

**AGENDA**  
**MANSFIELD PLANNING AND ZONING COMMISSION**  
Regular Meeting, Monday, October 4, 2010, 7:15 p.m.  
Or upon completion of Inland Wetlands Agency Meeting  
Council Chambers, Audrey P. Beck Municipal Building

**Minutes**  
9/20/10

**Scheduled Business**

**7:30 p.m. Public Hearing**

**Special Permit Application, Proposed Efficiency Unit Apartment at 147 Stafford Rd.,**

**D. Rice o/a, PZC File #1293**

Memos from Director of Planning and E.H.H.D.

**7:45 p.m. Public Hearing**

**Special Permit Renewal Request for the Use of Live Music in Conjunction with the Following Restaurants: Huskies, King Hill Rd; Stonewall Tavern, Rt. 32; and Ted's Restaurant, King Hill Rd.;**

Memo from Zoning Agent

**Zoning Agent's Report**

- A. Monthly Activity
- B. Enforcement Update
- C. Other

**Old Business**

1. **August 2010 Final Draft Environmental Assessment Re: Planned Animal Health Research Center at UConn Depot Campus**
2. **Request to authorize overhead utility lines over conservation easement area dedicated in association with the Hawthorne Park Subdivision, PZC File # 1177**  
(to be tabled-awaiting additional information)
3. **Special Permit Application, Proposed Efficiency Unit Apartment at 147 Stafford Rd., D. Rice o/a, PZC File #1293**  
Consideration of Action
4. **Special Permit Renewal Request for the Use of Live Music in Conjunction with the Following Restaurants: Huskies, King Hill Rd; Stonewall Tavern, Rt. 32; and Ted's Restaurant, King Hill Rd.;**  
Consideration of Action
5. **Other**

**New Business**

1. **Review of Group Home Use, 153 Hunting Lodge Road, PZC File #1102-2**  
Memo from Zoning Agent
2. **Other**

**Reports from Officers and Committees**

1. Chairman's Report
2. Regional Planning Commission
3. Regulatory Review Committee (9/29/10 draft minutes attached; next meeting scheduled for 10/13/10 at 1pm)
4. Other

**Communications and Bills**

1. 9/16/10 letters from CT. Dept. of Public Health Re: Proposed UConn Reclaimed Water Facility
2. 9/21/10 Status Report Re: Mansfield 2020: A Unified Vision
3. Agricultural in Mansfield Slide Presentation from 9/27/10 Town Council Meeting
4. New London Day Article: Agriculture in Connecticut
5. Other

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## DRAFT MINUTES

### MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, September 20, 2010

Council Chamber, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), M. Beal, K. Holt, G. Lewis, P. Plante, B. Pociask, B. Ryan,  
Members absent: J. Goodwin, R. Hall,  
Alternates present: F. Loxsom, K. Rawn, V. Stearns  
Staff Present: Gregory J. Padick, Director of Planning

Chairman Favretti called the meeting to order at 7:10 p.m. and appointed Loxsom and Stearns to act in member absence.

#### Minutes:

9-7-10-Beal MOVED, Ryan seconded, to approve the 9/7/10 minutes as corrected ("majority" was replaced by "two-thirds" in the last sentence of Old Business item 2 on page 3). MOTION PASSED UNANIMOUSLY.

9-16-10 Field Trip- Ryan MOVED, Beal seconded, to approve the 9/16/10 field trip minutes as presented. MOTION PASSED with Rawn, Beal, Ryan, Holt and Favretti in favor and all others disqualified.

#### Zoning Agent's Report:

Noted.

#### Old Business:

1. **Request to authorize overhead utility lines over conservation easement area dedicated in association with the Hawthorne Park Subdivision, PZC File # 1177**

Tabled: awaiting additional information.

2. **Rezoning of Industrial Park Zone and Associated Regulation Revisions, PZC File 907-33**

Ryan and Lewis noted for the record that they listened to the tapes of the June 7<sup>th</sup> Public Hearing. The chairman noted that because of her absence at the June 7<sup>th</sup> Public Hearing and subsequent meetings where discussion was held, Stearns has agreed to disqualify herself for this item. Favretti appointed Rawn to act in her place.

Rawn MOVED, Holt seconded, to approve, effective October 15, 2010, the rezoning of the existing areas zoned Industrial Park (IP) located south of Pleasant Valley Road to three (3) separate zone classifications (Pleasant Valley Residence Agriculture, Pleasant Valley Commercial Agriculture and Rural Agricultural Residence-90) and to approve, effective October 15, 2010, related revisions to Articles II, VII, VIII and X, of Mansfield's Zoning Regulations, as presented in an April 14, 2010 listing of draft revisions with the correction noted below. The subject Zoning Map and Zoning Regulation revisions were presented at a Public Hearing on June 7, 2010 and filed prior to the Public Hearing with the Mansfield Town Clerk.

The approved Zoning Map revisions are as follows:

- A. Rezone areas zoned Industrial Park, located east of a Flood Hazard zone containing Conantville Brook and south of Pleasant Valley Road, to Pleasant Valley Residence/Agriculture (PVRA) zone.
- B. Rezone areas zoned Industrial Park located east of Mansfield Ave, west of a Flood Hazard zone containing Conantville Brook and south of Pleasant Valley Rd to a new Pleasant Valley Commercial/Agriculture (PVCA) zone.
- C. Rezone areas zoned Industrial Park that are west of Mansfield Avenue to a Rural Agriculture Residence-90 zone.

The approved Zoning Regulation revisions, which are attached, shall revise proposed Article VII Section U to change the first sentence of U.2. to reference Sections U.3. and U.4., and not K.3 and K.4. The

revisions include:

1. Revisions to Art. II, VII, VIII, and X. Sec. A. to reference/implement zoning map revisions and to incorporate needed reference and coordination changes. The proposed new PVCA zone will be a Design Development District.
2. A new Art. VII, Sec. U that lists permitted uses in the PVCA zone (including research and certain industrial and repair services uses, communication facilities, automotive garages, offices, commercial recreation, veterinary hospitals and kennels, and agricultural uses).
3. Revisions to Art. VIII, Sec. A including a twenty-five (25) acre minimum lot area for new lots in the proposed PVCA zone.
4. Revisions to Article X, Section A.9 to refine and supplement requirements for the PVRA zone, including provisions for agricultural land preservation and open space/recreation facilities and a new Design Criteria section that has setback requirements from Pleasant Valley Road.
5. A new Article X, Section A.10 to establish special provisions for the PVCA zone, including water and sewer requirements, agricultural land preservation provisions and a Design Criteria section that has setback requirements from Pleasant Valley Road.

In approving the subject zone changes and related zoning regulations, the Planning and Zoning Commission has reviewed and considered all Public Hearing testimony and communications including reports from the WINCOG Regional Planning Commission, Mansfield's Director of Planning and the Mansfield Town Attorney. The zoning map and regulation amendments referenced above are adopted pursuant to the provisions and authority contained in Chapter 124 of the Connecticut General Statutes, including Section 8-2, which grants the Commission the following:

- the authority to regulate the density of population and the location and use of buildings, structures and land for trade, industry, residence or other purposes;
- the authority to divide the municipality into districts of such number, shape and area as may be best suited to carry out the purposes of Chapter 124 of the Connecticut General Statutes; and, within such districts, the authority to regulate the erection, construction, reconstruction, alteration or use of buildings or structures and the use of land;
- the mandate to consider the Plan of Conservation and Development prepared under Section 8-23;
- the mandate to promote health and the general welfare; to prevent the overcrowding of land and to facilitate the adequate provision for transportation, water, sewerage, and other public requirements;
- the mandate to give reasonable consideration as to the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality;
- the authority that reasonable consideration be given for the protection of existing and potential public surface and ground drinking water supplies;
- the authority to encourage energy-efficient patterns of development.
- The mandate that zoning regulations shall be made with reasonable consideration for their impact on agriculture.

The subject zoning map revisions and regulation revisions have been adopted because they promote these statutory goals. Furthermore, the Commission has adopted the subject zoning map and regulation revisions for the following reasons:

1. The subject rezonings are consistent with recommendations contained in local, State and regional land use plans. See letter from WINCOG Regional Planning Commission and 6/3/10 report from the Director of Planning. More specifically, these revisions promote all policy goals contained in Mansfield's 2006 Plan of Conservation and Development and, in particular, recommendations associated with Policy Goal 1, objectives 1a, 1b and 1d; and Policy Goal 2, objectives 2a, 2c and 2d. Of particular significance, this zone change will help preserve significant prime agricultural land and important natural and scenic resources. The intent sections of Article VII, Sections K and U provide

more details supporting the subject zone changes to PVRA and PVCA

2. The subject regulation revisions promote goals and objectives contained in Article I of the Zoning Regulations and are consistent with the approval considerations contained in Article XIII, Section D of the Zoning Regulations.
3. The subject regulations revisions are acceptably worded and suitably coordinated with related Zoning provisions. The proposed wording has been found legally acceptable to the Town Attorney.
4. The explanatory notes contained in the 4/14/10 draft zoning and regulation revisions explain and provide additional support for the adopted revisions.
5. Existing permitted use provisions, the schedule of dimensional requirements and a number of additional sections of the regulations needed to be revised to incorporate the establishment of a new PVCA zone. The new design standards and other approval criteria for the PVRA and PVCA zones are necessary and appropriate to ensure the public's health and safety and to promote compatibility between areas to be developed and areas to be preserved for agricultural use and/or conservation.
6. The proposed rezonings and regulation revisions were drafted following previous rezoning public hearings and extensive discussions regarding the subject land south of Pleasant Valley Road. Examples of information considered in association with the subject revisions are cited in the 6/3/10 report from the Director of Planning. Public safety, potential impacts on public infrastructure and public service demands, neighborhood compatibility and property owner rights also have been considered.

The Commission has endeavored to balance reasonable development opportunities (primarily due to the proximity of public sewer and water services) with the protection of the area's special agricultural, natural resource and scenic characteristics. The existing Industrial Park zone and associated regulations have not been significantly revised for over thirty (30) years and are no longer considered consistent with local, regional or State land use plans and other expressions of regulatory intent.

These adopted revisions are considered a significant improvement over the existing zoning provisions for the subject area and this action does not preclude consideration of future revisions.

MOTION PASSED UNANIMOUSLY.

3. **Special Permit Application, Proposed Efficiency Unit Apartment at 147 Stafford Rd., D. Rice o/a, PZC File #1293**  
Tabled- 10/4/10 Public Hearing Scheduled.

**New Business:** (at this time Stearns assumed her seat as alternate and Rawn stopped acting in her stead)

1. **Special Permit Renewal Request for the Use of Live Music in Conjunction with the Following Restaurants: Huskies, King Hill Rd; Stonewall Tavern, Rt. 32; & Ted's Restaurant, King Hill Rd.;**  
Plante MOVED, Holt seconded, to receive the Special Permit application renewals (file # 895) for the Renewal of Live Music Permits and to refer to the staff for review and comments and to set a Public Hearing for 10/4/10. MOTION PASSED UNANIMOUSLY.
2. **August 2010 Final Draft Environmental Assessment Re: Planned Animal Health Research Center at UConn Depot Campus**  
The Draft Environmental Assessment report was discussed. Padick related that he expects to receive notice of a 30-day review period for the Animal Research Center, and that this item will be included on the agenda for the next meeting.

**Reports of Officers and Committees:**

Chairman Favretti noted a PZC vacancy on the Transportation Advisory Committee, and Ryan noted that she cannot attend Sustainability Committee meetings and will need to be replaced. Favretti asked members to consider volunteering for these committees. Beal stated that the next Regulatory Review Committee meeting is on 9/29/10 at 1pm.

**Communications and Bills:**

Noted.

**Adjournment:**

Chairman Favretti declared the meeting adjourned at 7:47 p.m.

Respectfully submitted,

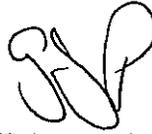
Katherine Holt, Secretary

**TOWN OF MANSFIELD**  
**OFFICE OF PLANNING AND DEVELOPMENT**

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GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Planning and Zoning Commission  
From: Gregory J. Padick, Director of Planning  
Date: 9/29/10  
Re: Special permit application, Rice/Cornell efficiency unit, 147 Stafford Road, File #1293



The following comments are based on a review of submitted information (undated Statement of Purpose, Site Plan and floor plan prepared by the applicant, and other application submissions), and a review of pertinent zoning regulations, particularly Article IX, Section D.3.b, Article X, Section M and Article V, Section B.

**General**

The subject application seeks special permit approval for an efficiency unit in association with an existing single-family home on property located at 147 Stafford Road (west side about 1,700 feet south of Cider Mill Road). The efficiency unit will be about 850 sq. ft. in size, which, based on applicant submissions, is about 23% (35% is allowed) of the total floor area. As per regulatory standards, the efficiency unit will have separate bathroom and kitchen facilities, with interior access between the single-family unit and efficiency unit. The efficiency unit will be located above an existing garage on the southerly side of the single-family unit. The submitted floor plan for the efficiency unit depicts a combined kitchen/great room area, bedroom and bathroom. This plan indicates that the kitchen area will have a refrigerator, sink, range and counter space. Other than stairway access, no site work is proposed.

The subject site is .67 acres in size and is located in a Planned Business-5 Zone. The existing residential use is non-conforming in the Planned Business-5 Zone but, based on the provisions of Article IX, Section D.3.b, additional non-conforming uses can be authorized through the Special Permit process as long as the proposed use can be authorized in a zone that would allow the existing use. Based on the nature of the proposed efficiency unit use, compliance with the provisions of Article X, Section M is considered necessary to be consistent with regulatory requirements.

The existing house is not within a designated flood hazard area or the Willimantic Reservoir drainage basin. It is within a Plan of Conservation and Development designated Stratified Drift Aquifer Area. The subject neighborhood is a mix of residential and commercial uses. More information about the proposal is contained in the applicant's Statement of Purpose and the submitted plans.

**Sanitary**

- See the attached 9/10/10 permit approval from the Eastern Highlands Health District.
- I have confirmed that the plans approved by Eastern Highlands Health District are for an existing 3 bedroom single-family residence and new one bedroom efficiency unit. The provisions of Article X, Section M.2.a.7 have been met.
- It is recommended that any approval motion contain a condition that "this approval has been granted for a one-bedroom efficiency unit associated with a single-family unit having up to three additional bedrooms. Any increase in the number of bedrooms on this property shall necessitate subsequent review and approval from the Eastern Highlands Health District and the Planning and Zoning Commission."

**Road/Drainage/Parking/Environmental Issues**

- No drainage problems are evident or anticipated.
- The proposed efficiency unit will not significantly alter traffic flows into or out of this site.
- The subject site has adequate parking room for the subject single-family house and efficiency unit.
- I have verbally discussed this application with the Assistant Town Engineer who was asked to review driveway sightlines. Mr. Meitzler determined that although traffic volumes are high along Stafford Road and there may be delays, there is adequate sight line for safe exiting. Clearing of some existing vegetation on abutting

property to the north would improve sightlines and it is recommended that the applicant be asked to seek approval to trim and/or remove vegetation on the abutting lot to improve sightlines to the north. This can be incorporated into an approval motion.

- No environmental impacts are anticipated.

### **Other**

- The applicant has submitted return receipts to demonstrate compliance with neighborhood notification requirements.
- The applicant's Statement of Purpose acknowledges the Zoning requirements for efficiency units.
- The subject efficiency unit is not expected to detract from the house's overall appearance as a single-family home and it is not expected that the efficiency unit will result in detrimental neighborhood impacts. Public Hearing testimony may provide more information regarding this issue. The PZC must determine that the neighborhood impact approval criteria of Art. V, Secs. A.5.i and B.5.c and d have been addressed.
- Due to owner-occupancy requirements and limits on the number of occupants in an efficiency unit, it is recommended that any approval incorporate a condition specifying that "This approval is conditioned upon continued compliance with Mansfield's zoning regulations for efficiency units, which include owner-occupancy requirements and limitations on the number of residents in an efficiency unit."

### **Summary/Recommendation**

Subject to a PZC judgment that no detrimental neighborhood impacts are expected, the proposal is considered to be in compliance with regulatory provisions. Any approval motion should consider the following conditions:

1. This approval has been granted for a one-bedroom efficiency unit in association with a single-family home having up to three additional bedrooms. Any increase in the number of bedrooms on this property shall necessitate subsequent review and approval from Eastern Highlands Health District and the Planning and Zoning Commission;
2. This approval is conditioned upon continued compliance with Mansfield's zoning regulations for efficiency units, which include owner-occupancy requirements and limitations on the number of residents in an efficiency unit.
3. Subject to obtaining approval from the abutting property owner north of the site, it is recommended that existing vegetation along Stafford Road be removed and/or trimmed to increase sightlines for exiting vehicles.

# EASTERN HIGHLANDS HEALTH DISTRICT B100A APPLICATION

pezing  
more info  
if needed

(for building conversion, change of use, building addition, accessory structure and lot line change)

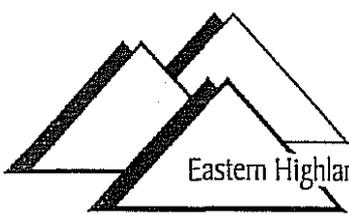
The initial review time is 5 - 10 working days. Applications requiring soil testing will require additional time to complete the review process.

APPLICANT / OWNER SECTION		<u>147 Stafford Rd</u> Address of proposed activity	<u>1 Mansfield</u> Street Number Town		
		<u>Daniel Rice &amp; Keli Cornell</u> Owner Name	<u>147 Stafford Rd Mansfield</u> Mailing Address (street address, city, zip)	<u>(413) 427-6819</u> Telephone	
		Applicant Name (if different than owner)	Mailing Address (street address, city, zip)	Telephone	
PROPOSED ACTIVITY		Describe the proposed structure or activity with dimensions (e.g. = "addition with bedroom, bathroom and family room" or "in ground/above ground pool" or "deck" or "winterizing existing porch")			
		<u>Addition of one bedroom and bathroom. Not to exceed the total of bedrooms on property cards</u>			
EXISTING PROPERTY USE		Residential <input checked="" type="checkbox"/> Number of existing bedrooms <u>3</u>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;">                     RECEIVED                      AUG 30 2010                      EASTERN HIGHLANDS                      HEALTH DISTRICT                 </div>		
		Non-residential _____ Please describe _____			
		Property served by septic system? <input checked="" type="checkbox"/> N Age of System <u>26 yrs</u>			
		Property served by on-site well? <input checked="" type="checkbox"/> N Other _____			
PLAN NEEDS		<b>Plot plan</b> – attach a scaled drawing showing property lines and dimensions, location and size of existing and proposed structures, and site features, such as driveways, wells and septic systems, drains and watercourses. <b>Building plan</b> – attach a sketch/floor plan of the proposed structure, addition or renovation showing existing and proposed rooms with door and window locations.			
SOIL DATA REQUIRED		<b>NOTE: Soil test data (deep test pits and percolation test) are required for the review of this application.</b> If soil test data is NOT available in your property file, you will need to schedule an appointment with the health district sanitarian in your town for soil testing (additional application and fees are required). Please schedule soil testing as soon as reasonably possible to avoid delays in processing your application. If you have any questions regarding the soil testing, please contact the Eastern Highlands Health District sanitarian in your town.			
		As property owner or duly authorized representative of the property owner of the above referenced property, I agree to permit EHHD staff to enter the above referenced property as part of this B100a application review process. I further agree that this authorization to enter the subject property may extend through a period of time ending with the final B100a application approval and affirm such with my signature below.			
		<b>Please read the requirements above before signing and submitting this application.</b>			
		Applicant Signature <u>[Signature]</u>	Date <u>8/30/2010</u>		
OFFICE USE ONLY		Application approved <input checked="" type="checkbox"/> Not approved _____	By <u>[Signature]</u>	Date <u>9/20/10</u>	
		Comments/Conditions _____			

Please return this form, plans and an application review fee of \$40 to the Eastern Highlands Health District office in your town.

Revised: May 2010

EHHD USE ONLY: DATE RECEIVED 8.30.10 CHECK NO/CASH 1080 FMP NO 2369



Eastern Highlands Health District

4 South Eagleville Road • Mansfield CT 06268 • Tel: (860) 429-3325 • Fax: (860) 429-3321

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## B100A PLAN APPROVAL

September 20, 2010

Daniel Rice  
Keli Cornell  
147 Stafford Road  
Mansfield, CT 06268

**Proposed Activity:** addition with one bathroom, living/kitchen and bedroom.

**Address:** 147 Stafford Road

**Town:** Mansfield

Dear Daniel Rice:

Your application for the above referenced project has been reviewed by the health district for compliance with the requirements of Connecticut Public Health Code section 19-13-B100a.

**The application is approved with the following conditions/comments:**

We will notify the local building official of this health district approval, but you should contact the town directly to determine when all other required permits will be approved for your project. Please note that any revisions to the approved plans, whether proposed by you or required by others, must be reviewed by the health district to verify compliance with the Public Health Code.

If you have any questions, please call the health district office at 860-429-3325.

Sincerely,

Geoffrey W. Havens  
Sanitarian II

Cc:



# Town of Mansfield



CURT B. HIRSCH  
ZONING AGENT  
HIRSCHCB@MANSFIELDCT.ORG

AUDREY P. BECK BUILDING  
4 SOUTH EAGLEVILLE ROAD  
MANSFIELD, CT 06268-2599  
(860) 429-3341

To: Planning & Zoning Commission  
From: Curt Hirsch, Zoning Agent *CBH*  
Date: September 27, 2010

Re: Live Music Permit Renewals (PZC #895)  
Huskies Restaurant, 28 King Hill Rd., (file #780-2)  
Stonewall Tavern, 847 Stafford Rd., (file #595)  
Ted's Restaurant, 16 King Hill Rd., (file #1107)

The use of live music is permitted with special permit approval under Article VII of the Zoning Regulations, as accessory to a permitted restaurant use. Any special permit for live music shall expire on November 1st of each year and may be renewed upon application and Public Hearing. All three of the active live music permit holders have requested a renewal of their special permits and paid a renewal fee.

I have reviewed the current special permit approvals granted by the Commission for the three restaurants noted above. The 2009 approvals are included in your packets for the 10/4/10 hearings. My records show that there have not been any complaints filed with me in connection with the use of live music at any of the permitted premises. As much as I am aware each has been operating in compliance with the regulations and with any attached conditions of approval. Each operator received a copy of their respective, existing special permit conditions, along with their renewal applications. All of the existing special permit conditions would remain applicable unless modified by the Commission. I have also included a copy of the current permit conditions in the Commission's packet.

The Stonewall Tavern is a non-conforming use located in a Neighborhood Business 1 zoning district that is comprised of predominantly residential rental properties. This is the reason behind a longer list of approval conditions being attached to this particular operation. These conditions were added to the special permit during the late-1980's when a number of complaints highlighted the potential conflicts that can arise between this mix of uses. The use of live music has been suitably controlled since that time when renovations to windows and air-conditioning were made and the current conditions were added.

Each of the permit renewal requests were submitted as approved by the Commission on 10/19/09, without requests for any changes to the approval conditions. In my opinion the existing approvals and associated conditions are still appropriate for the respective sites. Subject to any testimony that may be presented before the close of the 10/04/10 public hearings, I recommend that **the Commission approve the Live Music Permit renewals through November 1, 2011 for the following restaurants: Huskies Restaurant, file # 780-2; The Stonewall Tavern, file # 595; and Ted's Restaurant, file # 1107. These renewals are conditioned upon compliance with the current mandated conditions for each, which shall be attached to this motion.**

TOWN OF MANSFIELD  
PLANNING & ZONING COMMISSION

SPECIAL PERMIT RENEWAL APPLICATION  
LIVE MUSIC

The use of live music is permitted with special permit approval as accessory to a permitted restaurant use. Any special permit for live music shall expire on November 1<sup>st</sup> of each year and may be renewed upon application and public hearing.

Circle one:

I do /  do not wish to renew my Special Permit for Live Music.

Applicant: W.H.B.R. Inc Phone # 860-429-2333

Mailing address: P.O. Box 417

Name of restaurant: Huskies Restaurant

Address of restaurant: 28 King Hill Rd

Are you requesting any changes in your operation or changes to the conditions of approval upon which you are required to operate? If yes, please explain:

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Return this renewal application prior to September 15, 2010. A public hearing will be held in October for all those permittees seeking renewal.



Applicants signature

9/2/2010  
Date

X Please return application and \$100.00 permit renewal fee to:  
Zoning Agent  
4 S. Eagleville Road  
Storrs, CT 06268

Received 9-3-10  
ck # 6523

COPY

To: Town Clerk  
From: Planning and Zoning Commission  
Subject: Public Act 75-317, RECORDATION OF SPECIAL PERMIT

- I Notice is hereby given that the Mansfield Planning and Zoning Commission, at a regular meeting held on October 19, 2009, did grant Sean Scraba., the renewal of a special permit for live music at Huskies Restaurant, pursuant to Article V, Section B, Article VII and other provisions of the Mansfield Zoning Regulations.
- II Said approval was granted subject to the following conditions:
1. The parking area shall be maintained and litter removed on a weekly basis;
  2. No music shall be audible outside the building. All performances shall be held inside;
  3. This special permit shall become valid only after the applicant obtains the permit form from the Town Planning Office and files it on the Land Records, and it shall expire on November 1, 2010.

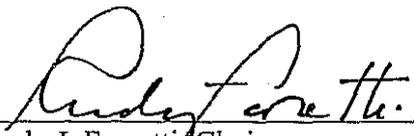
(See PZC files 780-2 and 895)

- III The premises subject to the special permit for may be described as follows:  
28 King Hill Road, Mansfield

- IV The record owners of the above-described property are:  
Homeworks Properties, LLC  
167 Baxter Road  
Storrs, CT 06268

I certify that the above is a true and correct copy of the foregoing approval from the records of the Mansfield Planning and Zoning Commission.

Planning and Zoning Commission of the Town of Mansfield, Connecticut

By   
Rudy J. Favretti, Chairman  
Mansfield Planning & Zoning Commission

Date 26 Oct. 2009

TOWN OF MANSFIELD  
PLANNING & ZONING COMMISSION

SPECIAL PERMIT RENEWAL APPLICATION  
LIVE MUSIC

The use of live music is permitted with special permit approval as accessory to a permitted restaurant use. Any special permit for live music shall expire on November 1<sup>st</sup> of each year and may be renewed upon application and public hearing.

Circle one:

I do  wish to renew my Special Permit for Live Music.

Applicant: Lisa Bushnell Phone # 860-796-5902

Mailing address: 33 Lyman Rd Bolton CT 06093

Name of restaurant: Stonewall Tavern

Address of restaurant: 847 Stafford Rd Storrs

Are you requesting any changes in your operation or changes to the conditions of approval upon which you are required to operate? If yes, please explain:

No changes

Return this renewal application prior to September 15, 2010 A public hearing will be held in October for all those permittees seeking renewal.

Lisa Bushnell 9/29/10  
Applicants signature Date

Please return application and \$100.00 permit renewal fee to:

Zoning Agent  
4 S. Eagleville Road  
Storrs, CT 06268

Clk # 2609

TOWN OF MANSFIELD  
PLANNING AND ZONING COMMISSION

AUDREY P. BECK BUILDING  
FOUR SOUTH EAGLEVILL ROAD  
STORRS, CT 06268  
(860) 429-3330

FILE

Thursday, October 22, 2009

Lisa Bushnell  
33 Lyman Road  
Bolton, CT 06043

Re: Mansfield's PZC approval for Live Music Special Permit Renewal  
PZC File # 595

Dear Ms. Bushnell,

At a meeting held on 10/19/09, the Mansfield Planning and Zoning Commission adopted the following motion:

"to grant to Lisa Bushnell a special permit for the performance of live music at The Stonewall Tavern, 847 Stafford Rd. (file 595), as presented at Public Hearing on 10/19/09, pursuant to Article V, Section B and Article VII of the Mansfield Zoning Regulations. Approval is granted with the following conditions; failure to comply with these conditions may result in revocation of the permit:

1. The restaurant owner and permittee shall be responsible for monitoring the emptying of the restaurant and parking lot at closing time to facilitate protection of adjoining properties and to prevent neighborhood nuisances;
2. A parking attendant shall be employed Thursday, Friday and Saturday nights for the aforementioned purpose between the hours of 9:30 p.m. and closing (1:30 a.m.), to monitor the parking lot for noise control and traffic safety;
3. The operators of the business shall be responsible for preventing the entry of additional cars once the lot is full;
  - a. The parking lot shall be plowed to allow full use of the total lot;
4. All noise and live music associated with the restaurant shall be contained within the building;
5. Identification checks shall be accomplished with the doors closed. In order to ensure that noise is contained, window sound baffles or air conditioners shall be employed and maintained and the business shall be operated so that doors, windows and skylights remain closed during times when live music or other loud amplified sound is played;
6. The area shall be kept clean and all litter shall be removed at least on a weekly basis;
7. All fencing, exterior signage, exterior lighting, the driveway between the upper and lower lots and the parking lot surfaces shall be maintained and repaired immediately after any damage occurs;
8. This special permit shall become valid only after the applicant obtains the permit form from the Town Planning Office and files it on the Land Records, and it shall expire on November 1, 2010."

If you have any questions regarding this action, please call the Planning Office at 429-3330.

Very truly yours,



Katherine K. Holt, Secretary  
Mansfield Planning & Zoning Commission

TOWN OF MANSFIELD  
PLANNING & ZONING COMMISSION

SPECIAL PERMIT RENEWAL APPLICATION  
LIVE MUSIC

The use of live music is permitted with special permit approval as accessory to a permitted restaurant use. Any special permit for live music shall expire on November 1<sup>st</sup> of each year and may be renewed upon application and public hearing.

Circle one:

I do ~~not~~ wish to renew my Special Permit for Live Music.

Applicant: Ted's Restaurant + Bar Phone # (800) 309-7567

Mailing address: P.O. Box 68 Storrs

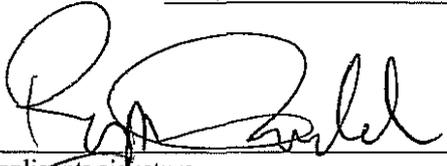
Name of restaurant: Ryan McDonald

Address of restaurant: 16 King Hill Road

Are you requesting any changes in your operation or changes to the conditions of approval upon which you are required to operate? If yes, please explain:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Return this renewal application prior to September 15, 2010. A public hearing will be held in October for all those permittees seeking renewal.

  
Applicants signature

9/15/10  
Date

X Please return application and \$100.00 permit renewal fee to:  
Zoning Agent  
4 S. Eagleville Road  
Storrs, CT 06268  
Ck # 2372

TOWN OF MANSFIELD  
PLANNING AND ZONING COMMISSION

AUDREY P. BECK BUILDING  
FOUR SOUTH EAGLEVILL ROAD  
STORRS, CT 06268  
(860) 429-3330

Thursday, October 22, 2009

FILE

Ted's Restaurant  
Ryan McDonald  
P.O. Box 68  
16 King Hill Road  
Storrs, CT 06268

Re: Mansfield's PZC approval for Live Music Special Permit Renewal  
PZC File #1107

Dear Mr. McDonald,

At a meeting held on 10/19/09, the Mansfield Planning and Zoning Commission adopted the following motion:

“to grant to Ryan McDonald renewal of a special permit for the performance of live music at Ted's Restaurant, 16 King Hill Rd. (file 1107), as presented at Public Hearing on 10/19/09, pursuant to Art. V, Sec. B and Art VII of the Mansfield Zoning Regulations. This approval is granted with the following conditions; failure to comply with these conditions may result in revocation of the permit:

1. Live music shall be limited to Sunday through Wednesday, from 9:30 p.m. to 12:30 a.m.;
2. No music shall be audible at the property lines;
3. Seating capacity shall be limited to 50 people, as approved by the Planning & Zoning Commission in the 12/22/88 site plan approval;
4. A full menu shall be offered during hours of operation;
5. This special permit shall become valid only after the applicant obtains the permit form from the Town Planning Office and files it on the Land Records, and it shall expire on November 1, 2010.”

If you have any questions regarding this action, please call the Planning Office at 429-3330.

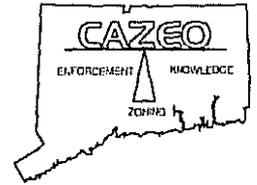
Very truly yours,



Katherine K. Holt, Secretary  
Mansfield Planning & Zoning Commission



# Town of Mansfield



CURT B. HIRSCH  
ZONING AGENT  
HIRSCHCB@MANSFIELDCT.ORG

AUDREY P. BECK BUILDING  
4 SOUTH EAGLEVILLE ROAD  
MANSFIELD, CT 06268-2599  
(860) 429-3341

Memo to: Planning and Zoning Commission  
From: Curt Hirsch, Zoning Agent  
Date: September 30, 2010

## MONTHLY ACTIVITY for September, 2010

### ZONING PERMITS

<u>Name</u>	<u>Address</u>	<u>Purpose</u>
Enviro Enterprises	438 Browns Rd.	fuel storage shelter
Elshakhs	23 Bundy La.	21' above pool
Town of Mansfield	230 Clover Mill Rd.	replace salt shed
Rice	147 Stafford Rd.	second floor addition – shell only
Hirsch	795 Stafford Rd.	8 x 12 shed
Crosthwaite-Evans	45 Grandview Cir.	10 x 12 shed
Horizon Realty Group	Lot 3 Browns Rd.	1 fm dw
Town of Mansfield	303 Maple Rd.	bus-stop shelter

### CERTIFICATES OF COMPLIANCE

Watt / Welch	19 Hillside Cir.	addition -eff. Unit
Watt / Welch	19 Hillside Cir.	shed
Bohn	77 Stone Mill Rd.	shed
Windham Water Works	174 Storrs Rd.	lean-to addition
Rose	10 Pinewoods La.	above pool
Lewis	7 September Rd.	shed

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## Announcements

**NOTICE OF DRAFT  
ENVIRONMENTAL  
ASSESSMENT  
PUBLICATION  
United States  
Department of  
Agriculture  
& University of  
Connecticut**

The United States Department of Agriculture (USDA) has commissioned the development of a National Environmental Policy Act (NEPA) Environmental Assessment (EA) relative to the proposed design and construction of a new Agricultural Research Service (ARS) Animal Health Research Center (AHRC) at the University of Connecticut (UConn) Depot Campus. The land would be leased by the USDA from UConn. The primary objectives of the proposed facility would be to study host-pathogen interactions of endemic diseases affecting livestock in the United States and to discover highly effective vaccines to control and eliminate these diseases. The Environmental Assessment is intended to help public officials make decisions that are based on the understanding of the environmental consequences, and take actions that protect, restore, and enhance the environment and human health and safety.

The Draft Environmental Assessment is available for review at the University of Connecticut, Office of Environmental Policy, Mansfield Town Hall (Town Clerks Office), and the Mansfield Public Library. Also, an electronic copy of the document can be accessed at

<http://www.envpolicy.uconn.edu/eie.html>.

Interested persons are invited to review the document to learn more about the project. Please direct questions about the Draft Environmental Assessment to Steve Sottung of STV Incorporated, at 610-385-8262 and/or [steve.sottung@stvinc.com](mailto:steve.sottung@stvinc.com).

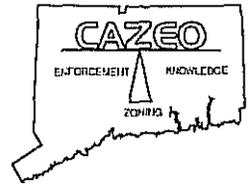
All written comments for this project should be sent to Steven Sottung, Environmental Manager, STV Incorporated, 202 West Welsh Road, Douglassville, Pennsylvania 19518, Fax 610-385-8510.

The Chronicle  
9-18-10

PAGE  
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# Town of Mansfield



CURT B. HIRSCH  
ZONING AGENT  
HIRSCHCB@MANSFIELDCT.ORG

AUDREY P. BECK BUILDING  
4 SOUTH EAGLEVILLE ROAD  
MANSFIELD, CT 06268-2599  
(860) 429-3341

Memo to: Planning & Zoning Commission  
From: Curt Hirsch, Zoning Agent *CBH*  
Date: September 30, 2010

Re: Request for group home determination  
153 Hunting Lodge Road, PZC file # 1102-2

We have received a request from Diane Manning, President/CEO of United Services, Inc., for a determination as to whether a proposed occupant change in a group home use at 153 Hunting Lodge Road will continue to comply with a prior special permit approval. In 1996 the PZC approved a special permit application for Safe Havens, Inc to operate a group home at the subject address. The approval was conditioned upon compliance with their submitted statement of use and that *[A]ny changes to the group home use as described shall require further review and approval by the PZC.* The Safe Havens use was proposed to provide safe, supportive transitional housing for single mothers with one child or who were pregnant. I have enclosed a copy of PZC's approval with your packet. Safe Havens also received a Variance from the Zoning Board of Appeals on 11/15/95, relieving them from the zoning requirement that a group home be licensed by the State.

Ms. Manning has submitted a detailed statement of use on behalf of United Services, Inc. to support her proposition that the proposed group home use is similar to the PZC-approved group home of Safe Havens. Like the Safe Havens use, the proposed facility is not licensed by the State but it is funded by the Connecticut Department of Mental Health and Addiction Services according to the statement of use. As proposed, the facility will have up to six residents and around-the-clock, awake staffing. Safe Havens had a limit of ten residents. Ms. Manning plans to be at the 10/4 PZC meeting to answer any questions that the Commission may have.

If after reading the submitted statement of use and discussing the proposed use with Ms. Manning at the 10/4/10 PZC meeting, the Commission determines that the proposed use as described is similar to the use approved for Safe Havens and does not require a new special permit application, the Commission can take action to **approve the United Services request to continue the special permit use of 153 Hunting Lodge Road as a group home as described in a 9/30/10 Statement of Use. This approval acknowledges that the proposed use is significantly similar to the 1/3/96 PZC special permit approval and is granted upon the following conditions: 1) Total occupancy shall be limited to no more than six (ten) residents (exclusive of non-resident staff); 2) Any changes to the group home use as described shall require further review and approval by the PZC.**



PLANNING AND ZONING COMMISSION  
TOWN OF MANSFIELD

2 217 848 527 1102  
AUDREY P. BECK BUILDING  
FOUR SOUTH EAGLEVILLE ROAD  
STORRS, CONNECTICUT 06268  
(203) 429-3330

January 9, 1996

The Rev. Susan Pritchard, for  
Safe Havens, Inc.  
243 Woodland Rd.  
Coventry, CT 06238

Re: Approval of Special Permit for group home at 153 Hunting Lodge Rd., Storrs

Dear Ms. Pritchard:

At a regular meeting held on January 3, 1996, the Mansfield Planning and Zoning Commission passed the following motion:

"to approve with conditions the special permit application of Safe Havens, Inc. for a group home to be located at 153 Hunting Lodge Rd., in an RAR-40/MF zone, as submitted to the Commission and shown on plans dated 11/1/95 and presented at a Public Hearing on 12/18/95. This approval is granted because the application as hereby approved is considered to be in compliance with Article VII, Section G.5 and Article V, Section B and other provisions of the Mansfield Zoning Regulations. This approval is granted with the following conditions:

- 1) The property shall not initially be occupied by more than a house coach and child and 4 persons (total of 6) until the exterior alterations, including the building addition, handicap access, parking improvements, and septic system replacement, are completed. Occupancy may further be limited by compliance with the CT Fire Safety Code. Total occupancy shall be limited to no more than 10 people when the alterations are completed as described in the application.
- 2) Any changes to the group home use as described shall require further review and approval by the PZC.
- 3) This action waives several application provisions of Article V, Section L.3, which are not deemed necessary to determine compliance with the Zoning Regulations.
- 4) This special permit shall become valid only after it is obtained by the applicant from the Planning Office and filed upon the Land Records."

It is suggested that the Planning Office be contacted in advance, to make sure the form is ready for filing.

If there are any questions regarding this action, kindly contact the Town Planning Office, 429-3330.

Very truly yours,

*William J. Lofman* for  
Steve Lofman, Secretary  
Mansfield Planning & Zoning Commission

September 22, 2010

Curt B. Hirsch  
Zoning Agent  
Town of Mansfield  
Audrey P. Back Municipal Building  
4 South Eagleville Road  
Mansfield, CT 06268

Dear Mr. Hirsch:

Please find enclosed a description of the intended use for the property owned by United Social and Mental Health Resources, Inc at 153 Hunting Lodge Road.

As indicated in the description, this building is intended to be a residence where young adults with diagnoses of mental illnesses and Pervasive Developmental Disorders can learn the skills they will need to function more independently in the community. For most, their histories include very structured educational and out of home placements, which have not prepared them well for living as adults. This program is intended to teach skills such as cooking, cleaning, laundry, budgeting, and getting around in the community, in addition to managing their illnesses and hopefully, a job and their own home in the future. Length of stay is likely to be more than 3 years.

We have been working with Mansfield officials to insure that necessary renovations and repairs will bring the building in line with current building and fire codes. We assure you that we will continue to maintain the property in a manner that will consistently make it an asset to the neighborhood.

Please let me know if there is any additional information I can provide for you.

Sincerely,



Diane L. Manning  
President/CEO

United Services, Inc.

153 Hunting Lodge Road  
Statement of Use

September 30, 2010

United Services, Inc, is the private, not-for-profit community behavioral health organization designated by the Connecticut Department of Mental Health and Addiction Services as the Local Mental Health Authority for Northeastern Connecticut. A related corporation, United Social and Mental Health Resources, Inc, has purchased the property at 153 Hunting Lodge Road with the intent of providing a residence for up to six young people who are enrolled in United Services' Young Adult Services Program. The Young Adult Program is funded by the Department of Mental Health and Addiction Services to provide supports for individuals ages 18 to 25 who have previously had mental health diagnoses and treatment in the children's service system, and who are now, by virtue of age, transitioning to the adult system of supports and rehabilitation.

This residence would specifically serve young adults, ages 18 to 25, who have a diagnosis of Pervasive Developmental Disorder, in addition to a mental health diagnosis. The most prevalent Pervasive Developmental Disorder would be Asperger's Disorder, which is characterized by impairment in social interaction; restricted, repetitive and stereotyped patterns of behavior, interests and activities, including apparently inflexible adherence to non-functional routines or rituals; and significant impairment in social, occupational or other important areas of functioning. The individuals have no significant delay in language or cognitive development, and in fact all will have completed secondary education prior to coming into the program. Mental health diagnoses include dysthymia (persistent depression), bi-polar disorder and Post Traumatic Stress Disorder, since a number of the young adults have either been victims of abuse and/or neglect, or have witnessed traumatic events, including the death of significant others. All will be in active treatment with clinical and psychiatric staff of United Services at our clinical site.

The house would be staffed 24/7 with residential counselors who would provide supports and skill building activities in the house. In addition, case managers from the Young Adult Program would provide community contacts and assistance in learning skills necessary for the young adult to transition to a more independent setting. Those skills will include use of public transportation, menu planning, shopping, money management, social interactions, and other skills that will help the young adult to be successful. Social activities with other individuals from the program, including athletic activities, art and music related activities, camping, attending community events, etc will be supported by social rehab staff. Vocational Rehab staff are also available if an individual is ready to enter the workforce. An expectation is that most of the young adult residents will progress in their recovery, through the skill-building activities, so that they can hold

competitive employment. Volunteer and paid work experiences, including work in United Services Food Pantry, are available as part of the rehab program.

The Department of Mental Health design for residences such as the proposed Hunting Lodge Road site does not include the Medical oversight and relatively short length of stay currently part of licensed Group Homes for adults. Under the Group Home model in use for mental health group homes since January 2005, individuals admitted must be Medicaid eligible, have rehab needs approved by the Psychiatrist working with the program (medical necessity), and all supports must be provided as part of the rehab program in the residence. United Services operates just such a group home in Plainfield, and the average length of stay is 7 months. The expectation is that residents of the Hunting Lodge Road site will have an average length of stay of approximately three years, as in many cases they will be learning community skills like cooking, laundry, money management, house cleaning, etc for the first time, while group home clients are expected to have learned those skills previously, and their program is designed to treat psychiatric symptoms and provide symptom management skills.

These individuals who would be coming into the residence are presently living in the community or in residential group homes or specialized facilities. These programs have minimal supports or few opportunities to provide consistent skill training activities. Individualized community housing has placed vulnerable individuals in an unsafe environment where they have become targets for criminal activity and where they are at risk of harm from others, due to their poor social and communication skills. The presence of staff around the clock will assist residents in maintaining their safety.

The house at 153 Hunting Lodge Road in Mansfield has been used until recently as a home for young parents. It meets building codes for this type of use, including being fully sprinklered, though some relatively minor repairs and maintenance issues needed to be addressed at the property, to insure that code compliance is current. The Mansfield Building Official and Fire Marshall have been monitoring work at the site. The house has five bedrooms (one of which is larger), two full and one half baths, a living room, a dining room that can also be used for skill building activities and more private meetings, including family visits, a kitchen, and a basement which will not be used as living space. Staff office space is also included. The first floor is handicapped accessible, and the existing handicapped ramp will be maintained. The main entrance to the building will continue to be the back door, which is adjacent to the parking area. The existing privacy fence is being repaired. Except for repairs, the house will look essentially the same as it has since the renovations completed for the prior owners.

We will have up to six residents in the house, though at most times only five will be in residence. This number will allow for optimal supports, while promoting independence. Staffing will include awake staff on all shifts, though it will not be a licensed group home, so that staff may accompany the residents on activities outside of the house.

Transportation will available to residents for clinical, job related and YAS related events, but residents may also use the UCONN busses, and transit district bus line which allows

access to Willimantic, the local mall and other shopping/work opportunities. Part of the skill building activities will include learning to use available transportation resources for more independence in the future. Since the house is close to the college community and the town center of Mansfield, there is also walking access to the library, community center/pool, restaurants, churches, and outdoor activities/recreational facilities which are age appropriate. Significant opportunities for jobs exist in the area as well.

Given the PDD issues of these individuals, we are also providing, in addition to the training available to all Young Adult Services staff, Applied Behavioral Analysis training and ongoing supervision for staff. ABA is a specific evidence-based practice used very successfully to support skill development in individuals with PDD, especially those on the Autism spectrum, including Ausberger's Disorder. One of our Division Directors is completing her BCBA (Board Certified Behavioral Analyst), and she will consult with staff of this residence in designing client specific plans, and on techniques that can improve functioning and support community success. In addition, training would be provided for these staff and other YAS staff on concepts used in ABA, including reinforcement schedules, identifying triggers, breaking down large tasks, improving social skills and replacing unsuccessful behaviors.

Residents may stay at the home as long as they are within the age range, and as long as they need the specialized skill training provided. They must agree to participate in the skill building activities, follow the house rules, including completing assigned tasks and complying with behavioral requirements, and they must be actively in outpatient treatment with United Services.

**DRAFT MINUTES**  
PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE  
Wednesday, September 29, 2010  
Conference Room B, Audrey P. Beck Municipal Building

Members present: M. Beal, R. Favretti, K. Holt (arrived at 1:22 p.m.)  
Others present: G. Padick, Director of Planning

**I. Call to Order**

Chairman Beal called the meeting to order at 1:15 p.m.

**II. Minutes**

9-15-10- Favretti MOVED, Holt seconded, that the 9-15-10 minutes be approved as distributed. MOTION PASSED UNANIMOUSLY. (This action was taken after Holt arrived)

**III. Consideration of potential revisions to the Subdivision Zoning Regulations/Zoning Map:**

Padick discussed with Committee members various revisions to the 9/16/10 draft subdivision regulations that were reviewed and tentatively agreed to at the last meeting. Favretti suggested a re-wording of item 3 Section 5.2 (opening sentences and Section a). After discussion, these suggested revisions were agreed upon. A few minor wording changes to the 9/16/10 draft also were incorporated. After discussing potential public hearing schedules, Favretti MOVED, Holt seconded, that the draft subdivision regulation revisions be referred to the Town Attorney. MOTION PASSED UNANIMOUSLY.

The remainder of the meeting was spent reviewing 9/29/10 draft revisions to Articles V and VIII of the Zoning Regulations. The revisions were drafted to incorporate more specific reference to Article X, Section R (Architectural and Design Standards); more specific site plan and special permit application provisions regarding refuse areas, sidewalks, bikeways, paths and trails, historic features, lighting and recreational improvements; more specific site plan and special permit approval standards for sidewalks, bikeways, trails and other improvements designed to encourage pedestrian and bicycle use and lighting. Other draft revisions addressed notification requirements contained in the State Statutes and setback provisions for various recreational improvements. Members agreed to further review these draft revisions.

Padick noted that the zoning for an area in southern Mansfield has been incorrectly depicted on the Zoning Map since 1996. Based on the Town Attorney's advice, it was agreed to add this area to those where a change to the Zoning map will be proposed.

**IV. Future Meetings**

It was confirmed that the next meeting would be Wednesday, October 13<sup>th</sup> at 1:15 pm in Conference Room B.

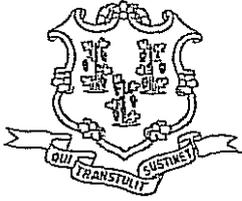
**V. Adjournment**

The meeting was adjourned at 2:42 p.m.

Respectfully submitted,

Katherine Holt, Secretary

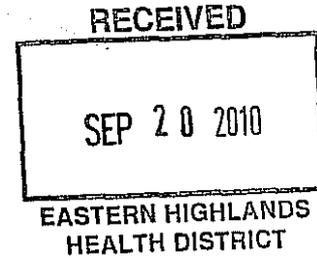
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STATE OF CONNECTICUT  
DEPARTMENT OF PUBLIC HEALTH

September 16, 2010

Mr. Timothy Tussing  
Facilities Manager  
University of Connecticut  
25 Ledoyt Road, Unit 3252  
Storrs, CT 06269-3252



Re: Reclaimed Water Facility Drinking Water Section Review

Dear Mr. Tussing:

The Department of Public Health Drinking Water Section (DWS) received the project narrative, plans and specifications for the Reclaimed Water Facility for the University of Connecticut (UCONN) dated July 2010. The Enforcement and Operator Certification, Planning and Source Water Protection Units have reviewed this proposal. Please find their reports attached.

In general, the DWS supports this proposal. It provides UCONN with an industry recommended margin of safety with the Fenton River Wellfield off-line and it does not impact public drinking water sources of supply. As noted in the Cross-Connection Report, diligence will be required to ensure that the reclaimed water distribution system is completely separated from the potable water system.

If you have any questions or would like to discuss any of these reports you may call me at 860-509-7333.

Sincerely,

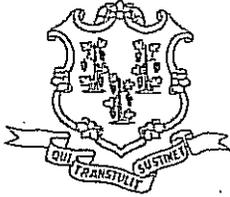
Lori Mathieu  
Public Health Services Manager  
Drinking Water Section

Enc.

Cc: Robert L. Miller, Eastern Highlands Health District  
Tom Chyra, DWS



Phone: (860) 509-7333  
Telephone Device for the Deaf (860) 509-7191  
410 Capitol Avenue - MS # 51WAT  
P.O. Box 340308 Hartford, CT 06134  
Affirmative Action / An Equal Opportunity Employer



# STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC HEALTH

## MEMORANDUM

RECEIVED

SEP 20 2010

EASTERN HIGHLANDS  
HEALTH DISTRICT

TO: Lori Mathieu, Public Health Services Manager

FROM: Steve Messer, Supervising Sanitary Engineer, Planning Unit

DATE: September 16, 2010

SUBJECT: University of Connecticut Reclaimed Water Facility—Planning Review

The Department of Public Health (DPH) Drinking Water Section (DWS) Planning Unit (PU) has reviewed the project narrative and specifications, dated July 2010, for the proposed Reclaimed Water Facility (RWF) at the University of Connecticut (UCONN). The RWF is a tertiary treatment facility proposed to treat the wastewater treatment plant effluent for use in the Central Utilities Plant (CUP) and for irrigation. The CUP facilities consist of a boiler plant, chiller plant, co-generation plant, and two sets of cooling towers. The water supply necessary to operate the CUP facilities is currently provided solely by UCONN's public water system. This review has been conducted to determine what level of impact the proposal provides in reducing current demands upon the public water system and what subsequent anticipated gains may be achieved in increasing the available water and Margin of Safety (MOS) of the UCONN public water system.

The current individual water demands of the CUP facilities are as follows:

- Boilers: Total daily consumption flows range from 0.01-0.35 million gallons per day (MGD) with an annual average consumption flow of 0.15 MGD.
- Cooling Towers: Total daily consumption flows range from 0.003-0.45 MGD with an annual average consumption flow of 0.09 MGD.
- Chillers: Very negligible consumption flow necessary with an annual average daily demand of 200 gallons/day.
- Overall CUP system: Total daily consumption flows range from 0.01-0.62 MGD with an annual average consumption flow of 0.25 MGD and a maximum month demand of 0.39 MGD. The overall system demand peaks considerably during the summer months (June, July, August, September, and October) averaging 0.32 MGD.

UCONN's peak water supply demand occurs as students return to campus in late August. This period of peak water supply demand is also coincident with high water use at both the CUP facilities and for irrigation purposes and further coincides with periods of low instream flows. It is expected the use of treated effluent from the proposed RWF will eventually offset a significant portion of these peak demands. The RWF is designed for a maximum day flow demand of 1.0 MGD to accommodate projected peak day future demands of 0.75 MGD for the CUP facilities and 0.25 MGD for turf irrigation. A 1.0 million gallon pre-cast concrete storage tank will also be provided to further accommodate projected future peak day demands of the RWF.



Phone: (860) 509-7333  
Telephone Device for the Deaf (860) 509-7191  
410 Capitol Avenue - MS # 51WAT  
P.O. Box 340308 Hartford, CT 06134  
Affirmative Action / An Equal Opportunity Employer

The following assessment is a summary of UCONN’s current water system capabilities:

- The Willimantic wells, based upon the September 2009 72-hour simultaneous pump test, have a DPH approved safe yield of 1,350 gallons per minute (gpm), or 1.4580 million gallons per day (MGD), when adjusted for the critical dry period. The 1.4580 MGD DPH approved safe yield substantiates the total quantity of water supply, minus any additional water system restrictions/limitations, that is regularly available from the Willimantic River Wells to assist in dependently meeting the Average Day Demands (ADD) or the Maximum Month Average Day Demands (MMADD) of the UCONN public water supply system.
- The total well production and associated available water to the UCONN public water supply system from the Fenton River Wells is further limited beyond the Department of Environmental Protection (DEP) diversion registration restriction of 0.8443 MGD by recent management strategies implemented to protect the Fenton River including a phased reduction in total well field production as the flow rate of the river drops below 6 cubic feet per second (cfs). Effectively, UCONN can not depend on the Fenton River wells in critical situations or prolonged dry periods.
- The table below summarizes current available water (noted as either a registered diversion or DPH approved safe yield), water system demands (2008), and associated margin of safety values:

Source	Available Water	ADD	MMADD	ADD MOS	MMADD MOS
Fenton River Wells (A, B, C, D)	0.8443 MGD <b>Registered Diversion</b>				
Willimantic River Wells (#1, #2, #3, #4)	1.4580 MGD <b>Safe Yield</b>				
Total Available Water	2.3023 MGD	1.267 MGD	1.594 MGD	1.817	1.444
Total Available Water without Fenton River Wells	1.4580 MGD	1.267 MGD	1.594 MGD	1.15	0.915

- UCONN’s current margin of safety (MOS) for the various water system demand conditions indicates the critical operating period to be the Maximum Month Average Day Demand (MMADD) condition without the availability of the Fenton River Wells. Ground water systems serving more than 1,000 persons, such as the UCONN, are strongly recommended to maintain a minimum margin of safety of 15% (1.15) over their MMADD. Maximum Month Average Day Demands are especially critical for ground water systems as similar water system demand conditions can last for up to 2-3 months in critical dry years and wells can not be pumped beyond their DPH approved safe yield capabilities for extended time periods without causing adverse effects to the water supply sources and/or the surrounding environment. Currently, UCONN, without the availability of the Fenton River Wells, falls well short of meeting the water industry recognized standard practice of minimally maintaining a 15% MOS over current MMADD values (0.915 vs. 1.15).

- The table below summarizes projected available water, system demands, and associated margin of safety based upon the projected water system demand reductions from the CUP facilities following the construction and implementation of the proposed RWF. The assessment does not capture the additional demand reductions expected from irrigation as current quantifiable demand data was not provided for irrigation purposes. The RWF is designed to accommodate up to an additional 0.25 MGD, if needed, for irrigation purposes. Utilizing the treated wastewater from the RWF for irrigation purposes will realize additional water system demand reductions and associated increases in both available water and margin of safety for the water supply system beyond the values noted in the table below.

Source	Available Water	ADD	MMADD	ADD MOS	MMADD MOS
Fenton River Wells (A,B, C, D)	0.8443 MGD Registered Diversion				
Willimantic River Wells (#1, #2, #3, #4)	1.4580 MGD Safe Yield				
Total Available Water	2.3023 MGD	1.017 MGD	1.204 MGD	2.264	1.912
Total Available Water without Fenton River Wells	1.4580 MGD	1.017 MGD	1.204 MGD	1.434	1.211

- UCONN’s projected margin of safety (MOS) values following the construction and implementation of the proposed RWF exceed the recommended minimum values for all water system demand conditions including the critical operating period of Maximum Month Average Day Demand. The projected MOS for UCONN’s critical operating period of MMADD conditions without the availability of the Fenton River Wells also exceeds minimum recommended standard practices (1.21 vs. 1.15). It is strongly recommended that the University of Connecticut continue to pursue a reclaimed water facility to realize these projected water system demand reductions, increases in available water and margin of safety for the water supply system, and to assist in reducing the amount of water withdrawals necessary from the Willimantic River Wells. The investigation of additional water supply options such as interconnections with the Connecticut Water Company’s Northern Region/Western System and Windham Water Works, who currently has excess available water within the region, should also be continued. DPH is available to work with the University of Connecticut and provide technical assistance to ensure the public water supply system acquires the necessary adequate short and long term capacity that will assure system sustainability.



# STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC HEALTH

## MEMORANDUM

RECEIVED

SEP 20 2010

EASTERN HIGHLANDS  
HEALTH DISTRICT

TO: Lori Mathieu, Public Health Services Manager

FROM: William Sullivan, Sanitary Engineer 3

DATE: September 16, 2010

SUBJECT: University of Connecticut Reclaimed Water Facility— Backflow  
Prevention / Cross Connection Control Review

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**Documents/Plans Reviewed:** Project Narrative & Plans / Specifications Prepared by Milone & MacBroom Inc. in association with Hazen & Sawyer, P.C. (ID Project No.: 901229)

**Review Limits:** This plan review is of the proposed RWF, RWF Storage Tank and Potable Water Distribution System. While the project narrative includes discussion on other facilities associated with the RWF, namely the Water Pollution Control Facility (WPCF) and Central Utilities Plant (CUP), plans and specifications of plumbing modifications / additions of the WPCF and CUP were not included with the submittal. A separate review of the proposed plumbing modifications to the WPCF and CUP by this office is necessary, prior to construction.

Review Requirements / Questions / Recommendations (by DWG. NO.):

1) Section 19a-37d of the Connecticut General Statutes requires that Public Water Systems perform an evaluation of cross connection protection, based on permit applications that specify installation of reduced pressure principle backflow preventers. To conform to this requirement these plans should also be reviewed by the University of Connecticut's current contracted Cross Connection Inspector (i.e. Connecticut Water Company).

**RWF**

**P-02:**

2) The "reduced pressure zone preventer"s listed must be one in the same with "reduced pressure principle backflow preventer" (RPD), as defined in Section 19-13- B38a of the Regulations of Connecticut State Agencies(RCSA).

**P-06:**

3) There is a conflict between P-06 & P-02 relative to the specification of an RPDs:

-P-02 calls for one containment RPD (2 ½") and then two isolation RPDs (2" RPD in sodium hypochlorite room and ½" RPD in mechanical)



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-P-06 calls for two containment RPDs in parallel (2½", 2") and then one isolation RPD (2"). There also appears to be a 1" RPD plumbing symbol on the plan, however, no written detail next to the symbol is given.

What is the final design relative to backflow prevention in the RWF? In particular what is the proposed design relative to potable water supply to the individual treatment unit processes in the RWF?

4) Plan must specify that all RPDs conform to (listed as) the latest revision of the ASSE 1015 standard or AWWA C511 standard and must be installed and maintained in accordance with the requirements of RCSA Section 19-13-B38a.(f).

5) Plan must specify that the line to all urinals be equipped with an atmospheric vacuum breaker that conform to (listed as) the latest revision of the ASSE 1001 standard and that these devices must be installed and maintained in accordance with the requirements of RCSA Section 19-13-B38a.(f).

6) Plan must specify that the line to all water closet tanks be equipped with an antisiphon fill valve that conform to (listed as) the latest revision of the ASSE 1002 standard and that these devices must be installed and maintained in accordance with the requirements of RCSA Section 19-13-B38a.(f).

7) Is the 3" line serving the fire protection system from the potable distribution system or is it from a dedicated fire distribution system?

If the 3" line is from the potable distribution system an RPD must be specified on this line per RCSA Section 19-13-B38a(c)(2)(A) and must be installed and maintained in accordance with the requirements of RCSA Section 19-13-B38a.(f).

P-08 (hose bib also shown on P-06)

8) Plan must specify that the line to all hose bibs be equipped with vacuum breakers that conform to (listed as) the latest revision of the ASSE 1011 standard and that these devices must be installed and maintained in accordance with the requirements of RCSA Section 19-13-B38a.(f).

M-08:

9) Is the 8" reverse flush supply line is from the potable water system (reverse flush also shown on M-20)?

#### RWF Storage Tank

M-13:

10) Plans specifies construction of a 4" potable water supply line up the side of the RWF storage tank and to extend this pipe down through the tank dome 1". It should be mentioned that the Project Narrative (Page 4-1) provides no explanation as to the need for the supply of potable water into this storage tank. This exposed water line on the side of the RWF tank is to be heated and insulated. The water stored in the RWF Storage tank is not considered a potable water supply source (reference Table 3-1 of the Project Narrative). The RCSA Section 19-13-B38a(b) specifies an "air gap" separation be maintained between potable water lines or systems, which are subject to contamination. The definition of "air gap" per RCSA Section 19-13-B38a.(1) is provided below:

"Air gap" means the unobstructed vertical distance through the free atmosphere between the lowest opening from any pipe or outlet supplying water to a tank plumbing fixture, or other device, and the flood level rim of the receptacle. The

vertical physical separation shall be at least two times the inside diameter of the water inlet pipe above the flood rim level but shall not be less than one inch;

The supply line into the RWF storage tank does not comply with the above cited definition. A revision to the plan is required so as not to violate the above referenced regulation.

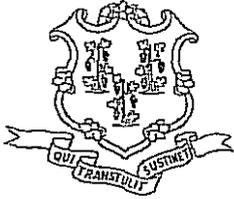
#### **Potable Water Distribution System**

##### **C-10:**

11) It is recommended that the language found in "Potable Water - Sanitary Sewer - Reclaimed Water Separation Notes" be replaced with the specifications found in Part 8 of the 2003 Edition of the "Recommended Standards for Water Works. Plans C-12 through C15 identify 9 locations where potable water lines cross with the reuse water lines. The separation, placement and crossing of water lines, sanitary sewer and reuse water lines conform to the above referenced standard. Since "reuse water" is not identified by this standard it is recommended that it be considered one in the same with "sewer pipe".

##### **C-23**

12) The plan indicates a interconnection between domestic water ("INCOMING DOMESTIC WATER FILL PUMPING (BY OTHERS) and the reclaimed water distribution system ("2" FROM RW IRRIGATION LINE") within the "PRECAST METER PIT AT SHERMAN FIELD". RCSA Section 19-13-B38a(b) specifies an "air gap" separation be maintained between potable water lines or systems, which are subject to contamination.



# STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC HEALTH

## MEMORANDUM

TO: Lori Mathieu, Public Health Services Manager  
Eric McPhee, Supervising Environmental Analyst, SWP  
Steve Messer, Supervising Sanitary Engineer, Planning  
William Sullivan, SE3, Enforcement and Operator Certification

FROM: Patricia Bisacky, Environmental Analyst *PB*

DATE: 9/16/10

DPH PROJECT #: N/A

SUBJECT: University of Connecticut Reclaimed Water Facility—SWP Review

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The Department of Public Health Drinking Water Section (DWS) Source Water Protection Unit (SWP) has reviewed the project narrative, drawings and specifications for the proposed Reclaimed Water Facility for the University of Connecticut (UCONN) dated July 2010. The Reclaimed Water Facility is a tertiary treatment facility which is proposed to treat the wastewater treatment plant effluent. The reclaimed water then will be distributed for use in the Central Utilities Plant and for irrigation of the Sherman Athletic Field and the Visitor Center lawn. A significant portion of the UCONN campus lies within the public drinking water supply watershed of Mansfield Hollow Reservoir, an active source of public drinking water for the customers of Windham Water Works (PWSID# CT1630011).

A review of the submitted materials indicates that the reclaimed water facility, the reclaimed water distribution system and the proposed facilities which will utilize reclaimed water for irrigation are not located within public drinking water supply watershed areas. The project as proposed is not likely to have an impact to public drinking water sources of supply. If any additional fields are proposed to be irrigated, it is recommended that UCONN contact the DWS for further guidance.

The following observation is beyond the regulatory review of this report, however it is noted that the reclaimed water distribution system manholes will be marked "Water" on the top. It is suggested that UCONN use a different term to avoid confusion with the potable water system.



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**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager  
**CC:** Maria Capriola, Assistant to Town Manager  
**Date:** September 27, 2010  
**Re:** Status Report re: Mansfield 2020: A Unified Vision

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**Subject Matter/Background**

Attached please find a status report regarding the implementation of Mansfield 2020: A Unified Vision. The status report includes an update for all ten vision points on which good progress has been made.

No action by the Council is required at this time. Staff will be available to answer any questions Council may have at Monday's meeting.

**Attachments**

- 1) Status Update on Action Items for Mansfield 2020: A Unified Vision

Mansfield 2020: A Unified Vision  
Town Government

Vision Point: Town Government *NEW*				
Current				
Action Item	Town Government - Engage and lead Mansfield's management team to ensure that Town staffing, organizational and financial structure is appropriate to meet present and future challenges, and take advantage of opportunities presented by digital technology. Serve as effective and responsible steward of municipal finances and assets. Promote public participation and efficiency in town government and the public education of town residents.			
No.	Task	Objective	Assigned Staff/Other	Status
1	Ethics Ordinance	Assist Ethics Board and Town Council with any desired amendments to Ethics Ordinance. Submit recommendation to Council by May 2010.	M. Capriola/ Ethics Board	Ethics board has presented draft to Personnel Committee. Personnel committee has submitted draft to Town Attorney for review. Town Atty to complete review by 10/15/10.
2	Ordinance Regarding Financial Management Practices and Policies	Prepare proposed ordinance concerning financial management practices and policies	D. O'Brien	Complete
3	Ordinance Regarding Human Resource Management Practices and Policies	Prepare proposed ordinance concerning various human resource management practices and policies	M. Hart/D. O'Brien	Drafting phase. Target submission to council by 10/31/10.
4	Personnel Rules and Policies	Complete revision to Personnel Rules; make substantial progress with update to personnel policies	M. Capriola /Labor Counsel	Legal counsel has prepared draft amendments to personnel rules; Personnel Committee review in process. Personnel Com to complete review by 11/30/10.
5	Town Council Media Project	Complete project	J. Russell	Complete
6	Town Council Orientation	Complete orientation for new Council	M. Capriola/SA Chaine	Complete
7	Website Upgrade	Complete project	J. Russell	Complete

Mansfield 2020: A Unified Vision  
K-12

Vision Point: K-12 Education and Early Childhood				
Current				
Action Item	<i>Infrastructure - Maintain and enhance infrastructure deigned to promote sustainability and holistic education.</i>			
No.	Task	Objective	Assigned Staff/Other	Status
8	Four Schools Renovation Project *NEW*	As member of school building committee, develop proposed school renovation project for submission to Town Council and Board of Education	Project Architect/School Building Committee	SBC presented recommendation to MBOE and Town Council in early March. MBOE presented recommendation to council in May 2010. Council to complete its review by March 2011.
Action Item	<i>Promote healthy lifestyles.</i>			
No.	Task	Objective	Assigned Staff/Other	Status
9	Promote healthy lifestyles for young children	Improve health, nutrition and physical activity for children 0-8	K. Grunwald	Dept. of Human services has been awarded a \$50,000 grant from the Graustein Foundation to implement Mansfield's Plan for Young Children. The plan includes a focus on health, nutrition and physical activity for children 0-8. Three sub-groups have been established to implement the plan: health; successful learners; community connectedness. Each team is actively working on separate initiatives in their respective areas.
Future Action Items				
	<i>Expand youth services.</i>			
	<i>Provide affordable early care and education for children from birth through kindergarten.</i>			
	<i>Focus on holistic education.</i>			
	<i>Improve coordination of curricula, administration, and transportation among Region 19 towns.</i>			

Mansfield 2020: A Unified Vision  
Historic Rural Character

Vision Point: Historic and Rural Character, Open Space and Working Farms				
Current				
Action Item	Preservation - Preserve existing farms and open space in Mansfield while increasing the number of farms and farming opportunities.			
No.	Task	Objective	Assigned Staff/Other	Status
10	Farmland and Open Space Preservation	Develop land management plans for key open space parcels; submit application to state's AGvocate program	J. Kaufman/Open Space Preservation Committee	After review of the program, the Agriculture Committee, in consultation with Staff, agreed not to apply for the Agvocate Grant. The Agvocate program has been geared towards communities in eastern CT without an agriculture committee/commission. Staff and the Parks Advisory Committee have been updating the land management plans for existing properties. Management plans for the Dorwart and Moss Sanctuary properties are being developed.
11	Agriculture Regulations	Revise regulations to promote small local agriculture and sustainable farming operations in manner that is cognizant of neighborhood impact	OSPC/PZC	The Planning and Zoning Commission has agreed to work with the Agriculture Committee to draft comprehensive revisions to Mansfield's Zoning Regulations on agricultural uses. Similar efforts are underway in many CT Municipalities and J. Kaufman and G. Padick are in the process of reviewing recently updated regulations and draft proposals from other Towns. A fall public hearing is anticipated.
12	Bond Issue	Prepare proposed bond issue for Nov 2010 referendum	Finance/OSPC	As part of FY 10/11 CIP, Council has endorsed proposed bond issue of \$1 million for open space and has placed on ballot for Nov 2010 referendum.

Mansfield 2020: A Unified Vision  
Historic Rural Character

Vision Point: Historic and Rural Character, Open Space and Working Farms					
Current					
Action Item	Protect and maintain Mansfield's cultural history, including its historic structures and villages, scenic roads and views, stonewalls, and burial grounds				
No.	Task	Objective	Assigned Staff/Other	Status	
13	Successfully integrate acquired burial grounds into Town practices & procedures.	Integrate administration and operation of Riverside Burying Ground into Town practices & procedures.	M. Stanton	Riverside Burying Ground has successfully been transferred to the Town. The new cremation burying and scattering grounds have been approved by the Cemetery Committee and the fees endorsed by the Town Council. The necessary forms are available and the Cemetery Regulations have been updated and reprinted. Completed objective.	

Mansfield 2020: A Unified Vision  
Housing

Vision Point: Housing				
Current				
Action Item	<i>Promoting neighborhood cohesion; preventing blight problems; and reduction in property maintenance problems.</i>			
No.	Task	Objective	Assigned Staff/Other	Status
14	Committee on Community Quality of Life	Support and facilitate work of committee, including the development of an ordinance regulating residential rental parking and a tenant registration ordinance, and creating a new student use category for land use and housing regulations.	M. Ninteau/G. Padick/Advisory committee(s)	Town Council has adopted of ordinance regulating off-street parking for residential rental properties. PZC has revised definition of "family," which includes a reduction in the number of unrelated persons (from 4 to 3) that can occupy a single-family home (existing uses may qualify as a non-conforming use). At this time, advisory committee does not appear to support tenant registration ordinance. Completed objective.
15	Nuisance House Ordinance	Develop proposed ordinance for Council's consideration.	M. Ninteau/G. Padick/Advisory committee(s)	Quality of Life Committee is in the process of reviewing multiple drafts.
16	Assembly Permit Ordinance	Develop proposed ordinance for Council's consideration.	M. Ninteau/G. Padick/Advisory committee(s)	Staff and town atty review in process.
17	Encourage affordable, accessible housing.	Convene an affordable housing summit for policy leaders.	K. Grunwald	Staff plans to convene a summit on affordable housing for local policy leaders in March 2011.
18	Encourage affordable, accessible housing.	Acquire additional units of affordable housing for the Housing Authority.	M. Capriola/Hsg. Authority	The Housing Authority has recently submitted a bid in an attempt to acquire additional affordable housing units for the community.
Future Action Items				
	<i>Encourage Uconn to provide more housing, particularly for graduate students and staff, and to upgrade the quality of existing graduate student housing.</i>			

Mansfield 2020: A Unified Vision  
Public Safety

<b>Vision Point: Public Safety</b>					
<b>Current</b>					
<i>Action Item</i>	<i>Police - Ensure efficient and effective deployment of resources to meet community demands and needs: Commission study during FY 2009/10 to review police service delivery system</i>				
No.	Task	Objective	Assigned Staff/Other	Status	
19	Police Study	Review and analyze police services, with respect to present and future needs, resource allocation and potential partnerships.	M. Capriola	Town has retained Management Partners working in consultation with PERF. Kickoff meetings and initial interviews scheduled for 9/22/10. Tentative completion date of 3/31/11.	
<b>Future Action Items:</b>					
	<i>Protect and enhance quality of life in neighborhoods and villages throughout Town.</i>				
	<i>Be prepared to effectively respond to natural and manmade disaster (disaster preparedness).</i>				
	<i>Ensure efficient and effective deployment of resources to meet community demands and needs: Evaluate Fire and EMS Capital Infrastructure and Response Profile</i>				

Mansfield 2020: A Unified Vision  
Recreation, Health Wellness

Vision Point: Recreation, Health and Wellness					
Current					
Action Item	Community Center - Ensure the development and maintenance of activities, programs and facilities designed to foster healthy recreational activity. *NEW*				
No.	Task	Objective	Assigned Staff/Other	Status	
20	Mansfield Community Center *NEW*	Continue oversight of center operations, with a particular focus on membership recruitment and retention; complete consolidation of maintenance function with Department of Facilities Management	MCC Mgmt Team	Consolidation of maintenance function is complete. Membership recruitment and retention efforts have proven successful. Staff provided annual update to council in September 2010. Achieved objective.	
21	RHW Needs Assessment	Conduct a needs assessment of RHW including facilities (indoor and outdoor), programs and the use of technology.	Curt Vincente/Jay O'Keefe	Staff is researching options for conducting an initial review of playing fields and playgrounds.	
22	Employee Wellness	Provide for employee wellness opportunities and encourage employees to engage in healthy behaviors.	Maria Capriola/Ande Bloom	Numerous initiatives are underway such as a fitness program, healthy eating program, yoga, etc.	
Future Action Items					
	Educate public (employers, individuals, Town Council) about the benefits of recreation, health and wellness.				
	Continue to ensure adequate financial support for recreation, health and wellness.				

Mansfield 2020: A Unified Vision  
Regionalism

<b>Vision Point: Regionalism</b>				
<b>Current</b>				
<i>Action Item</i>	<i>Economic Development - Create a structure to support regional development efforts.</i>			
No.	Task	Objective	Assigned Staff/Other	Status
23	Investigate value of a regional school system (pre K - 12)	Serve as member of ad hoc regionalization committee to analyze feasibility of providing certain preK-8 services (e.g. transportation) on regional basis	M. Paquette	Unclear whether Ashford and Willington plan to continue to participate while programs could be enhanced costs would likely increase. Initiative may be dead. Explore feasibility of Mansfield preK-8 joining the Region (former Hampton model).
24	Natchaug River Basin Community Action Planning *NEW*	Participate as key stakeholder in community action planning process	G. Padick/M. Capriola	Work of subcommittees continues.
25	Encourage town government to work with colleges and universities to develop regional initiatives	Facilitate work of council regionalism committee to examine feasibility of additional shared service options and opportunities for regional service delivery		Town manager serves as member of Commissioner's Council on Local Public Health Regionalization and as member of town functions subcommittee for Speaker Donovan's MORE commission. Team of UConn MPA students will research viability of establishing regional collaborative for shared services.
26	WINCOG Regional Economic Development Program *NEW*	Establish economic development program working in partnership with Mansfield Downtown Partnership and Windham Region Council of Governments	WINCOG/MDP	WINCOG has adopted regional economic development plan, and is pursuing funding options to facilitate implementation of the plan. Priority recommendation of the plan is to establish regional economic development organization. Funding is an issue and action on this item is moving slowly.
27	Create a structure to support regional water development efforts.	Regionalize water rights.	G. Padick/L. Hulgren	Initiate conversations with stakeholders involved in Mansfield water supply planning.
<b>Future Action Items</b>				
	<i>Transportation- Create a structure to support regional development efforts.</i>			
	<i>Housing- Create a structure to support regional development efforts.</i>			

Mansfield 2020: A Unified Vision  
Senior Services

<b>Vision Point: Senior Services</b>					
<b>Current</b>					
<i>Action Item</i>	<i>Assisted/Independent Living Project - Promote the development of an assisted/independent living facility to meet the needs of Mansfield seniors. *NEW*</i>				
No.	Task	Objective	Assigned Staff/Other	Status	
28	Assisted/Independent Living Project	Provide consultation and advice to Council's preferred developer	K. Grunwald	Masonicare has extended their option to purchase property on Maple Rd; Masonicare board to vote on budget for Mansfield project on 9/22/10.	
29	Volunteer Transportation Program *NEW*	Work with advisory committees to develop recommendation for Town Council consideration	K. Grunwald	A sub-committee of the Senior Center Assoc. has been working on a plan to implement a volunteer driving program. Staff conducting recruitment for PT transportation coordinator position. Program to be operational in Oct 2010.	
30	Wellness Program *NEW*	Work with advisory committees to examine feasibility of enhanced services	K. Grunwald	The Senior Center Association's geriatric sub-committee conducted a study in 2007 on the need for additional geriatric services. The results of the study will be reviewed and updated by staff in consultation with the Commission on Aging and the Association.	
<b>Future/Action Items</b>					
	<i>We now have a new centrally located Senior Center for the mature segments of our population.</i>				
	<i>A Board of Senior Citizens to oversee and coordinate senior affairs, ie. Assisted living.</i>				
	<i>Human Services maintains, updates and distributes a listing of agencies that provide home care and health services to seniors who choose to remain in their homes.</i>				
	<i>Mansfield has a town-wide coordinated transportation system which benefits all levels of our population.</i>				
	<i>Study the implications of tax relief for residents who are 70 years and older.</i>				
	<i>Encourage area businesses to provide part or full-time employment opportunities for seniors.</i>				
	<i>Explore possibility of hosting senior summer Olympics in conjunction with UConn.</i>				

Mansfield 2020: A Unified Vision  
Sustainability Planning

Vision Point: Sustainability and Planning				
Current				
Action Item	<i>Economic Development - Create and implement policies and programs for economic development that are consistent with Mansfield's plan of conservation and development and environmental sustainability policy.</i>			
No.	Task	Objective	Assigned Staff/Other	Status
31	Economic Development Program *NEW*	Work with MDP, WINCOG, Town Council and other stakeholders to begin development of economic development program with focus on business development and retention	MDP/WINCOG/ G. Padick	Staff has enhanced economic & community development page on Town's website and established informal business visitation program. Staff to develop brochure by 10/31/10. Provide council with status report in Oct/Nov 2010.
32	Mansfield Downtown Partnership - Storrs Center	Work with project team to prepare business plan for Phase I of project; assist Town Council with negotiation of potential development agreement with LeylandAlliance; oversee streetscape enhancement components of project	Downtown Partnership/ Financial Advisor/Legal Counsel	Storrs Road improvements in design phase. Town has executed urban action grant assistance agreement with DECD and issued RFP to select designers for garage and intermodal facility. Town negotiating development agreement with developer, to be approved by council by 11/8/10. Project update to community tentatively scheduled for 10/6/10.
Action Item	<i>Environmental - Incorporate principles of sustainability into Mansfield's identity by creating and implementing policies, practices and programs.</i>			
No.	Task	Objective	Assigned Staff/Other	Status
33	Four Schools Renovations Project *NEW*	Work to ensure application of alternate and clean energy sources as part of Four Schools project	School Building Committee	Any new construction or "build to new" options to comply with minimum of LEED silver standards.
34	Mansfield Middle School Fuel Conversion Project *NEW*	Complete project	W. Hammon	Base project and alternates complete; resolving punch-list items. Project is substantially complete.
35	Sustainability Advisory Committee	Assist committee with its formation and development of a work plan; conduct inventory of municipal greenhouse gas emissions and begin to develop plan to achieve reductions	Public Works/ Sustainability Committee	New advisory committee continues to meet regularly and has developed draft inventory of greenhouse gas emissions. Committee has developed school siting criteria, to be presented to council in Oct 2010. Conduct energy star analysis after data gathering phase is complete.

Mansfield 2020: A Unified Vision  
Sustainability Planning

<b>Current</b>				
<b>Current</b>				
<i>Action Item</i>				
	<i>Sewer/Water - Establish and implement a comprehensive policy for sustainable water and sewer service that address Mansfield's short term and long term needs.</i>			
No.	Task	Objective	Assigned Staff/Other	Status
36	Four Corners Water and Sewer Project	Work with advisory committee and staff to develop proposed engineering and financing plan for Four Corners water and sewer project	L. Hultgren/Four Corners Sewer Advisory Committee	Engineering design of sewer and water pipes in progress. Grant applications filed with Federal legislators. Advisory committee in process of selecting engineering firm to complete water source study.
37	Windham WPCA	Resolve arbitration with Windham WPCA	L. Hultgren	Mansfield WPCA has approved new agreement to resolve dispute and to govern future relationship. Windham WPCA to act on proposed agreement in late September 2010.
<i>Action Item</i>				
	<i>Transportation - Create/implement sustainable transportation systems.</i>			
No.	Task	Objective	Assigned Staff/Other	Status
38	Storrs Center Intermodal Facility	Support and facilitate work of parking advisory committee and staff to develop parking management plan for Storrs Center	C. van Zelm/Parking Consultant/Advisory Committee	Steering committee developing proposed parking management plan for project.
39	Review, Refine, and Revise Land Use Policies and Regulations	Review, refine and revise land use policies and regulations to reflect environmental, sustainability and economic development policies.	G. Padick/IWA	Staff is currently working with PZC regulatory Review Committee to comprehensively update subdivision regulations and refine, certain zoning regulations. A fall 2010 public hearing is planned for initial revisions.
<b>Future Action Items</b>				
	<i>Promote public participation and efficiency in town government and the public education of town residents.</i>			
	<i>Research feasibility of sharing a sustainability coordinator with UCONN.</i>			

Mansfield 2020: A United Vision  
Town-University Relations

Vision Point: Town/University Relations				
Current				
Action Item	<i>Community/Campus Relations - Improve relations between students and town residents.</i>			
No.	Task	Objective	Assigned Staff/Other	Status
40	Spring Weekend *NEW*	Facilitate Town-Univ Relations Committee review of Spring Weekend activities; work with State Police and other key stakeholders to implement additional public safety measures	J. Jackman/D. Dagon/J. Kodzis	Committee issued first after-action report for spring weekend 2009. Progress on 2010 report has been slowed with departure of key university point-person; target 11/9/10 for submission to committee. Mayor and Town Manager have appointed to UConn spring weekend task force.
41	Encourage students to participate in greater community.	Utilizing the work study program, increase the number of students working in Town government.	M. Capriola/M. Stanton	In its second year, the number of work study students working in Town government is between 10-13 for the fall semester; this is at no direct cost to the Town. This number does not include UCONN students working with the Town that are paid through Town funds.
Future/Action Items				
	<i>Strengthen existing town/university partnerships.</i>			
	<i>Create and support opportunities for diversity in town.</i>			
	<i>Strengthen interaction between university and local agriculture/business.</i>			

PAGE  
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**Agriculture in Mansfield  
A Presentation to the Town Council  
September 27, 2010**

**Town of Mansfield Agriculture Committee**

**Town of Mansfield Agriculture Committee (6 members and 4 alternates)**

- Al Cyr (Chair), Breezy Acres Percherons
- Charles Galgowski, Round the Bend Farm and USDA NRCS
- Larry Lombard, Pleasant Valley Harvest
- Bill Palmer, Breezy Heights Farms
- Kathleen Paterson, Storrs Farmers Market
- Carolyn Stearns, Mountain Dairy
- Edward Wazer, Shundahai Farm
- Vicky Wetherell (Open Space Preservation Committee Liaison and Secretary)

**Consultants**

- Chrissie and John Dittrich, Connecticut Country Store
- Jean and Wesley Bell, Gardens at Bassetts Bridge Farm
- Meredith Poehlitz, M.S., R.D., Master Gardener
- Raluca Mocanu, Shundahai Farm

**Staff Liaison—Jennifer Kaufman, Town of Mansfield Parks Coordinator**

## Town Commitment to Agriculture

The Town of Mansfield is committed to promoting agriculture:

- 2006 Plan of Conservation and Development
- Mansfield Strategic Plan



The Commonfields-Town-owned Agricultural Land

### Mansfield POCD

#### Policy Goal #2

To conserve and preserve Mansfield's natural, historic, agricultural and scenic resources with emphasis on protecting surface and groundwater quality, important greenways, agricultural and interior forest areas, undeveloped hilltops and ridges, scenic roadways and historic village areas

#### C: Objective

To protect agricultural and forestry resources and to encourage retention and expansion of agricultural/forestry uses by refining Zoning Map and land use regulations and considering other actions.

**Mansfield's Strategic Plan (Mansfield 2020) refers to "Historic and Rural Character, Open Space and Working Farms" as a priority vision point.**

"Mansfield's cultural history together with its woodlands, open fields, and working farmlands, remain an integral part of the Town's character providing locally produced food, abundant wildlife habitat, scenic views, and recreational opportunities. Through collaboration with the University of Ct and the Department of Agriculture, Mansfield is known as an incubator-site for a growing number of entrepreneurial farms and farmers.

## Agriculture Today in Mansfield

- Commercial Agriculture
  - Many different products
  - 34 retail outlets
  - Businesses supporting agricultural operations

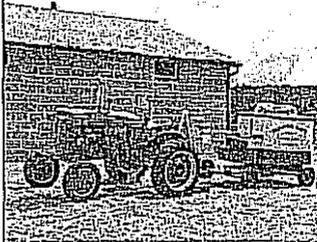


Please see "Mansfield Grown: Agricultural Products and Services," a brochure produced by the Agriculture Committee for detailed listings of the many agriculture-based retail outlets in Town.

## Agriculture Today in Mansfield

### □ Agricultural Products

- Dairy
- Livestock
- Hay



Mountain Dairy



Windhover Farm

Twin Ponds Farm

Mansfield has 3 dairy farms owning or leasing over 1,800 acres of land, 5 livestock farms using approximately 625 acres of land, and approximately 175 acres in hay production.

## Agriculture Today in Mansfield

### □ Agricultural Products

- Fruits and vegetables
- Maple Syrup
- Christmas trees
- Nursery stock

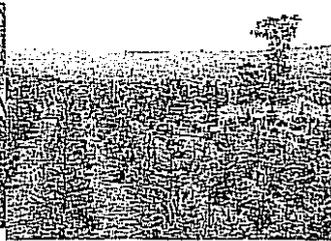


Bailey's Maple Syrup and Honey



Mt Hope Farm

Ledgecrest Greenhouses



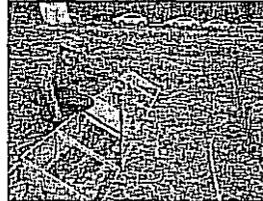
Cedar Ledge Tree Farm

- Fruits and vegetables-8 fruits and vegetable producers, which includes pumpkins
- Maple Syrup-2 maple syrup producers
- Christmas Tree Farm-3 Christmas tree farms
- Nursery Stock-5 nurseries

All of these farms are using less than 50 acres each. Some are farming on as little as five acres.

## Agriculture Today in Mansfield

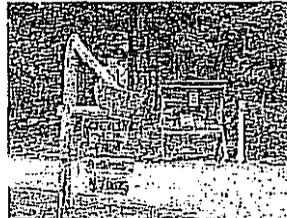
- Agricultural Retail Outlets
  - Farmers Market
  - Farm stands
  - CSAs (Community Supported Agriculture)
  - Nurseries



Eco Garden CSA



Storrs Farmers Market



Farm Stand at River Rd



UConn Floraculture

Farmstands-10 (includes maple syrup)

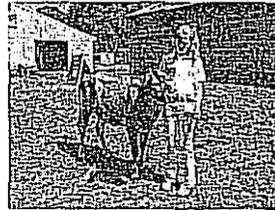
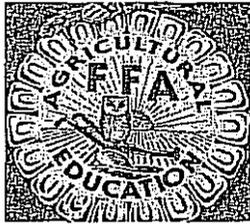
CSAs-2

Nurseries-5

Storrs Farmers Market has been serving the greater Mansfield community for 16 years. It is the only farmers market open year-round in Northeastern Connecticut. The Market serves hundreds of Mansfield residents and residents from neighboring towns. Demand for locally-grown foods continues to increase. In 2010, Storrs Farmers Market opened its Midweek Mini Market, open Wednesdays from 3-6:00 pm, July – Sept., to better serve Mansfield residents.

## Agriculture Today in Mansfield

- Private Agriculture
- Thriving Agriculture Education Program for All Ages



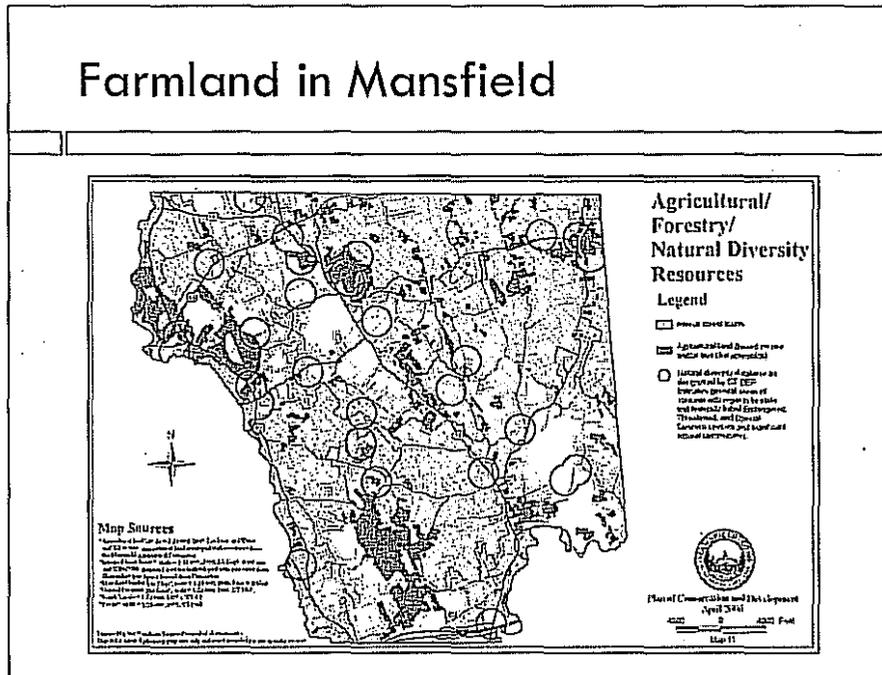
### Private Agriculture

Home gardens, community garden, honey, sheep, cattle, poultry, horses, rabbits, llamas, and alpacas

### Thriving Agriculture Education Program for All Ages

- 4-H
- Storrs Regional Future Farmers of America (High School Student Organization)
- EO Smith High School Agriculture Education Program
- UConn College of Agriculture and Natural Resources

# Farmland in Mansfield



Dark areas indicate farmland on Agricultural/Forestry Natural Diversity Resources Map above

## Productive Land

Cropland land--696 acres

Pastureland--852 acres

Forestland--1,387

Orchard--10 acres

## Publicly owned farmland

Town--Approximately 70 acres

UConn--895 acres of farmland of which 237 acres is cropland. In addition, UConn maintains approximately 1700 acres of forest used for extension and outreach.

Federal--32 acres

## Preserved Farmland- easement that restricts use to agriculture

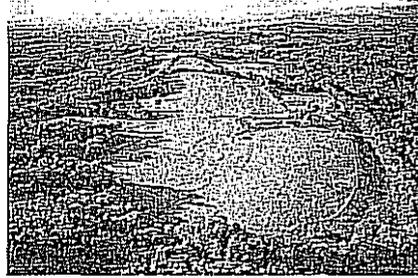
State Purchase of Development Rights(PDR)- 300 acres.

Town PDR-12 acres.

Acreeage of Farmland in the Public Act 490 Program (Ct's land use assessment law for farmland, forestland, and open space land)- 3,199

## Agriculture Today in the Region

- The Last Green Valley National Heritage Corridor is located within two hours of **11 million consumers**
- Development pressure
- Land use conflicts



**In a recent survey conducted by TLGV, Mansfield ranked number 12 out of 26 towns in the TLGV heritage corridor in the number of farms**

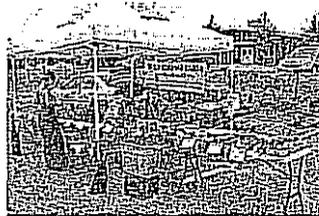
According to a report developed by the Rural Sustainability Report prepared in February 2009, The Last Green Valley (TLGV) (<http://www.tlgv.org/uploads/Publications/Reports/Rural%20Sustainability%20Region,%20022509.pdf>), eleven (11) million people live in the states of Connecticut, Massachusetts and Rhode Island, no more than 2 hours from TLGV.

The region known as the Last Green Valley remains 78% forest and farmland in the midst of the most densely developed area of the east coast. This is both a blessing and a curse.

- The proximity of the Last Green Valley's Agricultural community to a densely populated area provides tremendous market and food distribution possibilities.
- An abundance of land, the relatively low price of land, the lowest mortgage rates in decades, and the location of the Last Green Valley within a one-hour commute to three of the four largest urban centers in New England has created tremendous development pressure.
- Residents of the Last Green Valley value the rural heritage of agriculture but few people understand the business of farming. Occasional noise, traffic, and smell are part of a farming operation. Without viable farm businesses, farmland will not and cannot be preserved.

## Changing Agriculture in the Region

- 1991-2008: [www.agcensus.gov](http://www.agcensus.gov)
- Average size of farm in CT has decreased
- Number of farms has increased
- 10 New Farms in Mansfield since 2000



Ag Census information for Tolland County is attached.

Average size of farm in CT has decreased from 87 to 82 acres

Number of farms has increased from 4,250 to 4,900

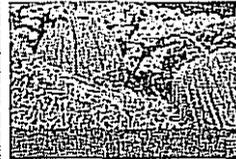
1,232....<10 acres

1,894....10-49

\*AG Census defines farm as any place producing \$1,000 worth of agricultural product in one calendar year

## Changing Agriculture in the Region

- Farm families have off-farm jobs
- Direct farm sales increasing
- Seasons are extended
- Diversified farms
  - High end/specialty products
  - Agritourism
  - Community supported agriculture (CSA)



The Gardens at Bassetts Bridge Farm

Majority of farm families have off-farm jobs

Direct marketing is increasing

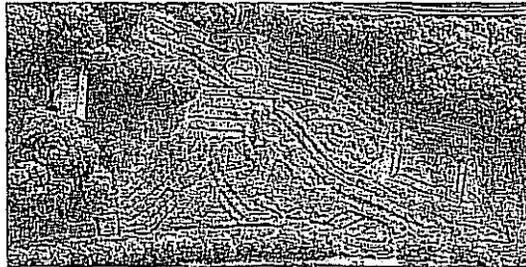
- Farmers Market-2009 there were 123 farmers markets in CT
- Community Supported Agriculture is on the rise-Two in Mansfield (EcoGarden and Shundahai farm).

There is more diversity in agriculture using less acreage and producing higher end products

- Hydroponics-not much acreage needed but can produce much revenue
- Unusual livestock
  - Alpacas
  - Cashmere goats
- Extended growing season through the use of green houses
- Thriving nursery industry

## Benefits of Agriculture in Mansfield

### □ Quality of Life

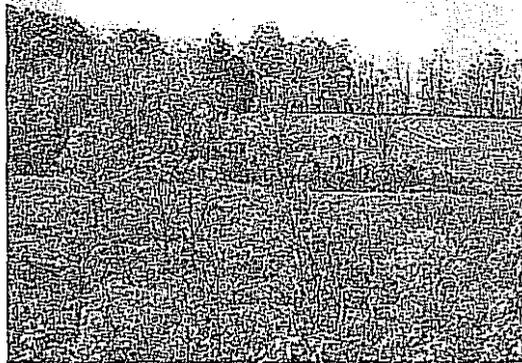


Corn Maze at Merrow Farm

- Mansfield's rural character is valued by citizens as demonstrated by our Plan of Conservation and Development (POCD) and Strategic Plan.
- Recreation benefits-corn maze, pick your own, hayrides, etc.
- Scenic vistas
- Many people say that Mansfield's rural character is why they live here
- People value knowing where their food is grown, tastes better, more nutritious, better for the environment
- Eastern Highlands Health District is promoting Healthy Eating and Active Living to create a healthier community through the ACHIEVE initiative

## Benefits of Agriculture in Mansfield

### □ Environmental



Crane Hill Field-Town owned Agricultural Land

Agriculture provides many environmental benefits. Some of these benefits include:

- Maintaining or increasing biodiversity
- Improving surface and water quality by filtering water
- Reducing flooding by slowing runoff and providing recharge areas
- Improving air quality by filtering air and producing oxygen
- Reducing carbon emissions by reducing reliance on foods, feeds, and horticulture products that need to be shipped from long distances
- Retaining soil for plant growth
- Absorbing and sequestering carbon

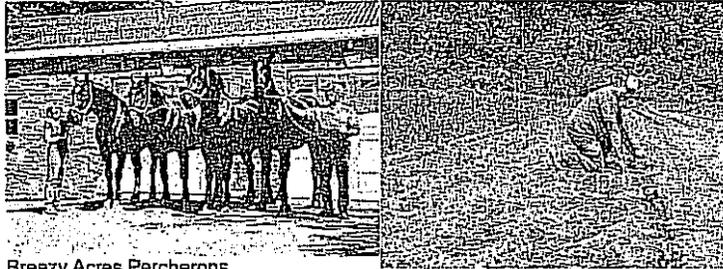
Connecticut's 357,154 acres of farmland and woodland provided an estimated \$442.7 million annually in non-market environmental services-such as maintaining habitat, filtering water, reducing flooding, and sequestering carbon.

(Massachusetts Audubon used 42 studies to create a conservative estimate of the non-market economic value of different land uses. Research suggests that cropland and pastureland provide non-market environmental services of valued at \$1331/acre. Forestland services are valued at \$984/acre/year).

*From Planning for Agriculture: A Guide for Connecticut Municipalities A Publication of American Farmland Trust and Connecticut Conference of Municipalities.*

## Benefits of Agriculture in Mansfield

### □ Economic



Breezy Acres Percherons

Vegetable Production at Breezy Heights Farm

According to a 2010 publication by UConn's College of Agriculture and Natural Resources, The agriculture industry in Ct has a \$3.5 billion economic impact on the state economy and has an employment impact of approximately 20,00 jobs. It is estimated that agriculture in Mansfield provides jobs for upwards of 200 people. Farming brings in more revenue than it uses in services, Mansfield's farm businesses are local businesses with a high local multiplier effect (hire local workers, buy local supplies, use local services). Supporting agriculture is supporting smart economic development.

Converting farmland to housing raises property taxes. Cost of Community Services Studies (COCS) use municipal data to determine the fiscal contribution of various local land uses. Over 20 years of COCS from around the country have shown that farmland and other open space generate more public revenue than they require in services. Even when farmland, for example, is assessed at its current agricultural use value under Public Act 490, farmland generates a surplus to offset the shortfall created by residential demand for public services.

A review of COCS research in eight CT Towns shows that for each dollar of property tax revenue generated by working farmland and open space land, on average, only \$0.31 is required in municipal services. Whereas, on average, \$1.11 is required in municipal services by residential land uses. A summary of COCS data is attached.

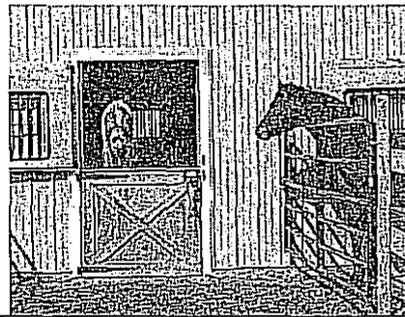
## Challenges

- Farming offers low income and hard physical work.
- Average age of farmer is 58.3 years
- High land prices and taxes
- Declining profitability of dairy industry
- General public lacks understanding of realities of farming
- Land use regulations
- Potential for land use conflicts
- Farmland lost to residential development

## How Can Mansfield Support Agriculture?

- Plan of Conservation and Development (POCD)
- Zoning Regulations
- Subdivision Regulations
- Right-to-Farm Ordinances
- Tax Reduction Programs
- Encourage consumption of locally grown products

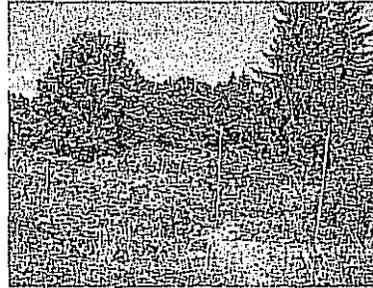
Foxfire Stables, LLC



- Include agricultural goals in POCD
- Formulate Zoning Regulations that support agricultural businesses
- Ensuring subdivision regulations that minimize effect of development on local farms
- CT General Statutes sec. 19a-341 declares that “no agricultural or farming operation, place, establishment or facility, or any of its appurtenances, or the operation thereof, shall be deemed to constitute a nuisance” provided that the operation is following generally accepted agricultural practices.” Generally accepted practices are determined by the Commissioner of Agriculture. Local Right-to-Farm ordinances are a policy statement emphasizing a Town’s support of agriculture.
- Implement local tax reduction programs to assist in retaining farms and farmland

## How Can Mansfield Support Agriculture?

- Support Farmland Preservation
  - Fee Simple Purchase
  - Purchase of Development Rights
  - Agricultural Easements
- Encourage Agricultural Use of Town-Owned Farmland



Mansfield Community Garden

## Mansfield Agriculture Committee

- Advisory to the Town Council and Town Officials
- Voice of agriculture in Mansfield



### **Mansfield Agriculture Committee Goals:**

- Promote agricultural viability and preservation
- Promote healthy environment.
- Represent agricultural community before land use and other commissions.
- To be a resource of agricultural information.
- Support a balance between agriculture, preservation, and other land uses

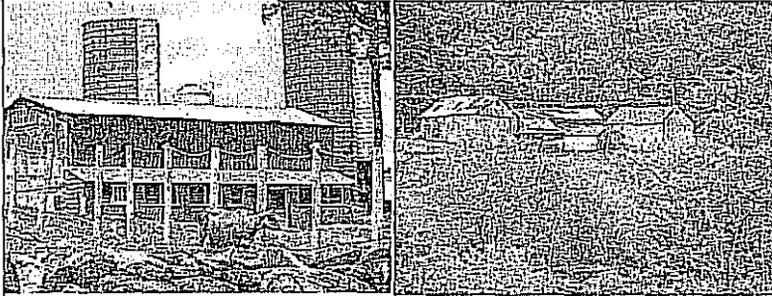
*The newly adopted charge is attached.*

## Agriculture Committee: On-going Efforts

- ▣ Provide input to PZC about:
  - ▣ POCD
  - ▣ Zoning Regulations to Advocate on behalf of Mansfield's farm families
  - ▣ Development proposals on or adjacent to prime farmland
- ▣ Prepare an analysis of Tax Reduction Programs to the Town Council
- ▣ Monitor farm-use agreements on Town land
- ▣ Prepare annual Agricultural Products and Services Brochure

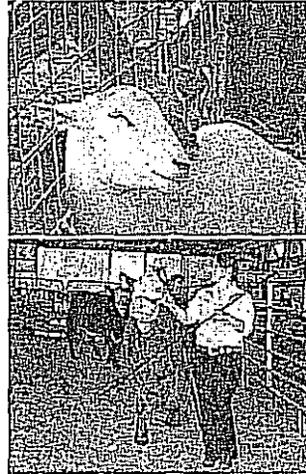
## Agriculture Committee: On-going Efforts

- Increase visibility of agriculture in Town
- Educate residents about active, working farms



## Future Actions

- Promote understanding of and support for local farming
- Pursue farmland preservation
- Promote zoning that supports farm operations
- Promote youth agriculture programs



### -Promote understand and support for local farming

-Ag Committee: Continue outreach efforts to Mansfield farms; Continue outreach and education efforts to general public; Provide advice to Town Council as needed

-Town Council: Support initiatives to ease burden on farmers; Support continued efforts to preserve active farmlands; Be vocal advocates for farming within Town

### -Pursue farmland preservation

### -Promote zoning that supports farm operations

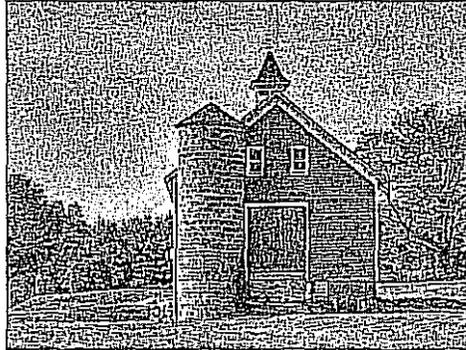
### -Promote youth agriculture programs

-Storrs Regional FFA

-4-H

## Future Actions

- Workshops for farmers
- Resources for farmers
- Regional initiatives
- TLGV Foodshed Plan



Farwell Barn UConn

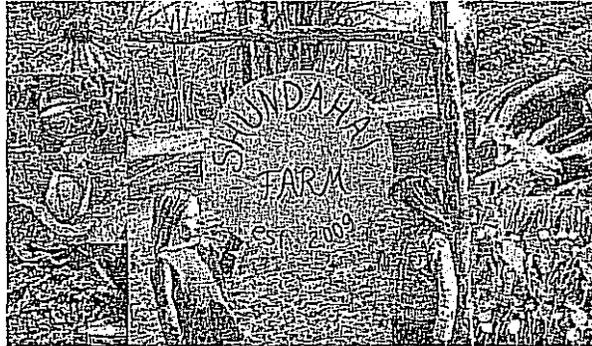
### LGV Foodshed plan

#### Goals

- Land that is currently farmed, or identified as valuable for farming because of its soils or other characteristics, is protected and its use for agricultural uses is maximized
- Large blocks of unfragmented forest land is protected, forestry management is implemented in appropriate areas
- Farmers have the knowledge, tools and infrastructure to ensure their business is successful
- Expanded markets, products and processing are available to farmers
- Local restaurants, grocery stores and institutions, including schools and hospitals, use local food whenever possible.
- All residents of the TLGV and the surrounding region understand the value of local foods and have easy access to them.
- Municipalities support agricultural operations through their land use regulations and otherwise
- Renewable energy sources are an integral part of agricultural operations,
- Agricultural operations implement practices that are compatible with the environment
- New agriculture operations are started with a new generation of farmers eager to farm

## Agricultural Viability in Mansfield

- To preserve farmland we must preserve FARMING
- A Shared Responsibility



Thank you for your support of our efforts. We look forward to working together to support agricultural viability in Mansfield.

**Definition of Agriculture: CGS § 1-1(q) § 1-1. Words and phrases. (q)**

Except as otherwise specifically defined, the words "agriculture" and "farming" shall include cultivation of the soil, dairying, forestry, raising or harvesting any agricultural or horticultural commodity, including the raising, shearing, feeding, caring for, training and management of livestock, including horses, bees, poultry, fur-bearing animals and wildlife, and the raising or harvesting of oysters, clams, mussels, other molluscan shellfish or fish; the operation, management, conservation, improvement or maintenance of a farm and its buildings, tools and equipment, or salvaging timber or cleared land of brush or other debris left by a storm, as an incident to such farming operations; the production or harvesting of maple syrup or maple sugar, or any agricultural commodity, including lumber, as an incident to ordinary farming operations or the harvesting of mushrooms, the hatching of poultry, or the construction, operation or maintenance of ditches, canals, reservoirs or waterways used exclusively for farming purposes; handling, planting, drying, packing, packaging, processing, freezing, grading, storing or delivering to storage

or to market, or to a carrier for transportation to market, or for direct sale any agricultural or horticultural commodity as an incident to ordinary farming operations, or, in the case of fruits and vegetables, as an incident to the preparation of such fruits or vegetables for market or for direct sale. The term "farm" includes farm buildings, and accessory buildings thereto, nurseries, orchards, ranges, greenhouses, hoop houses and other temporary structures or other structures used primarily for the raising and, as an incident to ordinary farming operations, the sale of agricultural or horticultural commodities. The term "aquaculture" means the farming of the waters of the state and tidal wetlands and the production of protein food, including fish, oysters, clams, mussels and other molluscan shellfish, on leased, franchised and public underwater farm lands. Nothing herein shall restrict the power of a local zoning authority under chapter 124.

<b>Cost to Provide Community Services per Dollar of Revenue Raised*</b>			
<b>Town (year of study)</b>	<b>Residential</b>	<b>Commercial and Industrial</b>	<b>Working and Open Land</b>
Bolton (1998)	1.05	0.23	0.5
Brooklyn (2002)	1.09	0.17	0.3
Durham (1995)	1.07	0.27	0.23
Farmington (1995)	1.33	0.32	0.31
Lebanon (2007)	1.12	0.16	0.17
Litchfield (1995)	1.11	0.34	0.34
Pomfret (1995)	1.06	0.27	0.86
Windham (2002)	1.15	0.24	0.19
<b>Median</b>	<b>1.11</b>	<b>0.26</b>	<b>0.31</b>
<b>US Median</b>	<b>1.19</b>	<b>0.29</b>	<b>0.37</b>

Farmland helps to stabilize municipal budgets. Cost of Community Services Studies (COCS) use municipal data to determine the fiscal contribution of various local land uses. Over 20 years of COCS from around the country have shown that farmland and other open space generate more public revenue than they require in services. Even when farmland, for example, is assessed at its current agricultural use value under Public Act 490, farmland generates a surplus to offset the shortfall created by residential demand for public services.

A review of COCS research in eight CT Towns shows that for each dollar of property tax revenue generated by working and open space land, on average, only \$0.31 is required in municipal services. Whereas, on average, \$1.11 is required in municipal services for residential land.

## Mansfield Agriculture Committee Charge

**CHARGE/DUTIES:** The Agriculture Committee shall be an advisory board to the Town Council and other Town officials with the following charges and duties:

### General

- a. To foster agricultural viability and preservation of agricultural land in Mansfield.
- b. To foster a healthy environment.
- c. To serve as a conduit between local farmers and non-profit agencies, civic organizations, municipal boards and commissions, elected officials, and non-farm residents.
- d. To advocate for agriculture before land use and other commissions.
- e. To act as a resource for agricultural information.
- f. To chart land use in Mansfield to support a balance between agriculture, preservation, and other land uses.
- g. To promote keeping Town-owned farmland in agricultural production. In addition, to ensure the responsible use of Town-owned farmland by monitoring use agreements between the Town and local farmers.

### Education and Outreach

- a. To increase awareness of agricultural enterprises in the community.
- b. To promote the value of viable agriculture to the Town in the areas of employment, property taxes, environment and farmland preservation.
- c. To provide information and guidance on agriculture-related issues-such as zoning, inland wetland, public works and others - to town departments and other boards and commissions and residents as necessary.
- d. To support young farmers by supporting local, regional, and state vocational agricultural education, and 4-H programs.
- e. To recognize and support new farming operations.
- f. To act as a sounding board and provide review to town departments, boards and commissions concerning the impact of proposed town policies on agricultural activities.

### Economic Opportunities

- a. To identify opportunities to preserve and expand agriculture in Mansfield.
- b. To promote opportunities for residents and local businesses to support agriculture.
- c. To provide information regarding available financial support related to agricultural viability.

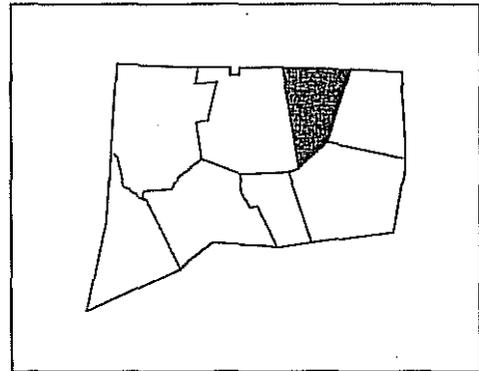
**MEMBERSHIP:** The Agriculture Committee will consist of 6 regular voting members and 4 alternates appointed by the Town Council in accordance with A§192 of the Mansfield Code. Insofar as practical, members appointed shall be representative of all groups interested in the management, protection and regulation of agriculture as defined by Connecticut General Statutes 1-1q, particularly those directly involved in agriculture. A chairman, vice chairman and a secretary will be elected and will serve for a term of one year.

**LENGTH OF TERM:** The appointments will be for three year terms.

*Adopted August 9, 2010*

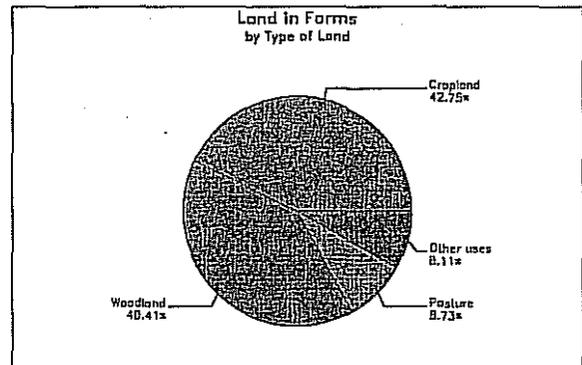
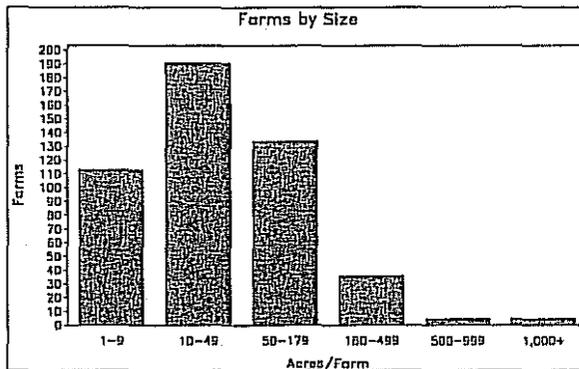
# 2007 CENSUS OF AGRICULTURE

County Profile



## Tolland County Connecticut

	2007	2002	% change
<b>Number of Farms</b>	484	398	+ 22
<b>Land in Farms</b>	39,334 acres	36,782 acres	+ 7
<b>Average Size of Farm</b>	81 acres	92 acres	- 12
<b>Market Value of Products Sold</b>	\$37,573,000	\$28,157,000	+ 33
Crop Sales \$20,054,000 (53 percent) Livestock Sales \$17,519,000 (47 percent)			
<b>Average Per Farm</b>	\$77,630	\$70,747	+ 10
<b>Government Payments</b>	\$318,000	\$571,000	- 44
<b>Average Per Farm Receiving Payments</b>	\$10,978	\$24,829	- 56



# 2007 CENSUS OF AGRICULTURE

## County Profile

### Tolland County – Connecticut

Ranked items among the 8 state counties and 3,079 U.S. counties, 2007

Item	Quantity	State Rank	Universe <sup>1</sup>	U.S. Rank	Universe <sup>1</sup>
<b>MARKET VALUE OF AGRICULTURAL PRODUCTS SOLD (\$1,000)</b>					
Total value of agricultural products sold	37,573	7	8	1,604	3,076
Value of crops including nursery and greenhouse	20,054	7	8	1,455	3,072
Value of livestock, poultry, and their products	17,519	4	8	1,620	3,069
<b>VALUE OF SALES BY COMMODITY GROUP (\$1,000)</b>					
Grains, oilseeds, dry beans, and dry peas	278	5	8	2,272	2,933
Tobacco	(D)	2	3	(D)	437
Cotton and cottonseed	-	-	-	-	626
Vegetables, melons, potatoes, and sweet potatoes	2,291	5	8	536	2,795
Fruits, tree nuts, and berries	2,272	4	8	278	2,659
Nursery, greenhouse, floriculture, and sod	12,303	7	8	249	2,703
Cut Christmas trees and short rotation woody crops	(D)	(D)	8	(D)	1,710
Other crops and hay	867	6	8	1,679	3,054
Poultry and eggs	173	6	8	1,291	3,020
Cattle and calves	1,966	3	8	2,312	3,054
Milk and other dairy products from cows	14,614	4	8	376	2,493
Hogs and pigs	66	5	8	1,507	2,922
Sheep, goats, and their products	108	4	8	1,046	2,998
Horses, ponies, mules, burros, and donkeys	462	5	8	536	3,024
Aquaculture	-	-	7	-	1,498
Other animals and other animal products	140	5	8	642	2,875
<b>TOP CROP ITEMS (acres)</b>					
Forage - land used for all hay and haylage, grass silage, and greenchop	7,335	5	8	1,997	3,060
Corn for silage	5,032	3	8	308	2,263
Vegetables harvested for sale	1,080	3	8	500	2,794
Sweet corn	571	2	8	168	2,384
Corn for grain	311	4	7	2,141	2,634
<b>TOP LIVESTOCK INVENTORY ITEMS (number)</b>					
Cattle and calves	10,457	3	8	1,963	3,060
Layers	5,753	4	8	769	3,024
Pullets for laying flock replacement	4,395	3	8	481	2,627
Horses and ponies	1,153	6	8	1,209	3,056
Sheep and lambs	926	3	8	967	2,691

### Other County Highlights

Economic Characteristics	Quantity	Operator Characteristics	Quantity
<b>Farms by value of sales:</b>		<b>Principal operators by primary occupation:</b>	
Less than \$1,000	141	Farming	221
\$1,000 to \$2,499	58	Other	263
\$2,500 to \$4,999	85	<b>Principal operators by sex:</b>	
\$5,000 to \$9,999	49	Male	377
\$10,000 to \$19,999	58	Female	107
\$20,000 to \$24,999	13	<b>Average age of principal operator (years)</b>	
\$25,000 to \$39,999	21	58.3	
\$40,000 to \$49,999	8	<b>All operators by race<sup>2</sup>:</b>	
\$50,000 to \$99,999	16	American Indian or Alaska Native	5
\$100,000 to \$249,999	13	Asian	4
\$250,000 to \$499,999	7	Black or African American	-
\$500,000 or more	15	Native Hawaiian or Other Pacific Islander	-
Total farm production expenses (\$1,000)	32,466	White	746
Average per farm (\$)	67,079	More than one race	8
Net cash farm income of operation (\$1,000)	7,409	<b>All operators of Spanish, Hispanic, or Latino Origin<sup>2</sup></b>	
Average per farm (\$)	15,307	9	

See "Census of Agriculture, Volume 1, Geographic Area Series" for complete footnotes, explanations, definitions, and methodology.

(D) Cannot be disclosed. (Z) Less than half of the unit shown.

<sup>1</sup> Universe is number of counties in state or U.S. with item. <sup>2</sup> Data were collected for a maximum of three operators per farm.

# 2007 CENSUS OF AGRICULTURE

## County Profile

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Grains, oilseeds, dry beans, and dry peas	278	5	B	2,272	2,933
Tobacco	(D)	2	3	(D)	437
Cotton and cottonseed	-	-	-	-	626
Vegetables, melons, potatoes, and sweet potatoes	2,291	5	B	536	2,796
Fruits, tree nuts, and berries	2,272	4	B	278	2,659
Nursery, greenhouse, floriculture, and sod	12,303	7	B	249	2,703
Cut Christmas trees and short rotation woody crops	(D)	(D)	B	(D)	1,710
Other crops and hay	857	6	B	1,679	3,054
Poultry and eggs	173	6	B	1,291	3,020
Cattle and calves	1,966	3	B	2,312	3,054
Milk and other dairy products from cows	14,614	4	B	376	2,493
Hogs and pigs	66	5	B	1,507	2,922
Sheep, goats, and their products	108	4	B	1,046	2,998
Horses, ponies, mules, burros, and donkeys	452	5	B	536	3,024
Aquaculture	-	-	7	-	1,498
Other animals and other animal products	140	5	B	842	2,875
<b>TOP CROP ITEMS (acres)</b>					
Forage - land used for all hay and haylage, grass silage, and greenchop	7,335	5	B	1,997	3,060
Corn for silage	5,032	3	B	308	2,263
Vegetables harvested for sale	1,080	3	B	500	2,794
Sweet corn	571	2	B	168	2,384
Corn for grain	311	4	7	2,141	2,634
<b>TOP LIVESTOCK INVENTORY ITEMS (number)</b>					
Cattle and calves	10,457	3	B	1,963	3,060
Layers	5,753	4	B	769	3,024
Pullets for laying flock replacement	4,395	3	B	481	2,627
Horses and ponies	1,153	6	B	1,209	3,066
Sheep and lambs	926	3	B	967	2,891

### Other County Highlights

Economic Characteristics	Quantity	Operator Characteristics	Quantity
<b>Farms by value of sales:</b>		<b>Principal operators by primary occupation:</b>	
Less than \$1,000	141	Farming	221
\$1,000 to \$2,499	58	Other	263
\$2,500 to \$4,999	85	<b>Principal operators by sex:</b>	
\$5,000 to \$9,999	49	Male	377
\$10,000 to \$19,999	58	Female	107
\$20,000 to \$24,999	13	<b>Average age of principal operator (years)</b>	
\$25,000 to \$39,999	21	58.3	
\$40,000 to \$49,999	8	<b>All operators by race<sup>2</sup>:</b>	
\$50,000 to \$99,999	16	American Indian or Alaska Native	5
\$100,000 to \$249,999	13	Asian	4
\$250,000 to \$499,999	7	Black or African American	-
\$500,000 or more	15	Native Hawaiian or Other Pacific Islander	-
Total farm production expenses (\$1,000)	32,466	White	745
Average per farm (\$)	67,079	More than one race	8
Net cash farm income of operation (\$1,000)	7,409	<b>All operators of Spanish, Hispanic, or Latino Origin<sup>2</sup></b>	
Average per farm (\$)	15,307	9	

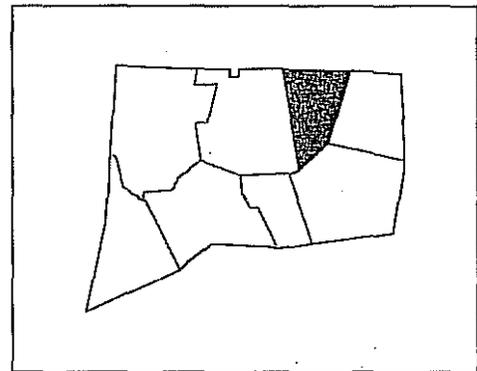
See "Census of Agriculture, Volume 1, Geographic Area Series" for complete footnotes, explanations, definitions, and methodology.

(D) Cannot be disclosed. (Z) Less than half of the unit shown.

<sup>1</sup> Universe is number of counties in state or U.S. with item. <sup>2</sup> Data were collected for a maximum of three operators per farm.

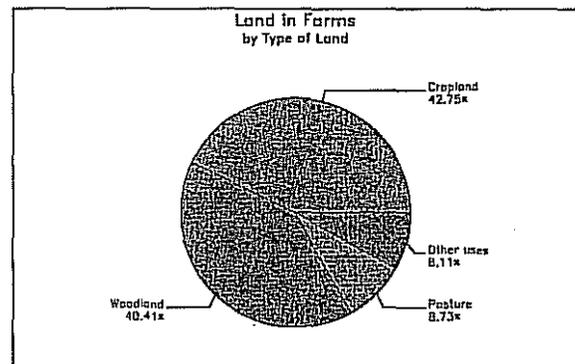
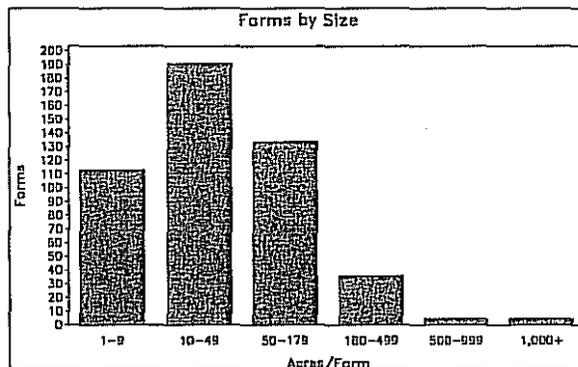
# 2007 CENSUS OF AGRICULTURE

County Profile



## Tolland County Connecticut

	2007	2002	% change
<b>Number of Farms</b>	484	398	+ 22
<b>Land in Farms</b>	39,334 acres	36,782 acres	+ 7
<b>Average Size of Farm</b>	81 acres	92 acres	- 12
<b>Market Value of Products Sold</b>	\$37,573,000	\$28,157,000	+ 33
Crop Sales \$20,054,000 (53 percent)			
Livestock Sales \$17,519,000 (47 percent)			
<b>Average Per Farm</b>	\$77,630	\$70,747	+ 10
<b>Government Payments</b>	\$318,000	\$571,000	- 44
<b>Average Per Farm Receiving Payments</b>	\$10,978	\$24,829	- 56





# 2007-2008 REPORT

By Rigoberto Lopez and Christopher Jeffords  
Department of Agricultural and Resource Economics

*In Memory of*  
**Dr. William "Al" Allen Cowan**  
*(October 4, 1920-April 4, 2009)*  
**Professor Emeritus,**  
**Department of Animal Science**

In addition to shedding light on agriculture in Connecticut, we hope that this newsletter lives up to the high standards set by Dr. Cowan's original series of twenty seven years.



## Connecticut Agriculture is Alive and Well!

In his last *Agriculture in Connecticut 2006* report, Al Cowan noted that "Most citizens and even many in agriculture, are not aware of agriculture's diversity, scope and importance" in New England. As this report goes to press, what Al wrote then is still true: "It is dynamic, still evolving and changing...and continuing to make significant contributions to the life of Connecticut citizens."

An important aspect of this contribution is agriculture's economic impact. In 2007, without accounting for differences in the number of farms or land in farms, Connecticut ranks third in New England at \$551,553,000 in total market value of agricultural products sold. Number one is Vermont, Maine is number two. However, Connecticut ranks first in terms of market value per farm and per acre, as the following table illustrates:

**Table 1 – 2007 Market Value of Agricultural Products Sold: Rankings per Acre and per Farm**

State	Total Market Value (\$1,000)	Land in Farms (Acres)	Value Per Acre	Rank	Number of Farms	Value Per Farm	Rank
Vermont	\$673,713	1,233,313	\$546	4	6,984	\$96,465	2
Maine	617,190	1,347,566	458	5	8,136	75,859	3
Connecticut	551,553	405,616	1,360	1	4,916	112,195	1
Massachusetts	489,820	517,879	946	3	7,691	63,687	4
New Hampshire	199,051	471,911	422	6	4,166	47,780	6
Rhode Island	65,908	67,819	972	2	1,219	54,067	5

Data for 2008 preserves the number three spot for Connecticut in terms of agricultural products sold at \$600,589,000—an increase of \$49,036,000 or 8.9%. Unfortunately, data for land in farms and number of farms were not yet available for 2008. However, it is interesting to note that between 2006 and 2007, land in farms in Connecticut actually increased by more than 5,000 acres and the total number of farms by over 700, with the average farm size remaining at approximately 82 acres—by far consisting of small and medium size family farm operations.

### Inside this issue:

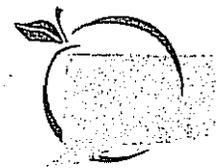
Connecticut Agriculture is Alive and Well!

2007 and 2008 Farm Income and Value Added Data

2007 Market Value by Commodity Groups

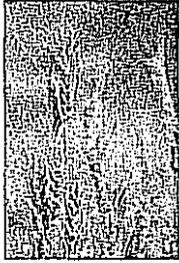
Connecticut Ranking in New England

The Dairy Industry in Connecticut



Contact:  
Rigoberto.Lopez@uconn.edu  
860-486-2836

Visit us online at:  
www.crae.uconn.edu



As Table 2 illustrates, between 2007 and 2008, Connecticut has seen its net farm income increase by close to 25% - pushing it into the number two spot in New England in terms of ranking based on these statistics. Attesting to the continuing diversity of Connecticut agriculture, the contribution of crops, animals, and services and forestry to final agricultural output have remained consistent across 2007 and 2008 at 58%, 26%, and 18% respectively.

**Table 2 – 2007 and 2008 Farm Income and Value Added Data**

Rank	State	Net Income (\$1,000)	Final Agricultural Sector Output (\$1,000)	From Crops (\$1,000)	From Animals (\$1,000)	From Services & Forestry (\$1,000)
<b>2007</b>						
1	Vermont	\$225,136	\$774,970	\$110,130	\$597,706	\$67,134
2	Maine	179,748	732,922	351,473	298,606	82,843
3	Connecticut	139,490	680,031	394,246	179,984	105,801
4	Massachusetts	108,100	647,727	372,954	121,339	153,435
5	New Hampshire	37,600	251,873	108,987	94,283	48,602
6	Rhode Island	20,112	82,483	55,765	10,103	16,614
<b>2008</b>						
1	Massachusetts	\$178,653	\$728,588	\$451,406	\$112,785	\$164,397
2	Connecticut	176,978	728,223	419,996	190,327	117,901
3	Maine	167,230	743,916	325,547	335,208	83,160
4	Vermont	164,743	754,533	112,498	570,061	71,975
5	New Hampshire	46,083	269,789	119,754	87,280	52,755
6	Rhode Island	18,553	88,744	57,357	10,549	18,839

CONNECTICUT HAS SUBSTANTIALLY HIGHER PER-ACRE AND PER-FARM MARKET VALUES AND RANKS FIRST OUT OF THE SIX NEW ENGLAND STATES IN SALES PER ACRE AND PER FARM.

Zooming in on Connecticut, Table 3 further illustrates the diversity of Connecticut agriculture, ranging from nursery, greenhouse, turfgrass, dairy cows and goat operations to tobacco leaf, fruit and vegetables, aquaculture, cattle, and horse farms.

**Table 3 – 2007 Market Value by Commodity Groups**

(Agricultural) Commodity Group	Value (\$1,000)	% of Total
<b>Crops</b>		
Nursery, greenhouse, floriculture, and sod	\$269,221	48.8%
Tobacco	56,976	10.3%
Vegetables, melons, potatoes, and sweet potatoes	30,230	5.5%
Fruits, tree nuts, and berries	28,641	5.2%
Other crops and hay	12,464	2.3%
Cut Christmas trees and short rotation woody crops	3,840	0.7%
<b>Livestock</b>		
Milk and other dairy products from cows	\$72,338	13.1%
Poultry and eggs	45,274	8.2%
Aquaculture	15,142	2.7%
Cattle and calves	9,405	1.7%
Horses, ponies, mules, burros, and donkeys	4,868	0.9%
Other animals and other animal products	3,154	0.6%
<b>All Commodities</b>	<b>\$551,553</b>	<b>100%</b>

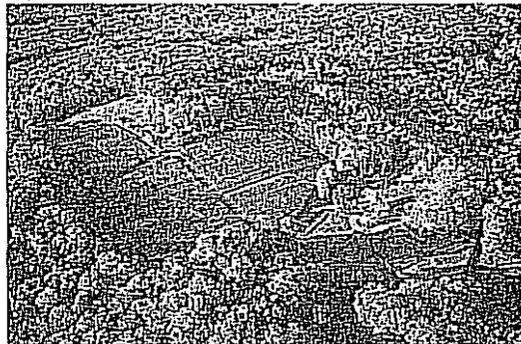


Sales of crops and livestock accounted for approximately 73% and 27% of total sales respectively, the largest commodity sectors being the "green" industries (nursery, greenhouse, floriculture, and sod), the dairy industry, and tobacco. Honorable mentions of Connecticut's position in New England for selected agricultural commodities are given on the next page.

# Connecticut Rankings in New England

## First in:

- Pear production
- Broadleaf and shade grown tobacco
  - Production and value of production
  - Acres harvested and yield per acre
- Market value of nursery, greenhouse, and floriculture sales
- Market value of cut Christmas trees and short-rotation woody crops sold
- Final agricultural sector output from crops (\$394 million)
- Horses per square mile (3rd in the U.S.)



## Second in:

- Total value of milk produced per square mile
- Net farm income (2008)
- Total eggs produced and value of egg production
- Corn silage production
- Total value of trout sales
- Number of farms per square mile
- Acres of sweet corn planted per square mile
- Total value of milk produced per cow
- Peach Production

CONNECTICUT RANKS FIRST IN NEW ENGLAND IN NURSERY AND GREENHOUSE SALES AND HORSE DENSITY AND SECOND IN NET FARM INCOME AND NUMBER OF FARMS PER SQUARE MILE.

BY ANY MEASURE, CONNECTICUT AGRICULTURE CONTINUES TO THRIVE!

## Third in:

- Total milk production and value of milk produced
- Horses per capita

As of July 2007, there were over 3.5 million people living in Connecticut, roughly 25% of the total population of New England. For being the second most populous yet second geographically smallest state in New England, Connecticut's agriculture is doing exceedingly well, as illustrated by the following per capita statistics for Connecticut in 2007:

- 1 head of cattle for every 67 people
- 1 milk cow for every 184 people
- 1 hog for every 875 people
- Slightly less than 1 chicken per person
- Around 6 pounds of apples per person
- 1 acre of farmland for every 9 people
- 1 acre of woodland for every 28 people
- \$4.32 of aquaculture products sold per person (based on USDA data)
- \$76.87 of nursery, greenhouse, floriculture, and sod sold per person
- \$20.65 of milk and other dairy products from cows sold per person

The contribution of agriculture goes beyond the farm gate, as illustrated for the dairy industry on page 4, and it also plays an important non-pecuniary role in preserving open space and the quality of life. In a nutshell, "agriculture is not dead in Connecticut" (Cowan, *Connecticut Agriculture 2006*). Relying on high value added operations and small and medium family farms, overall, by any measure, agriculture in Connecticut continues to thrive!

University of Connecticut  
Agricultural and Resource Economics  
1376 Storrs Road, Unit 4021  
Storrs, CT 06269-4021

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## The Dairy Industry in Connecticut

According to a 2007 report by two state agencies and The University of Connecticut:

Connecticut's dairy industry (including processing) generated an estimated \$1 billion in statewide sales and accounted for approximately 3,500 jobs taking into account effects on related businesses

- Dairy processing establishments had direct sales of nearly \$500 million, with about half of that being sales of cheese and yogurt, and the remaining in fluid milk, ice cream and frozen desserts, and manufacturing.
- 25 dairy processing establishments including 11 milk bottlers and 4 cheese manufacturers

Additional Dairy Farming Statistics for 2007:

- 159 dairy farms located in 75 CT towns
- CT dairy farms operated 72,000 acres of land accounting for 20% of the state's land in farms
- In 2007, CT dairy farms had direct sales of \$76 million
- 19,000 milk cows produced 355 million pounds of milk or 18,684 pounds per cow

### Report Data Sources

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