

TOWN OF MANSFIELD ■ FOUR CORNERS WATER AND SEWER ADVISORY COMMITTEE
Meeting Minutes ■ January 10, 2012

Present: Rawn (chair), Paulhus, Reich, Ferrigno, Lennon, Hart, Plante, Thompson
Hultgren (staff), Painter (staff)

Guests: van Zelm (MDP), Coite (UConn Office of Env Policy), Lindsey (Town Council), Wassmundt (Old
Tpke Rd), Hossack (Middle Tpke), Suprenant (Gurleyville Rd), Okeson (Northwood Rd), Koehn
(Separatist Rd)

The meeting was called to order at 7:03 p.m. by chair Rawn.

Minutes

Paulhus MOVED, Reich SECONDED to approve the November 15, 2011 minutes as written. The motion passed unanimously; Thompson was not present.

Old Business

- **EIE Status/UConn Coordination Update.** Jason Coite gave a presentation of progress made to date by Milone and McBroom on the joint EIE with regard to the potential interconnections with CT Water and Windham Water Works, as well as the continuing evaluation of the groundwater sites. Hultgren updated the Committee on the results of the test wells at Eagleville Preserve and noted that the Town in the process of obtaining the necessary permissions to test two additional sites near Mansfield Hollow as part of the Town's contribution to the EIE.

Coite also noted that UCONN is proposing to amend the scope of the EIE to evaluate the relocation of Well A in the Fenton River wellfield further from the river. The notice of scope change was published in the Environmental Monitor on December 20, 2011. Based on the number of requests received, a public scoping meeting has been tentatively scheduled for January 24th at 5:30 p.m. at the Bishop Center.

- **Bond Referendum.** Hart provided an overview of the existing procedures for non-resident property owners to vote on bond referendums and noted that five non-resident owners voted in the most recent referendum. Rawn concurred with the overview provided and added supplemental information regarding specific procedures used at polling places to direct non-resident property owners to the registrar's office to vote.

New Business

- **Committee Staff Assignments and Responsibilities.** Painter noted that the Planning Office was now responsible for preparing meeting agendas and minutes. Painter and Hultgren continue to coordinate on substantive issues related to Four Corners. Paulhus requested that future agendas include a time devoted to public comment. Rawn requested that public comment be added to future agendas at the beginning of the meeting, after approval of minutes. Rawn then asked if any of the members of the public present would like to address the Committee; no comments were received.
- **Economic Development Commission.** Hart informed the Committee that he was in the process of reestablishing the Economic Development Commission, which has been dormant for several years. Commission will focus on business retention, recruitment and job creation. Members will represent a cross-section of the community, including key economic sectors such as small business, property owners, agriculture and a representative from the university's economic development office. Plante requested that Hart consider adding a realtor to the list of representatives. Rawn suggested that a

liaison/dual member of the Four Corners Committee and Economic Development Commission might be appropriate to ensure coordination between activities. Hart expressed support for that idea if any members would be interested in serving on the Commission. If no one is interested, staff will keep the Committee informed.

- **HUD Community Challenge Planning Grant.** Painter provided an overview of the three projects that will be undertaken through the recently awarded HUD grant:
 - Sustainable Design and Green Building Action Plan
 - Housing and Economic Development Strategy
 - Rewrite of Zoning and Subdivision Regulations

Reich questioned how resulting sustainability regulations would apply to UConn and suggested that staff research the prior Attorney Generals ruling that allowed the town to regulate university land that was not used for educational purposes, possibly issued around the time of the old UCEPI project. It was noted that ability of town to regulate certain types of development on UConn property would be important to understand given the forthcoming technology park. Painter also noted that UConn's Director of Environmental Policy is a member of the Sustainability Committee. The Sustainability Committee will be taking the lead on the Sustainable Design and Green Building Action Plan.

- **Cumberland Farms.** Painter advised the committee that the Planning and Zoning Commission has received a special permit request from Cumberland Farms to construct a convenience store and gas station at the northeast corner of Routes 195 and 44. Painter noted that the project is subject to the new design standards adopted by the PZC last summer. Hultgren noted that the proposed design does not appear to meet some of the design criteria. Painter concurred and stated that the applicant was planning on requesting waivers from criteria such as building location adjacent to the streetscape and location of parking to the side and rear of the building. Reich cited the recent Mark Westa design concept for the area which included a green and bus stop on this property. She requested that staff coordinate with the applicant, WRTD and Connecticut DOT to get approval for a bus pull-off and shelter in this location. She also inquired as to whether Cumberland Farms was proposing any type of energy efficiency such as solar panel installation. Reich also noted that the break between the Fenton and Willimantic Watersheds goes through this intersection and believed that the Plan of Conservation and Development may have a policy recommending the elimination of gas stations within the Fenton River watershed. Painter agreed to work on the recommended bus stop and research the watershed issue raised by Reich.
- **UCONN/Connecticut Water Company Provision of Water to the Town of Mansfield.** Hart provided an overview of the Town Council's discussion on the letters from Kurt Heidinger and David Morse regarding the regulatory framework for the UCONN water system. Hart will be preparing a proposal as to how to best educate the Council and the community at large on water regulation in Mansfield. Members discussed the need for additional knowledge on the existing regulatory framework as well as the need to start learning about different governance structures that might be possible if the Town becomes more involved in the provision of public water based on its partnership with UCONN in the water supply EIE. Hultgren noted that the 2007 Water/Wastewater Master Plan for UCONN had an extensive section on governance; staff would forward a link to the document on the UCONN website to the members.

The Committee determined that there was a need for more information on the existing regulatory framework and expressed interest in participating in a workshop on the subject with the Town Council. It was noted that representation from the Department of Public Health and/or Eastern Highland Health District would be helpful at that meeting. Additionally, the Committee acknowledged that future governance is an important issue that needs to be addressed; however, such discussions would be timelier once a new water supply has been identified through the EIE. Reich also expressed concern regarding potential mixing of water supplies; Hultgren concurred that mixing of water systems should be addressed in the EIE.

Future Meetings

Paulhus MOVED, Plante SECONDED to approve the CY2012 meeting schedule as proposed. The motion passed unanimously.

The following requests were made regarding future meeting agendas:

- Reich requested that water system governance be added as a standing item to the agenda
- Hart requested an update on the pump station design at the February meeting
- Pursuant to the earlier request from Paulhus, public comment will be added to the beginning of future agendas

Adjournment

Paulhus MOVED, Lennon SECONDED to adjourn the meeting at 8:25 p.m. The motion passed unanimously.

Respectfully submitted,

Linda M. Painter, AICP
Director of Planning and Development