to these areas is consistent with Mansfield's *Plan of*

Conservation and Development. Similar to the Technology Park, factors are applied to obtain peak day demand as well as a 15% MOS as follows:

**TABLE ES-2
Additional Demand Within the Town of Mansfield**

Condition	Base Demand	Base Demand Plus 15% MOS
Average Day	453,500 gpd	521,525 gpd
Peak Day	603,155 gpd	693,628 gpd

In total, the following additional water supply is needed to meet peak day demands in the 50-year planning horizon (2060) with a 15% MOS:

**TABLE ES-3
Incremental Water Supply Demand in 2060**

Need	Average Day Demand With 15% MOS	Peak Day Demand With 15% MOS
Committed Water Supply Demand	*320,000 gpd	730,000 gpd
Additional Incremental Technology Park Demand	383,985 gpd	510,700 gpd
Additional Town of Mansfield Demand	521,525 gpd	693,628 gpd
TOTALS:	1,225,510 gpd	1,934,328 gpd

*Due to the manner in which the demand was computed in the University's 2011 *Water Supply Plan*, maximum month average day demand is used in this table as a proxy for average day demand.

The above numbers are consistent with the University's *Water Supply Plan* and the *Water and Wastewater Master Plan*, both of which have been vetted by the public, Town of Mansfield officials, and state regulatory agencies.

4. Additional Future University Demand – The water supply planning period extends to the year 2060. It is likely that additional on-campus demands will materialize in that timeframe for uses that are as-of-yet undefined. Potential demand generators include the following:

- Increased student population, with associated housing needs.
- Expanded student recreational and/or athletic facilities, potentially including practice facilities, indoor recreational facilities, recreational fields (i.e. flag football, recreational soccer, rugby, baseball, and softball), athletic fields (i.e. football, soccer), and ice sports.
- Additional classroom space, student laboratory space, and faculty offices.
- Additional research space.

The extent to which the above demands may materialize is unknown at this time, as any associated timing. As such, a specific value cannot be ascribed to the water demand such uses might require. However, some measure of growth is likely. As such, alternatives will be evaluated for their ability to expand to accommodate additional future potential on-campus growth.

ALTERNATIVES ANALYSIS

In accordance with CEPA requirements, numerous alternatives have been analyzed for providing water supply to the University and Town of Mansfield. Four different types of actions have been evaluated:

- The "no action" or "no-build" alternative;
- Relocation or replacement of Fenton River Wellfield Well A;
- Interconnection with neighboring wholesale water providers; and
- Construction of new public supply wellfield(s).

Specifically, the seven alternatives considered in this EIE are as follows:

- Alternative #1 - No action or no-build;
- Alternative #2 - Relocation or replacement of Fenton River Wellfield Well A;
- Alternative #3 - Interconnection with The Connecticut Water Company's (CWC) Northern Operations Western System in Tolland;
- Alternative #4 - Interconnection with The Metropolitan District Commission (MDC) system in East Hartford;
- Alternative #5 - Interconnection with Windham Water Works (WWW) system in southern Mansfield;
- Alternative #6 - Development of New Groundwater Supply Source along Willimantic River; and
- Alternative #7 - Development of New Groundwater Supply Source Near Mansfield Hollow Lake.

Table ES-4 summarizes the capability of each alternative relative to the project purpose and need. Only Alternatives 3, 4, and 5 (the interconnections with water utilities) are capable of providing 1.23 million gallons per day average day demand (ADD), 1.93 mgd peak day demand (PDD), and have the ability to expand to accommodate additional future growth in water demand.

**TABLE ES-4
Capability of Each Alternative to Deliver Potentially-Desired Quantities of Water**

<i>Alt. #</i>	<i>Alternative Name</i>	<i>Able to Deliver ADD of 1.23 mgd?</i>	<i>Able to Deliver PDD of 1.93 mgd?</i>	<i>Able to Expand to Accommodate Additional Future Growth?</i>
#1	No action	No	No	No
#2	Replacement of Fenton Well A	No	No	No
#3	Interconnection with CWC	Yes	Yes	Yes
#4	Interconnection with MDC	Yes	Yes	Yes
#5	Interconnection with WWW	Yes	Yes	Yes
#6	Development of New Groundwater Supply along Willimantic River	No	No	No
#7	Development of New Groundwater Supply Near Mansfield Hollow Lake	No	No	No

CWC = Connecticut Water Company
MDC = Metropolitan District Commission
WWW = Windham Water Works

EXISTING ENVIRONMENT AND ANALYSIS OF IMPACT

Land Use – Table ES-5 summarizes state-designated land uses and current zoning by town for the interconnection pipeline routes. The State *Conservation and Development Policies Plan* for Connecticut discourages provision of public water supply in Existing Preserved Open Space, Preservation Areas, Conservation Areas, Rural Lands, Aquifer Protection Areas, and Historic Areas.

The intended developments for which a new source of supply is needed are all located within the Town of Mansfield in areas where such development is consistent State Plan designations as well as local zoning and the Town of Mansfield's *Plan of Conservation and Development*. The Town of Mansfield is undergoing a comprehensive and detailed revision of its regulations and has proposed overlay zones to restrict development in areas of public water supply such that local development is consistent with the State Plan. The proposed overlay zones will restrict development along potential pipeline routes for the purpose of controlling unwanted or unanticipated secondary growth.

Land uses in the Towns of Tolland, Coventry, and Bolton may also be affected by potential interconnection pipeline routes, Tolland for the MDC and CWC interconnection alternatives, and Coventry and Bolton primarily related to the MDC interconnection alternative.

Water Resources – Impacts to source waters will vary depending on the selected alternative:

- Provision of water from CWC would draw upon the Shenipsit Reservoir while the Powder Hollow, Hunt, Preston, and other Northern Region wells will offset some of the treated water from Shenipsit that is distributed to the west and north. While system improvements are proposed, no new sources would be developed under this alternative and withdrawal rates would largely not exceed historic withdrawals. Reservoir withdrawals would be mitigated, as they are today, through continued releases from the Shenipsit Reservoir to the Hockanum River, to be supplanted in the future with releases that are consistent with Connecticut's streamflow regulations.
- Provision of water from MDC would draw upon the Barkhamsted and Nepaug Reservoirs in the Farmington River basin. Withdrawals would not exceed existing registered rates, and source and treatment plant improvements are not proposed. MDC is not required to release water under Connecticut's streamflow regulations; however, MDC will continue to manage releases from the West Branch Farmington River reservoirs.
- Provision of water from MDC would draw upon the Barkhamsted and Nepaug Reservoirs in the Farmington River basin. Withdrawals would not exceed existing registered rates, and source and treatment plant improvements are not proposed. MDC is not required to release water under Connecticut's streamflow regulations; however, MDC will continue to manage releases from the West Branch Farmington River reservoirs.

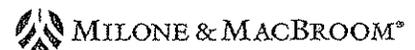
No direct impacts are expected to occur to surface water or groundwater as a result the installation of water mains and pipelines. The integrity of bridges and culverts will not be compromised, as water mains will be primarily installed using directional drilling or attached to bridges.

TABLE ES-5
State Plan Designations, Zoning, and Summary of Recommended Mitigation per Town

Town Name	Interstate or Roadway	Alternatives Considered ¹	Adjacent Zoning Districts	State Plan Designations ²							Existing PWS?	Mitigation		
				RC	NC	GA	RCC	EPOS	PA	CA			RL	
Mansfield	Route 195 (northwest)	CWC, MDC	Neighborhood Business Zone 1							X		No	Overlay Zone	
			Rural Agricultural Residence 90						X	X	X	X	No	Overlay Zone
			Professional Office 1								X	X	No	Overlay Zone
			Residence 90							X	X		No	Overlay Zone
	Baxter Road/Route 44	CWC, MDC	Planned Business 3			X						No	Overlay Zone	
			Rural Agricultural Residence 90					X	X	X	X	No	Overlay Zone	
	Route 44	MDC	Planned Business 3			X						No	Overlay Zone	
			Neighborhood Business Zone 1								X		None	
			Rural Agricultural Residence 90		X	X		X	X	X	X		Partial	Overlay Zone
	Chaffeeville Road	WWW	Institutional		X								Partial	None
Rural Agricultural Residence 90								X	X	X		No	Overlay Zone	
Clover Mill/Maple Road	WWW	Rural Agricultural Residence 90						X	X	X	X	No	Overlay Zone	
Coventry	Route 195	CWC, MDC	Neighborhood Commercial							X		No	None	
			River/Aquifer Zone						X	X			No	None
	Route 44	MDC	Commercial				X			X	X	X	No	Possible Overlay Zone
			Professional Office							X	X	X	No	Possible Overlay Zone
			Commercial/Agricultural							X	X	X	No	Possible Overlay Zone
			General Residential Zone 80				X	X	X	X	X	X	No	Possible Overlay Zone
			General Residential Zone 40							X	X	X	No	Possible Overlay Zone
River/Aquifer Zone							X	X		No	Possible Overlay Zone			
Tolland	I-84	MDC	Commercial/Industrial			X		X				Yes	None	
			Tolland Business Park			X		X				Yes	None	
			Residential Design District			X		X	X	X	X		No	Possible Overlay Zone
			RDD-Nat. Resource & Wildlife					X	X	X	X		No	Possible Overlay Zone
			Tolland Village Area				X						Yes	None
			Gateway Design District				X						Yes	None
	Route 195	CWC, MDC	Gateway Design District				X						Yes	None
			Neighborhood Commercial				X						Yes	Possible Overlay Zone
			Residential Design District						X	X	X		No	Possible Overlay Zone
			RDD-Nat. Resource & Wildlife						X	X	X		No	Possible Overlay Zone
Bolton	I-384	MDC	Residential 1						X	X	X	No	Possible Reg. Amendment	
			Residential 2							X		No	None	
			Industrial							X		No	None	
			General Business							X		No	None	
	Route 44	MDC	Residential 1						X	X	X	No	None	
			Residential 2							X		No	None	
			Residential 3						X	X	X	No	None	
			Industrial							X		No	None	
General Business						X	X	X	No	None				
Vernon	I-84	MDC	Commercial		X	X			X	X		Partial	None	
			Single-Family Residential R-27		X	X		X	X	X	X	Partial	None	
			Planned Residential Development		X								Yes	None
			Special Economic Development		X	X							Partial	None
			Industrial			X			X	X			Yes	None
Planned Development - Exit 67		X	X			X	X			Yes	None			
Manchester	I-84	MDC	Rural Residence		X				X	X		Yes	None	
			Residence B		X							Yes	None	
			Industrial						X				Yes	None
			Planned Residential Development		X				X				Yes	None
			General Business		X				X				Yes	None
			Comprehensive Urban Develop.		X								Yes	None
			Business 5		X								Yes	None
			Residence A		X								Yes	None
			Special Design Commercial		X								Yes	None
			I-384	MDC	Industrial		X	X						
	Rural Residence				X	X		X		X		Partial	None	
	General Business				X								Yes	None
	Elderly Housing Development				X								Yes	None
	Business 1	X			X								Yes	None
	Business 2	X			X								Yes	None
	Residence AA	X			X			X					Yes	None
	Residence A	X			X								Yes	None
	Residence B	X			X								Yes	None
	Residence C	X			X								Yes	None
	Planned Residential Development	X	X								Yes	None		
Historic	X	X								Yes	None			
South Windsor	I-84	MDC	Industrial		X							Yes	None	

Notes
 1. CWC = The Connecticut Water Company
 MDC = The Metropolitan District
 WWW = Windham Water Works

2. State Plan Designations:
 RC Regional Center
 NC Neighborhood Conservation
 GA Growth Area
 RCC Rural Community Center
 EPOS Existing Preserved Open Space
 PA Preservation Area
 CA Conservation Area
 RL Rural Lands



Socioeconomics – The provision of additional water supply to the University and Town of Mansfield is expected to have a positive impact on the local and regional socioeconomic horizon through creation of direct new employment on campus as well as indirect and induced job creation off campus. The Town of Mansfield and its neighboring communities are well positioned to absorb any incremental increase in population and housing demand resulting from new water supply, even with the land use controls that will be enacted to limit development along the pipeline route in Mansfield.

Community Facilities and Services – The provision of additional water supply to the University and Town of Mansfield is consistent with current community services. The burden on municipal and University emergency services personnel is not expected to increase significantly.

Aesthetic and Visual Resources – The provision of additional water supply to the University and Mansfield will enable additional development on-campus as well as in portions of northern Mansfield in areas proximate to the University's Main and Depot campuses and Agronomy Farm. On-campus development will be congruent with the architecture and building heights throughout the campus. Any off-campus development within the Town of Mansfield will be guided by local regulations relative to aesthetics and will require approval through Mansfield's Planning & Zoning Commission. Additionally, the aesthetics of pumping stations and storage tanks will need to be sited and designed such that they are congruent with the aesthetic character of the surrounding area.

Public Utilities and Services – The provision of additional water supply to the University and Town of Mansfield will increase the capacity of the University's water system. Benefits to small community, non-transient non-community, and transient non-community water systems will be realized through interconnections or direct connection to new pipelines. However, the furtherance of duplicative water service in the State (specifically in Manchester, South Windsor, Vernon, and Tolland for the MDC interconnection) is contrary to the State's statutory obligation for coordinated water supply planning.

Significant adverse impacts to storm sewer, electric, gas, telephone, and cable services are not anticipated.

Cultural Resources – Where pipeline is installed outside of previously disturbed public rights-of-way, sensitivity to historic or archeological resources is possible along pipeline routes in Mansfield, Tolland, Coventry, and Bolton. In such instances, site-specific investigations will be undertaken in consultation with state and local entities such that impacts to cultural resources are avoided or minimized to acceptable levels.

Traffic, Transportation and Parking – The provision of additional water supply to the University and Town of Mansfield will cause temporary impacts to traffic, as water mains will be installed in state and town roadways. No permanent impacts to traffic will occur. Individual development that occurs as a result of the availability of a source of public water supply will require site-specific review through local approval processes and, where applicable, through the Connecticut Office of State Traffic Administration (OSTA).

Flood Hazard Potential – Installation of pipelines will have minimal impacts where they cross special flood hazard areas (SFHAs), as piping and appurtenances will be below grade.

Biological Environment – The majority of pipeline installation will occur where roads are currently paved and therefore do not support significant biological communities. Best practices will be undertaken to minimize disturbances to adjacent biological resources. Protection of fishery resources and fish habitats

will be of paramount importance for all of the alternatives. For the WWW alternative, increased withdrawals from the Willimantic Reservoir may adversely affect riffle and run habitats downstream of the reservoir in the Natchaug River. Removal of sediment from the Willimantic Reservoir will likely impact some wetland vegetation, although the extent and length of such impact can only be evaluated following a specific proposal for excavation. Based upon similar projects undertaken at other Connecticut Reservoirs, sediment excavation can be achieved without unacceptable impacts to wetlands or fisheries.

Physical Environment – No significant changes will occur to the physical environment as a result of provision of water to the University and Mansfield. Significant modifications to area topography are not contemplated.

Air Quality – The provision of additional water supply to the University and Town of Mansfield will not significantly impact air quality in the Town of Mansfield or the region. Numerous controls are proposed for minimizing short-term construction related impacts to air quality from fugitive dust and other pollutant emissions.

Noise Quality – Minor temporary noise impacts are anticipated during construction of the water pipeline. The majority of construction activities will occur in the daylight hours to minimize noise impacts. New pumping stations for the CWC, MDC, and WWW alternatives will become localized sources of noise, although such noise will be minimal.

Solid Waste and Hazardous Materials – Other than temporary construction and demolition-related impacts, minimal impacts related to solid waste and hazardous materials are expected as a result of provision of water to the University and Mansfield.

Energy Resources – Increases in energy usage would occur for all of the feasible alternatives. For the CWC interconnection alternative, energy will be used to withdraw additional groundwater from wells in the Western System, filter and treat additional water at the Rockville WTP, and pump water through the pipeline. For the MDC interconnection alternative, energy will be used to filter and treat additional water at the West Hartford and Bloomfield WTPs and to pump water through a series of pumping stations along the pipeline. For the WWW alternative, energy will be used to filter and treat additional water at the WTP and pump water through the pipeline. Systems that are more proximal and at higher elevations (CWC and WWW) will use less energy than systems that are distant and at lower elevations (MDC). The periods of peak water demand at the University (late August and early September), and hence peak electrical demand for pumping and treating, does not typically coincide with peak Statewide electrical demand (typically July). Energy usage will also increase where additional water allows development; however, these are not anticipated to be regionally significant.

Cumulative Impacts – Cumulative impacts are those that result from the incremental impact of the proposed action when added to other past, present, or reasonably foreseeable future actions. Cumulative impacts associated with the feasible alternative include the following:

- Additional groundwater and/or surface water supply withdrawals;
- Interbasin transfer of water;
- Formation of additional disinfection byproducts in treated water due to higher water ages along the pipeline;
- Additional water mains within roadways;

- Incremental energy demands; and
- Additional development due to the presence of public water.

Cumulative impacts are most likely for the alternatives that cause further diminution of flows in nearby watercourses, such as the WWW interconnection. On the other hand, CWC and MDC have a greater ability to actively mitigate for diminution of flows below their reservoirs, and the cumulative impacts will be minimized.

Unavoidable Adverse Environmental Impacts – Certain adverse impacts associated with provision of water to the University and Mansfield are unavoidable. Delivery of water to the University and Mansfield from CWC, MDC, or WWW will constitute an interbasin transfer of water and resulting loss of water from local donor basins; this cannot be avoided. The CWC and MDC alternatives would involve transfers of water from the Connecticut River major basin whereas the WWW alternative would involve the transfer of water within the Thames River major basin. CWC and MDC are capable of managing releases to downstream watercourses. WWW does not have such capabilities because it operates a run-of-the-river dam.

The project will undergo a construction phase wherein additional equipment will be utilized. Mitigation measures have been identified with respect to associated short-term air and noise quality. However, a certain degree of additional truck and equipment use and access will be necessary during this time period, which is unavoidable. Potential soil erosion and sedimentation impacts will be largely mitigated through proper construction management techniques.

Unavoidable adverse environmental impacts are possible along some of the pipelines, especially in the rural communities of Tolland, Bolton, Coventry, and Mansfield. These unavoidable adverse impacts could be mitigated by local land use regulations and zoning, with the Town of Mansfield considered most equipped and well-positioned to directly address the risks for development along pipelines. By virtue of the shorter potential pipelines, the CWC and WWW alternatives present a lesser degree of risk than the MDC alternative.

No other unavoidable adverse environmental impacts have been identified.

Irreversible and Irrecoverable Commitment of Resources – The construction of any of the interconnection alternatives will utilize nonrenewable resources during the construction and implementation (i.e., construction supplies, fuel, personnel time, etc.). Since these resources cannot be reused, they are considered to be irreversibly and irretrievably committed. Specifically, these include the following actions:

- Clearing;
- Access road construction;
- Installation of water mains to connect to the University and Mansfield; and
- Installation of associated infrastructure, treatment plant expansion, etc.

OPPORTUNITIES FOR MITIGATION

Numerous opportunities for mitigation of adverse impacts have been identified. These have been described throughout the document. Table ES-6 provides a summary. The two primary areas for

mitigation are for land uses and associated secondary growth and streamflow mitigation associated with increased water withdrawals.

As indicated above, the Town of Mansfield is undergoing a comprehensive and detailed revision of its regulations and has proposed an overlay zone to restrict development in areas of public water supply such that local development is consistent with the state plan. The proposed overlay zone will restrict development within potential pipeline areas for the purpose of controlling unwanted or unanticipated secondary growth.

Secondary growth mitigation is possible in other communities where potential pipeline routes traverse land that, were it developed as a direct result of the availability of public water supply, would be contrary to the State Plan, local planning and zoning designations, or local plans of conservation and development. This is the case in Tolland, Coventry, and Bolton; however, those communities have not committed to such protections at this time. In the case of Coventry and Bolton, discrepancies exist between the community's local vision and the State Plan such that mitigation through development protections may not have local support.

**TABLE ES-6
Opportunities for Mitigation**

Mitigation Opportunities	Alternative		
	3	4	5
	CWC	MDC	WWW
Actively manage releases to rivers located downstream of reservoirs	Yes	Yes	No
Implementation of overlay zones to reduce future development densities	Yes	Yes	Yes
Coordination with various local departments, commissions, and committees regarding proposed pipelines	Yes	Yes	Yes
Pipeline designs that hang pipe on bridges or include directional drilling to prevent direct wetland impacts	Yes	Yes	Yes
Construction occurring in the summer whenever possible to minimize traffic impacts near the University	Yes	Yes	Yes
Performing a biological survey for endangered, threatened, or special concern species during the design phase to establish buffers and construction timetables to minimize the impact to these species	Yes	Yes	Yes
Adherence to best management practices to mitigate impacts to stormwater runoff	Yes	Yes	Yes
Performance of construction activities during daylight hours to minimize noise impacts	Yes	Yes	Yes
Reduction of water age, mixing in tanks, and blending with groundwater (the University's or otherwise) to reduce DBPs	Yes	Yes	Yes
Provide benefits such as emergency interconnections with other water utilities where pipelines are contrary to exclusive service areas	No	Yes	No
Provide emergency interconnection with Tolland's municipal water system	Yes	Yes	No

Under the CWC interconnection alternative, Shenipsit Reservoir withdrawals would be mitigated, as they are today, through continued releases from the Shenipsit Reservoir to the Hockanum River, to be supplanted in the future with releases that are consistent with Connecticut's streamflow regulations. For the MDC interconnection alternative, MDC is not required to release water under Connecticut's

streamflow regulations; however, they will continue to manage releases from the West Branch Farmington River reservoirs. Under the WWW interconnection alternative, Mitigation could take the form of additional releases from Mansfield Hollow Lake by the U.S. Army Corps of Engineers, although this is beyond the control of the University, Town of Mansfield, or WWW. Overall, CWC and MDC have a greater ability to actively mitigate for diminution of flows below their reservoirs.

COST AND BENEFITS

Table ES-7 presents a summary of capital costs associated with the feasible alternatives, as well as a normalized cost per million gallons (MG) of water.

TABLE ES-7
Summary of Estimated Interconnection Costs

	CWC	MDC	WWW
	Interconnection	Interconnection	Interconnection
Capital Cost	\$20,268,000	\$47,570,400	\$47,556,200
Normalized per MG*	\$10,134,400	\$23,785,200	\$23,778,100

*Assumes 2.0 mgd

Table ES-8 presents a comparison of potential water rates for residential and commercial customers using the Public Utility Regulatory Authority (PURA) annual household consumption value. For this analysis, commercial customers are assumed to consume an equal amount of water as residential customers, and the estimates include any applicable service charges (though not initial construction and connection fees which would be borne by the consumer).

TABLE ES-8
Summary of Average Annual Water Costs to Customers

Public Water System	Residential	Commercial
CWC	\$643	\$577
MDC	\$549	\$549
WWW	\$371	\$371
Town of Tolland	\$413	\$413
University of Connecticut	\$393	\$393

Sources: CWC website, MDC Website, WWW, Tolland Water Commission, UConn, Tighe & Bond
Note: Tolland rates assume that an equal amount of water is used each quarter.

Although this EIE has not estimated additional energy costs for the alternatives, the water systems that are more proximal and at higher elevations (CWC and WWW) will use less energy than systems that are distant and at lower elevations (MDC) to move water to the University and Mansfield.

The following positive benefits are expected to occur as a result of the construction of or connection to additional sources of water supply:

- Increase the University water system’s MOS to above 1.15 for the 50-year planning period while meeting the four committed demands.

- Enable the appropriate supply of public water to proposed expansions on the University campus, such as the University Technology Park and redeveloped facilities at the Depot Campus as outlined in the University of Connecticut Academic Plan that will result in an overall improvement of the campus environment.
- Provide additional redundancy and flexibility to the University of Connecticut water system.
- Allow for the University to reduce potential impacts to fisheries within the Willimantic and Fenton rivers during low streamflow periods by utilizing water supply from a less sensitive area.
- Supply the Mansfield Four Corners area with public water supply, eliminating the need for utilizing existing wells in a historically contaminated area and spurring redevelopment of this area that is one of the gateways to the University of Connecticut.
- Enable the appropriate supply of public water to proposed growth areas identified in the Town of Mansfield *Plan of Conservation and Development*.
- The potential for supply redundancy to one or more small community water systems in Mansfield, as well as a potential increase in access to public water for adjacent residents with low-yielding wells or wells with poor water quality.
- Temporary engineering and construction jobs related to implementing the eventual project, as well as additional long-term jobs in the proposed University Technology Park, the redeveloped buildings on the Depot Campus, and in commercial developments in Mansfield Four Corners.

SELECTION OF PREFERRED ALTERNATIVES

In light of the foregoing analysis, three alternatives are potentially feasible, with the ability to meet the project purpose and need. While the degree and types of potential impacts vary among the alternatives, none is believed to cause significant adverse environmental impacts that cannot be mitigated. For the CWC and WWW alternatives, potential impact is similar among the alternate routing scenarios within each alternative. For the MDC interconnection, routing alternative #4B will result in significantly fewer land use conflicts between existing land uses, local zoning regulations, and the State *Conservation and Development Policies Plan*. In all cases of conflict, land use overlay zones could overcome such inconsistencies; however, at the present time, only the Town of Mansfield has committed to such a course.

Issues of cost, phasing, and financing will be critical to the ultimate action taken. Financial feasibility and project affordability will be informed by funding sources, cost sharing arrangements, financing mechanisms, and project phasing. Project affordability includes the total cost of ownership over time in combination with how that cost might be shared among the parties who will be the beneficiaries.

Each of the interconnection alternatives must overcome financial, technical, regulatory, and contractual hurdles to become a reality, any one of which could prevent the alternative from moving forward. As such, it is the University's intent to proceed with multiple potential "preferred" alternatives for interconnection with CWC, MDC, or WWW.



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant Town Manager; Linda Painter, Director of Planning and Development; Mike Nintean, Director of Building and Housing Inspection; Francis Raiola, Acting Fire Marshal; David Dagon, Fire Chief
Date: December 10, 2012
Re: Amendment to Building Construction Ordinance and Rescission of Fees for Fire Prevention Services Ordinance

Subject Matter/Background

At Monday's meeting, the Town Council will conduct a public hearing regarding the proposed revisions to the Building Construction Ordinance and the Fees for Fire Prevention Services Ordinance. This item has been placed on the Council's agenda as old business to allow the Council to debrief the public hearing.

At the August 27, 2012 meeting, the Town Council referred the proposed revisions to the Building Construction Ordinance and the Fees for Fire Prevention Services Ordinance to the Ordinance Development and Review Subcommittee (ODRS). The subcommittee subsequently reviewed the proposal over three meetings during the months of September and October and presented its recommendations to the full Council on November 13th.

The subcommittee's recommended amendments to the Building Construction Ordinance are attached and dated October 19, 2012. Please note that the proposed changes would incorporate the fire prevention fee schedule within the Building Construction Ordinance and effectively rescind the Fees for Fire Prevention Services Ordinance.

A summary of the subcommittee's recommended changes from the August 27, 2012 draft is as follows:

- Section 107-2(F) – Change 'must' to 'shall'
- Section 107-3(C) – Change 'process' to 'processing'
- Add a new section on Severability to Chapter 107, including the language in Section 122-19 (section to be deleted)
- Change the residential permit fee to \$13.25, the commercial fee to \$15.25

and the combined building and fire fee to \$22.00. These changes incorporate a small ($\pm 5\%$) administrative fee to offset the future cost of acquiring and maintaining permitting software that would be used to track permits and inspections and provide the ability for users to apply for permits on-line. (Fees noted are per \$1000 of construction value).

- Change the title of Section 107-5 to read "Agencies exempt from fees, education fee"
- Add a new Section 107-6 titled "Exception" that would read as follows:

Except for the mandatory education fee noted in the preceding Section 107-5, nothing in this Chapter shall limit the authority of the Town Council as set forth in Town of Mansfield Charter section C303 to contractually establish any alternative schedule of fees for any large multi-family, commercial or mixed use construction project to reflect more accurately the cost to the Town of providing the services related to such fees.

Financial Impact

As part of the ODRS Subcommittee review of the proposed changes, staff compiled data on building and fire permit fee collections over the past 15 months. During that period, fire permit fees totaled ± 43 percent of total building permit fees collected. The proposed changes would increase the building permit fees for projects that require plan review by approximately 45 percent (not including the five percent administrative fee described above). As such, the proposed permit fee revisions are expected to be revenue neutral.

Legal Review

The Town Attorney has assisted in the preparation of the proposed revisions to the subject ordinances.

Recommendation

Rule 6(d) of the Council Rules of Procedure provides that the Town Council may not amend, adopt or reject a proposed ordinance on the day the first public hearing is convened. The Council may suspend the rule by a majority vote.

Once the Town Council is prepared to take action, staff recommends the approval of the proposed revisions to the Building Construction Ordinance and the rescission of the Fees for Fire Prevention Services Ordinance.

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

Move, effective December 10, 2012, to: 1) approve the proposed amendments to the Building Construction Ordinance (Chapter 107 of the Mansfield Code); and 2) rescind the Fees for Fire Prevention Services Ordinance (Chapter 122, Article VI of the Mansfield Code), which revisions and rescission shall be effective 21 days after publication in a newspaper having circulation within the Town of Mansfield.

Attachments

- 1) ODRS Subcommittee proposed amendments to the Building Construction Ordinance and proposed rescission of the Fees for Fire Prevention Services Ordinance, dated October 19, 2012 (black-line and clean copy)
- 2) Minutes from the October 11, 2012 and October 19, 2012 meetings of the Ordinance Development and Review Subcommittee
- 3) August 27, 2012 Agenda Item Summary

Chapter 107. BUILDING CONSTRUCTION

§ 107-1. Legislative authority.

Pursuant to Chapters 541, ~~98~~ and 99 of the Connecticut General Statutes, as amended, the following penalties and schedule of fees are hereby established in accordance with the provisions of the State Building Code, Connecticut Fire Prevention Code and Connecticut Fire Safety Code, as amended.

§ 107-2. Schedule of fees.

[Amended 6-22-1998, effective 7-15-1998; 4-8-2002, effective 6-4-2002; 3-24-2003, effective 4-18-2003; 10-14-2008, effective 11-11-2008]

- A. The fee for ~~signs, billboards and other display structures for which permits are a building permit~~ required under the provisions of the State Building Code, as amended, shall be at the rate of ~~\$14.50~~ \$15.25 for each \$1,000 or fraction thereof of ~~building value. A copy of the work contract shall be submitted for the purpose of determining permit fees~~ construction value, except as provided in Subsections B, C and D, below.
- B. The fee for a building permit ~~for the removal of a building or structure from one lot to another or to a new location on the same lot shall be at the rate of \$12.50 for each \$1,000 or fraction thereof of the estimated costs of moving, plus the cost of new foundations and all work necessary to place the building or structure in its completed condition and in a new location. A copy of the work contract shall be submitted for the purpose of determining permit fees~~ required under the provisions of the State Building Code, and requiring plan review and/or inspection by the Fire Marshal pursuant to the Connecticut Fire Safety Code and or Connecticut Fire Prevention Code as amended, shall be at the rate of \$22.00 for each \$1,000 or fraction thereof of construction value.
- C. The fee for a permit for the demolition of a building or structure shall be at the rate of \$12.50 for each \$1,000 or fraction thereof of the cost of such demolition. A copy of the work contract shall be submitted for the purpose of determining permit fees, except that permit fees for demolition not requiring a licensed demolition contractor shall be based on the actual cost of the demolition activity.
- D. The fee for ~~residential and accessory building permits issued in accordance with a building permit~~ required under the provisions of the State Building Code, as amended, for one and two family residences, townhouses and associated accessory buildings to those structures shall be at the a rate of \$12.50 \$13.25 for each \$1,000 or fraction thereof of ~~estimated building construction costs~~ value. Estimated building costs referred to herein shall be those costs set forth in the most recent edition of the Marshall and Swift Residential Cost Handbook.

- ~~E. The fee for commercial, industrial and similar building permits issued in accordance with the State Building Code shall be at the rate of \$14.50 for each \$1,000 or fraction thereof of estimated building cost. Estimated building costs referred to herein shall be those costs set forth in the most recent edition of the Marshall Valuation Service Manual.~~
- ~~FE. A fee of \$25 for all permits required pursuant to Subsections A through EA, C and D of this section shall be applied when the cost of the work is valued at less than or equal to \$1,000 of construction value. A fee of \$50 for all permits required pursuant to Subsection B of this section shall be applied when the cost of work is valued at less than or equal to \$1,000 of construction value.~~
- ~~G. All fees and costs related to the performance of special professional and technical services for "threshold limit" structures as defined in C.G.S. 29-275b shall be paid by the owner.~~
- ~~HF. The fee for the inspection of any existing solid-fuel-burning appliance is \$35 per unit, and must be submitted prior to the inspection. Applicants requesting an inspection should shall apply to the Building Department.~~
- ~~LG. Except as provided under Subsection LH of this section, all permit fees are due when an application is submitted to the Building Department.~~
- ~~JH. A nonrefundable plan review/administrative fee of \$250-\$350 per dwelling unit must be submitted with the application for all new residential dwellings permits submitted pursuant to Subsection B. The fee shall be \$250 for all permits submitted pursuant to Subsection D. The plan review/administrative fee of \$250 will be subtracted from the total fee as calculated pursuant to the fee schedule set out in this section. The balance of the permit fee will be due upon the approval of the building permit.~~
- ~~I. Construction value used for the determination of all fees within this schedule shall be determined by the Building Official pursuant to the State Building Code as amended.~~

§ 107-3. Refunds.

[Added 3-24-2003, effective 4-18-2003]

- A. When a permit has been issued in accordance with the State Building Code and the owner/applicant abandons or discontinues the building project, or, if the permit is revoked by the Building Official, the owner/applicant can make a written request for a refund. That portion of the work actually completed shall be computed and any excess fee shall be returned, less a nonrefundable plan review/administrative fee equivalent to a minimum of \$40-50 or 15% of the cost of the permit, whichever is greater.
- B. When a permit application submitted under this section has been denied in accordance with the State Building Code, the owner/applicant can make a written request for a refund. Any

excess fee shall be returned, less ~~a~~ the nonrefundable plan review/administrative fee prescribed in Section 107-2(H). In all other cases the refund shall be \$50 ~~equivalent to a~~ minimum of \$40 or 15% of the cost of the permit, whichever is greater.

C. The Building Official will calculate the refund due to the owner/applicant and forward it to the Finance Department for processing.

§ 107-4. Penalties for offenses.

A. Any person who violates any provision of the State Building Code shall be fined not less than \$200 nor more than \$1,000 or imprisoned not more than six months, or both, as provided in ~~Public Act 88-359. Editor's Note: See C.G.S. § 29-254a.~~

B. Any person who shall continue any work in or about the structure after having been served with a stop-work order, except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be liable to a fine of not less than \$200 nor more than \$1,000 or imprisoned not more than six months, or both, as provided in ~~Public Act 88-359. Editor's Note: See C.G.S. § 29-254a.~~

C. Starting work prior to obtaining a building permit.

[Added 6-22-1998, effective 7-15-1998]

(1) A penalty of \$250 will be added to a permit fee for starting work without a permit.

[Amended 10-14-2008, effective 11-11-2008]

(2) A penalty will not be assessed to emergency repair work.

~~D. Repeat inspections. The fee for a repeat inspection over one return visit for the same code violation correction shall be \$10.~~

~~[Added 6-22-1998, effective 7-15-1998]~~

§ 107-5. Agencies exempt from fees; ~~exception~~ education fee.

[Amended 4-8-2002, effective 6-4-2002]

Agencies of the Town of Mansfield and the Mansfield Board of Education are required to comply with the provisions of the State Building Code, as amended; but shall not be required to pay any permit fees required under said State Building Code, any amendment thereto or under any Town ordinance relating thereto; except that the Building Official shall assess an education fee on each building permit application, including any application filed by an agency of the Town of Mansfield or the Mansfield

Board of Education, as required by Connecticut General Statutes § 29-263(b), as amended, and the regulations promulgated thereunder.

§ 107-6. Exception

Except for the mandatory education fee noted in the preceding Section 107-5, nothing in this Chapter shall limit the authority of the Town Council as set forth in Town of Mansfield Charter section C303 to contractually establish any alternative schedule of fees for any large multi-family, commercial or mixed use construction project to reflect more accurately the cost to the Town of providing the services related to such fees.

§ 107-7. Severability.

Should any court of competent jurisdiction declare any section or clause or provision of this article to be illegal or unconstitutional, such decision shall affect only such section, clause or provision so declared illegal or unconstitutional, and shall not affect any other section, clause or provision of this article.

* * * * *

Chapter 122. FEES

Article VI. Fees for Fire Prevention Services

[Adopted 5-26-2009, effective 6-24-2009]

~~§ 122-14. Legislative authority.~~

~~Pursuant to Chapters 541, 98 and 99 of the Connecticut General Statutes, as amended, the following penalties and schedule of fees are hereby established regarding the provisions of the Connecticut Fire Safety Code, as amended.~~

~~§ 122-15. Schedule of fees.~~

~~A. The fee for plan reviews for new construction, renovations, additions or modernization of buildings or structures shall be at the rate established in Table 1, below. Editor's Note: Table 1 is included at the end of this chapter. The basis upon which the fee is calculated shall be developed by the Building Department of the Town of Mansfield.~~

~~(1) Additional plan review time required due to changes or revisions to previously approved plans, or major redesigns after initial plan review, shall be billed on an actual cost basis, but shall not exceed an amount equal to the original plan review fee.~~

~~B. Certificate of occupancy fees for new construction, renovations, additions or modernization of buildings or structures are set forth in Table 2, below. Editor's Note: Table 2 is included at the end of this chapter.~~

~~C. All plan review permit and certificate of occupancy fees for new construction, renovations, additions or modernization of buildings or structures are due and payable when an application is submitted to the Office of the Fire Marshal.~~

~~D. Effective January 1, 2011, and January 1 of each year thereafter, certificate of occupancy fees (Table 2) shall be adjusted annually. The annual fee adjustment shall be revised and implemented on the first day of each year, beginning January 1, 2011, by an amount equal to the percentage change in the Consumer Price Index for the preceding year ending on June 30, as prepared by the Department of Labor, Bureau of Labor, or a replacement index applicable to the Town of Mansfield. Each such newly adjusted fee shall be rounded up to the next higher whole dollar amount.~~

~~§ 122-16. Refunds.~~

~~A. When a permit or approval has been issued in accordance with the Connecticut Fire Safety Code and the owner/applicant abandons or discontinues the building project, or if the permit is revoked by the Fire Marshal, the owner/applicant can make a written request for a refund. The fee for that portion of the work actually completed shall be computed and any excess fee shall be returned, except that a nonrefundable plan review/administrative minimum fee of \$40 or 15% of the cost of the permit, whichever is greater, will be retained at least.~~

~~B. When a permit or approval application submitted under this article has been denied in accordance with the Connecticut Fire Safety Code, the owner/applicant can make a written request for a refund. Any excess fee shall be returned, less a nonrefundable plan review/administrative minimum fee of \$40 or 15% of the cost of the permit, whichever is greater.~~

~~C. The Fire Marshal will calculate the refund due to the owner/applicant and forward it to the Finance Department for processing.~~

~~§ 122-17. Penalties for offenses.~~

~~Penalties for offenses shall be as follows:~~

~~A. Starting work prior to obtaining approval from the Fire Marshal:~~

~~(1) A penalty of \$250 will be added to a permit fee for starting work without a permit.~~

~~(2) A penalty will not be assessed for emergency repair work.~~

~~§ 122-18. Agencies exempt from fees.~~

~~Agencies of the Town of Mansfield and the Mansfield Board of Education are required to comply with the provisions of the Connecticut Fire Safety Code, as amended, but shall not be required to pay any permit fees mandated by said Fire Safety Code, any amendment thereto, or under any Town ordinance relating thereto.~~

~~§ 122-19. Severability.~~

~~Should any court of competent jurisdiction declare any section or clause or provision of this article to be illegal or unconstitutional, such decision shall affect only such section, clause or provision so declared illegal or unconstitutional, and shall not affect any other section, clause or provision of this article.~~

Chapter 107. BUILDING CONSTRUCTION

§ 107-1. Legislative authority.

Pursuant to Chapters 541, 98 and 99 of the Connecticut General Statutes, as amended, the following penalties and schedule of fees are hereby established in accordance with the provisions of the State Building Code, Connecticut Fire Prevention Code and Connecticut Fire Safety Code as amended.

§ 107-2. Schedule of fees.

[Amended 6-22-1998, effective 7-15-1998; 4-8-2002, effective 6-4-2002; 3-24-2003, effective 4-18-2003; 10-14-2008, effective 11-11-2008]

- A. The fee for a building permit required under the provisions of the State Building Code, as amended, shall be at the rate of \$15.25 for each \$1,000 or fraction thereof of construction value, except as provided in Subsections B, C and D, below.
- B. The fee for a building permit required under the provisions of the State Building Code, and requiring plan review and/or inspection by the Fire Marshal pursuant to the Connecticut Fire Safety Code and or Connecticut Fire Prevention Code as amended, shall be at the rate of \$22.00 for each \$1,000 or fraction thereof of construction value.
- C. The fee for a permit for the demolition of a building or structure shall be at the rate of \$12.50 for each \$1,000 or fraction thereof of the cost of such demolition. A copy of the work contract shall be submitted for the purpose of determining permit fees, except that permit fees for demolition not requiring a licensed demolition contractor shall be based on the actual cost of the demolition activity.
- D. The fee for a building permit required under the provisions of the State Building Code, as amended, for one and two family residences, townhouses and associated accessory buildings to those structures shall be at a rate of \$13.25 for each \$1,000 or fraction thereof of construction value.
- E. A fee of \$25 for all permits required pursuant to Subsections A, C and D of this section shall be applied when the cost of the work is valued at less than or equal to \$1,000 of construction value. A fee of \$50 for all permits required pursuant to Subsection B of this section shall be applied when the cost of work is valued at less than or equal to \$1,000 of construction value.
- F. The fee for the inspection of any existing fuel-burning appliance is \$35 per unit, and must be submitted prior to the inspection. Applicants requesting an inspection shall apply to the Building Department.
- G. Except as provided under Subsection H of this section, all permit fees are due when an application is submitted to the Building Department.

- H. A nonrefundable plan review/administrative fee of \$350 per dwelling unit must be submitted with the application for all new permits submitted pursuant to Subsection B. The fee shall be \$250 for all permits submitted pursuant to Subsection D. The plan review/administrative fee will be subtracted from the total fee as calculated pursuant to the fee schedule set out in this section. The balance of the permit fee will be due upon the approval of the building permit.
- I. Construction value used for the determination of all fees within this schedule shall be determined by the Building Official pursuant to the State Building Code as amended.

§ 107-3. Refunds.

[Added 3-24-2003, effective 4-18-2003]

- A. When a permit has been issued in accordance with the State Building Code and the owner/applicant abandons or discontinues the building project, or, if the permit is revoked by the Building Official, the owner/applicant can make a written request for a refund. That portion of the work actually completed shall be computed and any excess fee shall be returned, less a nonrefundable plan review/administrative fee equivalent to a minimum of \$50 or 15% of the cost of the permit, whichever is greater.
- B. When a permit application submitted under this section has been denied in accordance with the State Building Code, the owner/applicant can make a written request for a refund. Any excess fee shall be returned, less the nonrefundable plan review/administrative fee prescribed in Section 107-2(H). In all other cases the refund shall be \$50 or 15% of the cost of the permit, whichever is greater.
- C. The Building Official will calculate the refund due to the owner/applicant and forward it to the Finance Department for processing.

§ 107-4. Penalties for offenses.

- A. Any person who violates any provision of the State Building Code shall be fined not less than \$200 nor more than \$1,000 or imprisoned not more than six months, or both, as provided in *C.G.S. § 29-254a*.
- B. Any person who shall continue any work in or about the structure after having been served with a stop-work order, except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be liable to a fine of not less than \$200 nor more than \$1,000 or imprisoned not more than six months, or both, as provided in *C.G.S. § 29-254a*.
- C. Starting work prior to obtaining a building permit.

[Added 6-22-1998, effective 7-15-1998]

(1) A penalty of \$250 will be added to a permit fee for starting work without a permit.

[Amended 10-14-2008, effective 11-11-2008]

(2) A penalty will not be assessed to emergency repair work.

§ 107-5. Agencies exempt from fees; education fee.

[Amended 4-8-2002, effective 6-4-2002]

Agencies of the Town of Mansfield and the Mansfield Board of Education are required to comply with the provisions of the State Building Code, as amended; but shall not be required to pay any permit fees required under said State Building Code, any amendment thereto or under any Town ordinance relating thereto; except that the Building Official shall assess an education fee on each building permit application, including any application filed by an agency of the Town of Mansfield or the Mansfield Board of Education, as required by Connecticut General Statutes § 29-263(b), as amended, and the regulations promulgated thereunder.

§ 107-6. Exception

Except for the mandatory education fee noted in the preceding Section 107-5, nothing in this Chapter shall limit the authority of the Town Council as set forth in Town of Mansfield Charter section C303 to contractually establish any alternative schedule of fees for any large multi-family, commercial or mixed use construction project to reflect more accurately the cost to the Town of providing the services related to such fees.

§ 107-7. Severability.

Should any court of competent jurisdiction declare any section or clause or provision of this article to be illegal or unconstitutional, such decision shall affect only such section, clause or provision so declared illegal or unconstitutional, and shall not affect any other section, clause or provision of this article.

MINUTES
ORDINANCE DEVELOPMENT AND REVIEW SUBCOMMITTEE
Thursday, October 11, 2012 ▪ Special Meeting
Conference Room B, Audrey P. Beck Municipal Building

Members present: Denise Keane, Paul Shapiro, Bill Ryan
Others present: L. Painter, Director of Planning and Development; M. Ninteau, Director of Building and Housing Inspection; F. Raiola, Deputy Fire Marshal

Call to Order

Keane called the meeting to order at 7:35 a.m.

September 27, 2012 Minutes

Ryan MOVED, Shapiro SECONDED approval of the minutes as written. Motion was approved by Ryan and Shapiro.

Discussion on the Amendment to the Building and Fire Permit Fee Ordinances

Painter provided an overview of the proposed fee structure and distributed a revised ordinance containing changes requested at the last meeting. In response to concerns that the changes be revenue neutral, she distributed an analysis of building and fire fee revenues for the previous 15 months. During that time period, the total fire fees collected amounted to approximately 43% of the building permit fees collected. As such, the proposed combined building/fire permit fee would be revenue neutral.

Staff present also suggested a slight increase (approximately 5%) to all of the building fees. The purpose of this increase would be to fund new software for on-line permit applications and tracking of permits and inspections by various town departments.

Questions were raised regarding the applicability of the proposed fees to Storrs Center. Ninteau indicated that it was his understanding that the current fee structure only applies to Phases IA and 1B; permit fees for subsequent phases would be capped at \$12.00/\$1,000 of construction value.

Shapiro suggested adding a sentence to the end of Section 107-1 stating "The following fees shall apply unless otherwise stated by contract." Ryan seconded this motion.

After discussion, Shapiro withdrew the motion.

Shapiro MOVED, Ryan SECONDED approval of the building and fire fee ordinance as proposed by staff in the revised draft provided that the residential permit fee shall be changed to \$13.25, the commercial fee be changed to \$15.25 and the combined building and fire fee be changed to \$22.00. The motion was approved unanimously.

Members requested that the item be placed on the next council meeting agenda for the purpose of scheduling a public hearing.

Next Meeting/Future Agenda Items

No future meeting was scheduled. Members requested that an explanation of the applicability of the fee ordinance to the Storrs Center project be distributed via email with the caveat that if members need additional clarification on applicability to Storrs Center after reviewing the email, a future meeting would be scheduled.

Adjournment

The meeting was adjourned at approximately 8:15 am.

Respectfully submitted,
Linda M. Painter, AICP

DRAFT
MINUTES

ORDINANCE DEVELOPMENT AND REVIEW SUBCOMMITTEE

Thursday, October 19, 2012 • Special Meeting

Conference Room B, Audrey P. Beck Municipal Building

Members present: Denise Keane, Paul Shapiro, Bill Ryan

Others present: Matt Hart, Town Manager; Dennis O'Brien, Town Attorney; L. Painter, Director of Planning and Development; F. Raiola, Deputy Fire Marshal

Call to Order

Keane called the meeting to order at 7:35 a.m.

October 11, 2012 Minutes

Ryan MOVED, Shapiro SECONDED approval of the minutes as written. Motion was approved unanimously.

Discussion on the Amendment to the Building and Fire Permit Fee Ordinances

Hart presented two additional changes to the proposed ordinance:

- Changing the title of Section 107-5 to "Agencies exempt from fees; education fee"
- Adding a new Section 107-6, "Exception," that would allow the Council to contractually establish an alternative fee schedule for large commercial or mixed use projects

Members discussed the proposed wording of the new Section 107-6, including whether 'large' should be defined with some type of threshold, and whether residential or multi-family residential projects should be added to the list of potential projects for which an alternative fee schedule could be established.

Ryan MOVED, Shapiro SECONDED approval of the following revisions to the proposed Building and Fire Fee Ordinance:

- Change the title of Section 107-5 to read "Agencies exempt from fees, education fee.
- Add a new Section 107-6 titled "Exception" that would read as follows:

Except for the mandatory education fee noted in the preceding Section 107-5, nothing in this Chapter shall limit the authority of the Town Council as set forth in Town of Mansfield Charter section C303 to contractually establish any alternative schedule of fees for any large multi-family, commercial or mixed use construction project to reflect more accurately the cost to the Town of providing the services related to such fees.

- Make the section on Severability Section 107-7

The motion passed unanimously.

Ryan MOVED, Shapiro SECONDED that the action from the 10/11/12 meeting sending the previous version of the ordinance forward to the Council be voided and that the ordinance as revised in the

previous motion be forwarded to the Council with the recommendation that a public hearing be scheduled. The motion passed unanimously.

Adjournment

The meeting was adjourned at approximately 8:02 a.m.

Respectfully submitted,
Linda M. Painter, AICP



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MH*
CC: Maria Capriola, Assistant Town Manager; Linda Painter, Director of Planning and Development; Mike Nintean, Building Official; Francis Raiola, Acting Fire Marshal; David Dagon, Fire Chief
Date: August 27, 2012
Re: Amendment to the Building and Fire Permit Fee Ordinances

Subject Matter/Background

In May 2009, the Town adopted a schedule of fees and fines related to permits issued pursuant to the Connecticut Fire Prevention Code and the Connecticut Fire Safety Code. In the two years since the adoption of this fee schedule, staff has experienced difficulty in its administration due to the complexity of the schedule and the way in which fees must be calculated. For larger projects, a significant portion of staff time is needed to calculate/verify the appropriate fire permit fee. The complexity of the fee schedule also makes it difficult for customers to use or apply.

Additionally, the development of two new large mixed-use buildings at Storrs Center identified a separate concern with the existing building permit fee structure. Based on the existing fee schedule, the residential and commercial portions of the buildings are assessed at different rates, even though the same building code is used to review plans. Similar to the administrative difficulties encountered with the separate fire fee structure, the assessment of different rates based on use also resulted in complex calculations for each permit.

To address the issues identified above, staff has worked on changes to the existing building and fire permit fee schedules that would meet the following goals:

- Simplify the current fee schedules for both staff and the public by using the same method of calculation for both building and fire permit fees;
- Bring fire permit fees more in-line with other Connecticut municipalities based on the average time spent on fire permit review; and
- Link residential permit fees to the type of construction and applicable building code.

Accordingly, the proposed changes would:

- Establish a single fire permit fee for all permits where fire review is required. Different fire permit fees for mechanical permits, electrical permits, certificates of occupancy and expedited review would be eliminated;
- Reduce the fire permit fee from 65% of the building permit fee to $\pm 45\%$ of the building permit fee, and express the fee as a dollar amount instead of a percentage;
- Apply the commercial building permit rate to all projects that are reviewed under the International Building Code (IBC), including multi-family and mixed use buildings. The residential permit fee rate would only be applied to projects that are reviewed under the International Residential Code (IRC); and
- Make other minor revisions related to fees and penalties for building and fire permits.

Financial Impact

The proposed changes are anticipated to result in reductions to revenue collection for commercial projects and increases in revenue on multi-family and mixed-use projects. As there are no fire permit fees for one-family homes, two-family homes and townhouses, there are no changes to revenue projections for permits issued for that type of construction.

Legal Review

The attached draft ordinance has been reviewed by the Town Attorney.

Recommendation

Staff recommends that the Town Council refer the proposed ordinance to an Ordinance Development and Review Subcommittee, established on an *ad hoc* basis and comprised of members of the Council. Alternatively, the Council could schedule a public hearing at this point in the review process to solicit public input regarding the proposed ordinance.

Attachments

- 1) Draft Amendments to Building and Fire Permit Fee Ordinances

PAGE
BREAK



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant Town Manager; Lon Hultgren, Director of Public Works; Cynthia van Zelm, Executive Director – Mansfield Downtown Partnership
Date: December 10, 2012
Re: Adjustments to Easements for Storrs Road and Wilbur Cross Way

Subject Matter/Background

The Town Council recently referred this item to the Planning and Zoning Commission (PZC) for review under CGS §8-24. Recall that two of the properties (one by warranty deed and one by easement) granted to the Town earlier this year by Storrs Center Alliance (SCA) need minor adjustments to be able to accommodate the supermarket to be located across from the Beck Municipal Building between Storrs Road and Wilbur Cross Way. These deed/easement adjustments are attached as is the PZC's report finding that the proposed adjustments to the easements are consistent with Mansfield's Plan of Conservation and Development.

Financial Impact

The granting of these easement adjustments will not have a financial impact on the Town.

Legal Review

The documents were prepared by SCA's Attorney Edward Hill and have been reviewed by the Town Attorney.

Recommendation

Council's action to approve these transactions with the following resolution is respectfully requested:

RESOLVED, that Matthew W. Hart, Town Manager, be, and hereby is authorized to sign the two attached Quit Claim Deeds: (1) The Quit Claim deed to re-convey a portion of the property conveyed by Warranty Deed dated November 16, 2011 and recorded in Volume 717 at Page 144 of the Mansfield Land Records; and (2) The Quit Claim Deed to terminate a portion of the Easement "B" granted to the Town of Mansfield dated November 9, 2011 and recorded in Volume 717 at Page 4 of the Mansfield Land Records.

Attachments

- 1) Quit Claim Deeds (5 pages total)
- 2) Drawing # BS-3C dated 9/14/12
- 3) PZC memo date December 04, 2012

Record and return to:
Storrs Center Alliance, LLC
c/o Edward S. Hill, Esq.
Cappalli & Hill, LLC
325 Highland Avenue
Cheshire, CT 06410

Quit Claim Deed

Town of Mansfield, a municipal corporation having its territorial limits in Tolland County, with an office and principal place of business at 4 South Eagleville Road, Mansfield, CT 06268 (hereinafter referred to as the "Grantor") for the consideration of One Dollar (\$1.00) and other good and valuable considerations received to its full satisfaction of **Storrs Center Alliance, LLC**, a Connecticut limited liability company, whose mailing address is c/o Leyland Alliance LLC, P.O. Box 878, Tuxedo, NY 10987 (hereinafter referred to as the "Grantee") grants, with QUIT-CLAIM COVENANTS, to the Grantee:

All of that tract or parcel of land, situated in the Town of Mansfield, County of Tolland and State of Connecticut, containing a total of 266 square feet or 0.0052 acres and more particularly bounded and described as follows, and also depicted as "Area To Be Conveyed To Storrs Center Alliance, LLC = 226 Sq. Ft." on the map hereinafter referred to:

Commencing at a Connecticut Highway Department monument found on the easterly highway line of present Storrs Road (State Route 195), thence running along said easterly highway line of present Storrs Road (State Route 195) North 46°-00'-16" West a distance of 173.28 feet to a point, thence running North 40°-46'-26" West a distance of 2.30 feet to a point, said point being at the northwesterly corner of land now or formerly State of Connecticut (Map 16, Block 41, Lot 10);

Thence running along the northerly line of said land of State of Connecticut (Map 16, Block 41, Lot 10) North 47°-22'-51" East a distance of 4.73 feet to a point;

Thence running along an easement for highway purposes in favor of the State of Connecticut along a curve to the right having a radius of 1,755.00 feet, a delta angle of 00°-05'-12", an arc length of 26.13 feet and a chord bearing of North 41°-05'-48" West a distance of 26.13 feet to a point, along a curve to the right having a radius of 1,355.00 feet, a delta angle of 02°-01'-58", an arc length of 48.07 feet and a chord bearing of North 39°-39'-13" West a distance of 48.07 feet to a point;

Thence running along land now or formerly Town of Mansfield, Post Office Road, North 62°-59'-12" East a distance of 34.65 feet to a point, North 47°-27'-19" East a distance of 77.21 feet to a point, North 46°-01'-10" East a distance of 98.35 feet to a point;

Thence running along other land now or formerly Town of Mansfield the following six (6) courses and distances: North 28°-32'-13" West a distance of 12.73 feet to a point, North 43°-26'-38" West a distance of 92.95 feet to a point, along a curve to the right having a radius of 121.00 feet, a delta angle of 11°-17'-02", an arc length of 23.83 feet and a chord bearing of North 37°-48'-07" West a distance of 23.79 feet to a point, North 32°-09'-36" West a distance of 134.90 feet to a point, North 28°-02'-44" West a distance of 54.12 feet to a point, North 39°-22'-33" West a distance of 10.94 feet to the **True**

Record and return to:
Storrs Center Alliance, LLC
c/o Edward S. Hill, Esq.
Cappalli & Hill, LLC
325 Highland Avenue
Cheshire, CT 06410

Quit Claim Deed

Town of Mansfield, a municipal corporation having its territorial limits in Tolland County, with an office and principal place of business at 4 South Eagleville Road, Mansfield, CT 06268 (hereinafter referred to as the "Grantor") for the consideration of One Dollar (\$1.00) and other good and valuable considerations received to its full satisfaction of **Storrs Center Alliance, LLC**, a Connecticut limited liability company, whose mailing address is c/o Leyland Alliance LLC, P.O. Box 878, Tuxedo, NY 10987 (hereinafter referred to as the "Grantee") grants, with QUIT-CLAIM COVENANTS, to the Grantee:

All of that tract or parcel of land situated in the Town of Mansfield, County of Tolland and State of Connecticut, containing a total of 1,457 square feet or 0.033 acres and more particularly bounded and described as follows, and also depicted as "Portion Of Easement "B" To Remain = 1,457 Sq. Ft. Or 0.033 Acres" on the map hereinafter referred to:

Commencing at a Connecticut Highway Department monument found on the easterly highway line of present Storrs Road (State Route 195), thence running along said easterly highway line of present Storrs Road (State Route 195) North 46°-00'-16" West a distance of 173.28 feet to a point, North 40°-46'-26" West a distance of 2.30 feet to a point, said point being at the northwesterly corner of land now or formerly State of Connecticut (Map 16, Block 41, Lot 10);

Thence running along the northerly line of said land of State of Connecticut (Map 16, Block 41, Lot 10) North 47°-22'-51" East a distance of 4.73 feet to a point;

Thence running along land now or formerly Town of Mansfield, Post Office Road, along a curve to the right having a radius of 1,755.00 feet, a delta angle of 00°-05'-12", an arc length of 26.13 feet and a chord bearing of North 41°-05'-48" West a distance of 26.13 feet to a point, along a curve to the right having a radius of 1,355.00 feet, a delta angle of 02°-01'-58", an arc length of 48.07 feet and a chord bearing of North 39°-39'-13" West a distance of 48.07 feet to a point;

Thence running along land now or formerly Storrs Center Alliance, LLC the following five (5) courses and distances: along a curve to the right having a radius of 1,355.00 feet, a delta angle of 06°-38'-30", an arc length of 157.07 feet and a chord bearing of North 35°-18'-59" West a distance of 156.98 feet to a point, North 31°-59'-44" West a distance of 133.05 feet to a point, North 58°-00'-16" East a distance of 1.00 feet to a point, North 31°-59'-44" West a distance of 24.00 feet to a point, North 36°-28'-14" West a distance of 25.63 feet to the **True** point and place of beginning;

Thence continuing along said land of Storrs Center Alliance, LLC the following two (2) courses and distances: North 36°-28'-14" West a distance of 89.72 feet to a point, North

31°-59'-44" West a distance of 109.93 feet to a point on the southerly line of land now or formerly Nicholas & Georgia Haidous, Trustees;

Thence running along the southerly line of said land of Nicholas & Georgia Haidous, Trustees North 57°-08'-47" East a distance of 13.00 feet to a point;

Thence running along said land of Storrs Center Alliance, LLC South 31°-59'-44" East a distance of 38.99 feet to a point;

Thence running through said land of Storrs Center Alliance, LLC the following four (4) courses and distances: South 57°-09'-00" West a distance of 2.98 feet to a point, South 32°-51'-00" East a distance of 42.10 feet to a point, South 58°-00'-16" West a distance of 3.65 feet to a point, South 31°-59'-44" East a distance of 118.44 feet to the True point and place of beginning.

For a more particular description of the above described land, reference is made to a map to be filed in the Mansfield Town Clerk's Office entitled "Lot Line & Easement Line Modification Plan Storrs Center Storrs Road & Post Office Road Mansfield, Connecticut" Scale 1"=50' Dated 09/14/2012 Sheet No. BS-3C prepared by BL Companies, Meriden, Connecticut.

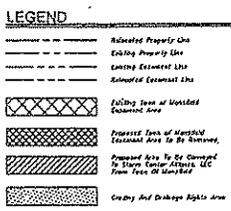
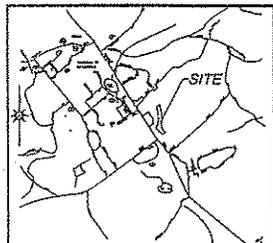
The intention of this deed is to terminate as to the above described property only "Easement 'B' To Be Granted To The Town Of Mansfield" as granted to Grantor by Grantee by Grant of Easements dated November 9, 2011 and recorded in Volume 717 at Page 4 of the Mansfield Land Records.

Signed this _____ day of _____, 2012

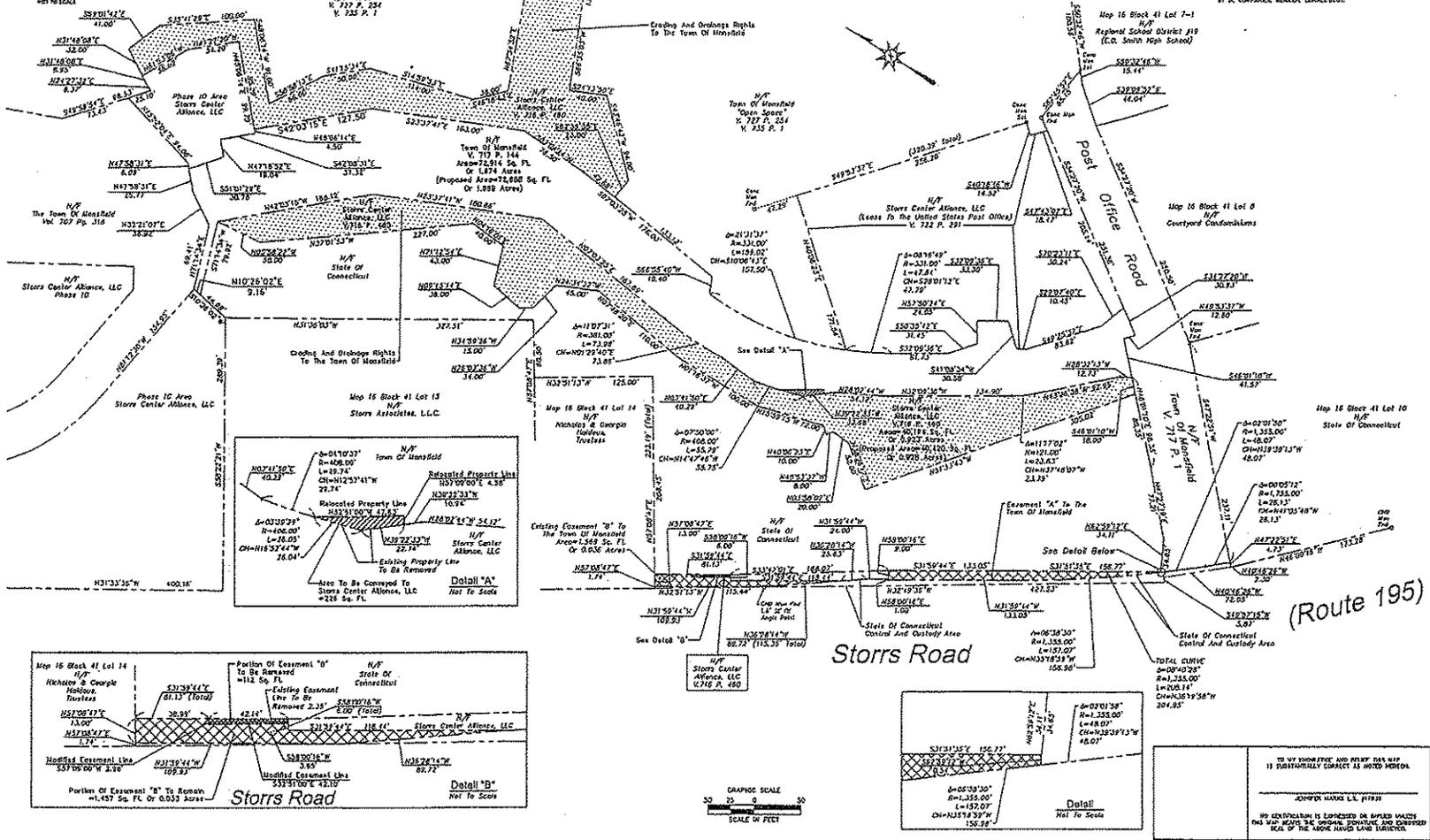
Witnessed by:

Town of Mansfield

By: _____
Matthew W. Hart
Town Manager



LOCATION MAP



STORRS CENTER
STORRS ROAD & POST OFFICE ROAD
MANSFIELD, CONNECTICUT

NO.	DATE	BY	FOR
1	08/11/2010	J.M.	PRELIMINARY
2	08/11/2010	J.M.	REVISED
3	08/11/2010	J.M.	REVISED
4	08/11/2010	J.M.	REVISED
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100	08/11/2010	J.M.	REVISED

LOT LINE & EASEMENT LINE MODIFICATION PLAN

BS-3C



**PLANNING AND ZONING COMMISSION
TOWN OF MANSFIELD**

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

To: Town Council
From: Planning and Zoning Commission
Date: Tuesday, December 04, 2012
Re: 8-24 Referral; Easement Adjustments

At a meeting held on 12/3/12, the Mansfield Planning and Zoning Commission adopted the following motion:

“That the PZC notify the Town Council that the proposed adjustment to the Easement for Storrs Road and Right-of-Way for Wilbur Cross Way are consistent with Mansfield’s Plan of Conservation and Development.”

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *Matt*
CC: Maria Capriola, Assistant Town Manager; Cherie Trahan, Director of Finance
Date: December 10, 2012
Re: Proposed Budget Calendar for 2013

Subject Matter/Background

Attached please find the proposed Budget Meeting Calendar for 2013, as prepared by the Director of Finance and the Town Manager. The calendar includes a budget retreat, budget workshops as well as two public information sessions and a public hearing.

Recommendation

Staff recommends that the Town Council adopt the schedule as presented.

The Council may endorse the calendar by consensus or adopt the following motion:

Move, effective December 10, 2012, to adopt the Proposed Budget Calendar for 2013, as presented by the Director of Finance and the Town Manager.

Attachments

- 1) Proposed Budget Calendar for 2013

PROPOSED BUDGET CALENDAR
FOR BUDGET YEAR 2012-13

DATE	TIME	ITEM	STAFF
Dec. 18	7:00 PM	Municipal Budget Meeting - Region #19 Location - E.O. Smith Library	
January	TBD	Budget Workshop with Council Location - TBD	Matt/Cherie
Mar. 28	Thu 6:30 PM	Council Budget Workshop - Budget Presented to Town Council Location - Council Chambers, Audrey P. Beck Municipal Building - Introduction to the Budget & Review of Process - Major Cost Drivers - Policy changes & initiatives (Issue Papers) - General Fund Revenue Review - Discussion questions	Matt/Cherie
Apr. 1	Mon 6:30 PM	Council Budget Workshop Location - Community Room, Mansfield Community Center - Programmatic Review (review narratives) = General Government/Town Wide = Public Safety = Community Services (Incl. Contributions to Area Agencies) = Community Development = Public Works	Matt/Cherie Matt,Cherie,Maria, Mary, Bil Rich, Dave, Fran Kevin, Leslie Linda, Mike Lon
Apr. 4	Thu 7:00 PM	Public Information Session #1 on Mgr's proposed budget Location - Council Chambers, Audrey P. Beck Municipal Building	Matt/Cherie
Apr. 8	Mon 7:30 PM	Public Hearing on Budget (part of regular Council meeting) Location - Council Chambers, Audrey P. Beck Municipal Building	
Apr. 10	Wed 6:30 PM	Council Budget Workshop Location - Community Room, Mansfield Community Center = Parks & Recreation Fund = Debt Service Fund = Downtown Partnership - Internal Service Funds: = Health Insurance Fund = Worker's Compensation Fund = Management Services Fund - Other Agencies/Funds = Day Care Fund = Eastern Highlands Health District = Cemetery Fund/Long Term Investment Pool	Matt/Cherie Curt Cherie Cynthia Cherie Maria Jaime/Cherie Cherie Cherie Cherie
Apr. 15	Mon 6:30 PM	Council Budget Workshop Location - Program Room, Mansfield Public Library - Capital Improvement Program - Comm Services, Public Safety, Facilities Mgmt - Capital Improvement Program - Public Works, Community Development	Curt, Dave, Bill, Cherie Lon

PROPOSED BUDGET CALENDAR
FOR BUDGET YEAR 2012-13

DATE	TIME	ITEM	STAFF
Apr. 18	Thu 6:30 PM	Council Budget Workshop Location - Council Chambers - Beck Building Board of Education discussion with Board - Capital Nonrecurring Fund - Solid Waste Fund and Town Aid Road Fund - Sewer Funds	Fred/Board Cherie Lon Lon
Apr. 22-26		School Break	
Apr. 22	Mon 6:30 PM	Adoption of Budget and Recommended Appropriations (in advance of regular meeting) Location - Council Chambers, Audrey P. Beck Municipal Building	
Apr. 24	Wed 6:30 PM	Adoption of Budget and Recommended Appropriations (if necessary) Location - Council Chambers, Audrey P. Beck Municipal Building	
May 2	Thu 7:00 PM	Public Information Session #2 Location - Council Chambers, Audrey P. Beck Municipal Building	
May 7	Tue 6AM - 8PM	Region #19 Budget Referendum Held in the towns of Ashford, Mansfield and Willington	
May 14	Tue 7:00 PM	Annual Town Meeting Mansfield Middle School Auditorium	

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MH*
CC: Maria Capriola, Assistant Town Manager; Cherie Trahan, Director of Finance
Date: December 10, 2012
Re: Salary Transfers for FY 2012/13

Subject Matter/Background

Attached please find the recommended salary transfers for FY 2012/13, as well as an explanatory memorandum from the Director of Finance. Staff will review this item with the Finance Committee at its meeting on December 10th.

Recommendation

Staff will be available to take any questions that the Town Council may have, and recommends that the Council approve the salary transfers as presented.

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

Move, effective December 10, 2012, to approve the Salary Transfers for FY 2012/13, as presented by the Director of Finance in her correspondence dated December 5, 2012.

Attachments

- 1) C. Trahan re: Salary Transfers for FY 2012/2013
- 2) Town of Mansfield, Salary Transfers

INTEROFFICE MEMORANDUM

TO: MATTHEW HART
FROM: CHERIE TRAHAN
SUBJECT: SALARY BUDGET TRANSFERS 2012/2013
DATE: DECEMBER 5, 2012

Salary budget transfers for the fiscal year 2012/2013 are listed below. A brief description of the requested transfers over \$1,000 is detailed below. The majority of the increases are due to the general wage increase for non-union personnel, Professional & Technical bargaining unit, and the Fire union which were budgeted for in Contingency. The net affect of these changes is an increase of \$110,690. This leaves a balance in the Contingency account of \$64,310 for remaining contract settlements for the Public Works personnel, Custodian/Maintenance personnel and unexpected expenditures.

- Municipal – Increase \$12,480 – General wage increase for non-union personnel. Also included is the temporary assistant to cover for maternity leave which is partially offset by the savings from the short term disability (\$5,300).
- Personnel – Increase \$3,170 – General wage increase for non-union personnel and temporary hours for an office intern.
- Registrars – Decrease - \$5,150 – Actual number of hours worked were less than budgeted between the months of July and November.
- Town Clerk – Increase \$3,620 – General wage increase for personnel.
- Finance Administration – Increase \$1,490 – General wage increase for non-union personnel.
- Accounting & Disbursements – Increase \$3,800 – General wage increase for personnel is offset by the decrease in the Straight Overtime line item.
- Revenue Collections – Increase \$2,900 – General wage increase for personnel. Increase in temporary staff which is partially offset by savings in the Part-time line item.
- Assessment – Increase \$3,810 – General wage increase for personnel.

- Police Services – Decrease \$9,250 – Full-time Administrative Assistant position has been reduced to a Part-time benefits position.
- Animal Control – Decrease \$3,930 – General wage increase for personnel offset by vacancy for Assistant Animal Control Office filled at a lower step than originally budgeted.
- Fire & Emergency Services Administration – Increase \$2,990 – General wage increase for non-union personnel.
- Fire & Emergency Services – Increase \$82,560 – General wage increase for union personnel. Budgeted salaries were based on 2009/10 rates.
- Public Works Administration – Increase \$2,700 - General wage increase for personnel.
- Public Works Supervision & Operations – Increase \$2,200 - General wage increase for personnel.
- Public Works Road Services – Decrease \$38,760 – Savings due to two employees out on Workers Compensation and vacancies filled at lower rates than originally budgeted.
- Public Works Grounds Maintenance – Increase \$11,520 – Increase is due to backfilling vacancies in Road Services with Grounds Maintenance employees.
- Engineering – Increase \$3,720 – General wage increase for personnel.
- Building Inspection – Increase \$2,310 – General wage increase for personnel.
- Housing Code Inspection – Increase \$1,870 – General wage increase for personnel.
- Facilities Management – Increase \$2,370 – General wage increase for non-union personnel and Professional Technical personnel.
- Human Services – Increase \$4,150 - General wage increase for personnel.
- Youth Services – Increase \$2,900 – General wage increase for personnel.
- Senior Services – Increase \$2,910 – General wage increase for personnel.
- Library Services – Increase \$8,290 – General wage increase for personnel.
- Planning Administration – Increase \$5,030 – General wage increase for personnel.

TOWN OF MANSFIELD
BUDGET TRANSFERS
FY 2012/2013

ACCOUNT NUMBER	DEPT	OBJECT	APPROP	INCREASE (DECREASE)	ADJUSTED APPROP
111 12100 51601	06 Municipal	Regular	191,040	2,420	0 193,460
111 12100 51603	06 Municipal	Temporary	0	10,060	0 10,060
111 12200 51601	06 Personnel	Regular	47,430	950	0 48,380
111 12200 51602	06 Personnel	Part time (B)	28,830	570	0 29,400
111 12200 51603	06 Personnel	Temporary	0	1,650	0 1,650
111 14200 51604	06 Registrars	Elected Officials	60,510	0	(5,150) 55,360
111 14200 51605	06 Registrars	Part time	1,400	0	0 1,400
111 15100 51201	06 Town Clerk	Regular - CSEA	102,490	2,020	0 104,510
111 15100 51601	06 Town Clerk	Regular	80,510	1,600	0 82,110
111 16100 51601	06 Finance Adm	Regular	115,210	1,490	0 116,700
111 16200 51201	06 Acctg & Disb.	Regular - CSEA	76,750	4,000	0 80,750
111 16200 51205	06 Acctg & Disb.	OT-Straight Time CSEA	3,000	0	(1,500) 1,500
111 16200 51601	06 Acctg & Disb.	Regular	64,840	1,300	0 66,140
111 16300 51201	06 Revenue Coll	Regular - CSEA	103,410	2,050	0 105,460
111 16300 51205	06 Revenue Coll	OT - Straight Time CSEA	1,000	0	0 1,000
111 16300 51603	06 Revenue Coll	Temporary	0	3,500	0 3,500
111 16300 51605	06 Revenue Coll	Part-time NB	16,650	0	(2,650) 14,000
111 16402 51201	06 Assessment	Regular - CSEA	193,040	3,810	0 196,850
111 16402 51204	06 Assessment	OT - 1 1/2 CSEA	1,000	0	0 1,000
111 16402 51205	06 Assessment	OT - Straight time	2,000	0	0 2,000
111 16402 51605	06 Assessment	Part-time NB	1,000	0	0 1,000
111 21200 51102	06 Police Serv	Secretaries	0	3,620	0 3,620
111 21200 51201	06 Police Serv	Regular - CSEA	46,930	0	(12,870) 34,060
111 21200 51302	06 Police Serv	Part time - NB	51,300	0	0 51,300
111 21200 51303	06 Police Serv	OT 1 and 1/2	500	0	0 500
111 21300 51201	13 Animal Cntrl	Regular - CSEA	55,990	1,110	0 57,100
111 21300 51202	13 Animal Cntrl	Part time - CSEA - B	24,630	0	(5,990) 18,640
111 21300 51204	13 Animal Cntrl	OT - 1 1/2 CSEA	1,290	0	0 1,290
111 21300 51605	13 Animal Cntrl	Part time NB	1,850	950	0 2,800
111 22101 51201	06 Fire Marshall	Regular - CSEA	11,650	0	0 11,650
111 22101 51508	06 Fire Marshall	Volunteer Incentive Prg.	4,500	0	0 4,500
111 22101 51601	06 Fire Marshall	Regular	86,000	0	0 86,000
111 22155 51046	06 Fire & Emer Svc	Ambulance Serv. Fund Deduction	(20,560)	0	0 (20,560)
111 22155 51508	06 Fire & Emer Svc	Volunteer Incentive Prg.	42,450	0	0 42,450
111 22155 51601	06 Fire & Emer Svc	Regular	150,300	2,990	0 153,290
111 22160 51501	16 Fire & Emer Svc	Regular	759,870	62,170	0 822,040
111 22160 51503	16 Fire & Emer Svc	Part time	247,150	20,390	0 267,540
111 22160 51504	16 Fire & Emer Svc	Training	20,000	0	0 20,000
111 22160 51505	16 Fire & Emer Svc	OT - 1 1/2	131,650	0	0 131,650
111 23100 51201	06 Emer Mgmt	Regular CSEA	11,650	230	0 11,880
111 23100 51601	06 Emer Mgmt	Regular	38,020	760	0 38,780
111 30100 51201	06 PW Admn.	Regular - CSEA	14,080	280	0 14,360
111 30100 51405	06 PW Admn.	Town Aid Deduction	(56,200)	0	0 (56,200)
111 30100 51601	06 PW Admn.	Regular	122,040	2,420	0 124,460
111 30200 51201	07 PW Oper.	Regular - CSEA	23,650	470	0 24,120
111 30200 51601	07 PW Oper.	Regular	87,170	1,730	0 88,900
111 30300 51401	07 Road Serv.	Regular	544,460	0	(47,760) 496,700
111 30300 51402	07 Road Serv.	OT - 1 1/2	61,590	0	0 61,590
111 30300 51603	07 Road Serv.	Temporary	23,100	9,000	0 32,100
111 30400 51401	07 Grounds Maint	Regular	300,120	2,520	0 302,640
111 30400 51402	07 Grounds Maint	OT - 1 1/2	14,350	0	0 14,350
111 30400 51603	07 Grounds Maint	Temporary	26,800	9,000	0 35,800
111 30600 51401	07 Equip. Maint	Regular	174,640	0	0 174,640
111 30600 51402	07 Equip. Maint	OT - 1 1/2	13,000	0	0 13,000
111 30700 51048	06 Engineering	State Grant Deduction	(4,000)	0	0 (4,000)
111 30700 51201	06 Engineering	Regular - CSEA	159,720	3,170	0 162,890
111 30700 51605	06 Engineering	Part time NB	27,500	550	0 28,050
111 30800 51201	06 Building Insp	Regular - CSEA	28,010	550	0 28,560
111 30800 51205	06 Building Insp	OT Straight Time CSEA	900	0	0 900
111 30800 51601	06 Building Insp	Regular	134,690	1,760	0 136,450

TOWN OF MANSFIELD
BUDGET TRANSFERS
FY 2012/2013

ACCOUNT NUMBER	DEPT	OBJECT	APPROP	INCREASE(DECREASE)	ADJUSTED APPROP	
111 30810 51201 06	Housing Code Insp	Regular - CSEA	94,820	1,870	96,690	
111 30810 51205 06	Housing Code Insp	OT - Straight time	8,100	0	8,100	
111 30900 51103 06	Facilities Mgmt	Maint. Personnel	186,790	0	186,790	
111 30900 51113 06	Facilities Mgmt	Substitutes	1,200	0	1,200	
111 30900 51120 06	Facilities Mgmt	OT Straight Time	2,300	0	2,300	
111 30900 51121 06	Facilities Mgmt	OT Double Time	1,000	0	1,000	
111 30900 51122 06	Facilities Mgmt	OT - 1 1/2	14,000	0	14,000	
111 30900 51201 06	Facilities Mgmt	Regular CSEA	18,640	370	19,010	
111 30900 51601 06	Facilities Mgmt	Regular	100,710	2,000	102,710	
111 42100 51201 06	Human Services	Regular - CSEA	108,680	2,160	110,840	
111 42100 51601 06	Human Services	Regular	100,390	1,990	102,380	
111 42204 51603 06	Youth Employment	Temporary	1,500	0	1,500	
111 42210 51027 06	Youth Serv	YS Grant	(16,340)	0	(16,340)	
111 42210 51201 06	Youth Serv	Regular - CSEA	146,180	2,900	149,080	
111 42210 51602 06	Youth Serv	Part-time (B)	25,000	0	25,000	
111 42300 51029 12	Senior Serv	TVCCA Grant Deduction	(2,580)	0	(2,580)	
111 42300 51201 12	Senior Serv	Regular - CSEA	129,790	2,570	132,360	
111 42300 51202 12	Senior Serv	Part time (B) CSEA	45,120	0	45,120	
111 42300 51602 12	Senior Serv	Part time (B)	16,860	340	17,200	
111 42300 51605 12	Senior Serv	Part time NB	11,240	0	11,240	
111 43100 51201 08	Library Adm	Regular - CSEA	133,500	2,640	136,140	
111 43100 51202 08	Library Adm	Part time-B-CSEA	24,890	410	25,300	
111 43100 51601 08	Library Adm	Regular	250,030	4,170	254,200	
111 43100 51605 08	Library Adm	Part time	91,450	1,070	92,520	
111 51100 51047 06	Planning Adm	HUD Grant Deduction	(24,520)	0	(24,520)	
111 51100 51049 06	Planning Adm	Small Cities/Prog Inc Deduction	(5,000)	0	(5,000)	
111 51100 51201 06	Planning Adm	Regular - CSEA	122,040	2,510	124,550	
111 51100 51601 06	Planning Adm	Regular	125,920	2,520	128,440	
111 73000 56312 06	Contingency		175,000	0	175,000	
			<u>\$6,337,610</u>	<u>\$186,610</u>	<u>\$ (186,610)</u>	<u>\$6,337,610</u>

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MH*
CC: Maria Capriola, Assistant Town Manager; Lon Hultgren, Director of Public Works; Virginia Walton, Recycling Coordinator
Date: December 10, 2012
Re: MRRA – Amendments to Solid Waste Regulations for Higher Frequency Services

Subject Matter/Background

Recently a new multi-family account began trash and recycling service. Because of space constraints, the owners have requested a pair of eight cubic yard dumpsters in each location – one dumpster for trash and one for recycling – that are emptied multiple times per week. Although we currently have a fee for an eight cubic yard trash dumpster collected twice per week, we do not have rates established for trash collected three or four times per week. We also do not have fees established for recyclables that are collected in dumpsters, since our current practice at multi-family residences is to collect recyclables in 95-gallon carts. Consequently, staff has developed proposed fees for these new services, which were endorsed by the Solid Waste Advisory Committee at its November 8, 2012 meeting.

Financial Impact

The proposed fees will not have a negative financial impact on the solid waste budget as they incorporate the hauler's cost and tipping fees. The proposed trash rates are based on the same cost differential that is used to create the twice per week collection fee for an eight cubic yard dumpster. The proposed recycling rates are based on the fees that we currently pay to the trash hauler. (Please note that the tipping fees are applicable only for trash.)

Legal Review

The Town Attorney has reviewed the proposed trash and recycling rates as to form and consistency with the current framework of the solid waste regulations.

Recommendation

Staff is recommending that new multi-family services be added to the Town's solid waste regulations:

- 1) Eight cubic yard trash dumpster collected three time per week
- 2) Eight cubic yard trash dumpster collected four times per week

- 3) Eight cubic yard recycling dumpster collected once per week
- 4) Eight cubic yard recycling dumpster collected twice per week
- 5) Eight cubic yard recycling dumpster collected three times per week
- 6) Eight cubic yard recycling dumpster collected four times per week

Staff recommends that the Town Council in its role as the Mansfield Resource Recovery Authority (MRRA) approve the rates for these new services.

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

Resolved, effective December 10, 2012, to amend Section A196-12(G) of the Mansfield Solid Waste Regulations, to add the following fees for trash and recycling services:

Level of Service	Description	Monthly Fee
8-cubic-yard refuse container (three times/week)	Providing and emptying an 8-cubic-yard covered refuse container three times per week	\$902.00
8-cubic-yard refuse container (four times/week)	Providing and emptying an 8-cubic-yard covered refuse container four times per week	\$1,188.00
8-cubic yard recycling container (once per week)	Providing and emptying an 8-cubic-yard covered recycling container once per week	\$98.00
8-cubic yard recycling container (two times/week)	Providing and emptying an 8-cubic-yard covered recycling container two times per week	\$190.00
8-cubic yard recycling container (three times/week)	Providing and emptying an 8-cubic-yard covered recycling container three times per week	\$280.00
8-cubic yard recycling container (four times/week)	Providing and emptying an 8-cubic-yard covered recycling container four times per week	\$370.00

Attachment

- 1) Proposed New Trash and Recycling Rates

Proposed New Trash and Recycling Rates						
Service level	Collection cost per month	Tip Fee = 100 lbs/cy x 4.33 wks/2000 lbs x \$72.42/ton	Payment to Hauler	Subtotal collection & tip fees (Column B+C)	Trash Dumpster Rates (new rates underlined)	Recycling Dumpster Rates (new rates underlined)
8 cy 1x/wk	94.74	125.43	94.74	220.17	329.50	<u>98.00</u>
8 cy 2x/wk	183.01	250.86	183.01	433.87	616.00	<u>190.00</u>
8cy 3x/wk	271.28 {94.74+ (88.27 x 2)}	376.29	522.14 ((\$271.28 + 250.86)*	647.57	<u>902.00</u>	<u>280.00</u>
8 cy 4x/wk	359.55 {94.74 + (88.27 x 3)}	501.73	610.41 (359.55 + 250.86)**	861.28	<u>1188.00</u>	<u>370.00</u>
Multi-family trash is collected on Mondays and Thursdays						
*Trash collected on M, W & F - W & F will be included in the trash collector's commercial route						
**Trash collected on M, W, Th & F - W & F will be included in the trash collector's commercial route						

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**MANSFIELD DOWNTOWN PARTNERSHIP
BUSINESS DEVELOPMENT AND RETENTION COMMITTEE
Special Meeting
October 11, 2012
5:00 PM
Mansfield Town Hall
Conference Room C**

MINUTES

Present: Steve Rogers, Roger Adams, Curt Hirsch, Marty Hirschorn, Rene Schein

Staff: Cynthia van Zelm

1. Call to Order

Steve Rogers called the meeting to order at 5:05 pm.

2. Public Comment

There was no public comment.

3. Approval of Minutes from June 20, 2012 and August 23, 2012

Rene Schein made a motion to approve the minutes from June 20, 2012. Curt Hirsch seconded the motion. The motion was approved.

Roger Adams made a motion to approve the minutes from August 23, 2012. Mr. Hirsch seconded the motion. The motion was approved.

4. Current Storrs Center Business Questions

Ms. Schein said she was concerned about potential traffic problems with no stop sign where cars enter into the driveway and there is no stop before they enter into the campus section of parking. **Cynthia van Zelm will talk to UConn about this (done).**

Mr. Rogers expressed continued concern about the number of spaces occupied by the Daily Campus. Could they be timed so they are available at key times when the Daily Campus needs them but freed up for other parking at lower usage times? **Ms. van Zelm will follow-up with Leyland and with UConn.**

Mr. Rogers also asked about the timing of the painting of parking lines for spaces along Dog Lane. **Ms. van Zelm will follow-up with the Town.**

Ms. Schein asked about signage for the retail tenants. Ms. van Zelm said a sign should be up next week at the corner of Dog Lane and Storrs Road that lets people know that businesses are open further down Dog Lane, which they may not be able to see from that intersection.

Mr. Rogers asked about directional signs in Storrs Center. Ms. van Zelm said there is a signage program in the works that would include kiosks with the list of businesses.

5. Discussion/Brainstorming on Marketing of Storrs Center businesses

Ms. van Zelm said trick or treating at the Storrs Center businesses is being planned.

She said that monthly meetings are being planned with the tenants.

Leyland is also planning some social media and merchandising seminars for the tenants.

Mr. Adams said he will talk to Select Physical Therapy about a grand opening.

Mr. Rogers said the Board of Directors recently held a strategic planning session and the Board is looking at the role of its committees going forward. After ten years, it is a good idea to redefine the committees' roles as needed. He said that he sees the Business Development and Retention Committee as serving as an ombudsman for the businesses in Storrs Center. Mr. Hirschorn said he agrees with the Committee serving as a sounding board and said he thought it was helpful to have non-business people on the Committee.

6. Update on Tenanting and Ides for future Tenants

Ms. van Zelm shared the list of the latest tenants to open in Storrs Center and the timing on the rest of the tenants for Phase 1A. She said that most will be open by November with the plan for Geno's Grille to open in January.

7. Adjourn

The Committee suggested tentatively meeting on November 8. **Ms. van Zelm will send out an e-mail a week before November 8 to see if the Committee wants to meet (*done*).**

The meeting was adjourned at 6:20 pm.

**MANSFIELD DOWNTOWN PARTNERSHIP
NOMINATING COMMITTEE
SPECIAL MEETING
Town Hall, Conference Room B
Monday, March 12, 2012**

3:00 PM

MINUTES

Present: Chair Philip Lodewick by phone, Steve Bacon by phone, Toni Moran (acting on behalf of Mayor Betsy Paterson), and Steve Rogers

Staff: Cynthia van Zelm, John Zaccaro

1. Call to Order

Cynthia van Zelm helped to facilitate the meeting as Chair Philip Lodewick was calling in by phone. The meeting was called to order at 3:10 pm.

2. Approval of Minutes from February 2, 2012

Philip Lodewick made a motion to approve the February 2, 2012 minutes. The motion was seconded by Steve Rogers. The minutes were approved unanimously.

3. Review of Conflict of Interest Policy and Other Potential Bylaws Changes

John Zaccaro, the Partnership's attorney, reviewed the town of Mansfield's current Code of Ethics and the proposed changes to the Code of Ethics as approved by the Town's Personnel Committee on January 24, 2012, as it applies to the Partnership's Board and committee members, and staff.

He also reviewed the applicability of the Code when the Partnership is acting as the town's municipal development agent as contained in the proposed new Code. Mr. Zaccaro said that because the Partnership's proposed changes to its conflict of interest policy requires disclosure regardless of whether the Partnership is acting as the municipal development agent, he is recommending that the issue of whether a potential conflict is disclosed to the Board of Ethics, should be done on a case by case basis.

He said he identified some areas when the Partnership is not acting as the municipal development agent for Storrs Center such as membership recruitment and the planning of events such as the *Festival on the Green*.

Mr. Zaccaro did not recommend any further changes to the previously reviewed changes to the conflict of interest policy. He said it will be important to communicate to committee members that they now have to disclose any potential conflict of interest.

Toni Moran reiterated that the policy in the draft Code of Ethics prohibits a person voting on an issue if a conflict is identified. It is incumbent on the person to recuse themselves from voting in this situation.

Mr. Zaccaro confirmed former Partnership attorney Lee Cole-Chu's opinion that the Partnership does need to comply with the Town's Code of Ethics when it is operating as the municipal development agent for Storrs Center.

Steve Bacon noted that an attorney's professional code of ethics prohibits them from disclosing clients. Mr. Bacon does not read the Partnership's conflict of interest policy or the Town's proposed Code of Ethics changes to require that a client be disclosed, but rather the nature of the potential conflict.

There was some discussion about whether disclosures are public or confidential. Ms. Moran will follow-up on future discussion of this issue at the next review at the Town level.

Ms. van Zelm said there was an additional process change proposed for the Bylaws that Mr. Zaccaro had noted. The time period to send out an agenda for the annual Partnership meeting can be no more than 30 days before the meeting. The time period to send out Bylaws changes has to be at least 45 days. In order to avoid sending out two notices within weeks of each other, Mr. Zaccaro proposed that the meeting notice and Bylaws change notice go out at the same time.

Mr. Lodewick made a motion to recommend to the Board of Directors the following proposed changes to the Bylaws. Mr. Bacon seconded the motion. The motion was approved.

Recommended changes are the following:

BYLAWS
of
MANSFIELD DOWNTOWN PARTNERSHIP, INC.

ARTICLE I

PRINCIPAL OFFICE AND REGISTERED AGENT

Section 1. Principal Office. The principal office of the Mansfield Downtown Partnership shall be at 4 South Eagleville Road, Town of Mansfield, Connecticut or such other

location as the Board of Directors may approve from time to time. Except such books as may be kept by the Town of Mansfield at Mansfield Town Hall, books and records of the Partnership shall be accessible from the Principal Office.

ARTICLE IV

MEETINGS OF MEMBERS

Section 4. Notice of Meetings. Notice of the Annual Meeting and special meetings of the membership shall be mailed to each member, addressed to such member's residence or usual place of business, not less than twelve nor more than thirty days before the day on which the meeting is to be held, or sent by facsimile or electronic mail to such address or delivered to such member personally, not later than ten days before the day on which the meeting is to be held. Notice will also be placed on the Partnership's website not later than twelve days before the day on which the meeting is to be held and may also be sent to a local newspaper. Each such notice shall state the purpose or purposes of the meeting, the date, time and place of such meeting, and by whose order it was called. If a Bylaw change is to be acted upon, the proposed action must be described in the notice of the meeting. Notwithstanding the foregoing, the notice of a meeting, at which a Board of Directors approved Bylaws amendment is to be acted upon, may be included with the written notice and copy of the Bylaws amendment required to be mailed to each member at least 45 days in advance of such meeting under Article XVII below, and no further notice of such meeting shall be required.

ARTICLE V

BOARD OF DIRECTORS

Section 2. Number of Directors. The Board of Directors of the Partnership shall consist of up to nineteen members as described in this section. Three directors shall be appointed by the President of the University of Connecticut. Three directors shall be appointed by the Town Council of Mansfield, Connecticut. Three directors shall be appointed by the Mansfield Business and Professional Association. Three directors shall be *ex officio* with full voting powers, the Mayor of the Town of Mansfield (or the Mayor's designee); the President of the University of Connecticut (or the President's designee in addition to the President's appointed Directors); and the Chairperson of the Mansfield Business and Professional Association Executive Committee. Six directors shall be elected by the Partnership's members. One Director shall be an enrolled student at the University of Connecticut's Storrs campus (undergraduate or graduate, full-time or part-time) nominated by the Nominating Committee (see Article VI, Sec. 3) and appointed by the Board of Directors. The Partnership may, by amendment to these bylaws, either increase or decrease the number of Directors.

Section 3. Qualifications of Directors. All Directors shall be at least 18 years old and individual members of the Partnership in good standing.

Section 4. Term of Office. Each Director's term shall be three years, except that *ex officio* Directors' terms shall only end when they leave their respective offices and the term of the University of Connecticut student Director shall be one year from the date of

appointment by the Board of Directors pursuant to Section 2 of this Article V. With the exception of *ex officio* Directors and the University of Connecticut student Director, Directors' terms of office shall be staggered so that one third of the terms expire each year. In addition to any shorter terms, no Director elected by the members may serve more than two consecutive three-year terms.

ARTICLE VI

COMMITTEES

Section 1. Executive Committee.

(a) Composition. There shall be an Executive Committee of the Board of Directors, the membership of which shall not exceed eight in number. Five of the members of the Executive Committee shall be the Partnership's President, Vice President, Treasurer and Secretary, and the Chair of the Finance and Administration Committee, *ex officio*. If the Mayor of the Town of Mansfield is not one of the five *ex officio* members of the Executive Committee, the Mayor shall be entitled to appoint one member of the Executive Committee (who may be the Mayor himself or herself) to serve at the pleasure of the Mayor. If the President of the University of Connecticut is not one of the five *ex officio* members of the Executive Committee, the President shall be entitled to appoint one member of the Executive Committee (who may be the President himself or herself) to serve at the pleasure of the President. There shall be one member-at-large, who shall be nominated by the President and approved by the Board of Directors. If at any time the foregoing provisions of this section do not fill all eight seats on the Executive Committee, any vacancy shall be filled by the Board of Directors.

EXHIBIT A

MANSFIELD DOWNTOWN PARTNERSHIP, INC. CONFLICT OF INTEREST POLICY

1. A conflict of interest may exist if a member of the Partnership's Board of Directors or of any Partnership committee, or a member of his/her immediate family, has a relationship with another person who, or organization which, does or seeks to do business with the Partnership as a developer, contractor, vendor, or otherwise; or who or which reasonably could benefit in a way different from general public benefit from a decision of, or from an action taken by, the Partnership. Partnership Board and committee members shall disclose all activities that might be reasonably seen as conflicts of interest within the meaning of the preceding sentence whenever a possible conflict appears, and annually thereafter so long as the facts creating the possible conflict exist.

In order that each decision of the Partnership's Board and committees shall be the decision only of Board or committee members who are free of conflicts of interest pertinent to the decision, the following procedures shall be followed:

- a. Every Partnership Board or committee member, immediately upon identifying a possible conflict or having the same called to his/her attention, shall disclose to the Board or the committee, as the case may be, having responsibility for making the decision at hand all essential facts pertaining to the possible conflict. (Such disclosure shall not, *per se*, constitute an admission that a conflict exists.)
 - b. Unless the remaining Board or committee members, by vote recorded in the minutes of the meeting in which the vote occurs, unanimously determine that a conflict of interest does not exist, the subject Board member shall avoid any attempt to influence other Board or committee members, or Partnership employees, directly or indirectly, with regard to the matter at hand and shall absent himself/herself from the discussion and vote on the matter.
 - c. Whenever the Partnership, by its Board or any committee, officer or employee, is overseeing the construction or improvement of any Town of Mansfield facility, or otherwise acting as municipal development agency for the Town of Mansfield, each Board or committee member, officer and employee shall comply with the Town of Mansfield Code of Ethics (Mansfield Code Ch. 25), as amended from time to time.
 - d. Failure to comply with the above policy shall be grounds for removal from office.
2. Every Partnership decision to enter into any contract shall be presumed to be free of influence of any conflict of interest, *i.e.*, proper and fair to the Partnership and the public interest, if it is made in the ordinary course of business on terms no less favorable to the Partnership than those offered by the contractor(s) to third parties.

6. Annual Meeting

The Committee continued discussion of a speaker for the annual meeting and suggested inviting UConn President Susan Herbst.

7. Adjourn

Mr. Bacon made a motion to adjourn. Mr. Rogers seconded the motion. The meeting adjourned at 3:52 pm.

Minutes taken by Cynthia van Zelm

**MANSFIELD DOWNTOWN PARTNERSHIP
BOARD OF DIRECTORS MEETING
Thursday, December 6, 2012
Mansfield Community Center**

8:30 AM

MINUTES

Present: Steve Bacon, Harry Birkenruth, Matt Hart, George Jones, Mike Kirk, Paul McCarthy, Frank McNabb, Toni Moran, Chris Paulhus, Steve Rogers, Kristin Schwab, Betsy Paterson, Bill Simpson, Ted Yungclas

Staff: Cynthia van Zelm, Kathleen Paterson

Guests: Amy Paul and Jacquelyn McCray with Management Partners; Howard Kaufman, Managing Member, with LeylandAlliance (part of day)

1. Call to Order

Vice President Steve Bacon called the meeting to order at 8:40 am in President Philip Lodewick's absence.

2. Strategic Planning Workshop

Mr. Bacon said the purpose of the strategic planning workshop is to develop a strategic plan for the Partnership organization over the next three years.

Amy Paul and Jacquelyn McCray with Management Partners led the Board and staff through a process to evaluate the Partnership's current vision and mission. The group came to consensus on a vision and mission and the Management Partners team will bring back a draft for review by the Board.

Chris Paulhus excused himself at 11 am.

The group then broke into two small groups to discuss the roles of the Partnership in fulfilling the vision and mission, excluding Storrs Center, and the same exercise focused on Storrs Center. The smaller groups then reported back to the larger group.

With respect to next steps, the team from Management Partners will summarize the work completed and recommendations by the Board for goals. The Board will then prioritize goals and develop a timeline for its work over the next three years.

Mr. Bacon suggested that a similar Board retreat be held on an annual basis and the Board agreed.

3. Adjourn

The meeting adjourned at 3:30 pm.

**MANSFIELD DOWNTOWN PARTNERSHIP
BOARD OF DIRECTORS MEETING
Thursday, September 6, 2012
Mansfield Town Hall
Town Council Chambers
4 S. Eagleville Road**

4:00 PM

MINUTES

Present: Steve Bacon, Harry Birkenruth, Matt Hart, George Jones, Michael Kirk, Paul McCarthy, Frank McNabb, Toni Moran, Betsy Paterson, Chris Paulhus, Alex Roe, Kristin Schwab, Bill Simpson, Ted Yungclas

Staff: Cynthia van Zelm, John Zaccaro

Guests: Howard Kaufman and Macon Toledano from Storrs Center Alliance; Steve Duffy and Tom Hayden from Price Chopper

1. Call to Order

Treasurer Kristin Schwab called the meeting to order at 4:05 pm, in President Philip Lodewick's absence.

Ms. Schwab welcomed Mike Kirk, Deputy Chief of Staff in UConn President Herbst's office. Mr. Kirk will serve on the Board as the President's designee.

2. Opportunity for Public Comment

There was no public comment.

3. Approval of Minutes of August 2, 2012

Bill Simpson made a motion to approve the minutes of August 2, 2012. Betsy Paterson seconded the motion. The motion was approved.

4. Storrs Center Action Items – Application to Amend the Mansfield Zoning Map – Storrs Center Special Design District

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Howard Kaufman of Storrs Center Alliance introduced Steve Duffy (VP of Architecture) and Tom Hayden (Director of Real Estate) from Price Chopper.

Macon Toledano said the current Storrs Center Special Design District zoning is being proposed to be changed to reflect the goal of bringing a grocery store to the Market Square area of Storrs Center. These include surface parking as opposed to the contemplated below grade parking; and a change in height to a maximum of 40 feet vs. a maximum of 85 feet in the original zoning.

He reviewed the approval process through the Planning and Zoning Commission.

Mr. Toledano said that the 5,000 square foot proposed building would add an edge to the footprint. A pergola with plantings along Storrs Road would buffer the street view from the parking lot.

Mr. Duffy showed some images of current Price Chopper stores.

Ms. Schwab asked if audience members had any questions.

Responding to a question about the amount of parking, Mr. Toledano said the plan calls for approximately 3 and a half spaces per 1,000 feet for a total of 125 spaces. A suburban model would be much larger. The zoning requirement is currently lower.

A question was raised about green space in the market square area. Mr. Toledano said the original plan did include a green space on top of a concrete parking deck. He said that is proposed to be removed to accommodate the grocery store. They are trying to treat the parking area as a plaza and have proposed one tree per four parking spaces which is more trees than typical. There will be many trees on Village Street, especially to buffer from the back of the Post Office, and they are hoping to buffer the back of the grocery store side adjacent to the Village Street as well. Mr. Toledano said trellises are also planned for the buffer between the grocery store and Storrs Road.

Mr. Toledano said that brick will be part of the building in response to a question. He said the architectural drawings have not been done yet.

Howard Kaufman said that Price Chopper intends to seek LEED certification for the building and will also adhere to the Storrs Center Sustainability Guidelines.

A question was raised re: whether the parking will be free in the grocery store lot. Mr. Toledano replied in the affirmative and said that it would also be monitored. Mr. Kaufman said this would be similar to what is done by the property owners at Storrs Commons and University Plaza.

Mr. Toledano and Mr. Kaufman explained that a prior concept of below grade parking was considered when the economy was in better shape and before a grocery store partner was on board. It is more feasible for customers to use a surface lot. Mr. Toledano noted that the original program for the Market Square included more buildings and over 250 spaces of parking below grade.

Mr. Duffy noted that a community room is planned for the second floor to be open to the public. There will be an elevator.

A pharmacy is also planned for in the store.

In response to a question about traffic, Mr. Toledano said they will need to go back to the State regarding the new program.

Alex Roe asked if there can only be a right turn out of the grocery store on to Storrs Road. Mr. Toledano replied in the affirmative and said that someone would need to go to the street light to take a left.

Ms. Roe asked if there would be passive storm water retention or active catch basins. Mr. Toledano said there will be some filtering basins.

Ms. Schwab said her understanding was there would be stormwater pits used for the trees so water does not run through the site.

A question was asked about the change to not include residential in the market square. Mr. Toledano said the first priority was to have a grocery store as an anchor and to focus the residential rental in Phase 1. Mr. Kaufman said more parking spaces would be needed if kept residential in this area.

Ted Yungclas moved to endorse and convey the Mansfield Downtown Partnership's support for the application of Storrs Center Alliance, LLC, as submitted on August 29, 2012 to the Mansfield Planning and Zoning

Commission. The application seeks to amend the Mansfield Zoning Map with respect to the Market Square area of the Storrs Center Special Design District. The proposed modifications include the incorporation of a new supermarket in the Market Square area, together with additional uses, in a manner that has the full support of the Mansfield Downtown Partnership. Betsy Paterson seconded the motion. The motion was approved unanimously.

5. Executive Director Report

Cynthia van Zelm said she was still looking for volunteers to staff the Partnership table at the Festival. She passed out a sign-up sheet.

Ms. van Zelm said the Board Strategic Planning Workshop is October 4 at the Community Center and asked Board members to review materials before the meeting including a "homework" assignment.

6. Update on Process for Conflict of Interest Disclosure

John Zaccaro updated the Board on the inquiry from former Board member Rich Orr had made about how the Town's Code of Ethics applies to employees of the University of Connecticut who have been appointed to the Board for the express purpose of representing the University.

Mr. Zaccaro said he had a preliminary conversation with the Town's attorney but is waiting for his opinion.

7. Four Corners Sewer and Water Study Advisory Committee Update

Matt Hart reported that the Environmental Impact Evaluation for water service is still being drafted; it is expected to be complete in October. Three possible interconnections and new wells are being reviewed.

8. Report from Committees

Advertising and Promotion

Chair Kristin Schwab reported that the Committee will meet in a few weeks and that she had met with Partnership Communications and Special Projects Manager Kathleen Paterson on a brochure to promote the connections between Storrs Center and public spaces in the downtown area and beyond.

The Committee hopes to get involved with ribbon cuttings for the new businesses and the grand opening.

Business Development and Retention

In Chair Steve Rogers absence, Ms. van Zelm reported that the Committee met and reviewed any issues affecting the new tenants in Storrs Center.

Festival on the Green

Ms. Paterson reported that some of the new businesses in Storrs Center will be having booths at the *Festival*.

Finance and Administration

Chair Harry Birkenruth said that Phil Michalowski will be providing quarterly reports on relocation to the Committee. He said that \$261,000 has been paid out of a total original estimate of \$750,000. The new estimate is about \$690,000. He said the Committee reviewed an interim claim by Husky Pizza.

Mr. Birkenruth said the Committee is continuing to work on the benchmarks for success of Storrs Center in coordination with LeylandAlliance.

The Committee is waiting for a review of its Directors and Officers insurance by its broker in December.

The Committee will also look at the Partnership's fund balance as part of the strategic planning process.

Membership Development

Chair Frank McNabb reported that renewal letters will go out in November/December for the next calendar year. The new membership brochure will focus on the remaining phases.

The Partnership will have a table at the football game on Saturday, and plans to also staff tables at Jorgensen and some basketball games.

He said that John Armstrong, the interim Director of UConn Off-Campus Student Services, had joined the Committee.

Planning and Design

Chair Steve Bacon said the Committee is planning to meet the week of September 27 to review the grocery store plans.

9. Other

Mr. Hart reported said the Town is currently updating the fiscal analysis for Storrs Center. He would like to present the analysis to the Board at its next meeting.

10. Adjourn

The meeting adjourned at 6:30 pm.

Minutes taken by Cynthia van Zelm.

**MANSFIELD DOWNTOWN PARTNERSHIP
BOARD OF DIRECTORS MEETING
Thursday, October 4, 2012
Mansfield Community Center**

8:30 AM

MINUTES

Present: Steve Bacon, Harry Birkenruth, Matt Hart, George Jones, Mike Kirk, Paul McCarthy, Frank McNabb, Toni Moran, Chris Paulhus, Steve Rogers, Kristin Schwab, Betsy Paterson, Bill Simpson, Ted Yungclas

Staff: Cynthia van Zelm, Kathleen Paterson

Guests: Amy Paul and Jacquelyn McCray with Management Partners; Howard Kaufman, Managing Member, with LeylandAlliance (part of day)

1. Call to Order

Vice President Steve Bacon called the meeting to order at 8:40 am in President Philip Lodewick's absence.

2. Strategic Planning Workshop

Mr. Bacon said the purpose of the strategic planning workshop is to develop a strategic plan for the Partnership organization over the next three years.

Amy Paul and Jacquelyn McCray with Management Partners led the Board and staff through a process to evaluate the Partnership's current vision and mission. The group came to consensus on a vision and mission and the Management Partners team will bring back a draft for review by the Board.

Chris Paulhus excused himself at 11 am.

The group then broke into two small groups to discuss the roles of the Partnership in fulfilling the vision and mission, excluding Storrs Center, and the same exercise focused on Storrs Center. The smaller groups then reported back to the larger group.

With respect to next steps, the team from Management Partners will summarize the work completed and recommendations by the Board for goals. The Board will then prioritize goals and develop a timeline for its work over the next three years.

Mr. Bacon suggested that a similar Board retreat be held on an annual basis and the Board agreed.

3. Adjourn

The meeting adjourned at 3:30 pm.

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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

November 29, 2012

Mr. Casey Cobb
28 Jacobs Hill Road
Mansfield Center, CT 06250

Re: Appointment to Region 19 Board of Education

Dear Mr. Cobb:

At their meeting on November 26, 2012, the Mansfield Town Council appointed you as the Mansfield representative to the Region 19 Board of Education until the next municipal election.

I trust that you will find the work of the Board of Education to be rewarding, and I greatly appreciate your willingness to serve our community.

Please do not hesitate to contact me with any questions regarding your appointment.

Sincerely,

Matthew W. Hart
Town Manager

Cc: Town Council
Mary Stanton, Town Clerk
Region 19 Board of Education

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

Matthew W. Hart, Town Manager

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Fax: (860) 429-6863

November 15, 2012

Mr. Francis Raiola
Acting Deputy Chief/Director of Emergency Management
Mansfield Fire and Emergency Services
Interoffice Mail

Re: Letter of Commendation

Dear Fran:

The days leading up to and following Storm Sandy were a critical time for our organization and emergency management team. We commend you for your leadership and management during the storm preparation and recovery process. You were there every step of the way – running the Emergency Operations Center (EOC) while coordinating with other town departments and key agencies to clear the roads, restore power, and provide shelter and respite services to our community. Furthermore, you maintained excellent communication with everyone involved in our response to the storm, and served as an important liaison to our residents.

We credit you on a job well done. Your service is greatly appreciated by our organization and the community. We are very proud to have you as a member of our team.

Sincerely,

Matthew W. Hart
Town Manager

David J. Dagon
Fire Chief

Cc: Town Council
Department Heads
Mansfield Fire Department

TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER



Matthew W. Hart, Town Manager

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(860) 429-3336
Fax: (860) 429-6863

November 15, 2012

Ms. Jennifer Thompson
Administrative Assistant
Mansfield Fire and Emergency Services
Interoffice Mail

Re: Letter of Commendation

Dear Jennifer:

The days leading up to and following Storm Sandy were a critical time for our organization and emergency management team. Though events like these are challenging, you worked successfully to meet the needs of our residents in a safe, efficient and effective manner.

In particular we would like to thank you for your assistance in running our emergency operations center. Among other responsibilities, you fielded a deluge of calls from residents and maintained your professionalism and poise while under stress, kept our communications systems running smoothly, and supplied critical health and safety information to residents before and after the storm.

We credit you on a job well done. Your service is greatly appreciated by our organization and the community. We are very proud to have you as a member of our team.

Sincerely,

Matthew W. Hart
Town Manager

David J. Dagon
Fire Chief

Cc: Town Council
Department Heads
Mansfield Fire Department

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

November 21, 2012

Mr. Dennis Pierce
Director of Dining Services
University of Connecticut
626 Gilbert Road Ext., U-1071
Storrs, CT 06269

Dear Mr. Pierce:

The assistance that Dining Services provided to the Town of Mansfield in the days following Storm Sandy illustrate a strong commitment to our community. The donations of water and food provided by your organization to our residents were well-received and greatly appreciated.

I thank you and the University of Connecticut for donating your time and resources to the community in our time of need. Your generosity and support are a part of what makes Mansfield a great university town.

Sincerely,

Matthew W. Hart
Town Manager

Cc: Town Council
Town-University Relations Committee

TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER



Matthew W. Hart, Town Manager

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MANSFIELD, CT 06268-2599
(860) 429-3336
Fax: (860) 429-6863

November 21, 2012

Ms. Marcia E. Wellman
Municipal Relations & External Affairs
Northeast Utilities Service Company
107 Selden Street
Berlin, Connecticut 06037

Dear Ms. Wellman:

I am writing today to thank you for your assistance during Storm Sandy. As you know, the days leading up to and following the storm were a critical time for our organization. You served in a key role as liaison between CL&P/NU and the Town of Mansfield. Though events like these are challenging, you worked successfully to meet the needs of our residents in an efficient, effective and professional manner.

I commend you for your service to Mansfield during Storm Sandy, and am happy to have you as a member of our team.

Sincerely,

Matthew W. Hart
Town Manager

Cc: Town Council
Christopher Swan, Northeast Utilities
Luann Cataudella, Northeast Utilities



TOWN OF MANSFIELD
MANSFIELD ADVISORY COMMITTEE ON PERSONS WITH DISABILITIES

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
Tel: (860) 429-3315
Fax: (860) 429-7785
E-Mail: SocServ@mansfieldct.org

November 28, 2012

Town of Mansfield
Town Council
4 South Eagleville Rd.
Storrs, CT 06268

Dear Council Members:

We are writing again in regards to the proposed walkway on South Eagleville Rd. from Sycamore Drive to Maple Rd. You may recall that this committee contacted the Council in January of 2011 and encouraged you to seek a source of funding that would enable the Town to build this as soon as possible. We are aware that this was included in the FY 2012 budget, and that it was subsequently defeated in a budget referendum. We continue to believe that this project represents a significant advancement for seniors and residents with disabilities by connecting the Glen Ridge retirement community to Wrights Way and the Mansfield Senior Center, along with linking to the existing walkway to the Community Center, the Town Hall complex, and the Storrs Downtown development.

We would like to encourage the Council to seek another source of funding to build this walkway once again. While we understand that this is a costly project, we believe that it represents a significant investment in the Town's infrastructure that will go a long way towards improving the quality of life for seniors and people with disabilities.

Please let us know how to best proceed in pursuing this issue. Thank you.

Sincerely,

Frederick Goetz
Chair

cc. Transportation Advisory Committee

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**2012 Connecticut Neighborhood Assistance Act
Program Summary
*Mansfield***

**Approved
Contribution Amount**

Town of Mansfield

Energy Efficiency for Low-Moderate Income Homeowners

Jensen's, Inc. \$4,298.24

Connecticut Light and Power Company \$8,596.47

Water Harvesting at Mansfield Community Center

ConnectiCare Insurance Co., Inc. \$12,894.71

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Notice of Permit Application

Towns: Mansfield

Notice is hereby given that Little Divide Annex, LLC, of 498 Wormwood Hill Road, Mansfield Center, CT 06250, has submitted to the Department of Energy & Environmental Protection an application under Connecticut General Statutes Section (s) 22a-403 FOR A PERMIT TO REPAIR A DAM.

Specifically, the applicant proposes to perform repairs to Hansens Pond Dam. The proposed activity will take place approximately 100-feet to the north of Wormwood Hill Road at Hansens Pond Dam. The proposed activity will potentially affect Hansens Pond and the unnamed watercourse it discharges to.

Interested persons may obtain copies of the application from Gene Robida, P.E., Robida Engineering, LLC, PO Box 587, Chester, CT 06412, (860) 526-8948.

The application is available for inspection at the Department of Energy & Environmental Protection, Inland Water Resources Division, 79 Elm Street, Hartford, CT 06106-3019, from 8:30a.m. to 4:30 p.m. Monday through Friday.

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NOTICE OF PUBLIC MEETING

NOTICE IS HEREBY GIVEN that the Town of Mansfield will hold two (2) Public Information sessions to discuss the 2012 Housing Rehabilitation Grant Program for income qualified residents of Mansfield:

Date/Time: Tuesday, December 4th at 1:30 pm
Wednesday, December 5th at 6:00 pm

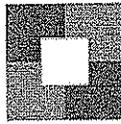
Location: Mansfield Public Library-Buchanan Auditorium
54 Warrenville Road (Route 89)

The Town of Mansfield has received the maximum grant amount of \$300,000 under the Housing Rehabilitation category for the rehabilitation of various homes within the Town. The Town will create a revolving loan fund with program income (principal and interest) generated from the grant for a housing rehabilitation loan program. All low-moderate income families in Mansfield are invited to attend to learn more about this grant program and are encouraged to apply to the waiting list.

The Town promotes fair housing and makes all programs available to low - and moderate-income families regardless of age, race, color, religion, sex, national origin, sexual preference, marital status, or handicap.

For more information, contact Jessie Shea, Planning and Community Development Assistant at (860) 429-3330 or at sheajl@mansfieldct.org

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STORRS
RETHINK MAIN STREET
CENTER

For Immediate Release

Ribbon Cutting Ceremony Scheduled for Storrs Automotive

November 29, 2012

(Mansfield, CT) – A ribbon cutting will be held on Wednesday, December 5 at 12 noon to officially honor the opening of Storrs Automotive at their new location at 11 Dog Lane in Mansfield. The public is invited to attend and will be joined by owner Irene (Rene) Schein, Mayor Betsy Paterson, and Town Manager Matt Hart, among others. While Storrs Automotive was the first business to move to the new Storrs Center earlier this year, the ribbon cutting was postponed until surrounding construction was further along.

Rene Schein is a beloved member of the Mansfield business community. She was originally hired to manage Storrs Texaco, located at 4 Dog Lane, in August of 1975. Four years later, she purchased the gasoline and limited repair facility when it was no longer possible to sell gasoline. Rene changed the name to Storrs Automotive, focused on automotive maintenance and repairs, and upgraded to general repairs of foreign and domestic vehicles. Fellow mechanics Roy Gallant and Mike Geragotelis have worked with Rene for over twenty years. All three are State Certified Emissions Technicians and have helped scores of residents and visitors with their car maintenance and repair needs.

Rene's new building was designed especially for Storrs Automotive, and its architecture takes its cue from its rural Connecticut roots. A long-time member of the community, Rene is thrilled to be able to continue and expand her business in Storrs Center. "We look forward to being in the

midst of a vibrant downtown for all to enjoy and appreciate the opportunity to continue to serve the community.”

For more information about Storrs Automotive, visit www.storrsautomotive.com or call 860-487-1231.

#####

Storrs Center is a mixed-use town center and main street corridor at the crossroads of the Town of Mansfield, Connecticut and the University of Connecticut. Located along Storrs Road adjacent to the University, the Town Hall, the regional high school, and the community center, Storrs Center knits thoughtful architecture, pedestrian-oriented streets, and public spaces into a series of small neighborhoods that make up the new fabric of the town center. Ground floor retail and commercial uses opening onto landscaped sidewalks reinforce traditional street front activity and is supported by residences above and shared community spaces. Storrs Center combines retail, restaurant, and office uses with residential apartments.

www.storrscenter.com

For More Information, Contact: Monica Quigley, Vice President, Sales and Marketing
LeylandAlliance LLC
914-715-5576 mquigley@leylandalliance.com

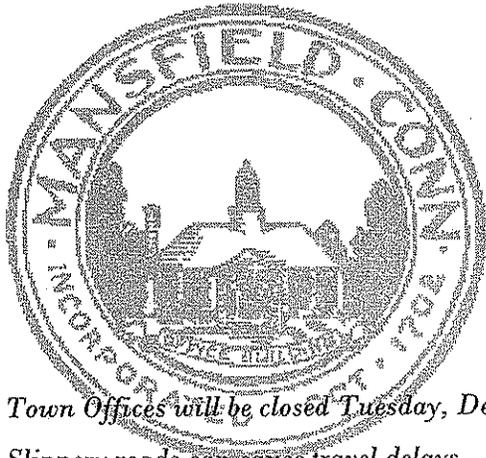
Cynthia van Zelm, Executive Director
Mansfield Downtown Partnership, Inc.
860-429-2740 vanzelmca@mansfieldct.org

Town of Mansfield
Historic District Commission
December 11, 2012

The Historic District Commission of the Town of Mansfield will hold a public hearing on December 11, 2012 at 7:00 p.m. in Room B of the Audrey P. Beck Building to hear comments on the application of Anne Blandon and Jill Barton to erect a 12'x 20' outbuilding in the southeast corner of the property at 88 Mansfield Hollow Road, Mansfield Hollow Historic District

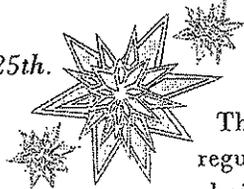
Gail Bruhn
Chairman – Historic District Commission

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THE MANSFIELD MINUTE DECEMBER 2012

- *Town Offices will be closed Tuesday, Dec. 25th.*
- *Slippery roads can cause travel delays — do you have your emergency car kit ready?*
- *Winter Parking Ban— don't park overnight on the street or in a municipal lot when it's snowing—you'll be towed!*



SUPERMARKET COMING TO STORRS CENTER

The Planning & Zoning Commission amended its regulations to pave the way for a grocery store to be built at Storrs Center. Price Chopper is planning a neighborhood market that will cater to local needs.



STUFF A CRUISER

Everyday Connecticut State Troopers encounter children in need. Many of these children would not wake up Christmas morning with a smile if it were not for the generosity of others. Off Duty Troopers from the Mansfield Resident Trooper's Office will be collecting toys to help families in need during this holiday season.

Please donate to the

STUFF A CRUISER HOLIDAY TOY DRIVE.

On December 3-7th there will be a State Police Cruiser parked in front of the Community Center to collect new, unwrapped toys.



On Saturday, December 8th, from 10 AM to 8 PM, Off Duty Troopers will be collecting toys at the East Brook Mall. Toys are distributed to Windham Hospital, Mansfield Sponsor A Family Program, and other local charities.

FARMERS MARKET

The Storrs Winter Farmers Market offers Mansfield and its neighbors access to fresh, locally-grown foods all through the winter.

The Winter Market will be open in December on Saturday 12/8, 12/15, & 12/22 from 3-5 PM in the Buchanan Auditorium at the Mansfield Public Library. January through April, the market will be open on the second and fourth Saturdays of each month.

LIVE MUSIC AT STORRS CENTER

Local Musicians Play Every Saturday, 2-4 PM

Live music has arrived in Storrs Center!



Dec. 1 - Curtis Brand

Dec. 8 - The Conn-Men (2-3)

Spencer Hamlin (3-4)

Dec. 15 - The Recliners

Dec. 22 - Full Gael

Dec. 29 - Mike Casey Jazz Quartet

For more information about the music series, visit the Storrs Center Facebook page.

Donors Needed to Sustain Mansfield Holiday Programs

Every year the Human Services Department coordinates a program matching families needing holiday help with food & gifts with individuals and community groups who have agreed to be donors.

Also, the **Mansfield Holiday Fund** provides checks which mean food, clothing, and toys for those who might have to go without over the holidays.

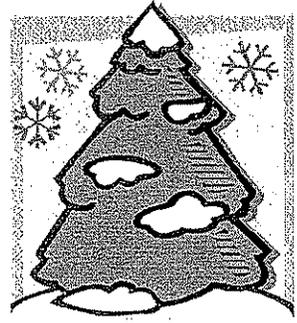
At this time the number of families requesting assistance exceeds the number of donors.

YOU CAN HELP!

If you would like to help a local family for this holiday season please contact Kathy Ann Easley in the Dept. of Human Services at 860 429-3316 to learn what you can do. You can also send a check to the Town of Mansfield/Holiday Fund, 4 S. Eagleville Road, Storrs, CT 06268.

MANSFIELD HAPPENINGS

December 2012



Nov. 24—Dec. 9 **SCAVENGER HUNT: LOCAL FIRST MANSFIELD**



Follow the clues to local businesses and qualify for a prize drawing. Clues will be available on the [Local First Mansfield Blog](#).

Dec. 6 — 7 PM **TECHability: Choosing the Right Computer AT THE LIBRARY**

Thinking about buying a computer for yourself or as a gift? Basic considerations such as how the computer will be used, how much memory is enough, laptop vs. desktop vs. tablet, etc. will be covered in this workshop.

Dec. 8 — 8AM-5PM **Holiday Craft Show and Pet Adoption AT E.O. SMITH HIGH SCHOOL**

Sponsored by the AgEd Boosters and the FFA Alumni Group.

Dec. 8 — 9AM-1PM **Holiday Bazaar AT THE SENIOR CENTER**

Toys, books, food, crafts, holiday items!

Dec. 9 — 12PM-4PM **One Stop Shop AT THE COMMUNITY CENTER**



Local businesses gathered in one place to sell products and gift certificates, making your holiday shopping a breeze!

Dec. 12 — 6:30 PM **Winter Band Concert AT THE MIDDLE SCHOOL**

Dec. 13 — 4 PM **Sparkle UP! Make Some Fun Holiday Crafts AT THE LIBRARY**

For children of all ages, no registration required.

Dec. 14 — 7 PM **Messiah Sing Concert AT E.O. SMITH HIGH SCHOOL**

Dec. 15 — 10AM-2PM **Parent's Morning Out AT THE COMMUNITY CENTER**

Holiday Edition: Activities and pizza for children in grades K-5.

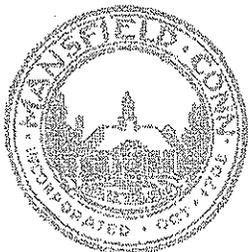
Dec. 16 — 12PM-4PM **Give & Receive Gift Wrapping AT THE COMMUNITY CENTER**



Bring your unwrapped gifts and have them wrapped in exchange for a donation (cash, toy, personal care item) to benefit a Mansfield family in need.

Dec. 17 — 7 PM **Band Concert AT E.O. SMITH HIGH SCHOOL**

Dec. 19 — 6:30 PM **Winter Orchestra and Choral Concerts AT THE MIDDLE SCHOOL**



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

mansfieldct.gov

860.429.3336

Find us on
Facebook





Government Finance Officers Association
203 North LaSalle Street, Suite 2700
Chicago, Illinois 60601-1210
312.977.9700 fax: 312.977.4806

Item #19

November 26, 2012

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

Dear Mr. Hart:

I am pleased to notify you that Town of Mansfield, Connecticut has received the Distinguished Budget Presentation Award for the current budget from the Government Finance Officers Association (GFOA). This award is the highest form of recognition in governmental budgeting and represents a significant achievement by your organization.

When a Distinguished Budget Presentation Award is granted to an entity, a Certificate of Recognition for Budget Presentation is also presented to the individual or department designated as being primarily responsible for its having achieved the award. This has been presented to:

Town Manager's Office/ Department of Finance

We hope you will arrange for a formal public presentation of the award, and that appropriate publicity will be given to this notable achievement. A press release is enclosed for your use.

We appreciate your participation in GFOA's Budget Awards Program. Through your example, we hope that other entities will be encouraged to achieve excellence in budgeting.

Sincerely,

Stephen J. Gauthier, Director
Technical Services Center

Enclosure



Government Finance Officers Association
203 North LaSalle Street, Suite 2700
Chicago, Illinois 60601-1210
312.977.9700 fax: 312.977.4806

November 26, 2012

PRESS RELEASE

For Further Information Contact
Stephen J. Gauthier (312) 977-9700

Chicago--The Government Finance Officers Association of the United States and Canada (GFOA) is pleased to announce that **Town of Mansfield, Connecticut** has received the GFOA's Distinguished Budget Presentation Award for its budget.

The award represents a significant achievement by the entity. It reflects the commitment of the governing body and staff to meeting the highest principles of governmental budgeting. In order to receive the budget award, the entity had to satisfy nationally recognized guidelines for effective budget presentation. These guidelines are designed to assess how well an entity's budget serves as:

- a policy document
- a financial plan
- an operations guide
- a communications device

Budget documents must be rated "proficient" in all four categories, and the fourteen mandatory criteria within those categories, to receive the award.

When a Distinguished Budget Presentation Award is granted to an entity, a Certificate of Recognition for Budget Presentation is also presented to the individual or department designated as being primarily responsible for its having achieved the award. This has been presented to **Town Manager's Office/ Department of Finance**.

For budgets including fiscal period 2011, 1,328 entities received the Award. Award recipients have pioneered efforts to improve the quality of budgeting and provide an excellent example for other governments throughout North America.

The Government Finance Officers Association is a nonprofit professional association serving over 17,500 government finance professionals throughout North America. The GFOA's Distinguished Budget Presentation Awards Program is the only national awards program in governmental budgeting.