

Committee on Community Quality of Life  
Minutes  
Thursday September 2, 2010

Members Present: TMoran (Chair), EPaterson, DMorse, CKueffner (alternate), JReisen, JSaddlemire, JFriedman (alternate)

Members Absent: DKeane, JFried

Staff Present: MNinteanu, GPadick, JHintz, MHart (arrived 7:50pm)

1. Call to Order/Roll Call

Meeting was called to order at 7:30pm

New and continuing members introduced themselves

2. Appointment of Recording Secretary

Jake Friedman was appointed Recording Secretary

3. Approval of June 9, 2010 minutes

Correction was made to the spelling of "Chris Kueffner"

Motion to approve minutes was made by EPaterson, seconded by DMorse. Motion passed unanimously, with 2 abstentions: CKueffner and JFriedman

4. Opportunity for Public to Address the Committee

No members of the public were present

5. Chairperson's Report

Moran and Paterson attended the Community-Campus Partnership "walkarounds" at Celeron, Carriage House and the surrounding neighborhoods. Welcome packets were handed out at rental apartments and houses and Welcoming Committee members introduced themselves to tenants and explained the importance of good neighborly relations and behaviors. Moran noted sub-standard living conditions existing at some rental houses in the area of Hunting Lodge Road and recommended that CCQL members attend these walks. DMorse did not participate in the walkarounds, but stressed the safety aspects of neighborhood communications. JHintz agreed to email the group with the schedule for the next walkarounds.

MHart described the atmosphere at Carriage House Apartments from Saturday, 8/28, when the typical pre-semester large party took place. The crowd was estimated at 6000-8000 persons. A few incidences occurred which required medical attention. 6-8 "private duty" Police Officers were present to control the crowd and were effective in dispersing the crowd at the end of the night. Cooperation from Carriage House management was less than desired, as there was no Night Manager on duty and no temporary fencing was installed to help control the crowd. Hart noted that the Town Public Safety Services Ordinance (#70-1 to 70-8) is used in such cases. It was recommended that Committee members review this ordinance.

JHintz noted the procedure that the Off Campus Student Services office has for tracking/responding to behavior issues and noted that about 42 citations were handed out that evening, with 26 to UConn students and 16 to non UConn students (including 4 CCSU students). JHintz noted that the OCSS has the ability to enforce the Student Code in such cases, to address off-campus behaviors. Other Universities, such as CCSU and ECSU do not have this ability.

## 6. Communications

GPadick described the recent written communication from Keystone Properties regarding the Ponde Place student housing development that is planned on Hunting Lodge Road, abutting the south side of Carriage House Apartments. The communication describes potential water sources for the project. Morse raised concern over the potential water-sourcing scenarios identified by Keystone and the potential impact on the community. JFriedman noted the increase in foot traffic along Northwood Road during Carriage House parties, since the access road was recently built on the Keystone property. There was some discussion/debate over whether the potential Ponde Place project is part of the charge of this committee.

## 7. Items of Business

### a) Nuisance House Ordinance:

MNinteu described the intent of the ordinance- to address repeat nuisance behaviors. The ordinance was modeled after similar ordinances in South Orange, NJ and Amherst, MA. The Town Attorney reviewed the original draft. Town staff removed the forced-eviction portions, as this may be legally troubling in CT. Discussion focused on whether some kind of landlord component is necessary to address behaviors. Moran and Paterson asked that the Town Attorney advise whether a landlord could be penalized in some way for behavior of their tenants and in what cases. Reisen noted the difficulty in proving a person's renter/owner status at the time of citation. Citations would likely be handed out by Police rather than Housing Officers and it will not be practical to review the rental house registry at the time of offense. Members noted that the issue is of behavior rather than rental/ownership.

### b) Sample Lease:

JHintz presented written copies of lease clauses that landlords could use to assemble a comprehensive lease agreement. The intent is to balance tenant vs. landlord rights and responsibilities. Electronic version will be available on the OCSS website ([www.offcampus.uconn.edu](http://www.offcampus.uconn.edu)). Moran asked about student feedback on property conditions in town. Hintz noted that housing inspections have helped to improve minimum standards at rental properties in town.

### c) Large Assembly Ordinance:

MNinteu gave a verbal update. The draft is being reviewed and may be ready by October. The ordinance will limit large gatherings on public property. It is not clear whether it can be enforced on private property. Intent is to require an assembly permit, with multiple exceptions (e.g. weddings, religious gatherings, funerals, etc.), which would provide law enforcement with the authority to disperse non-permitted crowds.

### d) Amherst, MA visit:

Staff provided a verbal update on the recent visit to Amherst, MA. Present from Mansfield/UConn were: Padick, Hintz, Hart, Ninteu, Curt Hirsch, Fire Chief and Troopers. Amherst Town Staff present included representatives from Fire, Police and Town Administration. The Amherst reps commended Mansfield/UConn's efforts and noted similar issues at rental houses in town. Amherst does not face the same issues with large gatherings at high density off-campus housing (e.g. Carriage House/Celeron), since housing is more spread out. Moran proposed a visit to Amherst or other college towns by members of the Committee. Members should email her if interested/able. Padick noted the experience of Hanover, NH (Dartmouth College), where appropriately-cited housing developments reduced the conversion of houses into rentals. Paterson

noted the positive relationship between Mansfield-UConn officials versus some other college towns.

Meeting adjourned at 9:50pm.

Respectfully Submitted,

Jake Friedman  
Recording Secretary