



**TOWN OF MANSFIELD
COMMUNITY QUALITY OF LIFE COMMITTEE**

Thursday, February 3, 2011

7:30 p.m.

**Mansfield Town Hall
Council Chambers**

AGENDA

1. Call to Order/Roll Call
2. Appointment of Recording Secretary
3. Approval of January 6, 2011 Minutes
4. Opportunity for Public to Address the Committee
5. Chairperson's Report
6. Communications
 - Action Plan updated
7. Old Business
 - a) Staff Update "Large Assembly" Ordinance (latest draft to be provided at meeting)
 - b) Reschedule April 7, 2011 Meeting
8. New Business
 - a) Report of Sub-Committee
9. Adjournment

Committee on Community Quality of Life

Draft Minutes

Thursday January 6, 2011

Members Present: T. Moran (Chair), D. Keane, D. Morse (~7:35PM), J. Riesen, J. Saddlemire, J. Friedman (alternate)

Members Absent: E. Paterson, J. Fried, C. Keuffner (alternate)

Staff Present: M. Hart, J. Hintz (UConn), M. Nintean, G. Padick

1. Call to Order/Roll Call: Meeting was called to order at 7:30 PM.
2. Appointment of Recording Secretary: J. Riesen was appointed Recording Secretary.
3. Approval of December 2, 2010 Minutes: **Motion was made by J. Riesen and seconded by J. Saddlemire to accept the minutes.** Motion passed. The acceptance of the minutes was later reopened by D. Morse who noted that a motion that had been made and seconded did not appear in the minutes. **D. Morse moved to amend the minutes to include this information.** Seconded and passed. J. Saddlemire will add the text to the December minutes.
4. Opportunity for Public to Address the Committee: Mike Zikoski expressed concern over wording of statements made concerning the Storrs Center Project referring to student housing and urged the CQLC to plan now to insure that tenant behavior is not a problem at the project.
5. Chairperson's Report
 - a. T. Moran explained how the wording in the EDR agreement got changed and said that EDR has restated their commitment to having "Market Rate Housing" rather than "Student Housing" even though many of their past projects have been "Student Housing". EDR is working on getting the language changed and intends to have an answer by the Town Council Meeting Monday night. M. Hart also added his perspective of the issue. D. Morse suggested that the agreement be modified to include a provision for UConn to provide some support if the % of UConn students living in the Storrs Center Project exceeds a certain number.
 - b. T. Moran called attention to J. Fried's letter and indicated that the Town Council will talk with EDR about management of the rental units.

- c. It was reported that C. Keuffner did not resign from the committee, but has a schedule conflict. He will remain on the committee as an alternate and attend meetings as he is able to.
- d. T. Moran brought up the status of the Nuisance House Ordinance. The ordinance has been sent to the legal department of the State Police and they still have it. M. Hart indicated that the command structure of the State Police has changed and that Colonel Davoren and Lt. Colonel Steven Fields retired. They both understood Mansfield well and they will be missed. He felt the State Police were still supportive and did not feel that this change will delay the action on the Nuisance House Ordinance.

6. Communications

- a. Landlord Registration: A CD with the Landlord Registration was distributed. This was done as a CD because it is about 130 pages long. The landlords do not have to give phone numbers so many listings do not have them. J. Friedman made a **motion to establish a sub-committee to hold a meeting for landlords** and ask them about their best practices in minimizing tenant behavior problems. It was seconded by D. Keane and passed. J. Friedman was appointed chair and it was suggested he contact J. Fried also be on the sub-committee. T. Moran and M. Hart indicated that funding could be made available for a mailing and refreshments at the meeting. J. Hintz indicated he was open to adding a best practices section to the UConn website. Discussion of the committee charge followed. There was a consensus that landlords should be invited to a meeting and the following points should be addressed at the meeting:
 - i. Ask landlords what the town can do for them to help with tenant behavior.
 - ii. Ask what landlords can do to help with tenant behavior.
 - iii. Discuss what dialog needs to take place between landlords and tenants and between landlords and the town.
 - iv. Discuss what the landlords see as their best practices in insuring acceptable tenant behavior.

7. Old Business

- a. Staff Update “Large Assembly” Ordinance – Still in review
- b. Action Status Review – Discussion of urgency, importance and ease of addressing the items on the list. The following ranking was agreed on:

Rank	Action	Status	Date
1	Develop best practice & process to promote good tenant behavior	Sub-committee formed, meeting to be held	TBD
2	Planning for the residential components of the Storrs Center Project	Pending	2/3/2011
3	Neighborhood Dialogue	We need to find ways to open meaningful dialogue between student tenants and their neighborhood residents.	2/3/2011
4	"Large Assembly" Ordinance	Sent out for review	TBD
5	Student Rental Zoning	Pending	TBD
-	Tenant Registry	Tabled	TBD

"UConn Responsibility of Campus Community" and "Model Lease Provisions" were removed from the list as complete or nearly complete and requiring no further committee action.

"Police Response Time", "Community Patrols", "Noise Enforcement" and "Neighborhood Watch Groups" are waiting for the outcome of the Police Study.

- a. University Communication Regarding Response of Campus community – revisions. J. Saddlemire thanked those who made editorial suggestions and said he had included them all. It was pointed out that the letter is from the University and not the committee and so would not need further action from the committee. The letter was not complete in time to go out with the town's January tax mailing. M. Hart and J. Saddlemire will work together to see that the letter gets sent out as economically as possible before the next spring weekend.

- b. There was discussion of the procedural handling of the Nuisance House Ordinance. Since there was no time frame in our motion to send the ordinance to the Town Council, it was the consensus that no additional motion was required. We should try to be more specific in our future motions.

8. New Business

- a. Reschedule April 7, 2011 Meeting – The final date for the conflicting meeting has not been confirmed. Therefore, we will wait until our next meeting to see if it is necessary to reschedule.
- b. Permanent Secretary: M. Hart will look into having a work study student available to take notes. In the meantime, minutes should be e-mailed to the committee shortly after the meeting for review.

9. Adjournment – Meeting was adjourned at approximately 9:50 PM

Priority	Action	Status	Date
1	Assembly Permits	Staff Review	2/3/2011
2	Plan for Residential Housing at Storrs Center	Pending	2/3/2011
3	Security Plan Best Practice & Process	Sub-Committee formed	TBD
4	Neighborhood Dialogue	Staff Provided Contact List	3/3/2011
5	Police Response Time	Police Study	TBD
6	Community Patrols	Police Study	TBD
7	Noise Enforcement	Police Study	TBD
8	Neighborhood Watch Groups	Police Study	TBD
9	Tenant Registry	Tabled	
10	Student Rental Zoning	Tabled	