

AGENDA

In accordance with Governor Lamont's Executive Order 7B and social distancing guidelines recommended by the CDC to slow community spread of COVID-19, this meeting is physically closed to the public. The public may view the meeting live at <https://mansfieldct.gov/video> or on Charter Spectrum Cable Channel 191 (the website is recommended as it is a higher image clarity).

Public Comment will be accepted by email at TownMngr@mansfieldct.org or by USPS mail at 4 South Eagleville Road, Mansfield CT 06268 and must be received prior to the meeting (public comment received after the meeting will be shared at the next meeting). Additionally, public comment can be phoned in live. Please email TownMngr@mansfieldct.org or call 860-429-3336 ext. 5 by 4:00PM on the day of the meeting to receive instructions for how to phone in public comment.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- A. [07.27.2020 Regular Meeting Draft Minutes](#) 5 - 9

4. PUBLIC HEARINGS

**Small Cities Community Development Block Grant-COVID
(CDBG-CV) Public Hearing**

- A. [AIS - Small Cities Community Development Block Grant-COVID \(CDBG-CV\) Public Hearing](#) 11 - 20
[Tear Sheets of Legal Notices in The Chronicle and The Courant \(8/4/2020\)](#)
[Notice Published on the Town's legal notices webpage \(7/30*2020\)](#)

5. OPPORTUNITY FOR PUBLIC TO ADDRESS COUNCIL

6. REPORT OF THE TOWN MANAGER

7. REPORTS AND COMMENTS OF COUNCIL MEMBERS

8. OLD BUSINESS

- A. **Small Cities Program CDBG-CV: Authorization to Apply for Small Cities Funding CDBG-CV (Item #9B, 5-11-20 Agenda)** 21 - 24
[AIS - Small Cities CDBG-CV Authorization to Apply Resolution Authorizing submission of Small Cities CDBG-CV application of up to \\$500,000](#)

B.	Town Manager Search (Item #8A, 1-27-20 Agenda) AIS - Town Manager Search	25
C.	UConn Fall Plan (Item #8A, 7-27-20 Agenda) AIS - UConn Fall Plan Draft letter to Commissioner, DESP dated August 3, 2020	27 - 32
 9. NEW BUSINESS		
A.	Grant Award: Affordable Housing Plan Technical Assistance Program AIS - Grant Award: Affordable Housing Plan Technical Assistance Program Notice Of Grant Award Notice Of Grant Agreement Affordable Housing Plan Technical Assistance Program General Grant Conditions Application for Affordable Housing Technical Assistance	33 - 51
B.	Wetlands Citation Ordinance AIS - Wetlands Citation Ordinance Proposed changes to Mansfield Wetlands Ordinance Citation procedures and fines for violations - Section 40-6(B)(1) Memo from Inland Wetlands Agency Chair, Paul Aho	53 - 59
C.	Conservation Easement Restrictions Related to Tree Removal AIS - Conservation Easement Restrictions Related to Tree Removal Conservation Easement Example Planning and Zoning Commission August 3, 2020 meeting minutes	61 - 78
D.	Proposed Land Swap with Joshua's Trust (Sawmill Brook and Wolf Rock Preserves) AIS - Proposed Land Swap with Joshua's Trust (Sawmill Brook and Wolf Rock Preserves) May 6, 2020 letter to Joshua's Trust Wolf Rock Access Survey Wolf Rock Easement	79 - 94
 10. REPORTS OF COUNCIL COMMITTEES		
 11. DEPARTMENTAL AND ADVISORY COMMITTEE REPORTS		
 12. PETITIONS, REQUESTS AND COMMUNICATIONS		

A.	Communications from the July 27, 2020 Town Council Packet Downtown Storrs Operations Report June 2020 Storrs Center Parking Operation Financial Report June 2020 K. White 7.11.20 N. Tomastik 7.23.20 Mansfield Connecticut Connection - Litter Ordinance Petition 7.23.20 Resident Emails re Litter Ordinance 7.23.20 -7.24.20 D. Freudmann response to Ash-Morgan 7.23.20	95 - 138
B.	Sgt. K. Timme, Town of Mansfield Monthly Reports June 2020 & July 2020	139 - 140
C.	C. Larsen (7.25.20)	141
D.	C. Smith (7.25.20)	143
E.	D. Javit (7.26.20)	145
F.	J. Sidney (7.26.20)	147
G.	The Chamber of Commerce Inc. Windham Region, letter re: Support of Mansfield 4 Corners (7.27.20)	149
H.	Update from Congressman Courtney - GAO Report on Crumbling Foundations (7.30.20)	151 - 152

13. FUTURE AGENDAS

14. ADJOURNMENT

GoToMeeting | Audrey P. Beck Municipal Building
4 So. Eagleville Road, Mansfield, CT

DRAFT MINUTES

1. CALL TO ORDER

Mayor Moran called the regular meeting of the Mansfield Town Council to order at 7:00 p.m. on GoToMeeting.

2. ROLL CALL

Present: Ausburger, Berthelot, Bruder, Fratoni, Freudmann, Kochenburger, Moran, Schurin, Shaiken

3. APPROVAL OF MINUTES

Ms. Berthelot **moved** and Mr. Schurin seconded to approve the minutes of the July 13, 2020 regular meeting as presented.

The letter “s” to be removed from “Agreements” under Reports and Comments of Council Members due to a scrivener’s error.

Motion **passed** with all in favor except Mr. Fratoni who abstained.

4. OPPORTUNITY FOR PUBLIC TO ADDRESS COUNCIL

Nancy Tomastik, Maple Road, requested an amendment to the Town’s Litter Ordinance to prevent bagged advertisements and Yellow Pages from being distributed to residences, citing home security and environmental issues.

5. REPORT OF THE TOWN MANAGER/COVID 19 UPDATE

Interim Town Manager John Carrington presented his written report. The report is available online at www.Mansfieldct.gov and is on file with the Town Clerk.

Mr. Kochenburger **moved** and Mr. Shaiken seconded that we authorize the mayor to send a communication to all businesses in Mansfield that we have on file reminding them that an upcoming migration of individuals into town, some new some returning, and request that they voluntarily consider going back to earlier safety standards that were in existence in phase one.

Councilors discussed and debated the request and the implications of mentioning phase one.

In replacement of his original motion, Mr. Kochenburger **moved** and Ms. Berthelot seconded that we authorize the Mayor to send a letter to all businesses in Mansfield that we can reach reminding them of the migration of many people, some new some others, to the community and to consider voluntarily adopting some of the safety practices they had in the past such as the required use of face masks and one way aisles in stores. Motion **passed** unanimously.

Mr. Shaiken **moved** and Ms. Berthelot seconded to add an agenda item called Mansfield Letter to the Department of Emergency Services and Public Protection under New Business immediately following the presentation from UConn. Motion **passed** unanimously.

6. REPORTS AND COMMENTS OF COUNCIL MEMBERS

Mayor Moran reported she has been working with CCM and other towns on a request to the State to allow towns to limit the size of gatherings and with Advance CT on economic development opportunities in our region.

7. OLD BUSINESS

None.

8. NEW BUSINESS

A. UConn Fall Plan

Representatives from UConn presented their plan for the fall semester in consideration of the COVID-19 pandemic, answered many Councilor questions regarding the University's testing and surveillance strategies, off-campus student outreach efforts, and the community's concerns with the influx of students, and announced the launch of UConn's Thought Exchange survey regarding the return of students to town.

AA. Mansfield Letter to the Department of Emergency Services and Public Protection (DESPP)

Mayor Moran discussed the letter requesting DESPP for a waiver to limit and create a permit process for gatherings.

Mr. Shaiken **moved** and Ms. Berthelot seconded to authorize the Mayor to sign the letter distributed earlier or a similar letter to the Department of Emergency Services and Public Protection along with other communities across Connecticut.

Mayor Moran said West Hartford requested the letter be clarified to apply to private outdoor gatherings.

Motion **passed** with all in favor except Mr. Fratoni and Mr. Freudmann who voted against.

[Mr. Ausburger left the meeting.]

B. Mansfield Middle School (MMS) Roof Building Project Referral to Planning and Zoning Commission

MMS Roof Building Committee Chair Paul Shapiro and Director of Facilities Allen Corson presented an update on the progress and status of the project.

Mr. Bruder **moved** and Ms. Berthelot seconded to refer to the Planning and Zoning Commission for a report in accordance with CGS §8-24, the project to replace the Mansfield Middle School Roof and to include the installation of photovoltaic solar panels at the Mansfield Middle School located at 205 Spring Hill Road, Mansfield.

Mr. Freudmann **moved** and Mr. Fratoni seconded to replace “include” with “consider including.” Motion to amend **failed** with all against except Mr. Fratoni and Mr. Freudmann who voted in favor.

Original motion **passed** unanimously.

C. Historic Restoration Fund Grant for Mansfield Historic Society

Mansfield Historical Society Executive Board Member Bruce Clouette described the grant program, old town hall building and its history, and the building’s moisture and water issues. Acting Director of Public Works Derek Dilaj described the perimeter drainage work needed to keep the basement dry.

Councilors discussed concerns about the long term cost of building maintenance.

Mr. Shaiken **moved** and Ms. Berthelot seconded to adopt the following resolution:

Resolved, effective July 27, 2020, that John C. Carrington, Interim Town Manager, is empowered to execute and to deliver in the name of and on behalf of this municipality, an application and a future contract, if the grant is approved, with the State Historic Preservation Office (SHPO) for a Historic Restoration Fund grant.

Motion **passed** with all in favor except Mr. Fratoni, Mr. Freudmann, and Mr. Schurin who voted against.

D. Request for Water Main Easement on Town Owned Property, Baxter Road

Mr. Bruder **moved** and Mr. Shaiken seconded that the Interim Town Manager is authorized to execute on behalf of the Town of Mansfield a Purchase and Sale Agreement to sell, for no less than \$2,700, the referenced easement,

which will include responsibility for any fire protection charges depending on the final design, to the Willington Property Group, LLC, its successors or assignees and thereafter to execute all necessary documents to close the transaction in accordance with language from the Diversion Permit. Motion **passed** unanimously.

E. Community Sewer Service Agreement – North Frontage, LLC

Mr. Shaiken moved and Mr. Bruder seconded that the council recess as the Town Council and convene as the Mansfield Water Pollution Control Authority. Motion **passed** unanimously.

Ms. Berthelot **moved** and Mr. Bruder seconded, effective July 27, 2020, to authorize John Carrington, Interim Town Manager, to execute the attached Community Sewer System Operation and Maintenance Agreement between the Water Pollution Control Authority of the Town of Mansfield and North Frontage, LLC. Motion **passed** unanimously.

Mr. Shaiken **moved** and Mr. Bruder seconded that the Mansfield Water Pollution Control Authority recess as the Mansfield Water Pollution Control Authority and reconvene as the Town Council. Motion **passed** unanimously.

F. Amendment to Community Development Block Grant (CDBG) Program Citizen Participation Plan

Director of Planning and Development Linda Painter introduced and summarized the proposed amendment.

Mr. Shaiken **moved** and Mr. Schurin seconded, effective July 27, 2020, to adopt amendments to the Community Development Block Grant (CDBG) Program Citizen Participation Plan as further described in the packet for the July 27, 2020 Town Council meeting. Motion **passed** unanimously.

G. Small Cities (Community Development Block Grant) COVID-19 Public Hearing

Mr. Bruder **moved** and Ms. Berthelot seconded, effective July 27, 2020, to schedule a public hearing for 7:00 p.m. at the Town Council's regular meeting on August 10, 2020, to solicit public comment regarding a proposed application to the State Department of Housing for funds under the CDBG-CV Small Cities Program. Motion **passed** with all in favor except Mr. Fratoni and Mr. Freudmann who voted against.

9. REPORTS OF COUNCIL COMMITTEES

Committee on Committees Chair Mr. Bruder reported that the Committee will meet next month.

10. DEPARTMENTAL AND ADVISORY COMMITTEE REPORTS

None.

Mr. Shaiken **moved** and Mr. Bruder seconded to table Petitions, Requests, and Communication and include them in the August 10th packet. Motion **passed** unanimously.

11. PETITIONS, REQUESTS AND COMMUNICATIONS

- A. Downtown Storrs Operations Report (June 2020)
- B. Storrs Center Parking Operation Financial Report (June 2020)
- C. K. White (7.11.20)
- D. N. Tomastik (7.23.20)
- E. Mansfield Connecticut Connection - Litter Ordinance Petition (7.23.20)
- F. Resident Emails re: Litter Ordinance (7.23.20 -7.24.20)
- G. D. Freudmann response email re: Litter Ordinance (7.23.20)

12. FUTURE AGENDAS

- Litter Ordinance

13. ADJOURNMENT

Mr. Shaiken **moved** and Mr. Bruder seconded to adjourn the meeting at 11:08 p.m. The motion **passed** unanimously.

Antonia Moran, Mayor

Sara-Ann Chaine, Town Clerk



Town of Mansfield Agenda Item Summary

To: Town Council
From: John C. Carrington, Interim Town Manager 
CC: Linda Painter, Director of Planning and Development; Patricia Schneider, Director of Human Services; Jillene Woodmansee, Planner I
Date: August 10, 2020
Re: Small Cities Community Development Block Grant-COVID (CDBG-CV) Public Hearing

Subject Matter/Background

On March 27, 2020, the Coronavirus Aid, Relief and Economic Security (CARES) Act was signed into law. The CARES Act includes approximately \$2 billion in supplemental funds for the Community Development Block Grant (CDBG) program “to prevent, prepare for, and respond to” the COVID-19 virus. The first tranche of CDBG-CV funds for Connecticut communities that participate in the Small Cities program is approximately \$7.8 million. The Connecticut Department of Housing is seeking applications for these funds by Friday, August 21, 2020. A second round of grant applications is anticipated in the coming weeks; the estimated funding available for that grant round is \$11.4 million.

The purpose of the public hearing is to obtain citizens views on the community’s needs related to preventing, preparing for, and responding to the impacts of the spread of the COVID-19 virus. Additionally, citizens will be able to provide input on specific project activities that could be part of the Town’s application for funding under the SC CDBG-CV program. Pursuant to federal and state guidelines for public hearings, staff will make a presentation on the CDBG program, the special funding opportunity related to preparing for, preventing, and responding to the COVID-19 virus, and proposed activities. Participants in the hearing will be allowed to ask questions which must be answered during the public hearing itself.

Eligible Activities

Unlike the annual Small Cities grant application process which allows for a broad range of activities based on a community’s needs, activities eligible for funding under this special round are limited to those that:

- Enable a community to **Prepare** for COVID-19;
- Enable a community to **Prevent** the spread of COVID-19; or
- Enable a community to **Respond** to the fall-out of COVID-19.

Furthermore, the State of Connecticut is requiring that any proposed activity meet one of the following priorities:

- **Rehabilitation of buildings and improvements.** Examples of **eligible** activities include:
 - Projects designed to make interim improvements to private properties to enable an individual patient to remain quarantined on a temporary basis;
 - Rehabilitation of a commercial or school building to establish an infectious disease treatment clinic (e.g. by replacing the HVAC system); and
 - Acquiring and rehabilitating a motel or hotel to expand capacity of hospitals to accommodate isolation of patients during recovery.

Examples of activities that are **not** eligible for funding under this priority include:

- Retrofits to general government buildings to provide general government services while maintaining social distancing; for example, drive-through windows for payments/permit applications.
 - General housing rehabilitation activities that are funded through the Town's revolving loan program.
- **Planning, capacity building and technical assistance.** An example of an eligible activity under this category would be hiring technical assistance providers to deliver CDBG training to new subrecipients and local government departments that are administering CDBG funds for the first time to deal with infectious disease response.
 - **Provision of new, quantifiable increased public services.** Examples of eligible activities include:
 - Providing testing, diagnosis or other services at a fixed or mobile location;
 - Providing equipment, supplies and materials necessary to carry-out a public service; and
 - Delivering meals on wheels to quarantined individuals or individuals that need to maintain social distancing due to medical vulnerabilities.

Any activities funded through the CDBG program must also meet one of three national objectives: benefit low and moderate-income persons; eliminate slum and blight; or meet urgent community development needs. As activities related to this funding have not generally been deemed to be meeting urgent community development needs, Mansfield must demonstrate that any proposed activity will primarily benefit low and moderate-income persons. Based on current HUD income eligibility requirements, at least 51% of beneficiaries of proposed activities must meet the following income limits based on household size:

Household Size	1	2	3	4	5	6	7	8
Maximum Income	\$52,580	\$60,400	\$67,950	\$75,500	\$81,500	\$87,600	\$93,650	\$99,700

Assessment of Community Needs

Prior to COVID-19, there were 89 Mansfield households approved for Mansfield's fee waiver program based on income eligibility (capped at 50% of median income), 79 households using Section 8 vouchers for affordable housing, and 19% of Mansfield K-8 students qualified for free and reduced price meals. The Department of Human Services estimates there are between 100-200 households struggling to meet their basic needs for food, housing, and health care.

Staff has identified the following needs within the community to assist in responding to the impacts of the COVID-19 virus on our low and moderate-income residents:

- **Rental assistance.** According to the 2018 American Communities Survey Selected Housing Characteristics, the median gross rent for Tolland County is \$1,183. Additionally, the ACS estimates that 45.4% of Tolland County residents are housing cost-burdened, meaning that they spend more 30% or more of their income on housing costs. It is believed that the COVID-19 virus has further burdened already struggling households due to a combination of reduced incomes from layoffs and reduced hours as well as increased costs related to food and childcare.

The Department of Housing is developing a rental assistance program for low and moderate-income households that would be funded by CDBG-CV funds. While details on program eligibility and maximum assistance requirements are not yet available, we expect that any assistance provided will be capped at three months due to current CDBG limitations.

In the month of July, the Department of Human Services had five (5) referrals for rental assistance and three (3) referral for mortgage assistance.

- **Food Security/Nutrition Assistance.** Staff has seen an increased demand for food security and nutrition assistance programs since the beginning of the public health emergency related to COVID-19:
 - Food Delivery for Seniors (April-June): 511 meals delivered for the Café; 1,192 meals delivered for Meals on Wheels
 - USDA TEFAP (The Emergency Food Assistance Program): 2,028 pounds of food and 1,690 meals in July as compared to 743 pounds of food and 891 meals in June
 - Foodshare: 522 across 3 days in July as compared to 225 across 2 days in April
- **Childcare Assistance.** One of the most critical elements that can limit a parent's ability to work during the COVID-19 crisis is the availability of child-care. This is further complicated by the capacity limits imposed by social distancing guidelines and uncertainty as to whether schools will reopen full-time for in-person learning. Mansfield Public Schools has decided to start the school year with a hybrid learning model, which will have children doing remote learning three days each week. Costs associated with providing before and after school care at the each

school instead of at the Mansfield Community Center have resulted in the elimination of before-school care as well as limits on capacity of after-school care programs, forcing working parents to seek alternative childcare arrangements.

In terms of demand, we know that one of the town’s private childcare centers that remained open in the spring when public schools had transitioned to full remote learning still had several children attending. Other private childcare facilities were at 50% capacity within one week of re-opening this summer.

We also know that even before COVID-19, Connecticut families experienced a significant cost burden for childcare. According to the Economic Policy Institute (<https://www.epi.org/child-care-costs-in-the-united-states/#/CT>), the average cost of childcare for an infant is \$1,292 per month; average cost of childcare for a four-year old is \$1,061 per month. The U.S. Department of Health and Human Services affordability standard is that childcare should cost no more than 7% of a family’s income.

Using the average childcare costs for Connecticut, staff calculated the estimated cost burden for families that would qualify for assistance under the CDBG program. The maximum income limits for CDBG program participation is 80% of median income. In contrast, the maximum income limit for childcare assistance through the Connecticut Office of Early Education is 50% of the state median income (\$57,966 for a family of four). As shown in the table below, families that would qualify for assistance through CDBG pay well over 7% of their income toward childcare.

	Household Size						
	2	3	4	5	6	7	8
One Infant	26%	23%	21%	19%	18%	17%	16%
One Four Year Old	21%	19%	17%	16%	15%	14%	13%
One Infant and One Four Year Old	NA	42%	37%	35%	32%	30%	28%

Proposed Application

Based on the above assessment of community needs, staff is proposing that the following activities be included in a request for **up to \$500,000** in grant funding as part of the first tranche of Small Cities CDBG-CV funds that are currently available. The funding would be used to deliver the following programs, including associated staffing and administration costs:

- **Rental Assistance.** The Connecticut Department of Housing is developing the framework for a rental assistance program using CDBG-CV funds. While the details of the framework and program rules (including maximum monthly and total assistance per household) are not yet available, we anticipate that the program will provide rental assistance for income qualifying families that can demonstrate impacts to their income and/or expenses from the COVID-19 virus for up to three months. The Town would be responsible for accepting and reviewing applications for eligibility and processing rent payments to property

owners of qualified applicants. While we understand there is a need for this program, it is difficult to estimate the number of households that may apply without knowing the program rules that will be required by the State.

- **Food Security/Nutrition Assistance.** Based on the increase in demand for food security and nutrition assistance services, the Department of Human Services is proposing to modify services available from the existing Maple Road Café at the Senior Center to provide pre-prepared meals and staple grocery items to income-qualifying households using a contactless pickup system. This would expand upon the current meals-on-wheels service that is limited to homebound seniors 60 years and older and the TVCCA frozen meal delivery program to seniors that live alone and have no means of transportation.

The proposed program would provide food security and nutrition assistance to other vulnerable residents and qualified households. This program would be coordinated with the Mansfield Farms-To-Families Initiative that was proposed as part of a recent Farm Viability Grant application to the State of Connecticut. If the Farm Viability Grant is not received, staff will explore the potential for including food procurement from local farms.

Based on current service levels and staff capacity, the initial program would be limited to 100 households. If the program is successful, additional funding could be requested through the second tranche of CDBG-CV funds to expand the number of households served as well as consider regional services.

- **Childcare Assistance.** Similar to rental assistance, this program would provide financial assistance for childcare expenses to qualifying low-moderate income households that have been impacted by COVID-19. Assistance would be capped at three months pursuant to CDBG rules. The Town would be responsible for accepting and reviewing applications for eligibility and processing payments to licensed childcare providers. Using the HHS affordability standard, childcare assistance would be provided based on the difference between the cost of childcare and 7% of the household income.

Other Projects

Other potential or proposed projects eligible for CDBG-CV funding may also be reviewed and discussed at this hearing.

Regional Participation

CTDOH staff strongly encouraged the submission of an application that would serve multiple communities. As the proposed activities represent new activities for the Town that will require expansion/reallocation of staff capacity to provide these services, staff recommends the application during this first round of funding be limited to Mansfield and its residents. Expansion of these services to surrounding communities could potentially be considered as part of an application for funding during the second special funding round anticipated this fall.

Attachments

- 1) Tear Sheets of legal notices in The Chronicle and The Courant (8/4/2020)
- 2) Notice published on the Town's legal notices webpage (7/30/2020)

Bruins stumble

Continued from Page 9

They are already in the playoffs.

But the Bruins do not want to arrive at the playoffs in the same mental state they were in after Sunday's lethargic opener.

"It's no secret we have the luxury to use these three games to build our game," said Torey Krug.

"We have to start at the bottom in the D-zone and work out from there. Until you reach that perfect game, you're always striving for it.

"Right now, we have to change some things. We have

to get a little bit greasier, raise our compete level and manage the time and score. It's playoff hockey."

Yes, these players, with this leadership corps, can be trusted to put in the requisite work.

But none of those leaders have been in this situation before, trying to reignite their game after a long five months off.

There are simply no guarantees.

The loss to Columbus in the exhibition game was easily brushed off.

This one? Not so much.

Distributed by Tribune Content Agency.

Yankees sweep Sox

Continued from Page 9

With no fans at Yankee Stadium because of the coronavirus, teammates in the dugout were easily heard bel-lowing in excitement when Judge connected.

"Not locked in yet. Still trying to find it," he said. "I'm feeling good."

Judge also socked a 3-run shot in the second off the facing of the second deck in left, making him the first Yankee since Alex Rodríguez in September 2007 to homer in five straight games.

Xander Bogaerts went 4-for-4 with two homers, a double, three RBI and three runs for Boston (3-7). Rafael Devers put the Red Sox ahead 7-6 with a titanic drive of his own to right-center in the seventh.

Devers and Christian Vázquez each had an RBI single in a 3-run third when Boston took advantage of shaky defense by center fielder Aaron Hicks and left fielder Miguel Andújar, a converted third baseman who committed a costly error.

Adam Ottavino (1-0) worked 1.1 scoreless innings as New York's bullpen and bats booted out James Paxton, ineffective again in his second start following February back surgery.

Celtics

Continued from Page 9

for their lives to make the playoffs. That was a playoff level energy we had to play with at the end of the game and we played with most of the game because Portland's in the position they're in and they're good. I think this is great experience. Obviously, it remains very difficult on Tuesday with a Miami team that I thought played great [Saturday night]."

The Heat, only two games behind the Celtics, dominated Denver on Saturday with Kelly Olynyk scoring all 20 of his points in the fourth quarter.

That talk about the possibility of the C's eventually falling back to the fourth seed is very real. That talk about the Celtics catching Toronto for the second seed is brave, especially after watching the Raptors tough out a win over the Lakers on Saturday night. Toronto now leads the Celtics by 3.5 games.

All of these teams have tough interior players. That continues to be a Celtics weakness: Daniel Theis simply isn't built to handle an isolated Nurkic in the post, just as he wasn't the best option to get in the way of Steven Adams when the OKC center tore the Celtics apart in a recent scrimmage.

Enes Kanter may have to be deployed differently. It will be a project over the next six seeding games.

Distributed by Tribune Content Agency.

MLB Standings

American League				
East Division				
	W	L	Pct	GB
New York	7	1	.875	-
Baltimore	5	3	.625	2
Toronto	3	4	.429	3½
Tampa Bay	4	6	.400	4
Boston	3	7	.300	5
Central Division				
	W	L	Pct	GB
Minnesota	7	2	.778	-
Chicago	5	4	.556	2
Cleveland	5	5	.500	2½
Detroit	5	5	.500	2½
Kansas City	3	7	.300	4½
West Division				
	W	L	Pct	GB
Houston	5	4	.556	-
Oakland	5	4	.556	-
Seattle	4	6	.400	1½
Texas	3	5	.375	1½
Los Angeles	3	7	.300	2½
Today's Games				
Cleveland (Plesac 0-0) at Cincinnati (Gray 2-0), 6:40 p.m.; Philadelphia (Arrieta 0-0) at N.Y. Yankees (Cole 2-0), 7:05 p.m.; Chicago White Sox (Rodón 0-1) at Milwaukee (Peralta 0-1), 8:10 p.m.; Pittsburgh (Holland 0-0) at Minnesota (Thorpe 0-0), 8:10 p.m.; Kansas City (Duffy 0-1) at Chicago Cubs (Mills 1-0), 8:15 p.m.; Oakland (Montas 0-1) at Seattle (Sheffield 0-1), 9:10 p.m.				
National League				
East Division				
	W	L	Pct	GB
Atlanta	7	3	.700	-
Miami	2	1	.667	1½
Washington	3	4	.429	2½
Philadelphia	1	2	.333	4
New York	3	7	.300	2
Central Division				
	W	L	Pct	GB
Chicago	7	2	.778	-
Milwaukee	3	3	.500	2½
Cincinnati	4	5	.444	3
St. Louis	2	3	.400	3
Pittsburgh	2	7	.222	5
West Division				
	W	L	Pct	GB
Colorado	6	2	.750	-
Los Angeles	7	3	.700	-
San Diego	6	4	.600	1
San Francisco	5	5	.500	2
Arizona	3	7	.300	4
Today's Games				
Cleveland (Plesac 0-0) at Cincinnati (Gray 2-0), 6:40 p.m.; Philadelphia (Arrieta 0-0) at Yankees (Cole 2-0), 7:05 p.m.; N.Y. Mets (deGrom 0-0) at Atlanta (Soroka 0-0), 7:10 p.m.; White Sox (Rodón 0-1) at Milwaukee (Peralta 0-1), 8:10 p.m.; Pittsburgh (Holland 0-0) at Minnesota (Thorpe 0-0), 8:10 p.m.; Kansas City (Duffy 0-1) at Chicago Cubs (Mills 1-0), 8:15 p.m.; San Francisco (Cueto 0-0) at Colorado (González 0-0), 8:40 p.m.; A. Dodgers (Buehler 0-0) at San Diego (Paddack 1-0), 9:10 p.m.				

CTjobs.com
Hundreds of great local jobs are at your fingertips. Put Connecticut's most comprehensive online job board to work, and find the area's best jobs with top companies in almost every industry. Work closer, smarter, and better. Work local. CTjobs.com.

WORK CLOSER. WORK HAPPIER.

the Chronicle is a partner of CTjobs.com

Don't miss

THE NEXT ISSUE

Crave-Worthy Hot Dog Upgrade
Creamy, Cheesy Pineapple Cakes
Quick & Healthy Balsamic Chicken

No-Sweat SUPPERS
Irresistible late-summer meals for a cooler kitchen

IT'S EASY TO SAVE
GEICO

COMING WEDNESDAY IN THE CHRONICLE

860-423-8466 x3363 classified@thechronicle.com

Classifieds

Legal Notice

Legal Notice

PUBLIC HEARING NOTICE
NOTICE IS HEREBY GIVEN that the Mansfield Town Council will hold a public hearing on 8/10/2020 at 7:00 p.m. via a web-based virtual meeting to hear comments regarding the Small Cities Community Development Block Grant-COVID (SC CDBG-CV) special funding opportunity.

The State of Connecticut is seeking grant applications for a special funding round of the Small Cities CDBG program for activities that would prevent, prepare for, or respond to the COVID-19 pandemic. Total funding available at this time for eligible program activities is approximately \$7.8 million. It is anticipated that a second round of funding estimated at approximately \$11.4 million will be available in the coming weeks.

To be eligible for funding, an activity must meet one of the following requirements:

- Enables and community to Prepare for COVID-19;
- Enables a community to Prevent the spread of COVID-19; or
- Enables a community to Respond to the fall-out of COVID-19.

Additionally, the activity must meet one of the following priorities established by the Connecticut Department of Housing:

- Rehabilitation of buildings and improvements (including interior assistance)
- Planning, capacity building and technical assistance
- Provision of new, quantifiably increased public services

Projects funded with CDBG allocations must also carry out at least one of three National Objectives: benefit to low-and moderate-income persons, eliminate disparities that have been impacted by the COVID-19 virus. Potential activities include but are not limited to: rental assistance, nutrition/food security services; and childcare assistance.

The purpose of the public hearing is to obtain citizens views on the community's needs related to preventing, preparing for, and responding to the impacts of the spread of the COVID-19 virus. Additionally, citizens will be able to provide input on specific project activities that could be part of the Towns application for funding under the SC CDBG-CV program.

If you are unable to attend the public hearing, you may direct comments and questions to Jillene Woodmansee, Citizen Participation Coordinator, care of the Mansfield Department of Planning and Development, 4. S. Eagleville Rd., Mansfield, CT 06268; via email at planzonedep@mansfieldct.org; or by telephone at 860.429.3341. Please note that to slow the spread of the virus, Town Hall is currently closed to the public. Written comments received by 3:00 p.m. on August 10, 2020 will be provided to the Town Council as part of the public hearing record.

Information on how to participate in the public hearing will be on the meeting agenda, which will be posted at <http://www.mansfieldct.gov/AgendaCenter> no less than 24 hours before the meeting.

All are encouraged to attend. The hearing is accessible to all persons with disabilities. Any disabled persons requiring special assistance or non-English speaking persons should contact Jillene Woodmansee, Citizen Participation Coordinator, at least 72 hours prior to the hearing.

The Town Mansfield promotes fair housing and makes all programs available to low-and moderate-income households regardless of race, creed, color, national origin, ancestry, sex, gender identity or expression, marital status, age, lawful source of income, familial status, learning disability or physical/mental disability, or sexual orientation.

Sara-Ann Chaine
Town Clerk

Equal Opportunity/Affirmative Action Employer
As Town Hall is currently closed to slow the spread of the COVID-19 virus, this notice has been posted on the Town Website in the Legal Notices section (<http://www.mansfieldct.gov/1713/Legal-Notices>). Until the public health emergency is over, the on-line posting of these notices shall replace posting of such notices in the Town Clerks office.

Legal Notice

STATE OF CONNECTICUT
BY HIS EXCELLENCY, NED LAMONT
EXECUTIVE ORDER NO. 7LL PROTECTION OF PUBLIC HEALTH AND SAFETY DURING COVID-19 PANDEMIC AND RESPONSE
RESUMPTION OF CERTAIN JUVENILE COURT REQUIREMENTS AND DEADLINES

WHEREAS, on March 10, 2020, I issued a declaration of public health and civil preparedness emergencies, proclaiming a state of emergency throughout the State of Connecticut as a result of the coronavirus disease 2019 (COVID-19) outbreak in the United States and Connecticut; and WHEREAS, pursuant to such declaration, I have issued sixty-three (63) executive orders to suspend or modify statutes and to take other actions necessary to protect public health and safety and to mitigate the effects of the COVID-19 pandemic; and WHEREAS, COVID-19 is a respiratory disease that spreads easily from person to person and may result in serious illness or death; and WHEREAS, the World Health Organization has declared the COVID-19 outbreak a pandemic; and WHEREAS, to reduce the spread of COVID-19, the United States Centers for Disease Control and Prevention (CDC) and the Connecticut Department of Public Health (DPH) recommend implementation of community mitigation strategies to slow transmission of COVID-19, including cancellation of gatherings of ten people or more and social distancing in smaller gatherings; and WHEREAS, public health experts have determined that it is possible to transmit COVID-19 even before a person shows symptoms and through aerosol transmission; and WHEREAS, upon a proclamation that a public health or civil preparedness emergency exists, section 28-9(b) of the Connecticut General Statutes authorizes the modification or suspension in whole or in part by executive order of any statute or regulation or requirement or part thereof that conflicts with the efficient and expeditious execution of civil preparedness functions or the protection of public health; and WHEREAS, Executive Order No. 7G, Section 2, dated March 19, 2020, suspended all statutory location or venue requirements; (2) time requirements, statutes of limitation or other limitations or deadlines relating to service of process, court proceedings or court filings; and (3) all time requirements or deadlines related to the Supreme, Appellate and Superior courts or their judicial officials to issue notices, hold court, hear matters and/or render decisions; and WHEREAS, Executive Order No. 7YY, Section 1, dated June 10, 2020, amended Executive Order No. 7G, Section 2 to allow the resumption of requirements or deadlines related to Supreme Court or Appellate Court filings in cases pending before those courts; and WHEREAS, in consultation with the Chief Court Administrator on behalf of the Chief Justice, I have determined that the Judicial Branch may safely resume certain additional court operations and reinstate certain time requirements and deadlines necessary for such resumption; and WHEREAS, the Judicial Branch intends to issue guidance related to this order in conjunction with its publication; NOW, THEREFORE, I, NED LAMONT, Governor of the State of Connecticut, by virtue of the authority vested in me by the Constitution and the laws of the State of Connecticut, do hereby ORDER AND DIRECT: 1. RESUMPTION OF REQUIREMENTS AND DEADLINES IN CHILD PROTECTION MATTERS. Executive Order No. 7G, Section 2, dated March 19, 2020, is amended to provide that the suspension of requirements or deadlines related to child protection matters (see subdivision (1) of subsection (a) of section 46b-121 and subdivisions (1), (2), and (3) of subsection (b) of section 46b-121 of the Connecticut General Statutes) pending before the Superior Court for juveniles in the civil session shall expire upon the execution of this order. Unless otherwise specified herein, this order shall take effect immediately and remain in effect for six months, unless earlier modified or terminated. Dated at Hartford, Connecticut, this 28th day of July, 2020. NED LAMONT, GOVERNOR

Legal Notice

Legal Notice

TOWN OF SCOTLAND
At its July 27, 2020 meeting, the Board of Selectmen of the Town of Scotland adopted a Resolution establishing a schedule of fees for building permits. The resolution and schedule are available at Building Department, Town Hall, 9 Devotion Road, Scotland CT, and online at www.scotlandct.org

MERCHANDISE

Wanted To Buy

WW II Uniforms, Helmets, Medals, Insignia, Equipment, Souvenirs, Etc. Cash Paid 860-423-8144

PUZZLE

UNIVERSAL Sudoku Puzzle

		9		8		4		3
	3			4	7			5
	7		5	2	3	1		9
3		4	2					7
		2		7		5		
5					6	8		4
6		1	7	9	5			4
7	2		1	3				9
9		3		6		7		

Complete the grid so every row, column and 3 x 3 box contains every digit from 1 to 9 inclusively.

Previous puzzle solution

1	9	8	2	7	5	6	3	4
5	6	2	4	1	3	8	9	7
3	4	7	8	6	9	1	2	5
2	8	5	3	4	7	9	1	6
9	1	4	6	5	8	3	7	2
6	7	3	1	9	2	4	5	8
7	5	6	9	8	1	2	4	3
4	3	9	7	2	6	5	8	1
8	2	1	5	3	4	7	6	9

8/3 DIFFICULTY RATING: ★☆☆☆☆

© 2020 by Andrews McMeel Syndication

Do Just 1 THING

When it's time to replace an old kitchen sponge, don't toss it away. An old sponge is the perfect growing medium to use as a seed starter for flowers and vegetables. It's easy: Just place seeds inside the nooks and natural holes of the sponge (or make small slices with the tip of a knife) and mist the sponge well with water. Place it in a dish with a little more water and be sure to keep it moist. In days, you'll see the seeds sprout. When the seedlings are strong enough, you can transplant them into growing medium or just trim the sponge and plant the seedling with the remaining sponge material still attached.

BY DANNY SEO

CELEBRITY CIPHER

by LUIS CAMPOS
Celebrity Cipher cryptograms are created from quotations by famous people, past and present. Each letter in the cipher stands for another.

"LMELWP ODG LSV KZX VG SP VLUSCA
YGZYM G KGGM MSUG ODGW LXG CZO
LMZCG. ODLO'P INPO DGA AXGLOGPO
KGGM SCA." - FZZGW T GPHDL CGM

Previous Solution: "I wish heroes didn't exist. ... If everyone were at peace, if everyone were happy, why would we need heroes?"

Page 17 of 152

TODAY'S CLUE: n sjenbn N



To advertise, call 860-525-2525 or placeanad.courant.com

This E-Sheet confirms that the ad appeared in The Hartford Courant on the date and page indicated. You may not create derivative works, or in any way exploit or repurpose any content displayed or contained on the e-tearsheet.

Client Name:
Advertiser:
Section/Page/Zone: MAIN/A008/12
Description:
Ad Number:
Insertion Number:
Size:
Color Type:

Hartford Courant
media group
Publication Date: 08/04/2020

Stuff

Antiques/Collectibles
1988 TEEN SKIPPER SLEEP 'N STUDY SET in box \$40 call 6202666764
ANTIQUE ROCKING HORSE, Cedar chest \$75 860 262 0512

Stuff

BOOKCASES 2 Broyhill Fontana Pine 32"x58" \$125ea. 8608281686
DOG CARRIER Grey vinyl, 22x22x28" \$40 OBO Call 8608281686
FIREWOOD 2 cords \$390 includes delivery, 1 cord, call for pricing 860-228-2003
GLASS DOOR HUTCH \$75 Vintage chairs \$30. 860 262 0512
JOHN DEER LAWN TRACTOR X300 Exc condition, \$850. TORO LAWN TRACTOR w/ bagger, 18hp, 42" cut, exc cond. \$850. 860-872-3569
LOVE SEAT Broyhill Plaid blue/green fabric - clean \$130 8608281686

GLASS DOOR HUTCH \$75 Vintage chairs \$30. 860 262 0512

JOHN DEER LAWN TRACTOR X300 Exc condition, \$850. TORO LAWN TRACTOR w/ bagger, 18hp, 42" cut, exc cond. \$850. 860-872-3569

LOVE SEAT Broyhill Plaid blue/green fabric - clean \$130 8608281686



SHEDS built on site, rough Sawn lumber, well built, full size lumber, shed base included. Call for pricing: 860-228-2003 ctshedsbuiltonsite.com



STONE WALLS Walkways, natural stone. We can break stone into usable wall stone, Pavers, blue stone, patio, fire pits. Call 860-633-6612

TREE WORK Take down, yard expansion, brush cleaning & saw mill service. Free written estimates & reasonable rates. 860-228-2003

TV STAND Broyhill Fontana Pine 22"x44" \$125 OBO 8608281686

WRITE ABOUT SOCCER DM Instagram @globalsoccersource for info

Wanted To Buy



1 BUY VINTAGE ELECTRONICS OLD TOYS, MILITARY JEWELRY, ADVERTISING WATCHES, SPORTS MEMORABILIA, OLD STUFF, ANTIQUES, GUITARS, AMPS, TUBE HI-FI, RECEIVERS, AUDIO EQ, RADIOS, HAM, CB, SAXOPHONES & MANY OTHER OLD ITEMS! CALL 860-707-9350

BUYING Pre-1980: Toys, Baseball, Political, Postcards, Bar Items, Oil & Gas Station Cans & Signs, Comic Bks, License Plates, Jewelry, 1 check Basement/Attic. 860-817-4350

BUYING MACHINIST TOOLBOXES Tools & tooling, contents of machine shops, home workshops and small lathes. Call anytime 860-985-5760

Announcements

Lost/Found

IMPOUND - #28 Chihuahua, Male, Tan & White. Call Hartford Police 860-527-6300.

Wheels

Antiques/Classics



BENTLEY ARNAGE 1999 - \$28900 A true classic and the epitome of style and grace. This car is in great condition and is priced to sell. It has 69,000 miles and rides smoothly. Don't delay, call today! 860-289-1154



FORD MODEL A 1929 - \$12500 2dr Sedan, Nice Car. 860-828-7600

Auto & SUV's



FORD MODEL A 1929 - \$16500 2dr Sedan, Nice Paint & Interior. 860-828-7600



FORD MODEL A 1929 - \$12500 2dr Sedan, Nice Car. 860-828-7600



FORD VICTORIA 1955 - \$27500 Mint condition. 860-828-7600

MERCEDES-BENZ E-CLASS 2006 - \$7500 Neg. E350 AWD, 102K mi., 3 new tires, brand new braking system, all power, blk/blk, very clean. 860-987-2809

SATURN SC 2002 - \$500 OBO. Nice body, wont start. 860-214-1034

NEWSPAPER SERVICES



CLICK & PAY!

Save Money
Save Time
Pay Online at
courant.com

PUBLIC NOTICES

REQUEST FOR PROPOSALS

The Town of Wethersfield is accepting proposals on the following:

CONSULTANT SERVICES:
HIGHLAND STREET PAVEMENT REHABILITATION

All proposals must be submitted on forms and in accordance with specifications supplied by the Town of Wethersfield, Purchasing Office, 505 Silas Deane Highway, Wethersfield, CT 06109. Specification packages may be downloaded at <http://wethersfieldct.com/finance/open-bids>.

Proposals will be received until 12:00 p.m. local time on August 21, 2020. 8/4/2020 6735116

INVITATION TO BID

The Town of Wethersfield is accepting bids on the following:

HIGHLAND STREET PAVEMENT REHABILITATION

All bids must be submitted on forms and in accordance with specifications supplied by the Town of Wethersfield, Purchasing Office, 505 Silas Deane Highway, Wethersfield, CT 06109. Bid spec packages may be downloaded at <http://wethersfieldct.com/finance/open-bids>.

Bids will be received until 2:00 p.m. local time on August 26, 2020, and opened and read publicly at that time. This contract is subject to state set-aside and contract compliance requirements. 8/4/2020 6735127

PUBLIC NOTICE

Prospect ECHN, Inc., Prospect Manchester Hospital, Inc., Prospect Manchester Memorial Hospital) and Prospect Rockville Hospital, Inc. ("Rockville General Hospital") are requesting Certificate of Need approval pursuant to Conn. Gen. Stat. 36a-638 to consolidate the hospital licensure of Rockville General Hospital located at 31 Union Street, Vernon, CT 06066 into Manchester Memorial Hospital located at 71 Haynes Street, Manchester, CT 06040, add the Rockville General Hospital licensed beds to Manchester Memorial Hospital's licensed bed count and operate Rockville General Hospital's two CT scanners and two MRIs located at 31 Union Street, Vernon, CT and 2800 Tamarack Avenue, South Windsor, CT under Manchester Memorial Hospital. The total capital expenditure is \$0. 8/4, 8/5, 8/6/2020 6732266

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY Region 1 - New England Boston, MA 02109

Program Requirement Revisions Related to the Public Water System Supervision Program for the State of Connecticut

NOTICE: The State of Connecticut has adopted the drinking water regulations for the Consumer Confidence Report Rule (63 FR 44511), the Interim Enhanced Surface Water Treatment Rule (63 FR 69478 - 69521) and the Long Term 1 Enhanced Surface Water Treatment Rule (67 FR 1812). EPA has reviewed all the relevant documents provided by the state of Connecticut Department of Public Health and has determined that the State's versions of these rules are no less stringent than the corresponding federal requirement. Therefore, the EPA intends to approve Connecticut's adoption of these rules. A Federal Register (FR) Notice on the above determination was published on August 3, 2020, and any request for a public hearing related to this determination must be submitted within thirty (30) days of this publication date. Additional information regarding this determination and public hearing process is contained within the FR Notice. EPA's determination shall become final if no appropriate request for a hearing is received within the thirty-day timeframe, or if EPA's Regional Administrator does not elect to hold a hearing. All documents relating to this determination are available for inspection, by appointment, between the hours of 8:30 and 4:00 pm Monday through Friday at the following office: U.S. Environmental Protection Agency Water Division 5 Post Office Square, Suite 100 Boston, MA 02109-3129 For additional information, please contact Jeri Weiss at (617) 918-1568 8/4/20 6719084

Connecticut

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the Mansfield Town Council will hold a public hearing on 8/10/2020 at 7:00 p.m. via a web-based virtual meeting to hear comments regarding the Small Cities Community Development Block Grant-COVID (SC CDBG-CV) special funding opportunity.

The State of Connecticut is seeking grant applications for a special funding round of the Small Cities CDBG program for activities that would prevent, prepare for, or respond to the COVID-19 pandemic. Total funding available at this time for eligible program activities is approximately \$7.8 million. It is anticipated that a second round of funding estimated at approximately \$11.4 million will be available in the coming weeks.

To be eligible for funding, an activity must meet one of the following requirements:

- Enables and community to Prepare for COVID-19;
- Enables a community to Prevent the spread of COVID-19; or
- Enables a community to Respond to the fall-out of COVID-19.

Additionally, the activity must meet one of the following priorities established by the Connecticut Department of Housing:

- Rehabilitation of buildings and improvements (including interim assistance)
- Planning, capacity building and technical assistance

Provision of new, quantifiably increased public services

Projects funded with CDBG allocations must also carry out at least one of three National Objectives: benefit to low and moderate-income persons, elimination of slum and blight, or meeting urgent community development needs.

The Planning and Development Department on behalf of the Town of Mansfield anticipates applying for up to \$500,000 in CDBG-CV funds for public service activities to assist low and moderate income residents that have been impacted by the COVID-19 virus. Potential activities include but are not limited to: rental assistance, nutrition/food security services; and childcare assistance.

The purpose of the public hearing is to obtain citizens views on the community's needs related to preventing, preparing for, and responding to the impacts of the spread of the COVID-19 virus. Additionally, citizens will be able to provide input on specific project activities that could be part of the Town's application for funding under the SC CDBG-CV program.

If you are unable to attend the public hearing, you may direct comments and questions to Jilene Woodmansee, Citizen Participation Coordinator, care of the Mansfield Department of Planning and Development, 4. S. Eagleville Rd., Mansfield, CT 06268; via email at planningdept@mansfieldct.org or by telephone at 860.429.3341. Please note that to slow the spread of the virus, Town Hall is currently closed to the public. Written comments received by 3:00 p.m. on August 10, 2020 will be provided to the Town Council as part of the public hearing record.

Information on how to participate in the public hearing will be on the meeting agenda, which will be posted at <http://www.mansfieldct.gov/AgendaCenter> no less than 24 hours before the meeting.

All are encouraged to attend. The hearing is accessible to all persons with disabilities. Any disabled persons requiring special assistance or non-English speaking persons should contact Jilene Woodmansee, Citizen Participation Coordinator, at least 72 hours prior to the hearing.

The Town Mansfield promotes fair housing and makes all programs available to low and moderate-income households regardless of race, creed, color, national origin, ancestry, sex, gender identity or expression, marital status, age, lawful source of income, familial status, learning disability or physical/mental disability, or sexual orientation.

Sara-Ann Chaîne
Town Clerk

Equal Opportunity/Affirmative Action Employer
As Town Hall is currently closed to slow the spread of the COVID-19 virus, this notice has been posted on the Town Website in the Legal Notices section (<http://www.mansfieldct.gov/1713/Legal-Notices>). Until the public health emergency is over, the on-line posting of these notices shall replace posting of such notices in the Town Clerk's office. 8/4/2020 6732829

Connecticut

TOWN OF GLASTONBURY, CT

On July 31, 2020, the duly authorized agent of the Glastonbury Inland Wetlands & Watercourses Agency approved an above-ground pool within the wetlands' upland review area at 696 Hopewell Road.

Eric Damato, landowner
8/4/2020 6734110

LEGAL NOTICE
CONNECTICUT LOTTERY CORPORATION
NOTICE OF EXPIRING CASH5 PRIZE

The Connecticut Lottery Corporation ("CLC") hereby gives notice that Thursday, August 13, 2020, is the last day to claim the \$100,000 prize drawn in the February 15, 2020 Cash5 drawing. The winning Cash5 numbers drawn on February 15, 2020 were 7 - 14 - 22 - 25 - 27. The winning ticket was sold at Altown Market, 520 Middlebury Rd, Middlebury, CT. To timely claim the prize(s), on or before Thursday, August 13, 2020, go to a CT Lottery Retailer or CT Lottery Headquarters, 777 Brook St, Rocky Hill, CT. A CT Lottery Retailer or CT Lottery Headquarters will validate your ticket through their terminal. To claim the prize, contact CT Lottery Headquarters at (860) 713-2680 for an appointment.
July 23, 27, 31 August 4, 6, 8, 9, 10, 12, 13, 2020 6722248

Other

ORDER OF NOTICE

PUBLIC NOTICE - CRAN, RCTB, A1CT, 130 AT&T Mobility, LLC is proposing to construct a 33' pole at 880 Wethersfield Ave, Hartford, New Haven County, CT. Public comments regarding the potential effects from this site on historic properties may be submitted within 30-days from the date of this publication to: Amanda Sabol - CBRE, 201 Tresser Boulevard, Suite 201, Stamford, CT 06901, whiteplainsculturalresources@cbre.com or (717) 601-1436. 9/4/20 6735974

Liquor Notices

LIQUOR PERMIT
NOTICE OF APPLICATION

This is to give notice that I, KESHUNDE WALLACE, 293 AUBURN RD WEST HARTFORD, CT 06119-1001, have filed an application placarded 07/23/2020 with the Department of Consumer Protection for a PACKAGE STORE LIQUOR PERMIT for the sale of alcoholic liquor on the premises at 33 E MAIN ST AVON CT 06001-3837. The business will be owned by WALLACE WORLD LLC. Entertainment will consist of: NO LIVE ENTERTAINMENT. Objections must be filed by: 09-01-2020.

07/21/2020
KESHUNDE WALLACE

LIQUOR PERMIT
NOTICE OF APPLICATION

This is to give notice that I, HARRISON POLTORAK, 24 PEACE CT PLAINVILLE, CT 06062-2836, have filed an application placarded 07/23/2020 with the Department of Consumer Protection for a RESTAURANT LIQUOR PERMIT for the sale of alcoholic liquor on the premises at 993 FARMINGTON AVE PLAINVILLE CT 06062-1322. The business will be owned by REBEL DOG COFFEE CO LLC. Entertainment will consist of: No Live Entertainment. Objections must be filed by: 09-03-2020.

07/23/2020
HARRISON POLTORAK

AT HOME
Get Comfy.
Every Friday.

AT HOME
Get Comfy.
Every Friday.

YOUR PERFECT JOB IS WAITING



Search jobs. Post your resume. Stand out from the crowd. **courant.com/jobs**



YOUR PERFECT HIRE IS WAITING

Stop wasting time searching for talent. Find the right talent with tribune publishing recruitment services.

Extend your reach. Access customized technology. Simplify your search.

courant.com/jobs

tribune publishing recruitment services

Published on July 30, 2020

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the Mansfield Town Council will hold a public hearing on 8/10/2020 at 7:00 p.m. via a web-based virtual meeting to hear comments regarding the Small Cities Community Development Block Grant-COVID (SC CDBG-CV) special funding opportunity.

The State of Connecticut is seeking grant applications for a special funding round of the Small Cities CDBG program for activities that would prevent, prepare for, or respond to the COVID-19 pandemic. Total funding available at this time for eligible program activities is approximately \$7.8 million. It is anticipated that a second round of funding estimated at approximately \$11.4 million will be available in the coming weeks.

To be eligible for funding, an activity must meet one of the following requirements:

- Enables and community to **Prepare** for COVID-19;
- Enables a community to **Prevent** the spread of COVID-19; or
- Enables a community to **Respond** to the fall-out of COVID-19.

Additionally, the activity must meet one of the following priorities established by the Connecticut Department of Housing:

- Rehabilitation of buildings and improvements (including interim assistance)
- Planning, capacity building and technical assistance
- Provision of new, quantifiably increased public services

Projects funded with CDBG allocations must also carry out at least one of three National Objectives: benefit to low-and moderate-income persons, elimination of slum and blight, or meeting urgent community development needs.

The Planning and Development Department on behalf of the Town of Mansfield anticipates applying for up to **\$500,000** in CDBG-CV funds for public service activities to assist low and moderate income residents that have been impacted by the COVID-19 virus. Potential activities include but are not limited to: rental assistance, nutrition/food security services; and childcare assistance.

The purpose of the public hearing is to obtain citizens views on the community's needs related to preventing, preparing for, and responding to the impacts of the spread of the COVID-19 virus. Additionally, citizens will be able to provide input on specific project activities that could be part of the Town's application for funding under the SC CDBG-CV program.

If you are unable to attend the public hearing, you may direct comments and questions to Jillene Woodmansee, Citizen Participation Coordinator, care of the Mansfield Department of Planning and Development, 4. S. Eagleville Rd., Mansfield, CT 06268; via email at planzonedept@mansfieldct.org; or by telephone at 860.429.3341. Please note that to slow the spread of the virus, Town Hall is currently closed to the public. Written comments received by

3:00 p.m. on August 10, 2020 will be provided to the Town Council as part of the public hearing record.

Information on how to participate in the public hearing will be on the meeting agenda, which will be posted at <http://www.mansfieldct.gov/AgendaCenter> no less than 24 hours before the meeting.

All are encouraged to attend. The hearing is accessible to all persons with disabilities. Any disabled persons requiring special assistance or non-English speaking persons should contact Jillene Woodmansee, Citizen Participation Coordinator, at least 72 hours prior to the hearing.

The Town Mansfield promotes fair housing and makes all programs available to low-and moderate-income households regardless of race, creed, color, national origin, ancestry, sex, gender identity or expression, marital status, age, lawful source of income, familial status, learning disability or physical/mental disability, or sexual orientation.

Sara-Ann Chaine
Town Clerk

Equal Opportunity/Affirmative Action Employer

As Town Hall is currently closed to slow the spread of the COVID-19 virus, this notice has been posted on the Town Website in the Legal Notices section (<http://www.mansfieldct.gov/1713/Legal-Notices>). Until the public health emergency is over, the on-line posting of these notices shall replace posting of such notices in the Town Clerk's office.



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: John C. Carrington, Interim Town Manager 
CC: Linda Painter, Director of Planning and Development; Francis Raiola, Fire Chief; Jillene Woodmansee, Planning Specialist
Date: August 10, 2020
Re: Small Cities Program: Community Development Block Grant-COVID (CDBG-CV): Authorization to Apply for Small Cities Funding Community Development Block Grant-COVID (CDBG-CV)

Subject Matter/Background

As discussed during this evening's public hearing, staff is recommending that the Town submit an application for up to \$500,000 in Small Cities CDBG-CV funding to provide public services that will assist residents in responding to the impacts of the COVID-19 virus. If the Council supports the submission of the application, Council support of the project is required through a resolution authorizing the submission of the application and execution of associated documents if the grant is awarded.

Financial Impact

HUD provides Community Development Block Grant (CDBG) money to States, who distribute the resources to non-entitlement communities (population less than 50,000). As discussed in the Agenda Item Summary for the public hearing associated with this application, it is anticipated that staff capacity will need to be enhanced or reallocated to deliver these services. The costs associated with increases to staff capacity would be including in the funding request. The Town also anticipates incurring indirect costs in the form of staff time spent on administration of the grant if received.

The Town is not proposing any local match of funds from the General Fund. However, if the Town receives a Farm Viability Grant from the State of Connecticut for the Mansfield Farm to Families Program, a portion of the funds could be used as leverage/local match for the Small Cities CDBG-CV application. This would allow the Town to coordinate the activities of the Farm to Families program with the proposed food security/nutrition services portion of the Small Cities application.

Recommendation

To submit the application, which is due August 21, 2020, the following actions are needed:

Resolution Authorizing Application for Public Service Activities

Move, effective August 21, 2020, to adopt the attached Resolution Authorizing the Submission of a Small Cities Community Development Block Grant-COVID Application for up to \$500,000 dollars for rental assistance, food security/nutrition assistance, and childcare assistance for low and moderate income families impacted by the COVID-19 virus.

Attachments

- 1) Resolution authorizing submission of Small Cities CDBG-CV application of up to \$500,000.



TOWN OF MANSFIELD
RESOLUTION AUTHORIZING THE SUBMISSION OF A SMALL CITIES
COMMUNITY DEVELOPMENT BLOCK GRANT-COVID (SC CDBG-CV)
APPLICATION FOR PUBLIC SERVICE ACTIVITIES

- WHEREAS, Federal monies are available under the Title I of the Housing and Community Development Act of 1974, 42 U.S.C. § 5301, et. seq., as amended, also known as Public Law 93-383, and administered by the State of Connecticut, Department of Housing as the Connecticut Small Cities Community Development Block Grant Program; and
- WHEREAS, Pursuant to Chapter 127c, and Part VI of Chapter 130 of the Connecticut General Statutes, the Commissioner of the State of Connecticut Department of Housing is authorized to disburse such federal monies to local municipalities; and
- WHEREAS, The Town as identified the need for additional public services to assist residents in responding to the impacts of the COVID-19 virus; and
- WHEREAS, The Town of Mansfield conducted a public hearing to receive citizen comments on community needs related to preventing, preparing for, and responding to the impact of the COVID-19 virus; and
- WHEREAS, It is desirable and in the public interest that the Town of Mansfield make application to the State for up to \$500,000 in order to undertake a Small Cities Community Development program and to execute an Assistance Agreement therefore, should one be offered;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MANSFIELD:

That it is cognizant of the conditions and prerequisites for the State financial assistance imposed by Part VI of Chapter 130 of the Connecticut General Statutes; and,

That the filing of an application for State financial assistance by the Town of Mansfield in an amount not to exceed \$500,000 is hereby approved and that John Carrington, Interim Town Manager, is hereby authorized and directed to file such application with the Commissioner of the Department of Housing; to provide such additional information; to execute such other documents as may be required by the Commissioner; to execute an Assistance Agreement with the State of Connecticut for financial assistance if such an agreement is offered; to execute any amendments, rescissions, and revisions thereto; to implement project activities, if approved, and to act as the authorized representative of the Town of Mansfield and to execute any other agreement or contract relative to said project.

That it adopts or has adopted on behalf of the Town of Mansfield a policy to support the following nondiscrimination agreements and warranties provided in subsection (a)(1) of Connecticut General Statutes sections 4a-60 and 4a-60a, respectively, as amended by Public Act 07-142, and for which purposes the “contractor” is the Town of Mansfield and “contract” is said Assistance Agreement:

The contractor agrees and warrants that in the performance of the contract such contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of race, color, religious creed, age, marital status, national origin, ancestry, sex, mental retardation or physical disability, including but not limited to, blindness, unless it is shown by such contractor that such disability prevents performance of the work involved, in any manner prohibited by the laws of the United States or of the State of Connecticut. The contractor further agrees to take affirmative action to insure that applicants with job-related qualifications are employed and that employees are treated when employed without regard to their race, color, religious creed, age, marital status, national origin, ancestry, sex, mental retardation or physical disability, including, but not limited to, blindness, unless it is shown by such contractor that such disability prevents performance of the work involved.

The contractor agrees and warrants that in the performance of the contract, such contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of sexual orientation, in any manner prohibited by the laws of the United States or of the State of Connecticut, and that employees are treated when employed without regard to their sexual orientation.

Antonia Moran
Mayor

Dated at Mansfield, Connecticut
this 10th day of August, 2020

Attest: I, Sara-Ann Chaine, Town Clerk of the Town of Mansfield, do hereby certify that the above is a true and correct copy of a resolution adopted by the Mansfield Town Council at its duly called and held meeting on August 10, 2020, at which a quorum was present and acting throughout, and that the resolution has not been modified, rescinded, or revoked and is at present in full force and effect. I further certify that John Carrington now holds the office of Interim Town Manager and that he has held that office since July 19, 2019.

Date
(Seal)

Sara-Ann Chaine, Town Clerk



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Toni Moran, Mayor *Toni Moran*
CC: John Carrington, Interim Town Manager
Date: August 10, 2020
Re: Town Manager Search

Subject Matter/Background

On January 27th, 2020, the Town Council appointed Warren Rutherford, of The Executive Suite, as the consultant to assist the Personnel Search Committee in hiring a new Town Manager. The Personnel Search Committee (PSC) is created in accordance with General Statutes of Connecticut Section 1-200 (7). The Council appointed its members to serve as the Committee and proceeded to work with Mr. Rutherford in drafting the materials necessary for a candidate search. More than two dozen applications were received. Twelve candidates were selected for PSC review and 7 have been interviewed virtually. The PSC will continue to review applicants for selection for finalist interviews which may, if it can be safely achieved, be conducted in person, in Mansfield.



**Town of Mansfield
Agenda Item Summary**

To: Town Council

From: John C. Carrington, Interim Town Manager

Date: August 10, 2020

Re: UConn Fall Plan

Subject Matter/Background

Officials from UConn provided the Council with their plans for students returning for the fall semester at the July 27, 2020 Council meeting. As a result of that presentation, the Town Council authorized the Mayor to contact the Commissioner of the Department of Emergency Services and Public Protections (DESPP), Commissioner Rovella, and request authority to further limit the size of indoor and outdoor gatherings, in anticipation of the return of students to the University of Connecticut. Pending approval of this request by Commissioner Rovella, I am providing the following for the Council's consideration in implementing those limits.

In accordance with the provisions of Connecticut General Statutes Sections 28-8(a), and the Declaration of Public Health and Civil Preparedness Emergency declared by me on March 17, 2020, and consistent with the Declaration of Public Health and Civil Preparedness Emergencies declared by Governor Lamont on March 10, 2020, and the approval granted by Commissioner Rovella in his letter dated *To Be Determined*, and the need to address local needs related to the declared global pandemic COVID-19 disease (Coronavirus), specifically dealing with the size of indoor and outdoor gatherings in Mansfield; and

IT IS DECLARED AND ORDERED that during the existence of the State of Emergency, unless otherwise terminated earlier,

1. The maximum size of indoor gatherings in the Town of Mansfield shall be limited to 10 persons unrelated by blood or marriage; and
2. The maximum size of outdoor gatherings in the Town of Mansfield shall be limited to 20 persons unrelated by blood or marriage.

The above maximum limits may be increased to a higher level for a specific event or gathering but not more than permitted pursuant to Governor Lamont's Emergency Orders upon application to and approval by the Town Manager. In determining whether

to permit an increase in the maximum number of persons allowed, the Interim Town Manager shall take into consideration the following:

1. The sponsor, location, size and duration of the proposed gathering.
2. The plan for assuring proper social distancing among attendees.
3. Proposed signage, sanitary protocols including availability of hand sanitizers or other steps proposed to be taken to mitigate the possibility of the spread of COVID-19.
4. The proposed duration of the gathering.

In granting such permission the Interim Town Manager may condition the approval on such additional steps or procedures that he determines are necessary to protect the attendees and the general public.

If such permission is granted, and it is determined that the conditions approved are not being enforced or followed, the Interim Town Manager may immediately revoke said permission, and the gathering shall be limited to the maximum number of unrelated persons stated above.

Financial Impact

None

Legal Review

The Town Attorney drafted and revised the letter to the Commissioner. He also drafted this agenda item summary.

Recommendation

As the DESPP commissioner's decision will most likely come after this meeting and UConn students are returning prior to the next Council meeting, I recommend you approve my ability to enforce the limited gathering sizes, if approved by the commissioner, with the following motion:

Resolved, upon approval of the Town's request to further limit the size of gatherings during the State of Emergency, and during the existence of the State of Emergency, the Interim Town Manager is authorized to issue such orders necessary to limit the size of gatherings as follows:

- 1. The maximum size of indoor gatherings in the Town of Mansfield shall be limited to 10 persons unrelated by blood or marriage; and*
- 2. the maximum size of outdoor gatherings in the Town of Mansfield shall be limited to 20 persons unrelated by blood or marriage.*

The above maximum limits may be increased to a higher level for a specific event or gathering but not more than permitted pursuant to Governor Lamont's Emergency Orders upon application to and approval by the Town Manager. In determining whether

to permit an increase in the maximum number of persons allowed, the Interim Town Manager shall take into consideration the following:

- 1. The sponsor, location, size and duration of the proposed gathering.*
- 2. The plan for assuring proper social distancing among attendees.*
- 3. Proposed signage, sanitary protocols including availability of hand sanitizers or other steps proposed to be taken to mitigate the possibility of the spread of COVID-19.*
- 4. The proposed duration of the gathering.*

In granting such permission the Interim Town Manager may condition the approval on such additional steps or procedures that he determines are necessary to protect the attendees and the general public.

If such permission is granted, and it is determined that the conditions approved are not being enforced or followed, the Interim Town Manager may immediately revoke said permission, and the gathering shall be limited to the maximum number of unrelated persons stated above.

Attachments

- 1) Draft letter to Commissioner, DESPP dated August 3, 2020

{DRAFT LETTER}

August 3, 2020

Honorable James C. Rovella
Commissioner
Department of Emergency Services & Public Protection
State of Connecticut
1111 Country Club Road
Middletown CT 06457

Re: Executive Order 7-H(2) and Connecticut Residential Colleges and Universities

Dear Commissioner Rovella,

As we are all painfully aware, the pandemic of COVID-19, while checked by the responsible actions of Governor Lamont and the citizens of Connecticut, continues to be present throughout the State of Connecticut. As all of our various institutions of government, commerce and social interactions seek to re-open safely, we are particularly concerned about the return of college and university students to the communities which host these institutions of higher learning.

Pursuant to Section 2 of Executive Order 7-H, we, the undersigned Mayors, First Selectmen, Town Managers and elected officials, write to you to seek permission to lower the permissible number of individuals who may gather indoors or outdoors than that presently permitted under the Governor's Executive Orders and the Department of Economic and Community Development ("DECD") issued rules.

As you are aware, on June 16, 2020, Governor Lamont issued Executive Order 7-ZZ, which provided, in part, that "Executive Order Nos. 7D, Section 1, and 7N, Section 1, as amended by Executive Order No. 7TT, Section 2, are amended to permit social and recreational gatherings pursuant to DECD Rules for Gatherings and Venues and Sector Rules for Outdoor Events, as amended from time to time, which Rules for Gatherings and Venues and Sector Rules shall be legally binding and enforceable." DECD Rules for Gatherings and Venues and Sector Rules for Outdoor Events permit outdoor gatherings of up to one hundred (100) persons, and indoor gatherings of up to twenty-five (25) persons.

Each of the undersigned represents municipalities and communities which host a college or university or have significant off-campus student residents. While the colleges and universities

work with the various governmental bodies on their re-opening plans, those colleges and universities have little or no authority to address off campus housing and gathering issues.

As host communities for large numbers of students, we believe it is absolutely necessary to have further restrictions on outdoor and indoor gatherings to protect the health of both our permanent residents and our student residents. Our returning students are coming from many different locations, from within the State of Connecticut, other states and even other countries. While the college and universities are including initial quarantine and testing measures for on-campus housing and classes, we have an obligation to take appropriate measures to protect all of our communities. We therefore request permission, pursuant to the Governor's Executive Order 7-H, to limit off-campus and private indoor and outdoor gatherings to no more than ten (10) persons indoors and to no more than twenty (20) persons outdoors. We also request your assistance in enforcing these modified rules.

We and our residents are understandably concerned about the potential community spread of COVID with the return of our undergraduate and graduate students. Such a large influx of returning students presents many challenges to our communities and having lower limit on gatherings will help ensure that the good work the people of the State of Connecticut in helping to control the spread of COVID is not lost with these new challenges.

We stand ready to work with you and your Department in ensuring a safe reopening of our colleges and universities.

Very truly yours,

ADD SIGNATURE LINES:



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: John C. Carrington, Interim Town Manager 
CC: Linda Painter, Director of Planning and Development
Date: August 10, 2020
Re: Grant Award: Affordable Housing Plan Technical Assistance Program

Subject Matter/Background

On March 9, 2020, the Council approved a resolution authorizing the submission of an Affordable Housing Technical Assistance Application to the Connecticut Department of Housing. On July 15, 2020, the Town received the Notice of Grant Award. Prior to finalizing the agreement, the State has requested a current resolution authorizing the Interim Town Manager to sign the grant agreement. While the Council's original resolution included this authorization, the State has requested that the authorization be dated within 30 days of the date of the award.

Financial Impact

As described in the attached application, the Town's contribution will be in-kind services.

Recommendation

If the Council concurs, adoption of the following resolution would be in order:

Resolved, effective August 10, 2020, to authorize John Carrington, Interim Town Manager, to execute the Notice of Grant Award for the Affordable Housing Plan Grant Technical Assistance Program dated July 1, 2020; to execute amendments, rescissions, and revisions thereto; to implement project activities, if approved, and to act as the authorized representative of the Town of Mansfield and to execute any other agreement or contract relative to said project.

Attachments

- 1) Notice of Grant Award
- 2) Notice of Grant Agreement
- 3) Affordable Housing Plan Technical Assistance Program General Grant Conditions
- 4) Application for Affordable Housing Technical Assistance



STATE OF CONNECTICUT
DEPARTMENT OF HOUSING



July 15, 2020

Mr. John Carrington
Interim Town Manager
4 South Eagleville Road
Mansfield, CT 06268

Re: Grant Award - Affordable Housing Plan Technical Assistance Grant Program

Dear Mr. Carrington,

Enclosed you will find the Notice of Grant Award, in the amount of 15,000 for the Affordable Housing Plan Technical Assistance Grant for the Town of Mansfield. This funding is for the time period indicated and the project must be completed by the end date indicated on the attached Notice of Grant Award. Please sign and date the Award document and return the signed document to Paula Thantaha-Christensen at: Ploynapas.Thantaha@ct.gov . Please do not alter or make changes to this Award document. A copy of the fully executed Award document will be sent to you after it was approved and signed by the commissioner.

In addition, kindly provide a current resolution of authority passed by the organization’s governing board signed within 30 days from the date of the award, indicating that the officer that signs the grant award is specifically authorized to do so.

Please note that DOH cannot reimbursement any funds expended or obligated prior to the beginning date of the Award. Funding will not be available until Bond Commission allocates the funds. DOH will notify you as soon as the funding is allotted.

Please contact Paula Thantaha-Christensen at: Ploynapas.Thantaha@ct.gov with any questions regarding this matter. Thank you for your continued cooperation.

Sincerely,

Seila Mosquera-Bruno
Commissioner

Encl.

MCS/PT



STATE OF CONNECTICUT
DEPARTMENT OF HOUSING



NOTICE OF GRANT AWARD
Affordable Housing Plan Grant Technical Assistance Program

The State of Connecticut, acting herein by the Department of Housing, hereby makes the following grant award in accordance with Connecticut General Statutes ("CGS") § 8-30j, as amended, the grant solicitation, and the attached grant application, if applicable.

Table with 2 columns: Field Name and Value. Fields include Grantee (Town of Mansfield), Address (Audrey M. Beck Municipal Building), City/State/Zip (Mansfield, CT 06268), Town Code (078), Federal Employer ID No. (06-6002032), State Agency Code (DOH46900), DOH Grant No. (AHPG: 2020-078-001), Date Of Award (July 1, 2020), Period Of Award (From: July 1, 2020 To: June 30, 2021), Amount Of Award (State: \$ 15,000 Grantee Match: \$ 0 Other: Town Admin. \$11,875), Total Budget (\$ 26,875), Grantee Fiscal Year (From: July 1 To: June 30).

My signature below, for and on behalf of the above named grantee, indicates acceptance of the above referenced award and further certifies that:

- 1. I have the authority to execute this agreement on behalf of the grantee; and
2. The grantee will comply with all the requirements of the original Notice of Grant Award.

BY: Signature of Authorized Official

Typed Name and Title of Authorized Official Date

FOR THE STATE OF CONNECTICUT DEPARTMENT OF HOUSING

BY: Signature of Authorized Official

Seila Mosquera-Bruno
Typed Name and Title of Authorized Official Date

For DOH Business Office Use Only

Table with 8 columns: DEPT, PROG, FUND, SID, ACCOUNT, PROJECT, CHART 1/2, BR. Row 1: OH46900, 12039, 40233, DOH, n/a, n/a.



STATE OF CONNECTICUT
DEPARTMENT OF HOUSING



NOTICE OF GRANT AWARD
Affordable Housing Plan Grant Technical Assistance Program

The State of Connecticut, acting herein by the Department of Housing, hereby makes the following grant award in accordance with Connecticut General Statutes ("CGS") § 8-30j, as amended, the grant solicitation, and the attached grant application, if applicable.

Table with grant details: Grantee (Town of Mansfield), Address (Audrey M. Beck Municipal Building), City/State/Zip (Mansfield, CT 06268), Federal Employer ID No. (06-6002032), State Agency Code (DOH46900), DOH Grant No. (AHPG: 2020-078-001), Date Of Award (July 1, 2020), Period Of Award (From: July 1, 2020 To: June 30, 2021), Amount Of Award (State: \$ 15,000 Grantee Match: \$ 0 Other: Town Admin. \$11,875), Total Budget (\$ 26,875), Grantee Fiscal Year (From: July 1 To: June 30)

My signature below, for and on behalf of the above named grantee, indicates acceptance of the above referenced award and further certifies that:

- 1. I have the authority to execute this agreement on behalf of the grantee; and
2. The grantee will comply with all the requirements of the original Notice of Grant Award.

BY: Signature of Authorized Official

Typed Name and Title of Authorized Official Date

FOR THE STATE OF CONNECTICUT DEPARTMENT OF HOUSING

BY: Signature of Authorized Official
Seila Mosquera-Bruno

Typed Name and Title of Authorized Official Date

For DOH Business Office Use Only

Table with 8 columns: DEPT, PROG, FUND, SID, ACCOUNT, PROJECT, CHART 1/2, BR. Row 1: OH46900, 12039, 40233, DOH, n/a, n/a



**STATE OF CONNECTICUT
DEPARTMENT OF HOUSING
AFFORDABLE HOUSING PLAN TECHNICAL ASSISTANCE PROGRAM
GENERAL GRANT CONDITIONS**

SECTION 1: Use of Grant Funds.

The Grantee agrees to expend the grant funds (the “Grant” or “Grant award”) awarded pursuant to this agreement (the “Agreement”) for allowable purposes only and to comply with all of the terms and conditions of the Grant award and any related documents that set forth its obligations as Grantee. Grant funds shall not, without the advance written approval of the State of Connecticut (the “State”), acting herein by its Department of Housing (“DOH”), be obligated prior to the start date or subsequent to the end date of the Grant period.

SECTION 2: Fiscal Control.

The Grantee shall maintain accounting records and establish policies and provide procedures to assure sound fiscal control, effective management, and efficient use of Grant funds. The Grantee shall establish fiscal control and accounting procedures to assure proper disbursement of, and accounting for, grant funds. Accounting procedures must provide for the accurate and timely recording of receipt of funds by source, expenditures made from such funds, and unexpended balances. Controls must be adequate to insure that expenditures charged to grant activities are made for allowable purposes only.

SECTION 3: Retention of Records and Records Accessibility.

3.1 All services performed by Grantee shall be subject to the inspection and approval of the State at all times, and Grantee shall furnish all information concerning the services. The State or its representatives shall have the right, at reasonable hours, to inspect or examine the part of the plant or place of business or any books, records, and other documents of Grantee or its subcontractors or subgrantees pertaining to work performed under this Agreement and shall allow such representatives free access to any and all such plants, places of business, books and records. The State or its representatives will give the Grantee or its subcontractors or subgrantees at least twenty-four (24) hours notice of such intended examination. At the State's request, the Grantee or subcontractors or subgrantees shall provide the State with hard copies or an electronic format of any data or information in the possession or control of the Grantee, subcontractor or subgrantee which pertains to the State's business under this Agreement.

3.2 The Grantee shall retain and maintain accurate records and documents relating to performance of services under this Agreement for a minimum of three (3) years starting from the date of submission of the final expenditure report with the following qualifications and shall make them available for inspection and audit by the State or its representative(s):

- a. If any litigation, claim or audit is started before the expiration date of the three-year period, the records shall be retained until all litigation, claims or audit findings involving the records have been resolved; and
- b. Records for the purchase of equipment (i.e., non-expendable, tangible personal property) acquired with grant funds shall be retained for three years after the final disposition of said property.

3.3 Any subcontractor or subgrantee under this Agreement shall retain and maintain accurate records and documents relating to performance of services under this Agreement for a minimum of three (3) years from the expiration of the subcontract or subgrant and shall make them available for inspection and audit by the State or its representative(s).

3.4 The Grantee must incorporate this paragraph verbatim into any agreement it enters into with any subcontractor or subgrantee providing services under this Agreement.

SECTION 4: Insurance.

The Grantee agrees that while performing any service specified in this grant, the Grantee shall maintain sufficient insurance (liability and/or other), according to the nature of the service to be performed, so as to “save harmless” DOH and the State from any insurable cause whatsoever. If requested, certificates of insurance shall be filed with the State prior to the award of funding.

SECTION 5: Conflict of Interest.

No person who is an officer, employee, consultant or review board member of the Grantee shall participate in the selection, award or administration of a contract, subcontract, or subgrant or in the selection and supervision of an employee if a conflict of interest, real or apparent, would be involved. Such a conflict would arise when the officer, employee, consultant, review board member or any member of his/her immediate family, his/her partner, or an organization which employs, or is about to employ any of the above, has a financial interest in the entity or firm selected for the contract, subcontract, or subgrant or when the individual employee is related to any of the foregoing persons.

SECTION 6: Reports.

The Grantee shall submit such reports as the State shall reasonably request and shall comply with all provisions regarding the submission of such reports. Reports shall include, but not be limited to, revised project narratives, revised budgets and budget narratives, progress reports, financial reports, cash requests, grantee affirmative action packets, and subgrantee packets and budgets. Funding requisitions may be withheld by the State until complete and timely reports are received and approved.

SECTION 7: Funding Limitation.

Funding of this project in no way obligates the State to fund the project in excess of this grant, beyond the period of this grant, or in future years.

SECTION 8: Revised Budget.

If the grant amount and/or the distribution of funds between categories of funds, as identified on the Notice of Grant Award, is different from the amount and/or the distribution in the grant application budget, the Grantee agrees to submit to the State a revised budget and budget narrative equal to and in the same distribution as the grant award not later than thirty (30) days after signing of the grant. Funding requisitions will be withheld until the revision is received and approved.

SECTION 9: Audits.

9.1 In accordance with the following conditions, the Grantee agrees to conduct and submit to the State two completed audit packages with management letters and corrective action plans for audits of each of the fiscal years included in the period of this grant and any amendments thereto.

9.2 If the Grantee meets the requirements of the State Single Audit Act, Sections 4-230 through 4-236, as amended, of the Connecticut General Statutes (“CGS”), the Grantee is required to submit a State Single Audit Report to the State. CGS§ 4-231 requires those non-state entities which expended a

total amount of State Financial Assistance equal to or in excess of \$300,000 in any fiscal year to have either a single audit or a program-specific audit conducted for such fiscal year. A program-specific audit may be conducted if the Grantee received State financial assistance from the State for the Grant and it is the only State financial assistance that the Grantee has received during this fiscal period. The State Single Audit Report should be filed with the State no later than six months after the end of the audit period.

9.3 Each Grantee subject to a federal and/or state single audit must have an audit of its accounts performed annually. The audit shall be in accordance with the DECD Audit Guide, located at <http://www.ct.gov/ecd/cwp/view.asp?a=1096&q=249676> , and the requirements established by federal law and state statute. All Grantees not subject to a federal and/or state single audit shall be subject to a project-specific audit of its accounts within ninety (90) days of the completion of the project or at such times as required by the Commissioner. Such audit shall be in accordance with the DECD Audit Guide. An independent public accountant as defined by generally accepted government auditing standards (GAGAS) shall conduct the audits. At the discretion and with the approval of the Commissioner, examiners from the State, including DOH, may conduct project-specific audits.

SECTION 10: Unexpended Funds and/or Disallowed Costs.

If project costs are less than the Grant amount, and/or any project costs have been disallowed, the Grantee shall return the unexpended/disallowed funds to the State no later than sixty (60) days following closeout of the Grant.

SECTION 11: Nondiscrimination and Affirmative Action.

11.1 The Grantee agrees and warrants that in the performance/administration of the Grant award it will not discriminate nor permit discrimination against any person or group of persons on the grounds of race, color, religious creed, age, marital status, national origin, ancestry, sex, gender identity or expression, mental retardation, mental disability or physical disability, including, but not limited to, blindness, unless it is shown by such Grantee that such disability prevents performance of the work involved, in any manner prohibited by the laws of the United States or the State.

11.2 The Grantee agrees to take affirmative action to insure that applicants with job-related qualifications are employed and that employees are treated when employed without regard to their race, color, religious creed, age, marital status, national origin, ancestry, sex, gender identity or expression, mental retardation, mental disability or physical disability, including, but not limited to, blindness, unless it is shown by such Grantee that such disability prevents performance of the work involved.

11.3 The Grantee agrees, in all solicitations or advertisements for employees placed by or on behalf of the Grantee, to state that it is an "affirmative action-equal opportunity employer" in accordance with regulations adopted by the State Commission on Human Rights and Opportunities ("CHRO").

11.4 The Grantee agrees and warrants that in the performance of the grant such Grantee will not discriminate or permit discrimination against any person or group of persons on the grounds of sexual orientation, in any manner prohibited by the laws of the United States or of the State, and that employees are treated when employed without regard to their sexual orientation.

11.5 The Grantee agrees to provide each labor union or representative of workers with which such Grantee has a collective bargaining agreement or other contract or understanding and each vendor with which such Grantee has a contract or understanding, a notice to be provided by CHRO advising the labor union or workers' representative of the Grantee's commitments under this section, and to post copies of the notice in conspicuous places available to employees and applicants for employment.

11.6 The Grantee agrees to comply with each provision of this section and CGS §§ 46a-68e and 46a-68f and with each regulation or relevant order issued by CHRO pursuant to CGS §§ 46a-56, 46a-68e and 46a-68f.

11.7 The Grantee agrees to provide CHRO with such information requested by it, and permit access to pertinent books, records and accounts, concerning the employment practices and procedures of the Grantee which relate to the provisions of this section and CGS § 46a-56.

11.8 If the Grant is a public works contract, the Grantee agrees and warrants that the Grantee will make good faith efforts to employ minority business enterprises as subcontractors and suppliers of materials on such public works project.

11.9 Determination of the Grantee's good faith efforts shall include but shall not be limited to the following factors: The Grantee's employment and subcontracting policies, patterns and practices; affirmative advertising, recruitment and training; technical assistance activities and such other reasonable activities or efforts as CHRO may prescribe that are designed to ensure the participation of minority business enterprises in public works projects. The Grantee shall develop and maintain adequate documentation, in a manner prescribed by the Commission, of its good faith efforts. For the purposes of this Section, "**minority business enterprise**" means any small contractor or supplier of materials fifty-one per cent or more of the capital stock, if any, or assets of which is owned by a person or persons who are active in the daily affairs of the enterprise, who have the power to direct the management and policies of the enterprise and who are members of a minority, as such term is defined in subsection (a) of CGS § 32-9n; "**good faith**" means that degree of diligence which a reasonable person would exercise in the performance of legal duties and obligations; "**good faith efforts**" includes, but is not limited to, those reasonable initial efforts necessary to comply with statutory or regulatory requirements and additional or substituted efforts when it is determined that such initial efforts will not be sufficient to comply with such requirements; and "**public works contract**" means any agreement between any individual, firm or corporation and the State or any political subdivision of the State other than a municipality for construction, rehabilitation, conversion, extension, demolition or repair of a public building, highway or other changes or improvements in real property, or which is financed in whole or in part by the State, including, but not limited to, matching expenditures, grants, loans, insurance or guarantees.

11.10 The Grantee shall include the provisions of subsections 11.1 to 11.8, inclusive, in every subcontract or purchase order entered into in order to fulfill any obligation of a grant with the State and such provisions shall be binding on a subcontractor, vendor or manufacturer unless exempted by regulations or orders of the CHRO. The Grantee shall take such action with respect to any such subcontract or purchase order as CHRO may direct as a means of enforcing such provisions including sanctions for noncompliance in accordance with CGS § 46a-56; provided, if such Grantee becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by CHRO, the Grantee may request the State enter into any such litigation or negotiation prior thereto to protect the interests of the State and the State may so enter.

11.11 For the purposes of this entire Section 11, "**Grantee**" includes any successors or assigns of the Grantee, "**marital status**" means being single, married as recognized by the state of Connecticut, widowed, separated or divorced, and "**mental disability**" means one or more mental disorders, as defined in the most recent edition of the American Psychiatric Association's "Diagnostic and Statistical Manual of Mental Disorders", or a record of or regarding a person as having one or more such disorders. For the purposes of this section, a "**Grant**" does not include a grant where each grantee is (1) a political subdivision of the state, including, but not limited to, a municipality, (2) a quasi-public agency, as defined in CGS § 1-120, (3) any other state, including but not limited to any federally recognized Indian tribal governments, as defined in CGS § 1-267, (4) the federal government, (5) a foreign government, or (6) an agency of a subdivision, agency, state or government described in the immediately preceding enumerated items (1), (2), (3), (4) or (5).

SECTION 12: Executive Orders.

This Agreement is subject to the provisions of Executive Order No. Three of Governor Thomas J. Meskill, promulgated June 16, 1971, concerning labor employment practices, Executive Order No. Seventeen of Governor Thomas J. Meskill, promulgated February 15, 1973, concerning the listing of employment openings and Executive Order No. Sixteen of Governor John G. Rowland promulgated August 4, 1999, concerning violence in the workplace, all of which are incorporated into and are made a part of the Agreement as if they had been fully set forth in it. The Agreement may also be subject to the applicable parts of Executive Order No. 7C of Governor M. Jodi Rell, promulgated July 13, 2006, concerning contracting reforms and Executive Order No. 14 of Governor M. Jodi Rell, promulgated April 17, 2006, concerning procurement of cleaning products and services, in accordance with their respective terms and conditions. If Executive Orders 7C and 14 are applicable, they are deemed to be incorporated into and are made a part of the Agreement as if they had been fully set forth in it. At the Grantee's request, DOH shall provide a copy of these orders to the Grantee.

SECTION 13: Americans with Disabilities Act.

This section applies to those grantees, which are or will become responsible for compliance with the terms of the Americans with Disabilities Act of 1990, as amended (the "ADA") during the Grant award period. The Grantee represents that it is familiar with the terms of the ADA and that it is in compliance with the law. Failure of the Grantee to satisfy this standard either now or during the term of the Grant, as it may be amended, will render the Grant voidable at the option of the State upon notice to the Grantee. The Grantee warrants that it will hold the State harmless from any liability, which may be imposed upon the State as a result of any failure of the Grantee to be in compliance with the ADA.

SECTION 14: Independent Contractor.

The Grantee shall act as an independent contractor in performing this Agreement, maintaining complete control over its employees and all of its subcontractors. Before hiring outside consultants or entering into contractual agreements with persons, partnerships or companies, the Grantee will notify the State of the contractor's identity.

SECTION 15: Non-Supplanting.

The Grantee shall not use State funds conveyed by the Grant to supplant any local funds, if a municipality, or other state funds, if a State agency, which were budgeted for purposes analogous to that of the State Grant funds. The State may waive this provision upon request and for good cause shown, when it is satisfied that the reduction in local funds or other State funds, as the case may be, is due to circumstances not related to the Grant.

SECTION 16: Indemnification.

The Grantee, hereby, agrees to indemnify, defend and save harmless the State of Connecticut, including, but not limited to, DOH, its respective officers, employees and agents for any breach of this Agreement.

SECTION 17: Special Grant Conditions.

The Grantee agrees to comply with the attached Special Grant Conditions, if any, which have been issued in connection with this Grant award, and which are hereby made a part of this award.

March 11, 2020

Ploynapas Thantaha
Economic and Community Development Agent
Connecticut Department of Housing
505 Hudson Street
Hartford, CT
06106-7106

Submitted via email: Ploynapas.Thantaha@ct.gov

Subject: Application for Planning Grant
Affordable Housing Plan Technical Assistance Program

Dear Ms. Thantaha:

I am pleased to submit the attached planning grant application on behalf of the Town of Mansfield. We are excited about this opportunity to expand our efforts to create housing that is accessible to low and moderate-income residents. A planning grant would assist the Ad Hoc Committee on Affordable and Workforce Housing established by the Town Council in November 2019 in preparing the affordable housing plan required by Section 8-30j, C.G.S.

In a show of support for increasing affordable housing options, the Town Council added this grant opportunity to their regular meeting agenda on March 9, 2020 (the same day we learned of the program) to fulfill the requirement that the application include a certified resolution from our legislative body. Accordingly, a certified copy of the Town Council's resolution authorizing submission of the application and authorizing me to submit the application and administer the grant is enclosed.

In submitting this application, the Town affirms that it will adhere to the conditions identified in the application notice as restated below:

1. The State reserves the right to reject any or all applications submitted for consideration. In addition, the State reserves the right to not make any award under this Application for Planning Grant if funding is not available.
2. All proposals in response to this Application for Planning Grant are to be the sole property of the State and subject to the provisions of Section 1-19 of the Connecticut General Statutes (i.e.: Freedom of Information).
3. The State will ultimately determine timing and sequence of events resulting from this Application for Planning Grant.

4. Any alleged oral agreement or arrangement made by an applicant with the Department of Housing or an employee of the Department will be superseded by the written contract.
5. The State reserves the right to amend or cancel this Application for Planning Grant, prior to the due date and time, if it is in the best interests of the State.
6. The State reserves the right to reject the application of any applicant that is in default of any prior contract or for misrepresentation.
7. Proposals are subject to rejection in whole or in part if they limit or modify any of the terms and conditions and/or specifications of the Application for Planning Grant.
8. No additions or changes to the original application will be permitted after submittal. While changes are not permitted, clarification at the request of the Department may be required.
9. In responding, the applicant implicitly states that the proposal is not made in connection with any competing applicant submitting a separate response to the Application for Planning Grant and is in all respects fair and without collusion or fraud. It is further implied that the applicant did not participate in the Application for Planning Grant development process, had no knowledge of the specific contents of the Application for Planning Grant prior to its issuance and that no employee of the Department of Housing participated directly or indirectly in the applicant's proposal preparation.

Thank you for your consideration of this application. If you have any questions or need additional information, please contact Linda Painter, Director of Planning and Development at linda.painter@mansfieldct.org or 860.429.3330.

Sincerely,



John C. Carrington
Interim Town Manager

c: Town Council
Planning and Zoning Commission
Linda Painter, Director of Planning and Development

3. APPLICANT CERTIFICATION

My signature below, for and on behalf of Town of Mansfield, indicates
Name of Municipality
acceptance of the following and further certifies that:

1. I have the authority to submit this grant application;
2. I have read, understand, and will comply with the General Grant Conditions;
3. I understand that funding associated with this grant application is one-time in nature and that there is no obligation for additional funding from the Department of Housing or the State of Connecticut;
4. I understand that should this grant application be approved, such state funds shall be expended no later than June 30, 2021;
5. I understand that requests to extend the grant end date shall be submitted in writing to the Department of Housing no later than ninety (90) days before the grant end date of June 30, 2021;
6. I understand that unexpended funds shall be returned to the State of Connecticut within sixty (60) days of the grant end date;
7. I understand that if this organization meets the requirements of the State Single Audit Act, Sections 4-230 through 4-236, as amended, of the Connecticut General Statutes, the organization is required to submit a State Single Audit, at its own expense, no later than six (6) months after the end of the audit period. If this organization is not required to submit a State Single Audit, the organization is required to submit a final accounting of the grant expenditures within sixty (60) days of the grant end date; and
8. I hereby certify that the statements contained in the responses to this application and accompanying documents are true to the best of my knowledge and belief and that I know of no reason why the applicant cannot complete the project in accordance with the representations contained herein.

Certifying Representative:

1. Type Name and Title: John Carrington, Interim Town Manager
2. Signature:  _____
3. Date: March 11, 2020



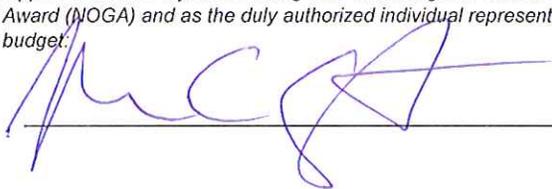
CONNECTICUT DEPARTMENT OF HOUSING			
Project Financing Plan & Budget			
Original (Mark X):		X	Revision#:
Applicant:	Town of Mansfield	Fed ID#:	06-6002032
Project:	Mansfield Affordable Housing Plan	Project #:	
Program:	Affordable Housing Plan Grant	Budget Start:	8/1/2020
		Budget End:	6/30/2021

SOURCES OF FUNDS		DOH Share	TOWN Share	Private/Other	TOTAL
GRANT					
DOH:	DOH, SBC 12/2020	\$ 15,000			\$ 15,000
DOH:					\$ -
Other:	Applicant/Town		\$ 11,875		\$ 11,875
Other:					\$ -
Other:					\$ -
Total Sources		\$ 15,000	\$ 11,875	\$ -	\$ 26,875

USES OF FUNDS		DOH/Town Funds	Private/Other	TOTAL
	DOH Share	Town Share		
				\$ -
Data Collection - market study/analysis	\$ 5,000.00			\$ 5,000.00
Community Engagement - Facility/Lease Fee*	\$ 2,000.00			\$ 2,000.00
Printing/Publication (incl. electronic distribution)	\$ 1,500.00			\$ 1,500.00
Other Planning Costs (Steering Committee meetings, preparing Plan and recommendations, etc)	\$ 6,500.00			\$ 6,500.00
				\$ -
				\$ -
Salaries (Planning, Custodial)		\$ 10,685.00		\$ 10,685.00
Other Administration Costs (Planning/Finance Salaries)		\$ 690.00		\$ 690.00
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Contingency		\$ 500.00		\$ 500.00
Total Uses	\$ 15,000.00	\$ 11,875.00	\$ -	\$ 26,875.00

Applicant Name:

I request approval of this Project Financing Plan and Budget in accordance with the terms and conditions of the Assistance Agreement/Notice of Grant Award (NOGA) and as the duly authorized individual representing the applicant, affirm that the project will be operated in accordance with this budget.



3/11/2020
Date

The Project Financing Plan and Budget is hereby approved in the amounts and for the time period indicated.

Program Director, DOH

Date

Seila Mosquera-Bruno, Commissioner

Date



TOWN OF MANSFIELD

RESOLUTION AUTHORIZING THE SUBMISSION OF AN AFFORDABLE HOUSING TECHNICAL ASSISTANCE APPLICATION TO THE CONNECTICUT DEPARTMENT OF HOUSING

WHEREAS, state monies are available from the State of Connecticut, Department of Housing for communities seeking to prepare and adopt an Affordable Housing Plan pursuant to the provisions of Section 8-30j of the Connecticut General Statutes; and

WHEREAS, the Town is required to prepare and adopt an Affordable Housing Plan; and

WHEREAS, the Town Council established the Ad Hoc Committee on Affordable and Workforce Housing on November 12, 2019; and

WHEREAS, one of the purposes of the Ad Hoc Committee is the preparation of the Town's Affordable Housing Plan; and

WHEREAS, it is desirable and in the public interest that the Town of Mansfield make application to the State for \$15,000 to support the Town's efforts in developing an Affordable Housing plan and to execute an Assistance Agreement therefore, should one be offered;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MANSFIELD:

That it is cognizant of the conditions and prerequisites for the State financial assistance identified in the March 9, 2020 document titled "Planning Grants for Thriving Connecticut Communities | Affordable Housing Plan Technical Assistance Program; and,

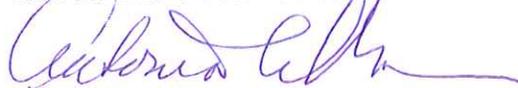
That the filing of an application for State financial assistance from the Affordable Housing Technical Assistance Program by the Town of Mansfield in an amount not to exceed \$15,000 is hereby approved and that John Carrington, Interim Town Manager is hereby authorized and directed to file such application with the Commissioner of the Department of Housing; to provide such additional information; to execute such other documents as may be required by the Commissioner; to execute an Assistance Agreement with the State of Connecticut for financial assistance if such an agreement is offered; to execute any amendments, rescissions, and revisions thereto; to implement project activities, if approved, and to act as the authorized representative of the Town of Mansfield and to execute any other agreement or contract relative to said project.

That it adopts or has adopted on behalf of the Town of Mansfield a policy to support the following nondiscrimination agreements and warranties provided in subsection (a)(1) of Connecticut General Statutes sections 4a-60 and 4a-60a, respectively, as amended by Public Act 07-142, and for which purposes the "contractor" is the Town of Mansfield and "contract" is said Assistance Agreement:

The contractor agrees and warrants that in the performance of the contract such contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of race, color, religious creed, age, marital status, national origin, ancestry, sex, gender identity or expression, status as a veteran, intellectual disability, mental disability or physical disability, including but not limited to, blindness, unless it is shown by such contractor that such disability prevents performance of the work involved, in any manner prohibited by the laws of the United States or of the State of Connecticut. The contractor further agrees to take affirmative action to insure that applicants with job-related qualifications are employed and that employees are treated when employed without regard to their race, color, religious creed, age, marital status, national origin, ancestry, sex, gender identity or expression, status as a veteran, intellectual disability, mental disability or physical disability, including but not limited to, blindness, unless it is shown by such contractor that such disability prevents performance of the work involved.

The contractor agrees and warrants that in the performance of the contract, such contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of sexual orientation, in any manner prohibited by the laws of the United States or of the State of Connecticut, and that employees are treated when employed without regard to their sexual orientation.

MANSFIELD TOWN COUNCIL



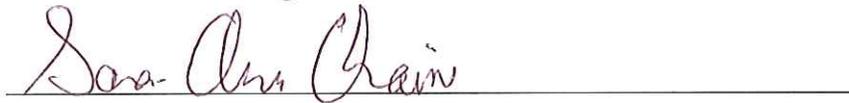
Antonia Moran

Mayor

Dated at Mansfield, Connecticut

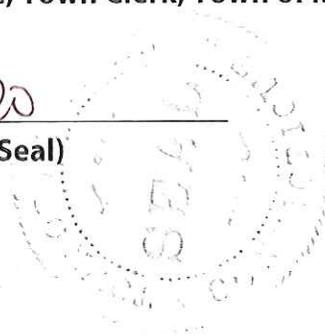
this 9th day of March, 2020

Attest: I, Sara-Ann Chaine, Town Clerk of the Town of Mansfield, do hereby certify that the above is a true and correct copy of a resolution adopted by the Mansfield Town Council at its duly called and held meeting on March 9, 2020, at which a quorum was present and acting throughout, and that the resolution has not been modified, rescinded, or revoked and is at present in full force and effect. I further certify that John Carrington now holds the office of Interim Town Manager and that he has held that office since July 18, 2019.



Sara-Ann Chaine, Town Clerk, Town of Mansfield, Connecticut

3/10/2020
Date (Seal)





**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: John C. Carrington, Interim Town Manager 
CC: Linda Painter, Director of Planning and Development, Jennifer Kaufman, Senior Planner
Date: August 10, 2020
Re: Wetlands Citation Ordinance

Subject Matter/Background

With support from the Inland Wetlands Agency, in 2018 the Town Council added a section to the Town of Mansfield Wetland Ordinance to include citation and procedures for fines and violations (Section 40-6 of Mansfield Code of Ordinances). After the Council adopted the ordinance, staff determined that there was a conflict between the ordinance and state statute regarding who authorizes the Wetlands Citation Officer as noted below.

At present, the Inland Wetlands Agent is able to issue citations because both the Inland Wetlands Agency and the Town Manager as Chief Executive Officer have provided authorization. However, the Town attorney recommends that the Council modify the ordinance to be consistent with state statute.

***Mansfield Wetlands Ordinance Citations procedures and fines for violations--
Section 40- 6(B)(1)***

Pursuant to the authority vested in municipalities under Connecticut General Statutes § 22a - 42g, as amended, any person authorized by the Inland Wetlands Agency of the Town of Mansfield may issue a citation for any violation of Mansfield's Inland Wetlands and Watercourses Regulations in the manner provided by this section. Any person so authorized shall be designated a Wetlands Citation Officer."

Municipal fine for violation of wetlands regulations CT State Statute Section 22a-42g (b) Any police officer or other person authorized by the chief executive officer of the municipality may issue a citation to any person who commits such a violation. Any municipality which adopts an ordinance pursuant to subsection (a) of this section shall also adopt a citation hearing procedure pursuant to section 7-152c by which procedure such fine shall be imposed."

No other changes to the ordinance are proposed.

Financial Impact

This is a housekeeping issue and there will be no financial impact.

Legal Review

The Town Attorney has reviewed this issue and recommends that the council modify the ordinance be consistent with state statute.

Recommendation

Any change to a Town Ordinance requires a public hearing. For this reason, staff recommends that the Town Council conduct a public hearing at the September 29, 2020 meeting to receive public input on modifying the Wetlands Citation Ordinance to be consistent with state statute. If the Council agrees with this recommendation, the following motion would be in order:

Move to schedule a public hearing on Tuesday, September 29, 2020 at 7:05 pm to receive comment on modifying the Section 40-6 of Mansfield Code of Ordinances Town's Wetland Citation Ordinance to be consistent with state statute.

Attachments

- 1) Proposed changes to Mansfield Wetlands Ordinance Citations procedures and fines for violations--Section 40- 6(B)(1)
- 2) Memo from Inland Wetlands Agency Chair, Paul Aho.

§ 40-6. Citation procedures and fines for violations. [Amended 2-26-2018, effective 3-24-2018]

- A. Purpose. The purpose of this section shall be to encourage compliance with the Mansfield Inland Wetlands and Watercourses Regulations and to discourage violators from engaging in additional violations by increasing the penalties for such additional violations.
- B. Issuance of citations.
- (1) Pursuant to the authority vested in municipalities under Connecticut General Statutes § 22a - 42g, as amended, ~~any person authorized by the Inland Wetlands Agency~~ any police officer or other person authorized by the chief executive officer of the Town of Mansfield may issue a citation for any violation of Mansfield's Inland Wetlands and Watercourses Regulations in the manner provided by this section. Any person so authorized shall be designated a Wetlands Citation Officer.
 - (2) The Town shall maintain copies of all citations issued pursuant to this section for a period of no less than 10 years after the dates of issuance of the respective citations. The copies shall be indexed by street address/location of where the violation occurred and the citation was issued. Within 10 days after the final results of each citation, by payment of the specified fine or by a final decision on any appeal taken pursuant to the provisions of this section, a note shall be placed in the file on, or together with, the relevant citation, indicating the nature of the final disposition. If no appeal is taken of a citation issued pursuant to this section, but the specified fine is not paid, a note to that effect shall be placed in the file on, or together with, the relevant citation.
 - (3) Any such citation shall be issued by both regular mail and by certified mail, return receipt requested.
 - (4) Any person, partnership, corporation, company and/or association receiving such a citation shall be allowed a period of 30 days from his or her receipt of the citation to make an uncontested payment of the fine to the Town. The day of receipt of the citation shall be considered three business days after the date of mailing the citation.
 - (5) If a person, partnership, corporation, company and/or association who has been issued a citation does not make uncontested payment of the fine specified in the citation to the Town within the time allowed under Subsection B(4) of

this section, the Wetlands Citation Officer shall send a notice to the person cited, informing such person anew:

- (a) Of the allegations against him or her and the amount of the fine(s); and
 - (b) That the person cited may contest liability before a hearing officer appointed by the Town Council, as provided in Subsection C of this section, by delivering to the Wetlands Citation Officer, care of the Inland Wetlands Agency, in person or by certified mail, return receipt requested, within 10 days of the date of the notice, a written demand for a hearing;
 - (c) That if the person cited does not demand such a hearing, an assessment and judgment shall be entered against him or her; and
 - (d) That such judgment may issue without further notice.
- (6) If the person, partnership, corporation, company and/or association who is sent notice pursuant to Subsection B(5) of this section wishes to admit liability for any alleged violation, he, she or it may, without requesting a hearing, pay the full amount of the fine, either in person or by mail, to the Town. Any person, partnership, corporation, company or association who does not deliver or mail a written demand for a hearing within 10 days of the date of the notice described in Subsection B(5) of this section shall be deemed to have admitted liability, and the Wetlands Citation Officer shall certify to the hearing officer that such person, partnership, corporation, company or association has failed to respond. The hearing officer shall thereupon enter and assess the fine provided for by this section and shall follow the procedures set forth in Subsection E(1) of this section.
- C. Citation appeal and hearing procedures. Any person, partnership, corporation, company and/or association fined pursuant to this article may appeal such fine pursuant to the provisions of the Town of Mansfield hearing procedure for citations, set forth in Chapter 129 of the Code of the Town of Mansfield.
- D. Exemptions. Notwithstanding the foregoing, pursuant to § 22a - 42g, no fine shall be levied against the State of Connecticut or any employee thereof acting within the scope of his or her employment. Likewise, no fine shall be levied against the Town or

any employee thereof acting within the scope of his or her employment.

E. Schedule of fines.

(1) The amount of the fine specified in any citation shall be based upon the presence or risk of significant impact on wetlands or watercourses associated with the violation and the number of citations issued to the same person during the 10 years immediately prior to the date of the citation being issued.

(2) The schedule of fines shall be as follows:

First Offense		
	Upland Review Area	In Wetland/ Watercourse
No Significant Impact	\$100	\$250
Significant Impact	\$250	\$400
Second Offense		
	Upland Review Area	In Wetland/ Watercourse
No Significant Impact	\$250	\$400
Significant Impact	\$400	\$700
Third Offense		
	Upland Review Area	In Wetland/ Watercourse
No Significant Impact	\$400	\$700
Significant Impact	\$700	\$1,000

Paul Aho
Chair

MEMO

To: Town Council
From: Paul Aho, Chair *Paul Aho*
CC: Inland Wetlands Agency
Date: Monday, August 03, 2020
Re: Mansfield's Wetland Citation Ordinance

On January 21, 2020, the Agency learned that the Town's Wetlands Ordinance--Citations procedures and fines for violations--is not consistent with statutory provisions related to appointment of wetlands citation officers. While the Town Attorney has identified an interim solution that involves having wetlands citation officers appointed by both the Town Manager and the Agency, he is also drafting an amendment to the ordinance to correct the inconsistency. The Agency encourages the Council to act as quickly as possible upon receipt of the proposed amendment.

If you have any questions regarding the proposed amendment, please contact Jennifer Kaufman, Senior Planner/Inland Wetlands Agent, at kaufmanjs@mansfieldct.org.



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: John C. Carrington, Interim Town Manager 
CC: Linda Painter, Director of Planning and Development; Curt Vincente, Director of Parks and Recreation; Jennifer Kaufman, Senior Planner
Date: August 10, 2020
Re: Conservation Easement Restrictions Related to Tree Removal

Subject Matter/Background

In 2003, the Mansfield Planning and Zoning Commission approved the Pine Groves Estates Subdivision, now known as Adeline Place. As part of this subdivision, a conservation easement was placed along the road frontage of many of the lots. Recently two of the property owners have contacted staff to inquire about removing potentially hazardous trees. Section II D of the conservation easement states:

There shall be no removal or destruction of trees, shrubs, or other vegetation...no change in natural habitat in any manner. There shall be no removal of dead trees and no pruning and thinning of live trees and brush unless necessary to maintain trails and access ways.

The text further states:

Any request for written approval for uses and activities noted above shall be accompanied by a detailed statement of purpose and specific plans for the proposed activity. Grantee shall have the right to approve such changes in use provided the changes do not interfere or have an adverse impact on the natural scenic, ecological and open space values being protected within the Conservation Easement Area.

As the conservation easement only references “the Grantee,” it is the opinion of the Town Attorney that the Town Council is the body authorized to act as the Grantee. Staff believes that similar language exists in numerous other conservation easements from this era.

To avoid having to seek Council approval for every tree removal in a conservation easement, staff seeks authorization from the Town Council to allow the Town Tree Warden, in conjunction with Planning and Development staff, to authorize removal of hazardous trees in this conservation easement area as well as other conservation

easements with similar language. Such authorization would require the property owner to provide documentation from a certified arborist that the subject tree(s) to be removed are deemed hazardous. In evaluating a hazardous tree, staff recommends using the U.S. Forest Service definition of Hazard/Danger Tree. This includes:

Dead or dying trees, dead parts of live trees, or unstable live trees (due to structural defects or other factors) that are within striking distance of people or property (a target). Hazard trees have the potential to cause property damage, personal injury or fatality in the event of a failure.

Staff also recommends that no ground disturbance or stumping should occur in association with the removal to maintain the natural, scenic, ecological, and open space values of the conservation easement. Cost of the tree removal would be the responsibility of the property owner.

With increased severe weather events and the increased presence of invasive pests such as Gypsy Moth and Emerald Ash Borer, hazardous trees are becoming an issue in several conservation easement areas. Because the majority of conservation easements are associated with subdivisions approved by the Planning and Zoning Commission, staff sought input from PZC at their August 3, 2020 meeting. They are in support of this action.

Financial Impact

Hazard certification and tree removal will be the responsibility of the property owner, therefore there is no anticipated financial impact.

Legal Review

Staff has discussed this with the Town Attorney. Provided that the Grantee provides permission for this action, he is of the opinion that it is consistent with the Conservation Easement (s).

Recommendation

If the Town Council agrees that it is in the best interest of the Town to allow the removal of hazardous trees in conservation easements in specific cases, the following motion is in order:

MOVE to authorize Town Tree Warden in conjunction with Planning and Development staff to authorize removal of hazardous trees in Town owned conservation easements provided that the property owner provides documentation by a certified arborist that the subject tree(s) to be removed are deemed hazardous. Hazardous trees will be defined as dead or dying trees, dead parts of live trees, or unstable live trees (due to structural defects or other factors) that are within striking distance of people or property (a target). Hazard trees have the potential to cause property damage, personal injury or fatality in the event of a failure. To maintain the natural, scenic, ecological, and open space

values of the Conservation Easement, no ground disturbance or stumping shall occur in association with the hazardous tree removal. Cost of the tree removal is the responsibility of the property owner.

Attachments

- 1) Conservation Easement Example
- 2) Planning and Zoning Commission August 3, 2020 meeting minutes



Mansfield, CT
 Doc # 2003-0058300
 Vol 508 Pg. 1
 05/23/2003 11:53:59am

CONSERVATION EASEMENT AGREEMENT

The purpose of a conservation easement is to retain land or water areas predominantly in their natural, scenic or open condition or in agriculture, farming, forest or open space use; to protect in perpetuity significant natural features and to minimize the environmental impact of activities associated with land development within the Town of Mansfield.

It is the responsibility of the property-owner to be fully aware of all of the conditions contained in the conservation easement agreement as expressed below. The Town of Mansfield retains the right to enforce the conditions established herein.

THIS INDENTURE made this 20th day of May 2003, by and between **Pine Grove Estates, LLC**, a Connecticut Limited Liability Company having an office in the Town of Mansfield, County of Tolland, and State of Connecticut (hereinafter called "GRANTOR"), and the **TOWN OF MANSFIELD**, a municipal corporation incorporated under the laws of the State of Connecticut and the Charter of the Town of Mansfield (hereinafter called "GRANTEE"),

WITNESSETH:

WHEREAS, the GRANTOR is the owner in fee simple of certain real property in the Town of Mansfield, County of Tolland and State of Connecticut, hereinafter called "The Conservation Easement Area" and described as follows: **See Schedules A-1 thru A-7 attached hereto for Conservation Easement Areas #1-7.**

Said Conservation Easement Area is delineated on the following map filed or about to be filed on the Land Records of the Town of Mansfield:

A certain piece or parcel of land in the Town of Mansfield, County of Tolland and State of Connecticut and shown on a map or plan entitled "PLAN SHOWING SUBDIVISION PROPERTY OF MEADOW BROOK LANE, L.L.C. AND BEAUDOIN BROTHERS, L.L.C. A-2 LOT LAYOUT MEADOW BROOK LANE MANSFIELD, CONNECTICUT SCALE: 1" = 40' SEPTEMBER 2002 Revised: November 19, 2002 Revised: February 21, 2003 Revised March 31, 2003 Sheet 3 of 10, Dieter Gardner & Mereen, Inc. Job #01-138"; and more particular bounded and described as follows:

WHEREAS, the Conservation Easement Area possesses ecological, scientific, educational, aesthetic, agricultural, historic and/or recreational values of importance to the Grantor, the people of Mansfield and the people of the State of Connecticut; and

WHEREAS, the Grantee, acting through its Planning and Zoning Commission, has determined that it would be in the public interest to retain, maintain and conserve the Conservation Easement Area in its present state to protect its conservation values, and that the maintenance and conservation of said property of the Grantor can be accomplished by the securing of a Conservation Easement over, across, and upon said Conservation Easement Area;

WHEREAS, the Planning and Zoning Commission, pursuant to applicable zoning and subdivision regulations and pursuant to actions by the Mansfield Town Council, is authorized to acquire easements in the name of the Grantee, the Town of Mansfield; and

WHEREAS, the Grantor is willing, in consideration of one (1) dollar and other good and valuable considerations, receipt of which is hereby acknowledged, including a desire to conserve and protect the fauna, flora and hydrologic/geological features and the natural beauty of the property for posterity, to grant to said Grantee the Easement and Covenants as hereinafter expressed concerning the Conservation Easement Area, thereby providing for its maintenance and conservation;

NOW, THEREFORE, the Grantor, for and in consideration of the facts above recited and of the mutual covenants, terms, conditions and restrictions herein contained, does hereby give, grant, bargain, sell and convey with quit claim covenants unto the Grantee, its successors and assigns forever, a Conservation Easement in perpetuity over the defined Conservation Easement Area, of the nature and character and to the extent hereinafter set forth. All terms, covenants and conditions contained herein are deemed to run with the land.



Mansfield, CT
 Doc # 2003-0058300
 Vol 508 Pg. 2
 05/23/2003 11:53:59am

I Rights of the Grantee

To accomplish the purpose of this Easement, the following rights are conveyed to the Grantee by this easement:

- A. The right to preserve and protect the Conservation Easement Area;
- B. The right to enter (following reasonable notice to current Grantor or occupant) the Conservation Easement Area at all reasonable times and, if necessary, across other lands of the Grantor, for the purposes of:
 1. Inspecting the Conservation Easement Area to determine if the Grantor, his successors or assigns, is complying with the covenants and purposes of this Easement;
 2. Enforcing the terms of this Conservation Easement agreement;
 3. Taking any and all actions with respect to the Conservation Easement Area as may be necessary or appropriate, with or without order of the court, to remedy or abate violations hereof;
 4. Maintaining and/or replacing boundary markers of the Conservation Easement Area
- C. The right, but not the obligation, to monitor the condition of any rare or endangered plant and animal populations and plant communities in the Conservation Easement Area, and to manage them, if necessary, for their continued survival and quality in the Conservation Easement Area;
- D. The right to enforce the covenants contained herein pursuant to Section 8-12 CGS and/or other provisions of the Connecticut General Statutes. Nothing herein shall be construed to entitle the Grantee to institute any enforcement proceedings against the Grantor for any changes to the Conservation Easement Area due to causes beyond the Grantor's control, such as changes caused by fire, floods or storms. The Grantor hereby waives any defense of laches with respect to any delay by the Grantee, its successors or assigns, in acting to enforce any restriction or exercise any rights under this easement.

II Covenants

The Grantor makes the following covenants:

Without prior express written consent from the Grantee, the Grantor agrees to prohibit and refrain from the following activities under, over or upon the Conservation Easement Area:

- A. There shall be no construction or placing of buildings, sewage disposal systems, wells, drainage systems, underground tanks, roads, driveways, mobile homes, fences, signs, bill boards or other advertising, or structures of any kind;
- B. There shall be no dumping, storing or placing of soil or other substances or materials and no storage or disposal of vehicles, vehicle parts or wastes of any kind;
- C. There shall be no topographic changes, no ditching, draining, diking, dredging, tilling, excavating, regrading, mining or drilling, and no removal or filling of topsoil, loam, peat, sand, gravel, rock, minerals or other substances;
- D. There shall be no removal or destruction of trees, shrubs, or other vegetation, no use of fertilizers, poisons, pesticides, herbicides or biocides, no hunting or trapping, no grazing of domestic animals, no introduction of non-native plants and animals and no disturbance or change in the natural habitat in any manner. There shall be no removal of dead trees and no pruning and thinning of live trees and brush unless necessary to maintain trails and access ways;
- E. There shall be no alteration of water courses, water bodies or wetland areas, nor shall there be activities or uses conducted on the Conservation Easement Area which are or have the potential for being detrimental to drainage, flood control, surface or ground water quality, erosion control, soil conservation, wildlife or the land and water areas in their natural condition;
- F. There shall be no operation of snowmobiles, dune buggies, motorcycles, all-terrain vehicles or any other types of motorized vehicles;
- G. There shall be no removal or disturbance of the iron pins, boundary markers or any other field identifications of the Conservation Easement boundaries.


 Mansfield, CT
 Doc # 2003-0058300
 Vol 508 Pg. 3
 05/23/2003 11:53:59am

As to Conservation Easement Area 7 (CE7), the Grantee shall have the right to remove trees, shrubs or other vegetation and shall have the right to grade the easement area for the purpose of altering and improving the site lines on Adeline Place as determined by a Mansfield Town Engineer.

Any request for written approval for uses and activities noted above shall be accompanied with a detailed statement of purpose and specific plans for the proposed use or activity. Grantee shall have the right to approve such changes in use provided the changes do not interfere with or have an adverse impact on the natural scenic, ecological and open space values being protected within the Conservation Easement Area.

III Reserved Rights

- A. The Grantor herein reserves the right to make use of the Conservation Easement Area for any and all purposes which are in keeping with the stated intent of this Conservation Easement Agreement and which shall in no way endanger the maintenance and conservation of the Conservation Easement Area in its natural state.
- B. The Grantor herein reserves the right to sell, give or otherwise convey the Conservation Easement Area or any portion or portions of the Conservation Easement Area, provided such conveyance is subject to the terms of this Easement and all applicable requirements of the Town of Mansfield and State of Connecticut.

IV Public Access

Nothing contained in this Conservation Easement Agreement shall give or grant to the public a right to enter upon or use the Conservation Easement Area or any portion thereof where no such right existed for the public immediately prior to the execution of this Easement.

V Subsequent Transfers

- A. The Grantor further covenants and agrees to incorporate the terms of this easement in any deed or legal instrument by which any interest in all or a portion of the Conservation Easement Area is divested, including without limitation, a leasehold interest. Failure of said Grantor to provide such notice shall not impair the validity of this easement or limit its enforceability in any way.
- B. The Grantor further covenants and agrees to give written notice by certified mail to the Mansfield Town Clerk of the transfer of any interest in the Conservation Easement Area at least five (5) days prior to the date of such transfer. Failure of said Grantor to provide such notice shall not impair the validity of this easement or limit its enforceability in any way. A copy of this notice shall also be sent to the Chairman of the Mansfield Planning and Zoning Commission.

VI Other Provisions

- A. The Grantor agrees to pay any real estate taxes or other assessments levied by competent authorities on the Conservation Easement Area.
- B. If any provision of this conservation easement agreement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of the easement and the application of such provisions to persons or circumstances other than those as to which it is found to be invalid shall not be affected thereby.
- C. The covenants agreed to and the terms, conditions, restrictions and purposes imposed with this grant shall not only be permanent and binding upon the Grantor, but also upon his lessees, agents, personal representatives, successors and assigns, and all other successors to him in interest, and shall continue as a servitude running in perpetuity with the Conservation Easement Area.

Mansfield, CT
Doc # 2003-0058300
Vol 508 Pg. 4
05/23/2003 11:53:59am

TO HAVE AND TO HOLD the said conservation agreement unto the said Grantee, it successors and assigns forever.
IN WITNESS WHEREOF, the undersigned have executed and sealed this document the day, month and year first above written.

Witness:

Lynette A. Lajoie
Lynette A. Lajoie

Marjorie L. Smith
Marjorie L. Smith

Pine Grove Estates, LLC
Grantor

By: Jean Guy Beaudoin
Jean Guy Beaudoin
Its: Member, Duly Authorized

By: Robert Beaudoin
Robert Beaudoin
Its: Member, Duly Authorized

Town of Mansfield
Grantee

By: Martin H. Berliner
Martin H. Berliner
Its: Town Manager, Duly Authorized

Grant Meifler
Grant Meifler
Christine Hawthorne
CHRISTINE HAWTHORNE
STATE OF CONNECTICUT)

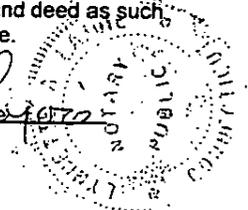
) ss: Windham
COUNTY OF WINDHAM)

May 20, 2003

Personally Appeared, Jean Guy Beaudoin and Robert Beaudoin, as aforesaid, signers of the foregoing instrument, and acknowledged the same to be their free act and deed as such Members and the free act and deed of said limited liability company, before me.

MY COMMISSION EXPIRES 03/31/2007

Lynette A. Lajoie
Lynette A. Lajoie
Notary Public



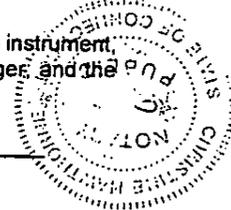
STATE OF CONNECTICUT)
COUNTY OF TOLLAND)

) ss: Mansfield

May 23, 2003

Personally appeared Martin H. Berliner, as aforesaid, signer of the foregoing instrument, and acknowledged the same to be his/her free act and deed as said Town Manager and the free act and deed of said Municipal Corporation, before me.

Christine Hawthorne
CHRISTINE HAWTHORNE
Commissioner of the Superior Court
Notary Public



CHRISTINE HAWTHORNE
NOTARY PUBLIC
MY COMM. EXPIRES FEB. 28, 2008

W:\JACK\JACK\Pine Grove Estates\final docs\Pine grove Cons. easement (1-7).doc 5/20/2003



Mansfield, CT
 Doc # 2003-0058300
 Vol 508 Pg. 5
 05/23/2003 11:53:59am

SCHEDULE A-1
 (Conservation Easement CE1)

A certain piece or parcel of land in the Town of Mansfield, County of Tolland and State of Connecticut and shown on a map or plan entitled "PLAN SHOWING SUBDIVISION PROPERTY OF MEADOW BROOK LANE, L.L.C. AND BEAUDOIN BROTHERS, L.L.C. A-2 LOT LAYOUT MEADOW BROOK LANE MANSFIELD, CONNECTICUT SCALE: 1" = 40' SEPTEMBER 2002 Revised: November 19, 2002 Revised: February 21, 2003 Revised: March 31, 2003 Sheet 3 of 10, Dieter, Gardner & Mereen, Inc. Job #01-138"; and more particularly bounded and described as follows:

Being shown as "CE1" (Conservation Easement) on the above referenced map and beginning at a rebar set in a southerly line of Adeline Place (existing), said point being the northwesterly corner of Lot #4;

the line runs thence North 73° 08' 20" East in the southerly line of Adeline Place a distance of 94.06 feet to a point, which point is in the northerly line of Lot #4 and is marked by a rebar;

the line runs thence South 09° 48' 09" East a distance of 40.31 feet to a point within Lot #4 marked by a rebar;

the line runs thence South 73° 08' 19" West a distance of 73.99 feet to a point within Lot #4 marked by a rebar;

the line runs thence South 09° 45' 57" West a distance of 489.81 feet through Lot #4, Lot 6, and Lot #7 to a point at land labelled "CONSERVATION AREA 1 TO THE TOWN OF MANSFIELD" on the above referenced map, this line being parallel and 20 feet distant easterly from the westerly property lines of Lots #4, #6 and #7;

the line runs thence South 65° 35' 17" West a distance of 20.67 feet along Conservation Area 1 to the southwest corner of Lot #7 which corner is also the northwest corner of Conservation Area 1 and which is at land of Mantolesky, and which corner is marked by a rebar;

the line runs thence North 09° 45' 57" East a distance of 532.98 feet in the westerly line of Lots #7, #6 and #4 to the northwest corner of Lot #4 and the place and point of commencement.

SCHEDULE A-2
 (CONSERVATION EASEMENT CE2)

A certain piece or parcel of land in the Town of Mansfield, County of Tolland and State of Connecticut and shown on a map or plan entitled "PLAN SHOWING SUBDIVISION PROPERTY OF MEADOW BROOK LANE, L.L.C. AND BEAUDOIN BROTHERS, L.L.C. A-2 LOT LAYOUT MEADOW BROOK LANE MANSFIELD, CONNECTICUT SCALE: 1" = 40' SEPTEMBER 2002 Revised: November 19, 2002 Revised: February 21, 2003 Revised: March 31, 2003 Sheet 3 of 10, Dieter, Gardner & Mereen, Inc. Job #01-138"; and more particularly bounded and described as follows:

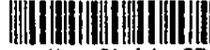
Being shown as "CE2" (Conservation Easement) on the above referenced map and beginning at the southeast corner of land now or formerly of Burckbuchler which is also in the northerly line of Adeline Place (existing) and is the southwest corner of the herein described easement and Lot #1, and which corner is marked by a monument found;

the line runs thence North 09° 45' 57" East a distance of 314.55 feet in the westerly line of Lot #1 to the northwest corner of Lot #1, which corner is also the northeast corner of land now or formerly of Johnson, and which corner is marked by an iron pin found;

the line runs thence South 71° 49' 34" East a distance of 22.64 feet in the northerly line of Lot #1 to a point marked by a rebar;

the line runs thence South 09° 45' 57" West a distance of 261.65 feet through Lot #1, being parallel to and 20 feet distance easterly from the westerly line of Lot #1, to a point marked by a rebar;

the line runs thence North 73° 08' 19" East a distance of 66.00 feet through Lot #1 to a point marked by a rebar;



Mansfield, CT
 Doc # 2003-0058300
 Vol 508 Pg. 6
 05/23/2003 11:53:59am

the line runs thence South 10° 31' 55" East a distance of 40.25 feet through Lot #1 to a point in the northerly street line of Adeline Place which point is marked by a rebar;

the line runs thence South 73° 08' 20" West a distance of 86.70 feet along said street line to a monument found and the place and point of commencement.

SCHEDULE A-3 (Conservation Easement CE3)

A certain piece or parcel of land in the Town of Mansfield, County of Tolland and State of Connecticut and shown on a map or plan entitled "PLAN SHOWING SUBDIVISION PROPERTY OF MEADOW BROOK LANE, L.L.C. AND BEAUDOIN BROTHERS, L.L.C. A-2 LOT LAYOUT MEADOW BROOK LANE MANSFIELD, CONNECTICUT SCALE: 1" = 40' SEPTEMBER 2002 Revised: November 19, 2002 Revised: February 21, 2003 Revised: March 31, 2003 Sheet 3 of 10, Dieter, Gardner & Mereen, Inc. Job #01-138"; and more particularly bounded and described as follows:

Being shown as "CE3" (Conservation Area) on the above referenced map and beginning at a rebar set in the northerly street line of Adeline Place which marks the southeasterly corner of Lot #1 and the southwesterly corner of Lot #2,

the line runs thence South 73° 08' 20" West a distance of 27.00 feet in said street line to a point marked by a rebar;

the line runs thence North 16° 55' 43" West a distance of 16.00 feet to a point within Lot #1 which is marked by a rebar;

the line runs thence continuing on the arc of a curve to the right having a radius of 26.45 feet and a length of 28.66 feet to a point within Lot #1 which is marked by a rebar;

the line runs thence North 73° 08' 19" East a distance of 19.00 feet to a point at the westerly line of Lot #2 which is marked by a rebar;

the line runs thence South 09° 48' 08" East a distance of 40.31 feet along the westerly line of Lot #2 to the northerly street line of Adeline Place and the place and point of commencement.

SCHEDULE A-4 (Conservation Easement CE4)

A certain piece or parcel of land in the Town of Mansfield, County of Tolland and State of Connecticut and shown on a map or plan entitled "PLAN SHOWING SUBDIVISION PROPERTY OF MEADOW BROOK LANE, L.L.C. AND BEAUDOIN BROTHERS, L.L.C. A-2 LOT LAYOUT MEADOW BROOK LANE MANSFIELD, CONNECTICUT SCALE: 1" = 40' SEPTEMBER 2002 Revised: November 19, 2002 Revised: February 21, 2003 Revised: March 31, 2003 Sheet 3 of 10, Dieter, Gardner & Mereen, Inc. Job #01-138"; and more particularly bounded and described as follows:

Being shown as "CE4" (Conservation Easement) on the above referenced map and beginning at a point in the northerly street line of Adeline Place, which point is the southeasterly corner of Lot #2 and the southwesterly corner of Lot #3 and is marked by a rebar;

the line runs thence South 73° 08' 20" West a distance of 81.00 feet along said street line to a point marked by a rebar;

the line runs thence North 17° 24' 22" East a distance of 15.00 feet through Lot #2 to a point marked by a rebar;

the line runs thence North 73° 08' 20" East a distance of 83.00 feet through Lot #2 to a point at the westerly line of Lot #3;

the line runs thence South 09° 48' 08" East a distance of 15.12 feet along the westerly line of Lot #3 to the northerly street line of Adeline Place and the place and point of commencement.



Mansfield, CT
 Doc # 2003-0058300
 Vol 508 Pg. 7
 05/23/2003 11:53:59am

SCHEDULE A-5
 (Conservation Easement CE5)

A certain piece or parcel of land in the Town of Mansfield, County of Tolland and State of Connecticut and shown on a map or plan entitled "PLAN SHOWING SUBDIVISION PROPERTY OF MEADOW BROOK LANE, L.L.C. AND BEAUDOIN BROTHERS, L.L.C. A-2 LOT LAYOUT MEADOW BROOK LANE MANSFIELD, CONNECTICUT SCALE: 1" = 40' SEPTEMBER 2002 Revised: November 19, 2002 Revised: February 21, 2003 Revised: March 31, 2003 Sheet 3 of 10, Dieter, Gardner & Meeen, Inc. Job #01-138"; and more particularly bounded and described as follows:

Being shown as "CE5" (Conservation Easement) on the above referenced map and beginning at a point in the southerly street line of Adeline Place which is the northeast corner of Lot #4 and is also the northwest corner of Lot #5, and which is marked by a rebar;

the line runs thence North 73° 08' 20" East a distance of 13.00 feet along said street line to a point marked by a rebar;

the line runs thence South 12° 52' 13" East a distance of 37.09 feet through Lot #5 to a point marked by a rebar;

the line runs thence South 73° 08' 19" West a distance of 15.00 feet through Lot #5 to a point in the easterly line of Lot #4, which point is marked by a rebar;

the line runs thence North 09° 48' 08" West a distance of 37.09 feet more or less along the easterly line of Lot #4 to the southerly street line of Adeline Place and the place and point of commencement.

SCHEDULE A-6
 (Conservation Easement CE6)

A certain piece or parcel of land in the Town of Mansfield, County of Tolland and State of Connecticut and shown on a map or plan entitled "PLAN SHOWING SUBDIVISION PROPERTY OF MEADOW BROOK LANE, L.L.C. AND BEAUDOIN BROTHERS, L.L.C. A-2 LOT LAYOUT MEADOW BROOK LANE MANSFIELD, CONNECTICUT SCALE: 1" = 40' SEPTEMBER 2002 Revised: November 19, 2002 Revised: February 21, 2003 Revised: March 31, 2003 Sheet 3 of 10, Dieter, Gardner & Meeen, Inc. Job #01-138"; and more particularly bounded and described as follows:

Being shown as "CE6" (Conservation Easement) on the above referenced map and beginning at the northeast corner of Lot #5 which point is also the northwest corner of Lot #12 and lies in the southerly street line of Adeline Place, and which point is marked by a rebar;

the line runs thence South 09° 48' 08" East a distance of 37.28 feet along the common boundary between Lot #5 and Lot #12 to a point marked by a rebar;

the line runs thence South 73° 08' 19" West a distance of 62.00 feet through Lot #5 to a point marked by a rebar;

the line runs thence North 15° 57' 39" West a distance of 37.00 feet through Lot #5 to a point in the southerly streetline of Adeline Place which point is marked by a rebar;

the line runs thence North 73° 08' 20" East a distance of 66.00 feet along said streetline to the place and point of commencement.



Mansfield, CT
 Doc # 2003-0058300
 Vol 508 Pg. 8
 05/23/2003 11:53:59am
 Recorded - Joan E. Gerdson
 Town Clerk

SCHEDULE A-7

(Conservation Easement CE7)

A certain piece or parcel of land in the Town of Mansfield, County of Tolland and State of Connecticut and shown on a map or plan entitled "PLAN SHOWING SUBDIVISION PROPERTY OF MEADOW BROOK LANE, L.L.C. AND BEAUDOIN BROTHERS, L.L.C. A-2 LOT LAYOUT MEADOW BROOK LANE MANSFIELD, CONNECTICUT SCALE: 1" = 40' SEPTEMBER 2002 Revised: November 19, 2002 Revised: February 21, 2003 Revised: March 31, 2003 Sheet 3 of 10, Dieter, Gardner & Mereen, Inc. Job #01-138"; and more particularly bounded and described as follows:

Being shown as "CE7" (Conservation Easement) on the above referenced map and beginning at a point on the easterly line of Lot #6 and in the westerly street line of Adeline Place and which point is marked by a monument which is located North 24° 21' 00" West a distance of 26.70 feet in said street line from a point which is the southeast corner of Lot #6 and is also the Northeast corner of Lot #7 and which corner is marked by a rebar;

the line runs thence South 65° 25' 19" West a distance of 50.00 feet through Lot #6 to a point marked by a rebar;

the line runs thence in the arc of a non-tangent curve to the right having a radius of 195.00 feet and a length of 145.70 feet through Lot #6 to a point in the southerly line of Lot #5 which point is marked by a rebar;

the line runs thence North 64° 45' 58" East a distance of 28.88 feet along the southerly line of Lot #5 to the southeasterly corner of Lot #5 which is also a southwesterly corner of Lot #12 and which corner is marked by a rebar;

the line runs thence South 66° 01' 27" East a distance of 5.24 feet along the mutual line between Lot #12 and Lot #6 to a point;

the line runs thence in the arc of a non-tangent curve to the right having a radius of 170.00 feet and a length of 64.60 feet through Lot #12 to a point which is marked by a rebar;

the line runs thence North 46° 43' 59" East a distance of 56.52 feet through Lot #12 to a point which is marked by a rebar;

the line runs thence in the arc of a tangent curve to the left having a radius of 71.84 feet for a length of 142.98 feet through Lot #12 to a point which is marked by a rebar;

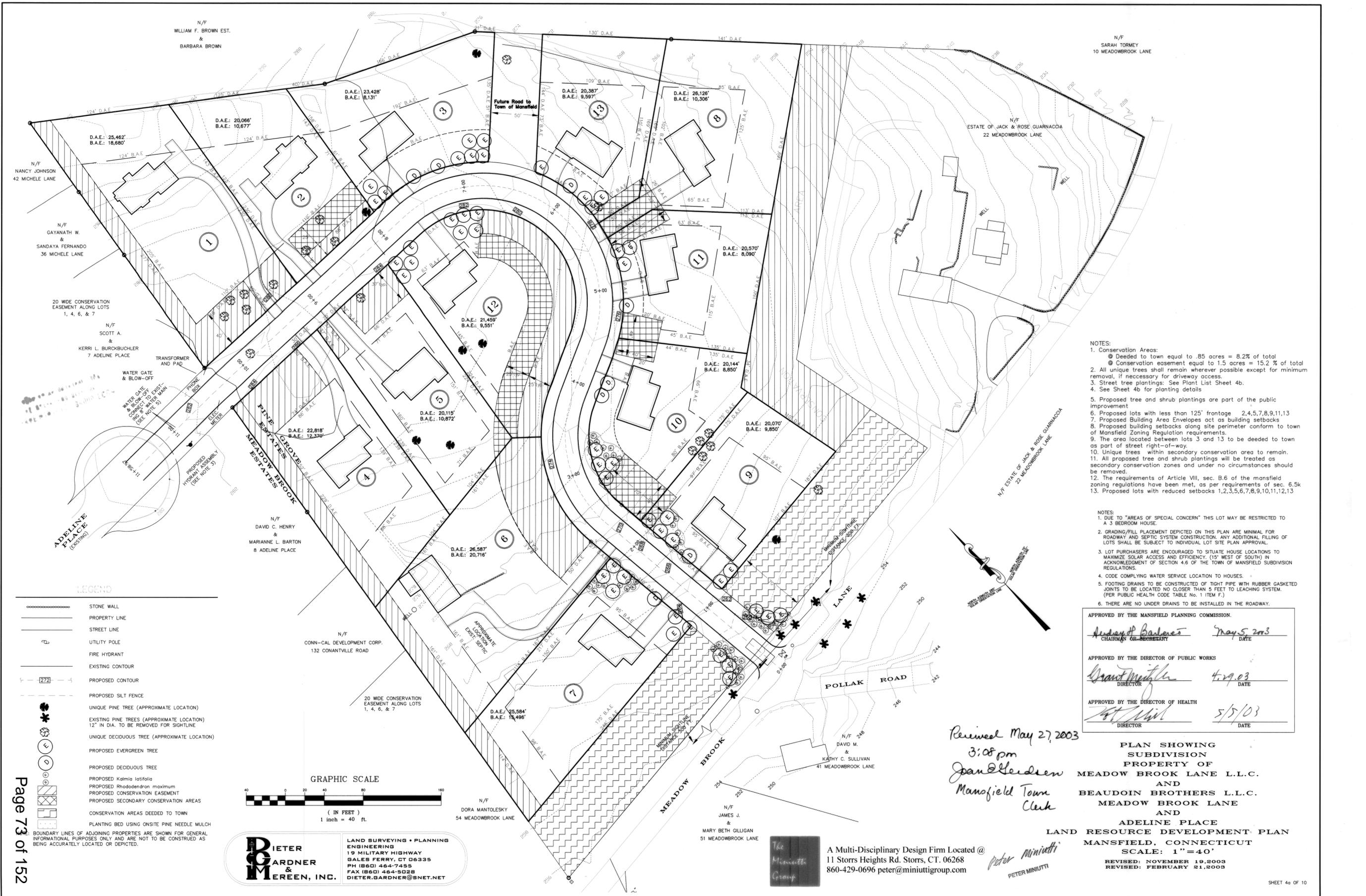
the line runs thence North 32° 45' 41" East a distance of 25.31 feet through Lot #12 to a point in the southwesterly street line of Adeline Place which point is marked by a rebar;

the line runs thence southerly along said street line in the arc of a non-tangent curve to the right having a radius of 97.00 feet a length of 188.35 feet to a point which is marked by a monument;

the line runs thence South 46° 44' 00" West a distance of 56.52 feet along said street line to a point which is marked by a monument;

the line runs thence in the arc of a tangent curve to the left having a radius of 145.00 feet and a length of 54.67 feet to a point which is the southerly corner of Lot #12 and the easterly corner of Lot #6 and which point is marked by a rebar;

the line runs thence in the arc of a tangent curve to the left having a radius of 145.00 feet and a length of 125.22 feet along said street line to a monument and the place and point of commencement.



- NOTES:
1. Conservation Areas:
 - ⊙ Deeded to town equal to .85 acres = 8.2% of total
 - ⊙ Conservation easement equal to 1.5 acres = 15.2 % of total
 2. All unique trees shall remain wherever possible except for minimum removal, if necessary for driveway access.
 3. Street tree plantings: See Plant List Sheet 4b.
 4. See Sheet 4b for planting details
 5. Proposed tree and shrub plantings are part of the public improvement
 6. Proposed lots with less than 125' frontage 2,4,5,7,8,9,11,13
 7. Proposed Building Area Envelopes act as building setbacks
 8. Proposed building setbacks along site perimeter conform to town of Mansfield Zoning Regulation requirements.
 9. The area located between lots 3 and 13 to be deeded to town as part of street right-of-way.
 10. Unique trees within secondary conservation area to remain.
 11. All proposed tree and shrub plantings will be treated as secondary conservation zones and under no circumstances should be removed.
 12. The requirements of Article VIII, sec. 8.6 of the mansfield zoning regulations have been met, as per requirements of sec. 6.5k
 13. Proposed lots with reduced setbacks 1,2,3,5,6,7,8,9,10,11,12,13

- NOTES:
1. DUE TO "AREAS OF SPECIAL CONCERN" THIS LOT MAY BE RESTRICTED TO A 3 BEDROOM HOUSE.
 2. GRADING/FILL PLACEMENT DEPICTED ON THIS PLAN ARE MINIMAL FOR ROADWAY AND SEPTIC SYSTEM CONSTRUCTION. ANY ADDITIONAL FILLING OF LOTS SHALL BE SUBJECT TO INDIVIDUAL LOT SITE PLAN APPROVAL.
 3. LOT PURCHASERS ARE ENCOURAGED TO SITUATE HOUSE LOCATIONS TO MAXIMIZE SOLAR ACCESS AND EFFICIENCY (15' WEST OF SOUTH) IN ACKNOWLEDGMENT OF SECTION 4.6 OF THE TOWN OF MANSFIELD SUBDIVISION REGULATIONS.
 4. CODE COMPLYING WATER SERVICE LOCATION TO HOUSES.
 5. FOOTING DRAINS TO BE CONSTRUCTED OF TIGHT PIPE WITH RUBBER GASKETED JOINTS TO BE LOCATED NO CLOSER THAN 5 FEET TO LEACHING SYSTEM. (PER PUBLIC HEALTH CODE TABLE No. 1 ITEM F.)
 6. THERE ARE NO UNDER DRAINS TO BE INSTALLED IN THE ROADWAY.

APPROVED BY THE MANSFIELD PLANNING COMMISSION.

Andrew J. Barone May 5, 2003
CHAIRMAN OR SECRETARY DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

Grant Mignola 4-29-03
DIRECTOR DATE

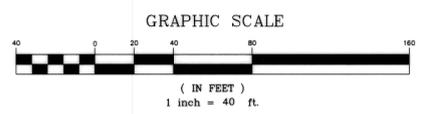
APPROVED BY THE DIRECTOR OF HEALTH

St. Hill 5/5/03
DIRECTOR DATE

Received May 27, 2003
3:08 pm
Jeanne Heiden
Mansfield Town Clerk

PLAN SHOWING
SUBDIVISION
PROPERTY OF
MEADOW BROOK LANE L.L.C.
AND
BEAUDOIN BROTHERS L.L.C.
MEADOW BROOK LANE
AND
ADELINE PLACE
LAND RESOURCE DEVELOPMENT PLAN
MANSFIELD, CONNECTICUT
SCALE: 1" = 40'
REVISED: NOVEMBER 19, 2003
REVISED: FEBRUARY 21, 2003

- LEGEND
- STONE WALL
 - PROPERTY LINE
 - STREET LINE
 - UTILITY POLE
 - FIRE HYDRANT
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED SILT FENCE
 - UNIQUE PINE TREE (APPROXIMATE LOCATION)
 - EXISTING PINE TREES (APPROXIMATE LOCATION) 12" IN DIA. TO BE REMOVED FOR SIGHTLINE
 - UNIQUE DECIDUOUS TREE (APPROXIMATE LOCATION)
 - PROPOSED EVERGREEN TREE
 - PROPOSED DECIDUOUS TREE
 - PROPOSED *Kalmia latifolia*
 - PROPOSED *Rhododendron maximum*
 - PROPOSED CONSERVATION EASEMENT
 - PROPOSED SECONDARY CONSERVATION AREAS
 - CONSERVATION AREAS DEEDED TO TOWN
 - PLANTING BED USING ONSITE PINE NEEDLE MULCH



DIETER GARDNER & MEREEN, INC.

LAND SURVEYING • PLANNING
ENGINEERING

19 MILITARY HIGHWAY
GALES FERRY, CT 06335
PH (860) 464-7455
FAX (860) 464-9028
DIETER.GARDNER@BNET.NET

A Multi-Disciplinary Design Firm Located @
11 Storrs Heights Rd. Storrs, CT. 06268
860-429-0696 peter@miniuttigroup.com

Peter Miniutti
PETER MINIUTTI

DRAFT MINUTES

Members Present:	S. Accorsi, P. Aho, B. Chandy, L. Cooley, C. Cotton, D. Plante, K. Rawn, V. Ward
Members Absent:	R. Hall
Alternates Present:	J. DeVivo, K. Fratoni
Staff Present:	L. Painter, Director of Planning and Development; J. Kaufman, Senior Planner/Inland Wetlands Agent; E. Galbraith, Administrative Assistant

CALL TO ORDER AND ROLL CALL

Chair Aho called the August 3, 2020 regular meeting of the Planning and Zoning Commission to order at 7:00 p.m. Members present are Aho, Accorsi, Rawn, Cotton, Cooley, Chandy, Plante and Ward. Alternates DeVivo and Fratoni and present, and Fratoni is seated for absent member Hall.

APPROVAL OF MINUTES

Ward MOVED, Plante seconded, to approve the July 20, 2020 meeting minutes as presented.
Motion PASSED unanimously.

ZONING AGENT REPORT

Noted.

PUBLIC HEARINGS

6:30 P.M. Application of the Taylor Family Trust (owner/applicant) to amend the Zoning Map to change the zoning of a portion of property located on the north side of Storrs Road, between 9 Timber Drive and 1768 Storrs Road (Parcel ID 2.5.22) from Rural Agriculture Residence 90 (R-90) and Professional Office 1 (PO-1) to Planned Business 3 (PB-3). (PZC File 1365)

Aho opened the public hearing at 7:03 p.m. Members present are Aho, Accorsi, Rawn, Cotton, Cooley, Chandy, Plante and Ward. Alternates DeVivo and Fratoni and present, and Fratoni is seated for absent member Hall. Painter reported that the applicant has elected to withdraw the application as all allowable extensions have run out; it is anticipated that the applicant will resubmit the application once he is available to attend a public hearing.

Rawn MOVED, Ward seconded, to accept the withdrawal of the application of the Taylor Family Trust (owner/applicant) to amend the Zoning Map to change the zoning of a portion of property

located on the north side of Storrs Road, between 9 Timber Drive and 1768 Storrs Road (Parcel ID 2.5.22) from Rural Agriculture Residence 90 (R-90) and Professional Office 1 (PO-1) to Planned Business 3 (PB-3). (PZC File 1365).

Motion PASSED unanimously.

OLD BUSINESS

Application of the Taylor Family Trust (owner/applicant) to amend the Zoning Map to change the zoning of a portion of property located on the north side of Storrs Road, between 9 Timber Drive and 1768 Storrs Road (Parcel ID 2.5.22) from Rural Agriculture Residence 90 (R-90) and Professional Office 1 (PO-1) to Planned Business 3 (PB-3). (PZC File 1365)

Application has been withdrawn.

NEW BUSINESS

A. 8-24 Referral: Mansfield Middle School Roof Replacement Project

Painter provided an overview of the proposed improvements to Mansfield Middle School that have been referred to the Commission pursuant to Section 8-24, C.G.S.

Chandy MOVED, Cooley seconded, adoption of the following resolution:

RESOLVED, effective August 3, 2020, that the Planning and Zoning Commission of the Town of Mansfield approves the following project pursuant to Section 8-24 of the General Statutes of Connecticut provided that this resolution is for approval of conceptual plans only:

Design, construction and implementation of roof replacement and related improvements and work at the Mansfield Middle School, contemplated to include: (a) replacement of approximately 90,516 sq. ft. of thermoplastic polyolefin (TPO) installed in 1989, with a new modified bituminous roofing membrane; (b) installation of sky lights, (c) removal and replacement of curbs, (d) provision of roof access on first level of school, (e) installation of proper primary and secondary water drainage, (f) addressing roof snow load and snow drift issues, and (g) provision for the installation of photovoltaic systems.

Design, acquisition and installation of a new, approximately 122 KW DC total system size, photovoltaic system to be installed on the roof of the Mansfield Middle School, contemplated to include: (a) the installation of approximately 790 new photovoltaic panels, associated wiring, conduit, disconnects, circuit breakers and meters; (b) roof structure reinforcement as required.

The project is subject to and shall comply with all applicable zoning, site plan, subdivision, inland wetland and other laws, regulations and permit approvals, and this resolution shall not be a determination that any such project is in compliance with any such applicable laws, regulations or permit approvals.

Motion PASSED unanimously.

B. Conservation Easement Restrictions Related to Tree Removal

Painter and Kaufman provided an overview of the restrictions on tree removal in the Adeline Place conservation easement as well as many other conservation easements. Due to damage from pests and climate change, staff anticipates receiving numerous requests for removal of hazardous trees in these conservation easements in the coming years (in addition to the requests recently received related to Adeline Place). Members identified the need to define what constitutes a hazardous tree pursuant to the staff recommendation.

Chandy MOVED, Plante seconded, to recommend that the Town Council authorize Town Tree Warden in conjunction with Planning and Development staff to authorize removal of hazardous trees in Town owned conservation easements provided that the property owner provides documentation by a certified arborist that the subject tree(s) to be removed are deemed hazardous. To maintain the natural, scenic, ecological, and open space values of the Conservation Easement, no ground disturbance or stumping shall occur in association with the hazardous tree removal. Cost of the tree removal is the responsibility of the property owner.

Motion PASSED unanimously.

C. Regional Economic Development Strategy

Painter noted that a draft of the regional economic development strategy for the towns of Mansfield, Coventry, Bolton and Tolland is now available for review at http://www.mansfieldct.gov/DocumentCenter/View/8890/BCMTRReport_Final_web?bidId=.

Comments are requested by August 21, 2020, but may be submitted any time up to and including at the public information session scheduled for Wednesday, September 16, 2020. Rawn questioned why abutting towns such as Willington, Ashford, Chaplin and Windham were not included in this strategy and expressed interest in that deficiency being part of comments provided on the plan.

D. PZC-Initiated Amendments to Articles 4, 7, 8, and 10 of the Mansfield Zoning Regulations related to multi-family residential uses, group dwelling uses, density bonuses for affordable housing, and changes to the ARH, DMR, PVRA, and SER-HO districts. The proposed amendments would also change the way in which Articles are referenced throughout the entirety of the Zoning Regulations. (P907-49)

Painter reviewed the Regulatory Review Committee's work on these proposed amendments as well as additional minor changes that were included in the July 30, 2020 draft by staff to reconcile the proposed amendments with needed changes to other sections of the Regulations. Painter also noted that the reference to the subdivision regulations in Article 10, Section A.9.c.5 needed to be corrected. Members reviewed the changes and concurred with the July 30, 2020 draft with the exception of the additional correction noted by Painter.

Ward MOVED, Fratoni seconded, to schedule a public hearing for Tuesday, September 8, 2020 to hear comments on the PZC proposed amendments to Articles 4, 7, 8 and 10 of the Mansfield Zoning Regulations related to multi-family residential uses, group dwelling uses, density bonuses for affordable housing, and changes to the ARH, DMR, PVRA, and SER-HO districts dated July 30, 2020 as revised by the PZC on August 3, 2020. The draft regulations shall be referred to the Town Attorney, Town Council, Economic Development Commission, Transportation Advisory Committee, and other relevant town advisory committees, CRCOG, SECCOG, NECCOG, and adjacent municipalities for review and comment.

Motion PASSED unanimously.

ZONING REGULATIONS AND DESIGN GUIDELINES

Changes to DMR and New Residential District Concepts

Painter reviewed the Regulatory Review Committee's conceptual approach to establishment of new compact residential districts and changes to the DMR district to limit applicability. Members expressed support for the proposed approach while noting the challenges related to protection of neighborhood stability and design that will need to be addressed in the new regulations. Staff will work with the Regulatory Review Committee and the Town's consultant on zoning regulations to create draft regulations for the new districts and changes to the DMR district.

REPORTS FROM OFFICERS AND COMMITTEES

Regulatory Review Committee

Upcoming August 11, 2020 Regulatory Review Meeting will be canceled due to conflict with the Primary and Town-University Relations Committee Meeting.

Planning and Development Director's Report

Painter explained the projected timeline for several upcoming public hearings which are expected to be lengthy and therefore spread out among several meetings this fall, including a special meeting the last week of September. Members concurred with the approach.

COMMUNICATIONS AND BILLS

Painter noted that the attachments for the sole communication did not appear properly in the electronic packet. She clarified for members of the public that the communications distributed to the Commission were related to WAG Dog Walking & Pet Sitting. Comments from the public were received after the July 20 meeting and were sent to the commissioners under separate cover.

ADJOURNMENT

The meeting was adjourned at 8:16 p.m.

Respectfully Submitted:



Emmy A. Galbraith
Administrative Assistant



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: John C. Carrington, Interim Town Manager 
CC: Linda Painter, Director of Planning and Development, Curt Vincente, Director of Parks and Recreation, Jennifer Kaufman, Senior Planner
Date: August 10, 2020
Re: Proposed Land Swap with Joshua's Trust (Sawmill Brook and Wolf Rock Preserves).

Subject Matter/Background

Joshua's Trust is requesting that the Town and the Trust swap two parcels of land.

The proposed land swap would transfer:

- 1.854 acres of non-frontage forested land in the vicinity of Jacob's Hill Road from Joshua's Trust to the Town. This parcel abuts and would become part of Town-owned open space known as Sawmill Brook Preserve.
- 1.19-acre lot fronting on Crane Hill Road that provides access via the Nipmuck Trail to land owned by Joshua's Trust known as Wolf Rock Preserve.

Staff supports this transfer as it would simplify property lines and management of the Town's Sawmill Brook Preserve and Joshua's Trust Wolf Rock Preserve, as more fully described in the letter from Joshua's Trust dated May 6, 2020.

Financial Impact

It is anticipated that the proposed land swap will reduce monitoring and maintenance costs for both Joshua's Trust and the Town. Additional information on parcel valuation is provided below:

- **Town-owned Wolf-Rock Access Parcel- Crane Hill Road (Assessor's Parcel ID 28.96.5-A).** The Town purchased this lot for \$45,000 in 2001. As stated on the attached survey:

Parcel A is not a separate building lot. It is to be conveyed to the Town of Mansfield and/or Joshua's Tract Conservation and Historic Trust, Inc. for conservation purposes. The primary purpose of the conveyance is to continue to provide access to Wolf Rock from Crane Hill Road, over the Nipmuck Trail, which crosses Parcel A.

In addition to the notes on the survey filed in the land records, there is also an easement granting Joshua's Trust the "right to pass and repass by foot over an existing hiking trail known as the Nipmuck Trail." Based on the survey notes and easement, the property is not considered to be a buildable lot, which therefore limits the development potential of the parcel. For this reason, Mansfield's Assessor has valued this land at \$4,200.

- **Joshua's Trust's Jacob's Hill Preserve (Assessor's Parcel ID 33.97.12-30A.** This is a landlocked parcel donated to Joshua's Trust as part of the subdivision associated with Jacob's Hill Road. It is surrounded by Town-owned land. The Mansfield Town Assessor has valued this lot at \$6,500.

Both parcels are tax exempt. While the Town Assessor values the Joshua's Trust parcel \$2,300 higher than the Town-owned parcel, Joshua's Trust is proposing an even land swap with no additional consideration requested.

Recommendation

If the Council supports consideration of the requested land swap, the following motion is in order:

MOVE to refer the proposed land swap between Joshua's Trust and the Town of Mansfield to the Planning and Zoning Commission pursuant to §8-24 of the Connecticut General Statutes, the Town Attorney, Conservation Commission, and Parks and Natural Resources Committee for review and comment and to schedule a public hearing at 7:00 p.m. on Tuesday, September 29, 2020.

Attachments

- 1) May 6, 2020 letter from Joshua's Trust
- 2) Wolf Rock Access Survey
- 3) Wolf Rock Access Easement



May 6, 2020

Ms. Jennifer Kaufman
Natural Resources and Sustainability Coordinator
Town of Mansfield
Audrey P. Beck Municipal Building
4 South Eagleville Road
Storrs Mansfield, CT 06268

Re: Proposed Transfer of Lands between Town of Mansfield and Joshua's Trust

Dear Ms. Kaufman:

I'm writing on behalf of the Board of Trustees of Joshua's Tract Conservation and Historic Trust, Inc. ("Joshua's Trust") to propose two transfers of land that we believe would be beneficial to the Town of Mansfield, to Joshua's Trust, and to the members of the public that enjoy the use of open space in the Town of Mansfield.

The two transfers would be as follows:

- 1) Jacob's Hill Preserve (currently owned by Joshua's Trust): 1.854 acres of non-frontage forested land in the vicinity of Jacob's Hill Road, known as the "Jacob's Hill Preserve" would be transferred from Joshua's Trust to the Town of Mansfield as an addition to the adjacent Town-owned open space known as the Sawmill Brook Preserve.
- 2) Wolf Rock Access at Crane Hill Road (currently owned by Town of Mansfield): a 1.19 acre lot fronting on Crane Hill Road that provides access via the Nipmuck Trail from Crane Hill Road to Joshua's Trust Land known as the Wolf Rock Preserve ("Wolf Rock Access Parcel") would be transferred from the Town to Joshua's Trust and would become part of the Wolf Rock Preserve.

CONSERVATION BENEFITS OF THE LAND SWAP

Jacob's Hill Preserve on Jacob's Hill Road (proposed transfer to Town)

At the time the Jacob's Hill Road subdivision was being developed circa 1987, the developer

Joshua's Tract Conservation and Historic Trust, Inc.

set-aside requirements. "Parcel B" was donated to the Town and consisted of 2.761 acres which fronted on the cul de sac at the end of Jacob's Hill Road. "Parcel A" was donated to Joshua's Trust and consisted of a narrow 1.854-acre strip of land bounded by Parcel B to the northwest and by private land on all other sides. Taken together, these parcels provided access to the Nipmuck Trail from Jacob's Hill Road, an important consideration at the time because the existing southerly entrance to the trail on Puddin Lane was on private land with no assurance that the access might at some point be terminated.

Over the years, the Town has acquired several additional properties in the area through its open space initiative, most recently a large tract that fronts on Puddin Lane and extends all the way to the Joshua's Trust Jacob's Hill Preserve off of Jacob's Hill Road. Taken together these Town lands are known as the "Sawmill Brook Preserve". The entire length of the Nipmuck Trail in the area between Puddin Lane and Jacob's Hill Road is now on Town land with the exception of a small portion of the trail that crosses Joshua Trust's Jacobs Hill Preserve. In any case, the entire trail in this area is now on land protected by the Town or by Joshua's Trust as open space and the original concern regarding a private owner preventing access via Puddin Lane no longer exists.

The transfer of the 1.854 acres of land known as Jacob's Hill Preserve by Joshua's Trust to the Town of Mansfield makes sense for the following reasons:

- 1) The original value to Joshua's Trust as a means to protect access to the Nipmuck Trail no longer exists for the reasons stated above.
- 2) From a management perspective, it makes far more sense for this area to be part of the much larger Town-owned Sawmill Brook Preserve, which abuts and nearly completely surrounds the Joshua's Trust property. Although the Joshua's Trust property is only 1.854 acres, its narrow irregular shape means that it has over 2200 feet of property boundary that Joshua's Trust must monument and regularly inspect and maintain.
- 3) The odd shape and limited area of the Jacob's Hill Preserve mean it provides limited conservation or recreation value as a stand-alone property. Over a good portion of its north-south length the property is 70 feet wide or less.
- 4) The consolidation of the Jacob's Hill Preserve into the Town's Sawmill Brook Preserve would provide the Town with a more continuous piece of property.

Wolf Rock Access Parcel on Crane Hill Road (proposed transfer to Joshua's Trust)

The Wolf Rock Preserve, located off of Crane Hill Road, is one of Joshua's Trust's original and most important properties, with our ownership dating back to the early 1970s. A 40-foot cliff and striking glacial erratic boulder within the preserve, which together are known as Wolf Rock, are well known to residents of eastern Connecticut and serve as a popular hiking destination.

Until approximately 2001, the access to Wolf Rock from Crane Hill Road had been on private property. At that time the owner divided the property into three lots, and the Town acquired the middle of the three lots to assure continued access to Wolf Rock. The Town-owned Wolf Rock Access Parcel, which consists of 1.19 acres, is currently bounded by private land to the north and south, by Crane Hill Road to the west, and by Joshua's Trust's Wolf Rock Preserve to the east.

We believe a transfer of the Wolf Rock Access Parcel from the Town to Joshua's Trust makes sense for the following reasons:

- 1) The important goal that the Town had in mind when it acquired this property, namely to preserve access to Wolf Rock via the Nipmuck Trail, is completely aligned with Joshua's Trust's interest and would be preserved.
- 2) The primary means by which the public accesses the Wolf Rock Preserve is from Crane Hill Road via the Wolf Rock Access Parcel. A priority on all of our properties is to carefully maintain the entrance, which in this case we do not own. We believe that both the Town and Joshua's Trust would be well served if we could bring the Trust's energy and resources to continuous maintenance and monitoring of the entrance on a more formal basis.
- 3) By adding the Wolf Rock Access Parcel to the Wolf Rock Preserve it would be assured that this area would be annually inspected and that those inspections would be documented as we do with all of our properties. Any issues would be quickly addressed by our volunteers. Furthermore, the Town would be assured that access to Wolf Rock from Crane Hill Road would be maintained in perpetuity.
- 4) The consolidation of this parcel into the Wolf Rock Preserve provides Joshua's Trust with a more continuous piece of property with clear access (similar to the value of the Jacob's Hill Preserve transfer to the Town).

APPRAISED VALUE VS. CONSERVATION VALUE

The current appraised values of the two properties based on information on the current Property Cards are as follows:

Town-Owned Wolf Rock Access Parcel on Crane Hill Road	\$4,200
Joshua’s Trust-Owned Jacob’s Hill Preserve	\$6,500

We are proposing an even land swap with no additional consideration. We believe that the conservation benefits to both the Town and to Joshua’s Trust, as stated in the previous section, far outweigh the small monetary difference in the appraised values of the properties.

APPROVAL PROCESS

The plan described above has been discussed with Joshua’s Trust’s Board of Trustees and there is consensus that Joshua’s Trust would like to proceed with the plan if it is acceptable to the Town. In addition, we understand from our legal counsel that transfer of an open-space set-aside from Joshua’s Trust to the Town will ultimately require approval from the office of the Connecticut Attorney General. With regard to this approval, our attorney has notified the Attorney General’s office of our intent to pursue this land swap. The Attorney General’s office confirmed that it will provide a final assessment of this matter if and when the Town has completed a review and approved the transaction.

We realize that there are several steps that the Town would need to go through as part of the approval process if you believe that this proposal is in the Town’s interest. In support of that process, we’d be happy to meet with you or other members of the Town’s Staff or Commissions to discuss further.

Sincerely,



Michael Hveem
Executive Director

w/ attachments:

Property Cards, Maps

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT																																																																																	
MANSFIELD TOWN OF OPEN SPACE CRANE HILL ROAD 4 SO EAGLEVILLE RD		1 Level	1 Well	1 Paved						Code 11	Appraised 4,200	Assessed 2,900																																																																															
STORRS CT 06268		SUPPLEMENTAL DATA		8811 Census Devel. Lot A		28.96.5-A Assoc Pld#		MANSFIELD, CT		VISION																																																																																	
<table border="1"> <thead> <tr> <th colspan="2">RECORD OF OWNERSHIP</th> <th>BK-VOL/PAGE</th> <th>SALE DATE</th> <th>Q/U</th> <th>V/I</th> <th>SALE PRICE</th> <th>VC</th> </tr> </thead> <tbody> <tr> <td colspan="2">MANSFIELD TOWN OF FERGUSON VIRGINIA C</td> <td>452 226</td> <td>06-29-2001</td> <td>U</td> <td>V</td> <td>45,000</td> <td>00</td> </tr> <tr> <td colspan="2"></td> <td>393 396</td> <td>11-25-1997</td> <td>U</td> <td>I</td> <td>0</td> <td>00</td> </tr> <tr> <td colspan="2">Total</td> <td colspan="2"></td> <td colspan="2"></td> <td></td> <td></td> </tr> </tbody> </table>												RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	MANSFIELD TOWN OF FERGUSON VIRGINIA C		452 226	06-29-2001	U	V	45,000	00			393 396	11-25-1997	U	I	0	00	Total																																																							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC																																																																																				
MANSFIELD TOWN OF FERGUSON VIRGINIA C		452 226	06-29-2001	U	V	45,000	00																																																																																				
		393 396	11-25-1997	U	I	0	00																																																																																				
Total																																																																																											
<table border="1"> <thead> <tr> <th colspan="2">EXEMPTIONS</th> <th colspan="2">OTHER ASSESSMENTS</th> </tr> <tr> <th>Year</th> <th>Code</th> <th>Description</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="2">Total</td> <td colspan="2">0.00</td> </tr> </tbody> </table>												EXEMPTIONS		OTHER ASSESSMENTS		Year	Code	Description	Amount	Total		0.00																																																																					
EXEMPTIONS		OTHER ASSESSMENTS																																																																																									
Year	Code	Description	Amount																																																																																								
Total		0.00																																																																																									
<table border="1"> <thead> <tr> <th colspan="2">ASSESSING NEIGHBORHOOD</th> <th colspan="2">NOTES</th> </tr> <tr> <th>Nbhd</th> <th>Nbhd Name</th> <th>Tracing</th> <th>Batch</th> </tr> </thead> <tbody> <tr> <td>0001</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>												ASSESSING NEIGHBORHOOD		NOTES		Nbhd	Nbhd Name	Tracing	Batch	0001																																																																							
ASSESSING NEIGHBORHOOD		NOTES																																																																																									
Nbhd	Nbhd Name	Tracing	Batch																																																																																								
0001																																																																																											
<p>SURVEY WOLF ROCK NORTH SUBDIVISION - DEV LOT A V.29 PG. 62 2001-EASEMENT TO JOSHUA'S TRACT: V452 PG 228</p>																																																																																											
<table border="1"> <thead> <tr> <th colspan="2">BUILDING PERMIT RECORD</th> <th colspan="2">VISIT / CHANGE HISTORY</th> </tr> <tr> <th>Permit Id</th> <th>Issue Date</th> <th>Type</th> <th>Description</th> <th>Amount</th> <th>Insp Date</th> <th>% Comp</th> <th>Date Comp</th> <th>Comments</th> <th>Date</th> <th>Id</th> <th>Type</th> <th>Is</th> <th>Cd</th> <th>Purpose/Result</th> </tr> </thead> <tbody> <tr> <td colspan="2">Total Appraised Parcel Value</td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2">4,200</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>05-28-2019</td> <td>WG</td> <td></td> <td></td> <td>35</td> <td>Field Review</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>01-04-2010</td> <td>AP</td> <td></td> <td></td> <td>16</td> <td>Appraiser Date</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>07-02-2001</td> <td>BMI</td> <td></td> <td></td> <td>15</td> <td>Collector Date</td> </tr> </tbody> </table>												BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	Total Appraised Parcel Value														4,200											05-28-2019	WG			35	Field Review										01-04-2010	AP			16	Appraiser Date										07-02-2001	BMI			15	Collector Date
BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY																																																																																									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result																																																																													
Total Appraised Parcel Value														4,200																																																																													
									05-28-2019	WG			35	Field Review																																																																													
									01-04-2010	AP			16	Appraiser Date																																																																													
									07-02-2001	BMI			15	Collector Date																																																																													
<table border="1"> <thead> <tr> <th colspan="2">LAND LINE VALUATION SECTION</th> <th colspan="2">NOTES</th> </tr> <tr> <th>B Use Code</th> <th>Description</th> <th>Zone</th> <th>Land Type</th> <th>Land Units</th> <th>Unit Price</th> <th>Size Adj</th> <th>Site Index</th> <th>Cond.</th> <th>Nbhd.</th> <th>Nbhd. Adj</th> <th>Location Adjustment</th> <th>Adj Unit P</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>901V Town Vacant</td> <td>RAR</td> <td></td> <td>1.190 AC</td> <td>3,500.00</td> <td>1.000000</td> <td>0</td> <td>1.00</td> <td></td> <td>1.000</td> <td>A3</td> <td>3,500.00</td> <td>4,200</td> </tr> <tr> <td colspan="2">Total Card Land Units</td> <td colspan="2"></td> <td colspan="2">1.1900 AC</td> <td colspan="2">Parcel Total Land Area</td> <td colspan="2">1.1900</td> <td colspan="2">Total Land Value</td> <td colspan="2">4,200</td> </tr> </tbody> </table>												LAND LINE VALUATION SECTION		NOTES		B Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Location Adjustment	Adj Unit P	Land Value	1	901V Town Vacant	RAR		1.190 AC	3,500.00	1.000000	0	1.00		1.000	A3	3,500.00	4,200	Total Card Land Units				1.1900 AC		Parcel Total Land Area		1.1900		Total Land Value		4,200																																			
LAND LINE VALUATION SECTION		NOTES																																																																																									
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Location Adjustment	Adj Unit P	Land Value																																																																														
1	901V Town Vacant	RAR		1.190 AC	3,500.00	1.000000	0	1.00		1.000	A3	3,500.00	4,200																																																																														
Total Card Land Units				1.1900 AC		Parcel Total Land Area		1.1900		Total Land Value		4,200																																																																															

CURRENT OWNER		TOPO		UTILITIES		STRY / ROAD		LOCATION		CURRENT ASSESSMENT	
JOSHUA'S TRACT CONSERVATION & HISTORIC TRUST INC PO BOX 4		1 Level	1 Well	1 Paved					Code 11		Assessed 4,600
MANSFIELD CE CT 06250		Alt Prcl ID 8815 Census Devel. Lot		Assoc Prcl#						Appraised 6,500	6078 MANSFIELD, CT
GIS ID 33.97.1230A		BK-VOL/PAGE 269 131		SALE DATE 05-03-1988	QU I	VII I	SALE PRICE 0	VC	Total 4600		Total 4600
RECORD OF OWNERSHIP & JOSHUA'S TRACT CONSERVATION &		269 131		05-03-1988	U	I	0		Year Code Assessed		Year Code Assessed
									2019 11 4,600		2018 11 4,600
									Total 4600		Total 4600
									This signature acknowledges a visit by a Data Collector or Assessor		
									Total 4600		Total 4600
									PREVIOUS ASSESSMENTS (HISTORY)		
									Year Code Assessed		Year Code Assessed
									2019 11 4,600		2018 11 4,600
									Total 4600		Total 4600
									APPRaised VALUE SUMMARY		
									Appraised Bldg. Value (Card)		0
									Appraised Xf (B) Value (Bldg)		0
									Appraised Ob (B) Value (Bldg)		0
									Appraised Land Value (Bldg)		6,500
									Special Land Value		0
									Total Appraised Parcel Value		6,500
									Valuation Method		C
									Total Appraised Parcel Value		6,500
									VISIT / CHANGE HISTORY		
									Date		Purpose/Result
									05-28-2019		35 Field Review
									01-04-2010		16 Appraiser Date
									05-18-2000		15 Collector Date
									Total Appraised Parcel Value		6,500
									BUILDING PERMIT RECORD		
									Amount		Date Comp
									1.860 AC		1.00
									1.860 AC		1.00
									Parcel Total Land Area		1.8600
									Total Card Land Units		1.8600 AC
									Parcel Total Land Area		1.8600
									Total Land Value		6,500
									Total Land Value		6,500

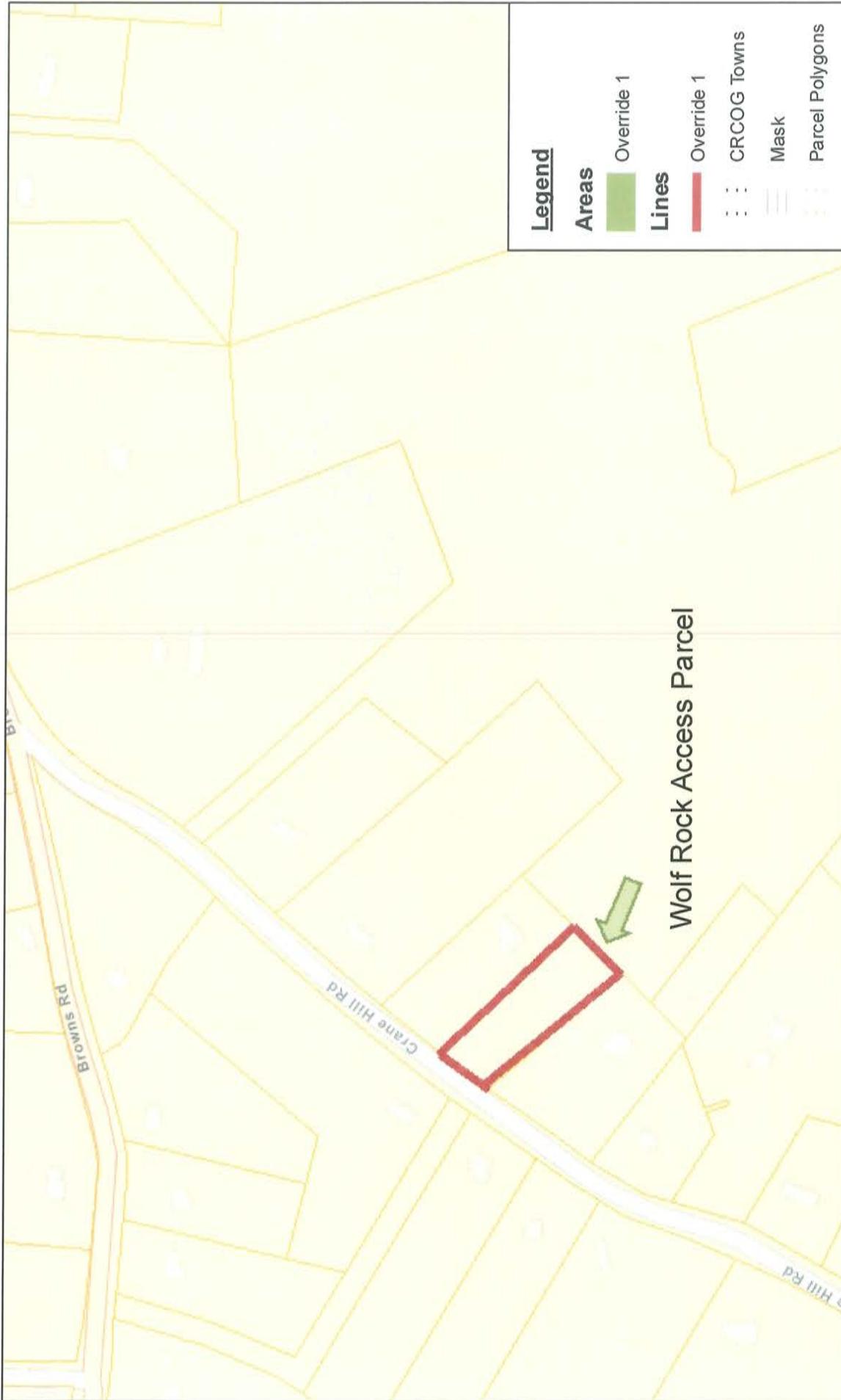
ArcGIS Web Map



CRCOG CAPITAL REGION COUNCIL OF GOVERNMENTS
Working together for a better region.

CRCOG makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

ArcGIS Web Map

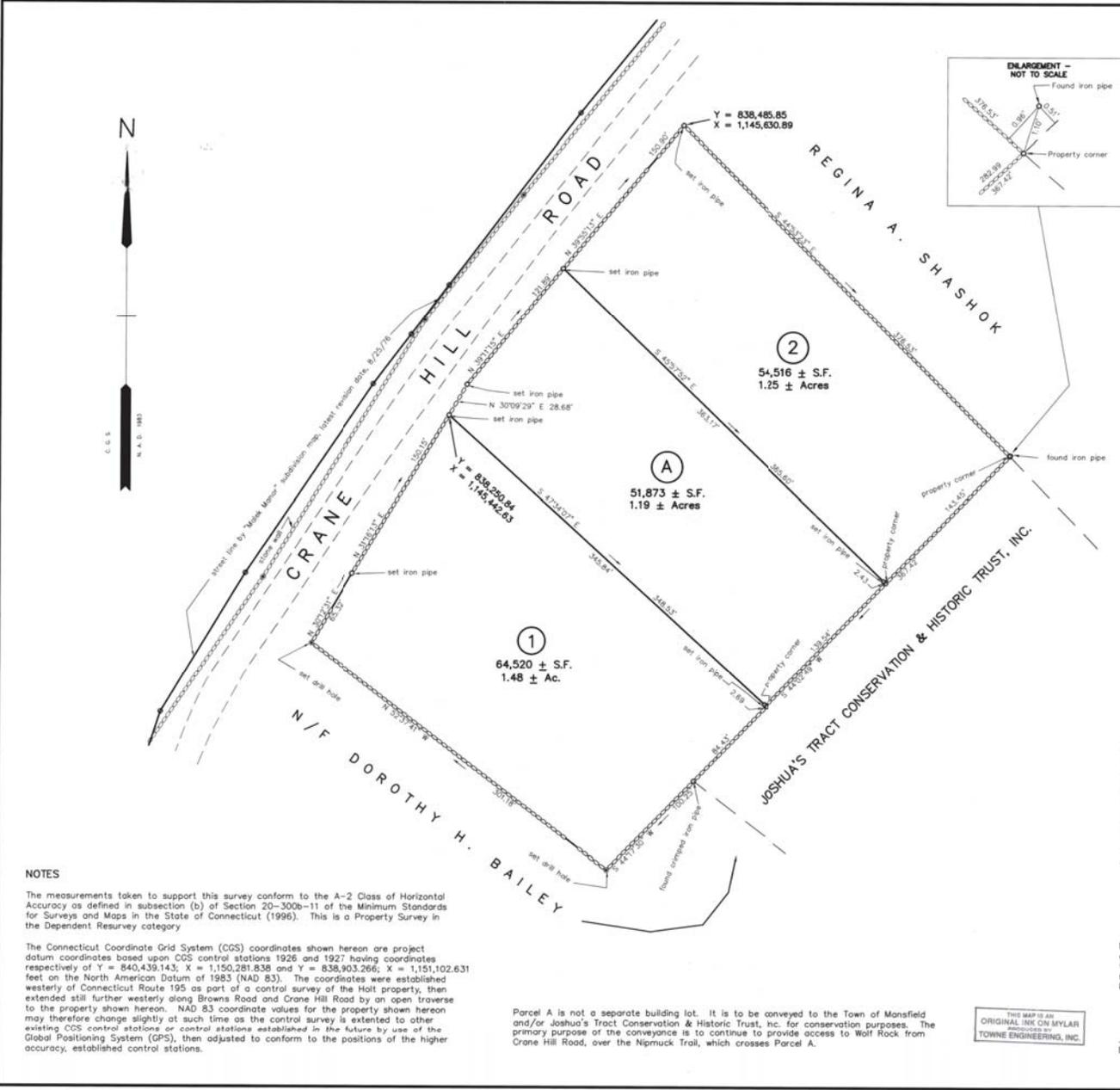


CRCOG CAPITAL REGION COUNCIL OF GOVERNMENTS
Working together for a better region.

Scale
1:4,514

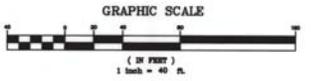
Created: 4/30/2020

CRCOG makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.



WOLF ROCK NORTH
 PROPERTY SURVEY MAP SHOWING LAND CONVEYED BY
ALMA L. PALMER
 TO
C. ROGER & VIRGINIA C. FERGUSON
 AND
RICHARD M. & SYLVIA GRIFFIN
 MANSFIELD, CT

Scale: 1" = 40'
 January 11, 1997
 Rev. May 22, 2001



C. ROGER FERGUSON
 LAND SURVEYOR & PROFESSIONAL ENGINEER
 MOSCOW, IDAHO

Note that the owner of Lots 1 & 2 and Parcel A as of the May 22, 2001 revision of this map is Virginia C. Ferguson.

*Received June 29, 2001
 11:11 am
 Joan Eldredson
 Mansfield Town Clerk*

MAP REFERENCES

- "Subdivision Plat Showing Bailey Farm No. 1, A single Lot Subdivision by: C. Lewis & Dorothy H. Bailey," dated December 1971 and filed in the Mansfield Land Records as map no. 8-37.
- "Plan of Land Surveyed for Joshua's Tract Conservation and Historic Trust, Crane Hill Road," dated April 10, 1971 by Klettyka & Woods, Land Surveyors.
- "Subdivision Plat 'Malek Manor,'" dated rev. 8/25/76 by Everett D. Gardner & Assoc. (Sheet No. 2 of 4)

NOTES

The measurements taken to support this survey conform to the A-2 Class of Horizontal Accuracy as defined in subsection (b) of Section 20-300b-11 of the Minimum Standards for Surveys and Maps in the State of Connecticut (1996). This is a Property Survey in the Dependent Resurvey category.

The Connecticut Coordinate Grid System (CGS) coordinates shown herein are project datum coordinates based upon CGS control stations 1926 and 1927 having coordinates respectively of Y = 840,439.143; X = 1,150,281.838 and Y = 838,903.266; X = 1,151,102.631 feet on the North American Datum of 1983 (NAD 83). The coordinates were established westerly of Connecticut Route 195 as part of a control survey of the Holt property, then extended still further westerly along Browns Road and Crane Hill Road by an open traverse to the property shown herein. NAD 83 coordinate values for the property shown herein may therefore change slightly at such time as the control survey is extended to other existing CGS control stations or control stations established in the future by use of the Global Positioning System (GPS), then adjusted to conform to the positions of the higher accuracy, established control stations.

Parcel A is not a separate building lot. It is to be conveyed to the Town of Mansfield and/or Joshua's Tract Conservation & Historic Trust, Inc. for conservation purposes. The primary purpose of the conveyance is to continue to provide access to Wolf Rock from Crane Hill Road, over the Nigruick Trail, which crosses Parcel A.

THIS MAP IS AN ORIGINAL INK ON MYLAR PREPARED BY TOWNE ENGINEERING, INC.

Neither the original, nor any duplicate of this map has been issued by the surveyor/engineer whose name it bears in the title unless it bears the Land Surveyor impression type seal and an original signature in colored ink (other than blue or black) of the surveyor/engineer whose signature and registration number appear below. To my knowledge and belief, this map is substantially correct as noted.

C. Roger Ferguson
 Land Surveyor & Professional Engineer - Connecticut Registration No. 8160

EASEMENT

KNOW YE, that the **TOWN OF MANSFIELD**, a municipal corporation existing under the laws of the State of Connecticut, its principal office being located in the Town of Mansfield, County of Tolland, and State of Connecticut, acting herein by Martin H. Berliner, Town Manager, herein designated as the "Grantor", for the consideration of ONE (\$1.00) DOLLAR received to its full satisfaction of **JOSHUA'S TRACT CONSERVATION & HISTORIC TRUST, INC.**, a non-profit corporation existing under the laws of the State of Connecticut, its principal office being located in the Town of Mansfield, County of Tolland, and State of Connecticut, herein designated as the "Grantee," do hereby give, grant, bargain, sell and convey to the Grantee, its successors and assigns, the right, privilege, and authority to pass and repass by foot over an existing hiking trail known as the "Nipmuck Trail" located on a portion of Grantor's land which land is designated as "Lot A" on a certain map or plan entitled "WOLF ROCK NORTH PROPERTY SURVEY MAP SHOWING LAND CONVEYED BY ALMA L. PALMER TO C. ROGER & VIRGINIA C. FERGUSON AND RICHARD M. & SYLVIA GRIFFIN MANSFIELD, CT SCALE 1" = 40' JANUARY 11, 1997 REV MAY 22, 2001", which map or plan has been filed in the office of the Town Clerk of the Town of Mansfield.

The existing hiking trail runs from Crane Hill Road in a generally southeasterly direction for the entire length of said Lot A to land of the grantee abutting said Lot A to the southeast. This easement is for the benefit of and appurtenant to that land presently owned by the Grantee as described in a certain Warranty Deed dated September 27, 1971 and recorded in Volume 115 at Page 212 of the Mansfield Land Records. The Grantee's rights under this easement include all rights incidental to the use of a hiking trail and shall exist for the benefit of the Grantee, its successors and assigns.

The existing hiking trail is currently used by members of the public as access to Wolf Rock, so-called. Grantee agrees that, as a condition of this grant, said hiking trail shall continue to be made available for use by members of the public as access to Wolf Rock.

As part consideration for this grant, the Grantee, its successors and assigns, agree to maintain said hiking trail in such condition as may be necessary to make the same reasonably safe and convenient for recreational use. The Grantee shall also maintain trail markers as needed to clearly mark the location of the hiking trail. The Grantee shall have such access to the Grantor's land as may be required to fulfill these maintenance obligations.

The Grantor herein reserves the right to itself, its successors and assigns, to continue to use the land within which the aforesaid easement has been granted for any uses and purposes which do not interfere with the use thereof by the Grantee, its successors and assigns, in fulfilling the purpose for which this easement is granted.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, its successors and assigns forever, to them and their own proper use and behoof.

AND also, the said Grantor, does for itself, its successors and assigns covenant with the Grantee, its successors and assigns, that at and until the ensealing of these presents, it is well seized of the premises, as a good indefeasible estate in fee simple; and has good right to bargain and convey the same in manner and form as above written.

AND furthermore, the said Grantor does by these presents bind itself, its successors and assigns forever to warrant and defend the above granted and bargained premises to the said Grantee, its successors and assigns against all claims and demands whatsoever, except herein above mentioned.

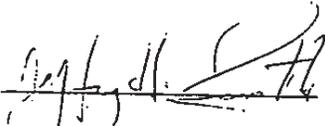
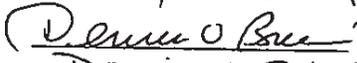


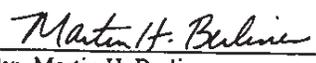
IN WITNESS WHEREOF, the TOWN OF MANSFIELD, acting herein by Martin H. Berliner, Town Manager, has set its seal this 29th day of June, 2001.

WITNESSED BY:

GRANTOR:

TOWN OF MANSFIELD


JEFFREY H. SMITH

DENNIS O'BRIEN


By: Martin H. Berliner,
Town Manager
Duly Authorized

STATE OF CONNECTICUT:

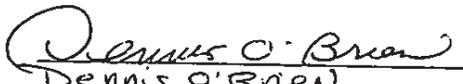
: ss. Mansfield

June 29, 2001

COUNTY OF TOLLAND :

On this the day of June 29, 2001, before me, the undersigned officer, personally appeared Martin H. Berliner, who acknowledged himself to be the Town Manager of the TOWN OF MANSFIELD, a municipal corporation, and that he as such Town Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the municipal corporation by himself as Town Manager.

In witness whereof, I hereunto set my hand and seal.


DENNIS O'BRIEN
Commissioner of the Superior Court
Notary Public
My commission Expires:

Grantee's Address:
P. O. Box 4
Mansfield Center, CT 06250

Mansfield, CT
Doc # 2001-0052055
Vol 452 Pg. 229
06/29/2001 11:20:22am
Recorded - Joan E. Gerdson
Town Clerk -





June
FY2020

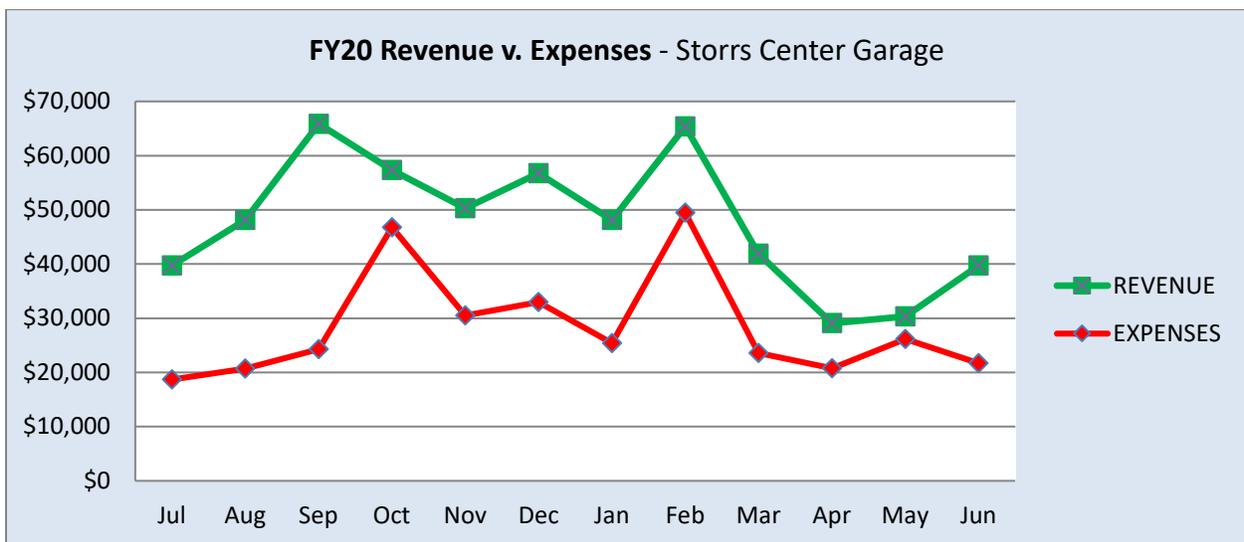
Operations Report





Actual v Budget FY2020

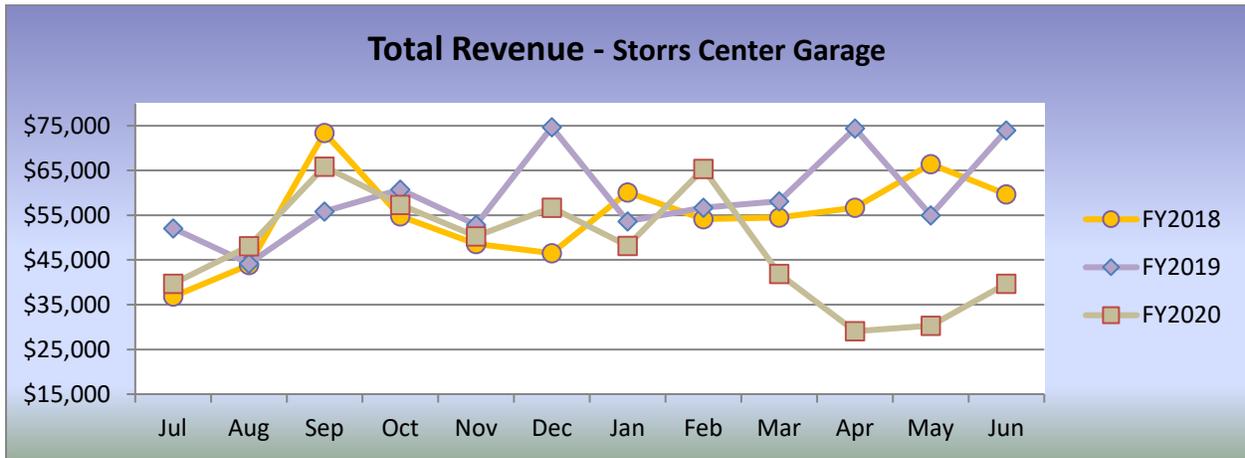
- June revenue is **under** budget for the month and **under** budget YTD.
- Operating Expenses for June are **under** budget for the month and **under** budget YTD.



Notes for the report:

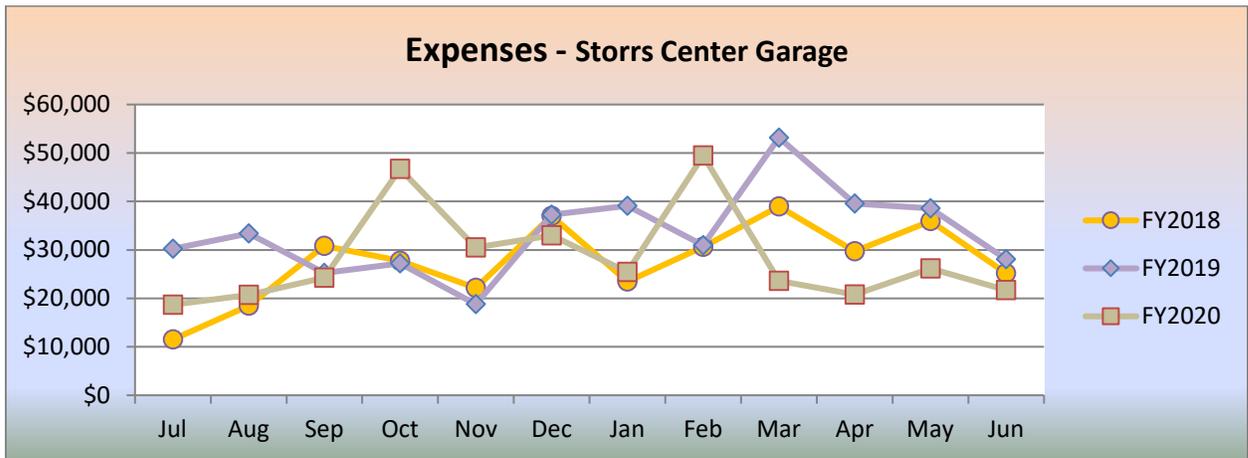
Comparisons to Last Month (LM) & Last Year (LY)

- Total Revenue for June is **up 24%** compared to May.
- Revenue is **down 43%** compared to June of last year.



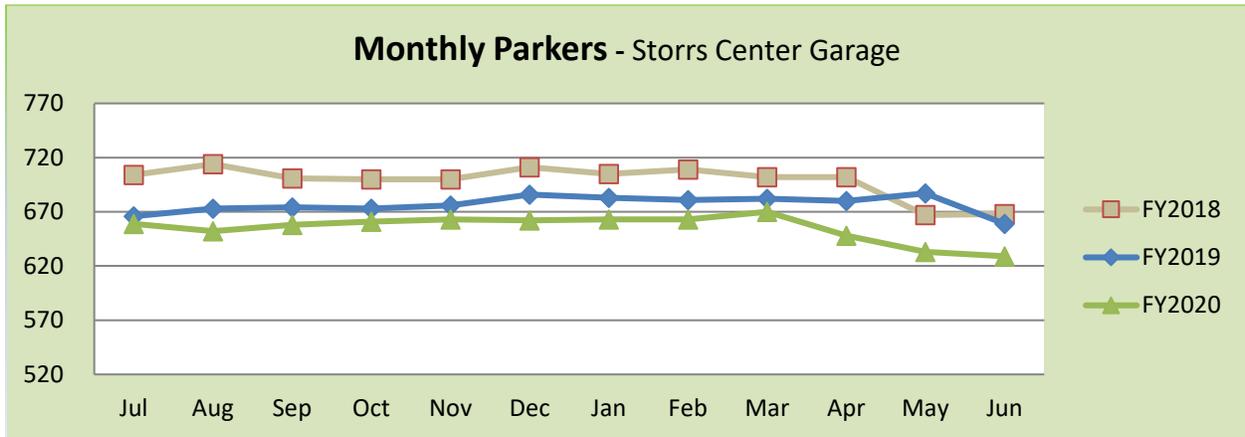
Expenses Year Comparisons

- Expenses for June are **down 17%** compared to last month May.
- Expenses are **down 23%** compared to June of last year.



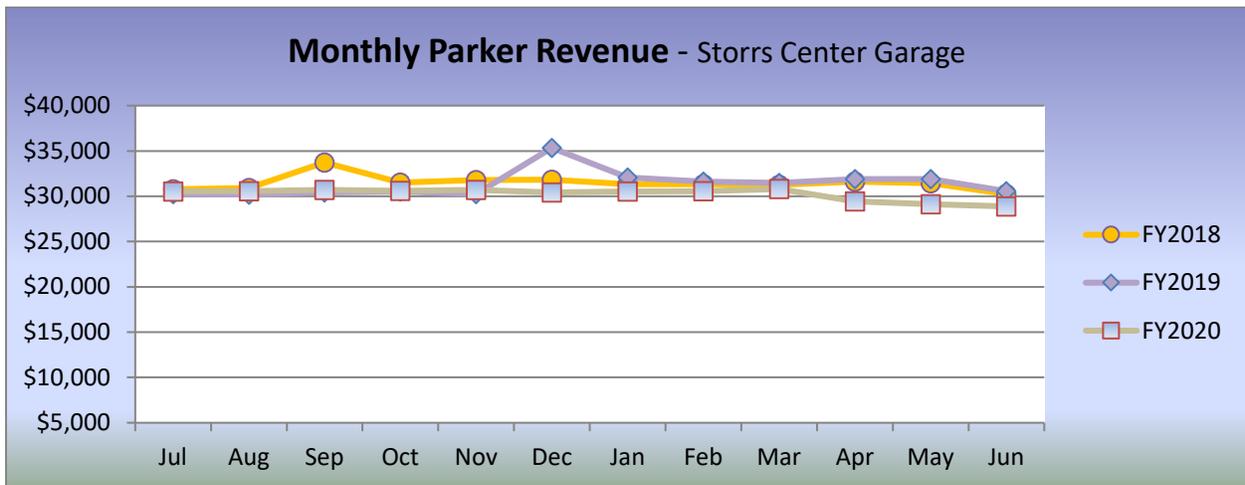
Monthly Parkers

- Monthly parker activity for June is **down 1%** compared to the month of May.
- Monthly parkers are **down 5%** compared to June of last year.



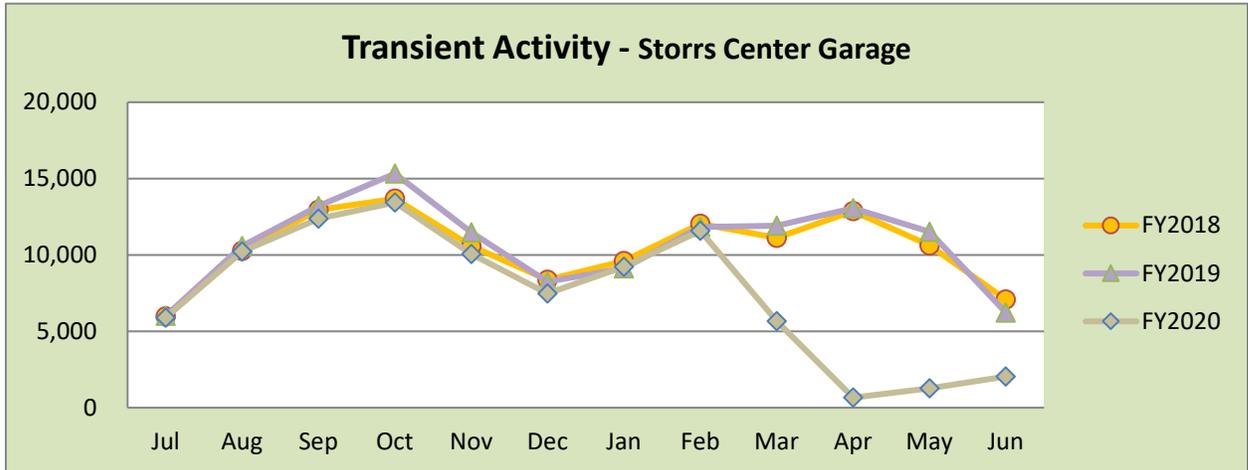
Monthly Parker Revenue

- Monthly Parker Revenue for June is **down 1%** compared to May.
- Revenue is **down 5%** compared to June of last year.



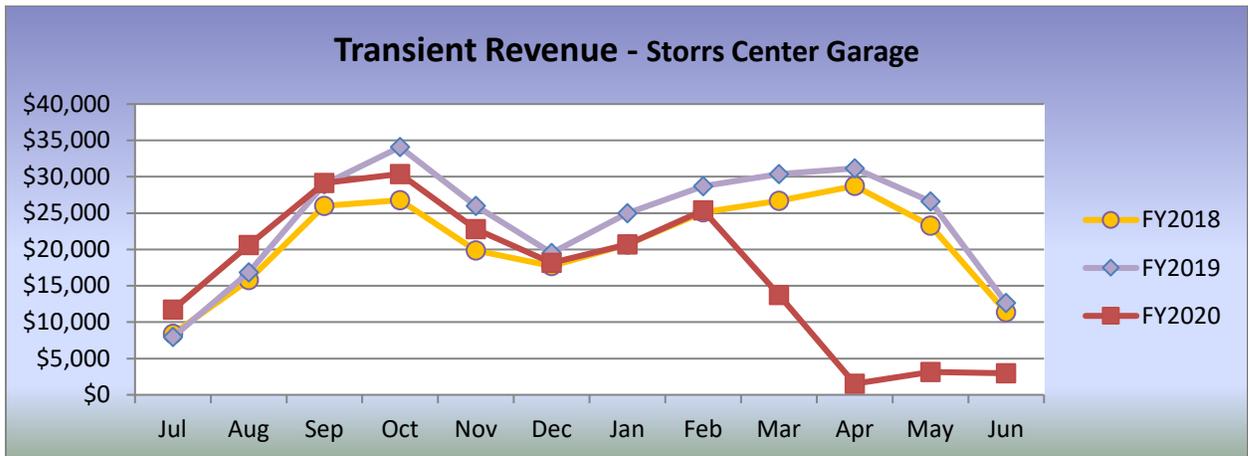
Transient Activity

- Transient activity for June is **up 37%** compared to May.
- Transient activity for June is **down 67%** compared to June of last year.

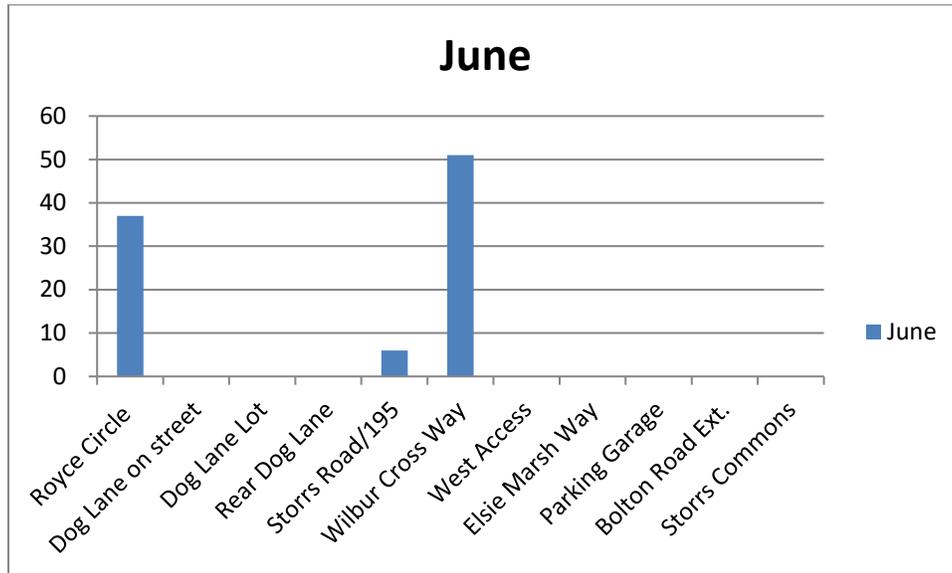


Transient Revenue

- Transient revenue for June is **down 6%** compared to the month of May.
- Transient revenue for June is **down 76%** compared to June of last year.



Ticket Enforcement FY2020





**Storrs Center
Parking Operation**

**Financial Report
June 2020**

**15 Lewis Street
Hartford, Connecticut 06103**



One Financial Plaza
14th Floor
Hartford, CT 06103
P: (860) 522.7641
F: (860) 524.8249
www.lazparking.com

Partners in Parking™

July 15, 2020

LAZ Partners – Storrs Center
15 Lewis Street
Hartford, CT 06103

Re: Storrs Center –June 2020 Financial Report

Dear Mike Kuziak:

Enclosed is the June 2020 financial package for Storrs Center Garage.

Net income for the month was \$17,998.23.

Should you have any questions, please feel free to contact me directly by phone at (860) 522-7641 ext. 7747 or by e-mail at rcataldo@lazparking.com

Respectfully,

Robert Cataldo

Robert Cataldo
Accounting Manager

LAZ Parking Management
M - 540148 - Storrs Center
For the Six Months Ending June 30, 2020

Assets	
1199 InterOrganizational Clearing Account	9,769.00
Total Assets	9,769.00
Liabilities	
2015 Intercompany	9,769.00
Total Liabilities	9,769.00
Stockholders' Equity	
3200 Paid to Owner	(507,104.59)
3504 Revenue Collected by Owner	(342,800.16)
3700 Retained Earnings	849,904.75
Total Stockholders' Equity	0.00
Total Liabilities & Stockholders' Equity	9,769.00

LAZ Parking Management
M - 540148 - Storrs Center
For the Twelve Months Ending June 30, 2020

	ACTUAL	BUDGET	VARIANCE	% VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	% VARIANCE	ANNUAL BUDGET
REVENUES									
Transient Parking	2,969.00	15,000.00	(12,031.00)	(80.21%)	200,215.99	277,000.00	(76,784.01)	(27.72%)	277,000.00
Violations	9,769.00	6,000.00	3,769.00	62.82%	44,473.65	72,000.00	(27,526.35)	(38.23%)	72,000.00
Monthly Parking	28,876.92	31,500.00	(2,623.08)	(8.33%)	362,804.53	377,649.95	(14,845.42)	(3.93%)	377,649.95
Gross Revenue	41,614.92	52,500.00	(10,885.08)	(20.73%)	607,494.17	726,649.95	(119,155.78)	(16.40%)	726,649.95
Sales Tax	(1,901.07)	(2,960.51)	1,059.44	(35.79%)	(34,902.04)	(35,526.12)	624.08	(1.76%)	(35,526.12)
Net Revenue	39,713.85	49,539.49	(9,825.64)	(19.83%)	572,592.13	691,123.83	(118,531.70)	(17.15%)	691,123.83
OPERATING EXPENSES									
Payroll	7,991.84	10,932.38	(2,940.54)	(26.90%)	118,351.82	142,120.94	(23,769.12)	(16.72%)	142,120.94
Payroll Taxes	792.21	1,426.68	(634.47)	(44.47%)	14,031.87	18,546.82	(4,514.95)	(24.34%)	18,546.82
Workers Compensation Insurance	66.90	499.61	(432.71)	(86.61%)	2,216.35	6,494.92	(4,278.57)	(65.88%)	6,494.92
Health Insurance	1,465.32	1,989.69	(524.37)	(26.35%)	16,178.90	25,865.98	(9,687.08)	(37.45%)	25,865.98
401K Company Match	144.73	343.28	(198.55)	(57.84%)	1,595.41	4,462.64	(2,867.23)	(64.25%)	4,462.64
Data Processing Fees	0.00	163.99	(163.99)	(100.00%)	104.84	2,131.86	(2,027.02)	(95.08%)	2,131.86
Vehicle	0.00	0.00	0.00	0.00%	279.03	0.00	279.03	0.00%	0.00
Utilities	4,783.00	4,783.00	0.00	0.00%	57,378.17	57,396.00	(17.83)	(0.03%)	57,396.00
Maintenance	0.00	2,665.58	(2,665.58)	(100.00%)	20,450.56	54,195.96	(33,745.40)	(62.27%)	54,195.96
Operating Supplies	54.64	400.00	(345.36)	(86.34%)	2,191.22	4,800.00	(2,608.78)	(54.35%)	4,800.00
Elevator Maintenance	2,273.68	1,100.00	1,173.68	106.70%	13,542.29	13,200.00	342.29	2.59%	13,200.00
Uniforms	0.00	0.00	0.00	0.00%	0.00	1,200.00	(1,200.00)	(100.00%)	1,200.00
Licenses and Permits	0.00	125.00	(125.00)	(100.00%)	480.00	1,500.00	(1,020.00)	(68.00%)	1,500.00
Claims	0.00	0.00	0.00	0.00%	150.00	0.00	150.00	0.00%	0.00
Office Supplies	0.00	25.00	(25.00)	(100.00%)	1,524.17	300.00	1,224.17	408.06%	300.00
Bank Fees	138.15	167.00	(28.85)	(17.28%)	1,943.45	2,004.00	(60.55)	(3.02%)	2,004.00
Credit Card Fees	320.04	1,224.35	(904.31)	(73.86%)	16,947.04	14,692.20	2,254.84	15.35%	14,692.20
Payroll Fees	0.00	177.00	(177.00)	(100.00%)	0.00	2,124.00	(2,124.00)	(100.00%)	2,124.00
Telephone	762.24	775.00	(12.76)	(1.65%)	3,751.90	9,300.00	(5,548.10)	(59.66%)	9,300.00
Cell Phone	35.02	0.00	35.02	0.00%	1,488.13	0.00	1,488.13	0.00%	0.00
Signage	0.00	0.00	0.00	0.00%	469.69	0.00	469.69	0.00%	0.00
Security	0.00	431.33	(431.33)	(100.00%)	0.00	5,175.96	(5,175.96)	(100.00%)	5,175.96
Incentive Fee	0.00	465.24	(465.24)	(100.00%)	0.00	6,350.01	(6,350.01)	(100.00%)	6,350.01
Management Fee	1,294.00	1,294.00	0.00	0.00%	15,528.00	15,528.00	0.00	0.00%	15,528.00
Pay Station Solutions	0.00	0.00	0.00	0.00%	667.35	0.00	667.35	0.00%	0.00
Sweeper	0.00	0.00	0.00	0.00%	8,000.00	0.00	8,000.00	0.00%	0.00
Insurance - GKL	1,379.20	1,095.15	284.05	25.94%	13,669.36	13,141.80	527.56	4.01%	13,141.80
Computer	0.00	0.00	0.00	0.00%	995.98	0.00	995.98	0.00%	0.00
Snow Removal	0.00	0.00	0.00	0.00%	17,191.44	26,000.00	(8,808.56)	(33.88%)	26,000.00
Tickets/Cards	0.00	0.00	0.00	0.00%	1,705.90	1,200.00	505.90	42.16%	1,200.00
Professional Services	35.63	0.00	35.63	0.00%	610.81	0.00	610.81	0.00%	0.00
Marketing	0.00	168.00	(168.00)	(100.00%)	0.00	2,016.00	(2,016.00)	(100.00%)	2,016.00
Depreciation - Equipment	179.02	261.83	(82.81)	(31.63%)	2,199.76	3,141.96	(942.20)	(29.99%)	3,141.96
Call Center Operations	0.00	800.00	(800.00)	(100.00%)	6,727.28	9,600.00	(2,872.72)	(29.92%)	9,600.00
State Taxes	0.00	82.17	(82.17)	(100.00%)	82.00	986.04	(904.04)	(91.68%)	986.04
Personal Property Taxes	0.00	0.00	0.00	0.00%	556.68	0.00	556.68	0.00%	0.00
Total Operating Expenses	21,715.62	31,395.28	(9,679.66)	(30.83%)	341,009.40	443,475.09	(102,465.69)	(23.11%)	443,475.09
Net Income	17,998.23	18,144.21	(145.98)	(0.80%)	231,582.73	247,648.74	(16,066.01)	(6.49%)	247,648.74

Note: Violations are distributed quarterly by the Town.

LAZ Parking Management
M - 540148 - Storrs Center
For the Twelve Months Ending June 30, 2020

	July	August	September	October	November	December	January	February	March	April	May	June	YEAR TO - DATE
REVENUES													
Transient Parking	11,721.00	20,587.00	29,134.00	30,387.00	22,785.00	18,142.00	20,712.76	25,364.00	13,734.18	1,525.05	3,155.00	2,969.00	200,215.99
Violations	0.00	0.00	10,153.25	0.00	0.00	11,760.50	0.00	12,790.90	0.00	0.00	0.00	9,769.00	44,473.65
Monthly Parking	30,512.68	30,565.18	30,706.92	30,602.89	30,706.92	30,421.92	30,519.42	30,571.92	30,796.92	29,420.92	29,101.92	28,876.92	362,804.53
Gross Revenue	42,233.68	51,152.18	69,994.17	60,989.89	53,491.92	60,324.42	51,232.18	68,726.82	44,531.10	30,945.97	32,256.92	41,614.92	607,494.17
Sales Tax	(2,521.71)	(3,054.22)	(4,129.08)	(3,641.61)	(3,193.01)	(3,600.97)	(3,094.04)	(3,338.97)	(2,624.29)	(1,877.95)	(1,925.12)	(1,901.07)	(34,902.04)
Net Revenue	39,711.97	48,097.96	65,865.09	57,348.28	50,298.91	56,723.45	48,138.14	65,387.85	41,906.81	29,068.02	30,331.80	39,713.85	572,592.13
OPERATING EXPENSES													
Payroll	8,994.51	10,749.10	8,444.23	10,109.75	10,927.00	10,666.48	9,989.69	11,038.88	11,501.08	8,615.57	9,323.19	7,991.84	118,351.82
Payroll Taxes	776.19	1,222.12	1,394.53	1,629.72	1,769.75	1,355.76	971.12	1,354.23	1,208.56	738.74	818.94	792.21	14,031.87
Workers Compensation Insurance	84.55	412.39	435.22	508.62	94.24	(15.82)	87.98	315.07	91.47	69.57	66.16	66.90	2,216.35
Health Insurance	1,275.33	1,275.33	1,275.33	1,275.33	1,275.33	1,465.32	1,465.32	1,465.32	1,200.32	1,465.32	1,465.32	1,465.32	16,178.90
401k Company Match	101.93	231.09	63.96	92.30	99.39	92.22	135.23	161.58	165.33	154.36	153.29	144.73	1,595.41
Data Processing Fees	52.42	52.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	104.84
Vehicle	63.94	42.10	51.26	51.21	0.00	48.29	0.00	0.00	22.23	0.00	0.00	0.00	279.03
Utilities	155.26	57.34	0.00	19,880.16	2.44	60.98	56.38	22,999.91	60.08	4,638.21	4,684.41	4,783.00	57,378.17
Maintenance	0.00	304.62	6,359.57	3,310.00	865.00	1,904.77	685.96	4,907.20	2,113.44	0.00	0.00	0.00	20,450.56
Operating Supplies	0.00	51.64	0.00	738.28	670.01	63.91	59.08	244.64	242.53	0.00	66.49	54.64	2,191.22
Elevator Maintenance	0.00	1,100.70	80.91	2,201.40	1,100.70	0.00	2,237.54	0.00	0.00	4,547.36	0.00	2,273.68	13,542.29
Licenses and Permits	480.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	480.00
Claims	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	150.00
Office Supplies	1,007.50	0.00	0.00	278.11	54.64	54.64	74.64	0.00	54.64	0.00	0.00	0.00	1,524.17
Bank Fees	159.04	168.07	174.26	177.77	176.63	172.46	176.88	369.17	(29.85)	153.57	107.30	138.15	1,943.45
Credit Card Fees	927.68	966.28	1,544.31	2,027.97	2,265.22	1,855.76	1,382.74	2,807.60	999.54	1,342.09	507.81	320.04	16,947.04
Telephone	585.08	625.03	714.28	70.40	35.03	494.02	93.19	93.19	93.18	93.35	92.91	76.24	3,751.90
Cell Phone	232.37	0.00	0.00	516.64	494.02	35.02	35.01	35.01	35.02	35.01	35.01	35.02	1,488.13
Signage	0.00	0.00	0.00	382.87	0.00	0.00	86.82	0.00	0.00	0.00	0.00	0.00	469.69
Management Fee	1,294.00	1,294.00	1,294.00	1,294.00	1,294.00	1,294.00	1,294.00	1,294.00	1,294.00	1,294.00	1,294.00	1,294.00	15,528.00
Pay Station Solutions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	257.90	409.45	0.00	0.00	667.35
Sweeper	0.00	0.00	0.00	0.00	8,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00
Insurance - GKL	1,095.00	1,095.00	1,095.00	1,095.00	462.22	916.71	1,379.20	1,379.20	1,014.43	1,379.20	1,379.20	1,379.20	13,669.36
Computer	0.00	0.00	995.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	995.98
Snow Removal	0.00	0.00	0.00	0.00	0.00	11,436.00	3,010.44	0.00	1,594.61	0.00	1,150.39	0.00	17,191.44
Tickets/Cards	0.00	0.00	0.00	0.00	0.00	0.00	944.20	0.00	761.70	0.00	0.00	0.00	1,705.90
Professional Services	54.74	54.74	(627.42)	0.00	85.86	24.15	505.99	0.00	135.95	55.95	285.22	35.63	610.81
Depreciation - Equipment	191.89	0.00	191.90	191.90	179.02	179.03	179.02	179.02	179.02	179.02	179.02	179.02	2,199.76
Call Center Operations	800.00	820.64	800.00	910.80	669.76	800.00	555.68	800.00	434.24	136.16	0.00	0.00	6,727.28
State Taxes	82.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	82.00
Personal Property Taxes	278.34	0.00	0.00	0.00	0.00	278.34	0.00	0.00	0.00	0.00	0.00	0.00	556.68
Total Operating Expenses	18,691.77	20,714.51	24,287.32	46,742.23	30,520.26	32,992.05	25,406.11	49,444.52	23,579.42	20,759.57	26,156.02	21,715.62	341,009.40
Net Income	21,020.20	27,383.45	41,577.77	10,606.05	19,778.65	23,731.40	22,732.03	15,943.33	18,327.39	8,308.45	4,175.78	17,998.23	231,582.73

Note: Violations are distributed quarterly by the Town.

LAZ Parking Management
M - 540148 - Storrs Center
For the Twelve Months Ending June 30, 2020

	Current June	Prior June	Variance	Current YTD	Prior YTD	Variance
REVENUES						
Transient Parking	2,969.00	12,633.00	(9,664.00)	200,215.99	287,785.06	(87,569.07)
Violations	9,769.00	35,499.20	(25,730.20)	44,473.65	93,320.45	(48,846.80)
Monthly Parking	28,876.92	30,542.68	(1,665.76)	362,804.53	376,386.85	(13,582.32)
Gross Revenue	41,614.92	78,674.88	(37,059.96)	607,494.17	757,492.36	(149,998.19)
Sales Tax	(1,901.07)	(4,697.56)	2,796.49	(34,902.04)	(45,230.28)	10,328.24
Net Revenue	39,713.85	73,977.32	(34,263.47)	572,592.13	712,262.08	(139,669.95)
OPERATING EXPENSES						
Payroll	7,991.84	9,229.36	(1,237.52)	118,351.82	117,658.38	693.44
Payroll Taxes	792.21	1,668.71	(876.50)	14,031.87	12,427.79	1,604.08
Workers Compensation Insurance	66.90	493.27	(426.37)	2,216.35	5,537.15	(3,320.80)
Health Insurance	1,465.32	1,650.33	(185.01)	16,178.90	19,790.65	(3,611.75)
401K Company Match	144.73	55.32	89.41	1,595.41	2,591.36	(995.95)
Data Processing Fees	0.00	137.90	(137.90)	104.84	1,371.46	(1,266.62)
Vehicle	0.00	49.58	(49.58)	279.03	658.99	(379.96)
Utilities	4,783.00	59.58	4,723.42	57,378.17	43,210.94	14,167.23
Maintenance	0.00	6,669.79	(6,669.79)	20,450.56	47,543.47	(27,092.91)
Vehicle Lease	0.00	0.00	0.00	0.00	27.27	(27.27)
Operating Supplies	54.64	0.00	54.64	2,191.22	1,720.61	470.61
Elevator Maintenance	2,273.68	1,100.70	1,172.98	13,542.29	22,158.69	(8,616.40)
Uniforms	0.00	0.00	0.00	0.00	1,388.69	(1,388.69)
Dues	0.00	0.00	0.00	0.00	313.53	(313.53)
Licenses and Permits	0.00	0.00	0.00	480.00	0.00	480.00
Claims	0.00	0.00	0.00	150.00	2,875.64	(2,725.64)
Office Supplies	0.00	155.71	(155.71)	1,524.17	806.75	717.42
Bank Fees	138.15	187.49	(49.34)	1,943.45	2,262.21	(318.76)
Credit Card Fees	320.04	1,740.94	(1,420.90)	16,947.04	20,464.62	(3,517.58)
Telephone	762.24	614.81	147.43	3,751.90	5,545.01	(1,793.11)
Cell Phone	35.02	0.00	35.02	1,488.13	0.00	1,488.13
Signage	0.00	0.00	0.00	469.69	150.99	318.70
Incentive Fee	0.00	0.00	0.00	0.00	6,183.34	(6,183.34)
Management Fee	1,294.00	1,296.99	(2.99)	15,528.00	15,450.89	77.11
Pay Station Solutions	0.00	0.00	0.00	667.35	0.00	667.35
Sweeper	0.00	0.00	0.00	8,000.00	0.00	8,000.00
Power Washing	0.00	0.00	0.00	0.00	6,074.18	(6,074.18)
Insurance - GKL	1,379.20	494.34	884.86	13,669.36	7,857.18	5,812.18
Computer	0.00	0.00	0.00	995.98	0.00	995.98
Snow Removal	0.00	1,596.85	(1,596.85)	17,191.44	41,317.54	(24,126.10)
Tickets/Cards	0.00	0.00	0.00	1,705.90	1,902.57	(196.67)
Professional Services	35.63	31.12	4.51	610.81	853.35	(242.54)
Administrative Expense	0.00	0.00	0.00	0.00	2,034.85	(2,034.85)
Depreciation - Equipment	179.02	45.85	133.17	2,199.76	219.82	1,979.94
Call Center Operations	0.00	800.00	(800.00)	6,727.28	9,600.00	(2,872.72)
Fire/Sprinkler	0.00	0.00	0.00	0.00	105.00	(105.00)
State Taxes	0.00	0.00	0.00	82.00	750.74	(668.74)
Personal Property Taxes	0.00	0.00	0.00	556.68	547.82	8.86
Total Operating Expenses	21,715.62	28,078.64	(6,363.02)	341,009.40	401,401.48	(60,392.08)
Net Income	17,998.23	45,898.68	(27,900.45)	231,582.73	310,860.60	(79,277.87)

Note: Violations are distributed quarterly by the Town.

From: [Kevin White](#)
To: [Town Clerk](#)
Subject: Universities and Local Schools
Date: Saturday, July 11, 2020 2:44:08 PM

To our Town Council:

I've already written Governor Lamont regarding the full reopening of schools in the fall. I'm of the opinion that it is dangerous wishful thinking.

It would blow all the progress we've made to date in keeping the spread down to smithereens. Contact tracing becomes impossible in a wildfire spread. There's NO containment strategy that can get that genie back in the bottle once let wildly loose in the world.

Classrooms (indoors) are metaphorical petri dishes for Covid-19 festering.

UConn holds the potential to devastate and overwhelm the resources of the Mansfield/Storrs host community. Eastern holds the same threat next town over.

(Please review the op-ed concerning this topic at:

https://www.indystar.com/story/opinion/2020/07/05/op-ed-university-towns-poised-become-next-coronavirus-epicenters/5369697002/?fbclid=IwAR0lMBtMkAhl7ooxhPlkoNUq35re4nOct4nXCCcV-Ug470E_DE5AjLOKqgY)

Any grade school teacher, also, will inform that their level of control over students is ... let's just suggest "less than absolute", and that puts their lives, as well as all other lives in crossfire of the vectors of disease spread, in unnecessary jeopardy. Earlier this year, before corrective actions were taken, kids came home from schools with the bug and wound up killing their parents. It is to be reminded that with everything accomplished so far, the success, in part, occurred because students were REMOVED from the ability to create volumes of random tangential vectors. I can only imagine the added difficulties inherent in containment should those steps not have been wisely taken. So, why, all of a sudden, is now so different from then?

We are still just not ready for it, so alternatives must be found that don't ... frankly, lead to the unnecessary demise of others.

A teacher's union in Richmond, VA, a couple days ago, drafted a bit of a canary in a coal mine's warning toward this eventual gathering storm. I've also attached it for your review.

Alternative mechanisms need to be employed that reduce the very factors we already are completely aware contribute to the spread of the pandemic.

I would appreciate if our town council drafted a similar letter of concern to forward to the governor's office advising a cautionary hand toward ANY reopening of indoor learning until the time is right for all stakeholders, and offer to open a dialogue with the Governor's office moderating a discussion between University officials and the Town Council.

Indoor learning, at all levels, is an environment of spread on the level of close exercising in a gym. Create the conditions, and the virus will blossom in those conditions. It is folly to believe it won't.

Reopening must be delayed (or alternate means established that do not include indoor proximity of any kind) until the risk of infection spread can be appropriately managed. We're just not out those woods ... yet.

Best, and thank you for your kind consideration,

Kevin White
203 Mount Hope Rd
Mansfield Center

For Immediate Release
July 9, 2020

We, the Richmond Education Association, would like to state what should be a very non-controversial position on returning to school during a global pandemic: we support a virtual return rather than a physical return to our school buildings in September.

At the present time, it is unequivocally unsafe for us to conduct in-person learning. Research is certain that this illness is airborne and highly contagious, especially indoors. It is unsafe for people to be gathering indoors in large groups at any location, however it is particularly unsafe to do so in Richmond Public School facilities where we have poor air quality systems and open classroom formats.

Therefore, the push for us to return to in-person learning at the beginning of the school year amounts to the following statement: We know this is unsafe for staff and students and we know that some people will die as a result. However we intend to do so anyway.

The rationales provided are the following:

- Without schools open, the economy will suffer
- Without a physical learning environment, the education of our children will be of lower quality
- Due to societal inequities of opportunities, not all students will have equal access to learning
- Without schools open, the health and well-being of children will suffer (Center for Pediatrics)

Society is telling us that the lives of staff and students are worth the sacrifice for the above; however we feel that as a society, we are failing to ask the right questions:

1. Why is our entire economy resting on schools as childcare centers? Shouldn't American businesses in the year 2020 have advanced to the point that other countries have where childcare is provided by businesses, long-term parental leave is accommodated, and flexibility in working from home or the office is normal practice?
2. Why have we allowed for an income gap that is so severe and distribution of resources that is so inequitable that we cannot provide online learning to all of our students?
3. Why is it the case that schools, ostensibly responsible for *education*, have become the band-aid solution to basic food access and healthcare services to families?
4. Why are our schools so poorly resourced that we can't even fund student and staff needs during normal times, and don't even come close to having the money to accommodate the adjustments that would be necessary to make partial in-school learning feasible during a health crisis?
5. If the economy so heavily depends on schools, why are businesses paying tax rates that allow for six figure salaries while schools don't even have functioning air-conditioning units?

We want to see this crisis prompt serious reflection on the larger structural problems that have been revealed by this pandemic. To that end, we are calling on the School Board, Superintendent, City Council, and the Mayor to come together to have a discussion focused on what needs to happen for Richmond to be able to weather a health crisis without putting people's lives at risk. We are committed to working together on possible next steps, including, but not limited to, tech training for teachers, a viable virtual plan for every grade level, working on and creating solutions for the entire RPS community.

July 23, 2020

TO: Mansfield Town Councilor Moran (Mayor), Ausburger, Berthelot,
Bruder, Fratoni, Freudmann, Kochenburger, Schurin, and Shaiken

FR: Nancy Tomastik, Mansfield Resident for 47 years
203 Maple Road, Storrs, CT 06268



This message is to request an amendment to the Litter ordinance regarding (1) the prohibition of unwanted circulars, ads, and other materials from being tossed onto the driveways and grounds of Mansfield residents and (2) the prohibition of hooks, nails and tubes being installed on our mailboxes for the purpose of ads being distributed without our permission.

Recently I posted a request for input on this issue on Facebook Mansfield Connecticut Connection. Within 24 hours there were an astounding 220 "yes" replies to prohibit this practice! For example, the Hartford Courant tosses ads in plastic bags on our properties every week. Another example is the annual tossing of the thick Yellow Pages book in a plastic bag on our grounds. Not only are these items a litter issue, they're also a home security issue when residents are away, such as on vacation or due to illness, and the materials pile up. Mansfield residents are clearly frustrated and adamant about wanting these practices stopped!

For the sake of the environment, Mansfield is now against plastic bags being used for our purchases, but ironically Mansfield allows ads in plastic bags by the hundreds - or probably thousands - being tossed on our properties every week! We're tired of cleaning up and handling these items, especially during covid-19! Companies should not be allowed to endanger, invade, burden, and exploit us in these ways, and we are asking for an ordinance to protect us.

I'm leading this effort for Mansfield residents, and I hopefully look forward to your positive response . Thank you for your consideration of this issue.

July 23, 2020

TO: Town Council

FR: Nancy Tomastik



Attached please find the approximate 220 replies of "yes" in regard to Mansfield residents favoring an amendment to the Litter ordinance to prohibit unwanted ads and other materials being tossed onto our driveways and grounds and also to prohibit the installation of hooks, nails and tubes onto our mailbox for the purpose of distributing ads without our permission.

These replies were on the Facebook site "Mansfield Connecticut Connection" that is a Closed Group, filtered by the Administrator to include only Mansfield people.

I realize that this is not a normal petition, but during this pandemic, it is the best and safest that I could do. At least you will get an idea of the strong support for this measure: 220 "yes" replies within 24 hours!



Nancy Tomastik

June 25

Is anyone interested in Ginny Walton, Mansfield Recycling Coordinator, going to the Solid Waste Advisory Committee meeting next month with the number of Mansfield residents not wanting to receive the Hartford Courant ads in a plastic bag thrown on their driveway every week? She believes, if there were enough people wanting to stop this practice, she could approach the Committee to add onto the ordinance regarding litter and to make the recommendation to the Town Council. If this idea appeals to you, please just say "yes." I'll track the numbers (only) and give to Ginny. Thanks.

Carol Toomey Reichel and 60 others

220 Comments

Like

Comment



Kayla Ward Gervino Yes

Like · Reply · 3w



Neil Warren Yes

Like · Reply · 3w



Kim Parker Girard Yes

Like · Reply · 3w



Alyse Lofman Kwapien Yes

Like · Reply · 3w



Nancy Tomastik Yes

Like · Reply · 3w



Eden Earley Espanol Yes

Like · Reply · 3w



Sandro Steinbach Yes

Like · Reply · 3w



Shannon Hirsch Sion Yes

Like · Reply · 3w



Barbara Davis YES!!!

Like · Reply · 3w



Emmy Anne Galbraith Yes

Like · Reply · 3w



Janet Kozin Yes

Like · Reply · 3w



Janis B. Hoyle Yes. I'm getting my Sunday paper that way too.

Like · Reply · 3w



Janis B. Hoyle A11

Like · Reply · 3w



Anne Bladen Yes!

Like · Reply · 3w

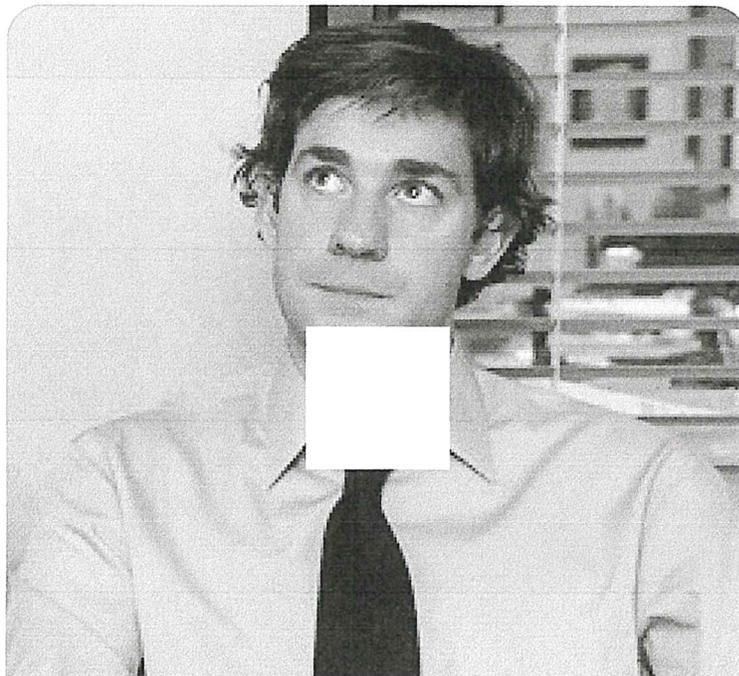


Kailyn Kowolenko Murphy Yes!

Like · Reply · 3w



Nancy Smith As long as they dont throw twice as many on our Wellington lawns



GIPHY

Like · Reply · 3w



Penny Barton-Zuckerman Yes

Like · Reply · 3w



Barbara Scott YES. Wonderful idea. I have called the Courant four or five times over the years about this issue but it keeps coming back.

Like · Reply · 3w

1



Laurel Brandon Yes

Like · Reply · 3w



Steve Sawtelle Yes

- 
Like · Reply · 3w
- 
Carol H Scott please support Ginny...she is the best
Like · Reply · 3w
- 
Micaela Orpheus Yes
Like · Reply · 3w
- 
Nathan Wells Yes
Like · Reply · 3w
- 
Jen Henry Zugarazo Yes
Like · Reply · 3w
- 
Tia Marie Michaud Yes
Like · Reply · 3w
- 
Melissa Melo Yes
Like · Reply · 3w
- 
Lois Demurjian Yes
Like · Reply · 3w
- 
Toivo Kask I feel left out; I have never gotten any thing like that here at this house. Boo hoo!
 Really it is a terrible practice and problematic if you are away for a while and they begin to build up on your driveway. At our last house out of state we were there only 4 months of the year and the amount of those things was ridiculous.
Like · Reply · 3w
- 
Ramona Georgescu Yes
Like · Reply · 3w
- 
Car Rut Yes
Like · Reply · 3w
- 
Corinna Plock Beebe Yes
Like · Reply · 3w
- 
Haleh Ghaem Yes
Like · Reply · 3w
- 
Christine Carter Jeffers Yes
Like · Reply · 3w
- 
Cindy Larsen Yes
Like · Reply · 3w
- 
Like · Reply · 3w

-  **Lillian Merriam Wilcox** Yes
Like · Reply · 3w
-  **Mike Michaels** Yes very much yes!
Like · Reply · 3w
-  **Rebecca Aubrey** Yes!
Like · Reply · 3w
-  **Palmira Paez Mindek** Absolutely!!
Like · Reply · 3w
-  **Esther A Soffer** Yes!
Like · Reply · 3w
-  **Holly Taylor** Yes
Like · Reply · 3w
-  **Julio Gonzalez** Yes
Like · Reply · 3w
-  **Rachel Neu** Yes please!
Like · Reply · 3w
-  **Eric Belanger** Yes they throw the paper all over my yard
Like · Reply · 3w
-  **Pam Peters** Yes.
Like · Reply · 3w
-  **Debra Navitsky-Rosenberg** Yes
Like · Reply · 3w
-  **Sarah Gretzky** Yes
Like · Reply · 3w
-  **Marianne Jenney Buck** Yes
Like · Reply · 3w
-  **Holly Coolbeth McKercher** YES!
Like · Reply · 3w
-  **Roger Adams** Yes
Like · Reply · 3w
-  **Katherine Meyer White** Yes!
Like · Reply · 3w
-  **Shari Lopez Zwick** Yes!



Stan Lopez Zwick Yes!

Like · Reply · 3w



Ginny Conland Yes

Like · Reply · 3w



Leigh Duffy Yes

Like · Reply · 3w



Ted Wrubel Has any one made contact with these vendors to opt out of these deliveries?

Like · Reply · 3w



Thomas Long If opposed to this method of protecting newspapers from the elements, one could elect to receive the paper on line.

Like · Reply · 3w



Cindy Larsen Thomas Long I don't get a newspaper. These are just advertising in a plastic bag thrown on the side of the road. Not effective advertising— everyone just leaves them on the ground!

Like · Reply · 3w



Larry Ross Yes 1

Like · Reply · 3w



Laura Ann Yes!

Like · Reply · 3w



Meghan Koberstein Silliman Yes

Like · Reply · 3w



Mary P Landeck yes

Like · Reply · 3w



Kerry Landeck Yes

Like · Reply · 3w



Lisa Day-Lewis Somehow I don't get one, which is great! Maybe because we are the first people to live at our address

Like · Reply · 3w



Suzanne Kerns Hathaway we don't either...

Like · Reply · 3w 1



Diane Scott Yes

Like · Reply · 3w



Pam Kriedeman Yes

Like · Reply · 3w



Rachel McAnallen Alex kept calling the Courant and the finally stopped delivering to our driveway

Like · Reply · 3w



Nancy Tomastik I called many times, left messages, and finally they stopped for a month or two, and then they were back at it!

Like · Reply · 3w



Holly Sawtelle Would love for it to stop! The paper lands in my flowers sometimes too.

Like · Reply · 3w



Stephen D Belanger where's LameAss Lamont on this issue !!??

Like · Reply · 3w



Kathy Ward Yes.

Like · Reply · 3w



Steven Goldberg Yes

Like · Reply · 3w



Amber Birmingham Johnston Yes

Like · Reply · 3w



Kevin White Ginny is a local treasure as the right advocate.

Like · Reply · 3w



Terry Wollen Yes

Like · Reply · 3w



Cari Anne Yes

Like · Reply · 3w



Susan Jacobson Beach YES

Like · Reply · 3w



Sunny Shine YES

Like · Reply · 3w



Wendy Michael Gergler YES

Like · Reply · 3w



Jodi Parent Yes, because what a waste of paper if people don't want it!

Like · Reply · 3w



Marilu Gehen Yes

Like · Reply · 3w



Sue Graskoski Audette I called and they stopped it.

Like · Reply · 3w



Melissa Wadsworth We asked the person who delivers to stop and we haven't had it since, but if get a different driver I'm not sure if that will continue. So I'm a yes of you need me as an additional number

Like · Reply · 3w · Edited



Laura Carrero Rangel Yes

Like · Reply · 3w



Stefan Germany Yes

Like · Reply · 3w



Nancy J. Abohatab Yes

Like · Reply · 3w



Christine Jaworski Ballestrini Yes!

Like · Reply · 3w



Jill Deans Yes!

Like · Reply · 3w



Susannah Everett That would be wonderful!

Like · Reply · 3w



Jennifer Wadsworth Yes

Like · Reply · 3w



Hélène Marcy Yes

Like · Reply · 3w



Lisa Shepherd Drzewiecki Yes

Like · Reply · 3w



Tami Hyde Yes

Like · Reply · 3w



Anne Newmyer Yes

Like · Reply · 3w



Molly Schaefer Yes

Like · Reply · 3w



Donna Dobrowolski Ecsedy Yes!!

Like · Reply · 3w



Sharon Laflamme Yes

Like · Reply · 3w



Jordana Frost 🗳️ Count me in!

Like · Reply · 3w



Tricia Reid They're put IN my mailbox, and I have to dispose of them with my recycling. Wish they could be stopped completely. My mailbox is for mail!

Like · Reply · 3w



Cheryl Roy I don't set it anymore because I called (multiple times) and the finally stopped. But I say yes.

Like · Reply · 3w

[View 1 more reply](#)



Larry Ross Nancy, that has been my experience as well, there is a high turnover rate of drivers and a new one starts and there is an ugly plastic package on the driveway all over again.

Like · Reply · 3w



Irene Sheehan Yes and yes for my elderly neighbor who's not on Facebook.

Like · Reply · 3w



Dee Apinis Yes

Like · Reply · 3w



Alana Butler Yes

Like · Reply · 3w



Elena Morosky Schreiber Yes!! They're all over my road.

Like · Reply · 3w



Sherry Perkins Yes

Like · Reply · 3w



Laura Albrecht Yes!

Like · Reply · 3w



Carin Morse Van Gelder YES for two of us, one not on FB.

Like · Reply · 3w

1



Erin Clark Yes

Like · Reply · 3w



Kate Caddy Yes

Like · Reply · 3w

Like · Reply · 3w



John Eric Yes

Like · Reply · 3w



Anne Mazur Pappalardo Yes, for 3 of us

Like · Reply · 3w · Edited

1



Marie Cantino Absolutely

Like · Reply · 3w



Megan Handfield Stimson Yes

Like · Reply · 3w



James Irwin Yes

Like · Reply · 3w



Heather McDonald

Like · Reply · 3w



Kim Mehrens Yes

Like · Reply · 3w



Josh Young Yes

Like · Reply · 3w



Kim Rollins Yes

Like · Reply · 3w



Brenda Barney Yes

Like · Reply · 3w



Eva Lister Yes

Like · Reply · 3w



Patty Tuite Yes!!

Like · Reply · 3w



Doryann Major Plante Yes

Like · Reply · 3w



Laura Kravet Yes

Like · Reply · 3w



Shamus Kelly Yes

Like · Reply · 3w





Helen T Clark Absolutely

Like · Reply · 3w



Jo-Anne Roberts I feel left out! I don't receive them. I have a sticker on my mailbox that at one time was an indicator that I didn't want them. Isn't this still being done?

Like · Reply · 3w · Edited



Bonnie Gaile Yes

Like · Reply · 3w



Cheryl Bishop Yes

Like · Reply · 3w



Amanda Rossolimo Cheryl Bishop we don't get them. Someone long ago (think 15 years back) yelled so loud they stopped delivering

Like · Reply · 3w



Cheryl Bishop Amanda Rossolimo just double-checked it is the Courant I throw out every week from driveway!

Like · Reply · 3w

[View 2 more replies](#)



Robin Sankowski Grenier Yes

Like · Reply · 3w



SLouise Owen Yes

Like · Reply · 3w



Lauren Samuelson LeBlanc Yes

Like · Reply · 3w



Jerry Kleinman Yes

Like · Reply · 3w



Becky Randazzo Yes

Like · Reply · 3w



Suzanne Durdan Yes!!

Like · Reply · 3w



Carol Fineout Yes

Like · Reply · 3w



Joanne Oliver Yes!

Like · Reply · 3w



Ellen Shirshac Yes

-  Like · Reply · 3w
-  **Nadine Lavoie** Yes
Like · Reply · 3w
-  **Mike Marchus** Yes
Like · Reply · 3w
-  **Marisa Chrysochoou** Yes
Like · Reply · 3w
-  **Jessica Fleming Duers** Absolutely
Like · Reply · 3w
-  **Patricia Dittrich Braithwaite** Yes
Like · Reply · 3w
-  **Matt Shepard** Yes
Like · Reply · 3w
-  **Linda Williams** Yes
Like · Reply · 3w
-  **David Kyle** Yes
Like · Reply · 3w
-  **Kari Nowosielski** Yes
Like · Reply · 3w
-  **Ken Forrest** Yes
Like · Reply · 3w
-  **Cait Gergler Strube** Yes please!
Like · Reply · 3w
-  **Ginnie Gorin** Yes
Like · Reply · 3w
-  **Jeniffer Baer** Yes!!!!
Like · Reply · 3w
-  **Honglian Wu** yes!
Like · Reply · 3w
-  **Sandra Nadeau** Yes!!!
Like · Reply · 3w
-  **Darcy Storeim** YES

Like · Reply · 3w



Emily Anastasia Yes

Like · Reply · 3w



Carey Jordan Yes

Like · Reply · 3w



Stacy Hirschorn Boothroyd Yes, please.

Like · Reply · 3w



Karen Neumann Yes

Like · Reply · 3w



Sharon Benoit Kozin Yes, please .

Like · Reply · 3w



Larry Lombard Yes!

Like · Reply · 3w



Penelope Williams Yes

Like · Reply · 3w



Alicia Hansen Ducharme Yes

Like · Reply · 3w



Sarah Dufresne Yes

Like · Reply · 3w



Sabrina Hosmer Yes

Like · Reply · 3w



Jessica J. Higham That would be wonderful!

Like · Reply · 3w



Annie Thorkelson yes

Like · Reply · 3w



Mary Wattick Sutterfield Yes please

Like · Reply · 3w



Jean Lemcke Johnson YES!

Like · Reply · 3w



Halley Rose Yes

Like · Reply · 3w



Peter Fish Yes!

Like · Reply · 3w



Lisa Marie Bovee Yes

Like · Reply · 3w



Judy Pepin Racine Yes

Like · Reply · 3w



Joe McLaughlin Yes

Like · Reply · 3w



Nancy Hoffmann Yes

Like · Reply · 3w



Heather Evans Yes!

Like · Reply · 3w



Jennifer Stone Yes!

Like · Reply · 3w



Russ Starr yes

Like · Reply · 3w



Darryl Hilliard No, what is the alternative?

Like · Reply · 3w

1



Nancy Tomastik The idea would be to prohibit ads/litter to be thrown on the ground. What the Hartford Courant would do as an alternative to driving by and tossing a plastic bag full of ads out the window onto our driveways or lawns remains to be seen. Ginny Walton said, in one case, the Town has already issued them a \$90 citation for tossing it on the road.

Like · Reply · 3w · Edited



Susan Mitchell Yes!

Like · Reply · 3w



Stephen Ferruci Heck yes.

Like · Reply · 3w



Julie Brown Yes, yes, yes!

Like · Reply · 3w



Amy Gorin Yes

Like · Reply · 3w



Carrie Cochran Yes please!

Like · Reply · 3w





Lisa Peterson-blinn Yes

Like · Reply · 3w



Diane Dorfer There's a number inside the paper, page two maybe, which you can call and ask to discontinue delivery.

Like · Reply · 3w



Nancy Tomastik As you can see by a few earlier comments, that approach is difficult and time-consuming to reach someone, and then it often is discontinued temporarily and then starts up again, probably due to a new driver.

Like · Reply · 3w



Julia Sherman They just keep coming back. I am in favor of banning these unwanted solicitations.

Like · Reply · 3w

[View 1 more reply](#)



Norma LoMonaco Hi iay

Like · Reply · 3w



Norma LoMonaco Okay

Like · Reply · 3w



Aida Ghiaei Yes

Like · Reply · 3w



Miriam Drew Yes

Like · Reply · 3w



Mary Campbell Hirsch

Like · Reply · 3w



Moe Butler Yes

Like · Reply · 3w



Noga Shemer Yes

Like · Reply · 3w



Paul Caddy Yes

Like · Reply · 3w



Judy Marcus Yes!

Like · Reply · 3w



John Hopkins Yes



John Hankins Yes

Like · Reply · 3w



Gail Ash-Morgan Yes

Like · Reply · 3w



Martha Cutter Yes. I hate those plastic bags! thanks!

Like · Reply · 3w



Roxana Mocanu yes

Like · Reply · 3w



Julia Tanaka Yes

Like · Reply · 3w



Paulette Marquis Yes, it's a waste of paper for us who don't read it.

Like · Reply · 3w



Jeff Winston Yes

Like · Reply · 3w



Kelly Zimmermann Yes

Like · Reply · 3w



Lisa Seymour Garvey Yes

Like · Reply · 3w



April Holinko Yes

Like · Reply · 3w



Barb Brandt Yes

Like · Reply · 3w



Leigh Duffy Yes

Like · Reply · 3w



Liz Getter-Trudeau Yes please! We have a compartment under the mail box and they still throw them on the ground. We've called in the past to stop the delivery of these ads, now they're back at it.

Like · Reply · 3w

1



Lisa Pane yes

Like · Reply · 3w



Petie Stone Yes

Like · Reply · 3w



Bibi Mell yes! I removed the screws where they hang them underneath our mailbox and they have stopped for now but would prefer a more permanent solution

prefer a more permanent solution

Like · Reply · 3w

1



Emily Wojteczko Yes

Like · Reply · 3w



Write a comment...

From: [minati](#)
To: [Town Clerk](#)
Subject: Stopping delivery of plastic bagged sale papers & other junk
Date: Thursday, July 23, 2020 1:52:01 PM

Hello Dear TownClerk,

I live on Fieldstone Dr and I am writing to request the town to stop permitting this vendor from distribution of sale and other advertisements that are put into plastic bags and thrown on the driveways or hung on nails on the mail box. There are several problems that I am listing below:

- It is littering all over the lawns and the road
- Paper and plastic get separated and flying all over the place littering at the edge of property
- It gets wet on the roads and is slippery, cause for falls and other accidents
- The plastic adds to the problem when we are trying to get rid of it
- But most importantly, I don't want it - this happens on Wednesday and Thursday every week in my neighborhood and is a real pain!

I request the Town Clerk to take necessary action to stop this pesky problem at the earliest possible.

Thanking you in advance,

Minati Roychoudhuri
7 Fieldstone Dr

From: [Larry & Gail Ash-Morgan](#)
To: [Town Council](#)
Subject: Please pass a litter ordinance
Date: Thursday, July 23, 2020 3:24:24 PM

To the Mansfield Town Council:

First, thank you all for serving our town!

Second, we urge you to pass a litter ordinance forbidding anyone from dropping unsolicited mailers and advertisers on townspeople's private property. We do not need more paper or plastic litter strewn along our roadsides or elsewhere. Mansfield is a beautiful place and is striving to reduce trash and pollution. This would be a constructive and greatly appreciated step forward.

Thank you for your attention to this issue.

Lawrence and Gail Ash-Morgan

377 Warrenville Road
Mansfield Center

From: [janishoy25](#)
To: [Town Council](#)
Subject: Town litter
Date: Thursday, July 23, 2020 4:36:34 PM

I am concerned about the litter caused by careless delivery of advertisement flyers and even the Hartford Courant itself. I called the Courant office many times because I had to look for my paper in poison ivy. Is it possible to enforce a litter ordinance?

Thank you for any action you can take that will help us to keep Mansfield's lovely country roads clean and more litter free.

Janis Hoyle
125A Bassetts Bridge Rd

Sent from my Verizon, Samsung Galaxy smartphone

From: [Kerry](#)
To: [Town Council](#)
Subject: litter ordinance
Date: Thursday, July 23, 2020 7:10:33 PM

To whom it may concern,
Please change the rule allowing plastic bags full of ads and other useless items to be thrown onto our driveways and lawns...thank-you,

Kerry Landeck
Storrs

Sent from [Mail](#) for Windows 10

From: [Julie Brown](#)
To: [Town Council](#)
Subject: litter ordinance
Date: Friday, July 24, 2020 8:04:46 AM

I support a town ordinance prohibiting ads and unwanted newspapers being delivered to our mailboxes and on our property.

Dr. Julie Brown
128 South Eagleville Rd.
Storrs, CT 06268

From: [Lois Demurjian](#)
To: [Town Council](#)
Subject: Litter ordinance
Date: Friday, July 24, 2020 9:04:14 AM

Dear Town Council,

I am writing to support an effort to ban free newspaper ads, litter, etc, from being delivered to our mailboxes. They are unsightly, unwanted, and in many cases end up on the ground cluttering our streets. In addition, it's adding plastic to the environment.

Thank you for doing the right thing!

Lois Demurjian
Mansfield

From: [David Freudmann](#)
To: [Larry & Gail Ash-Morgan](#)
Cc: [Town Council](#)
Subject: Re: Please pass a litter ordinance
Date: Thursday, July 23, 2020 3:47:50 PM

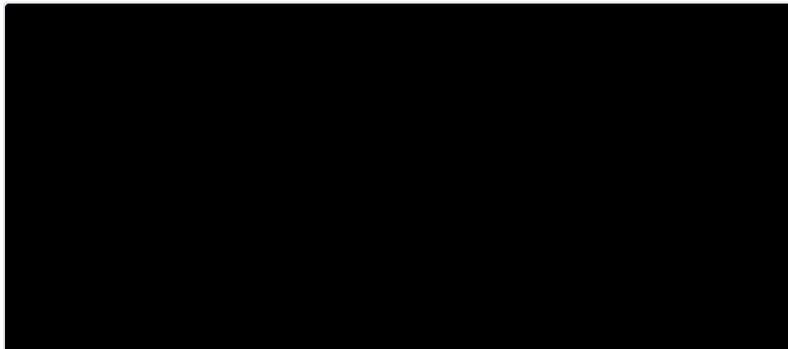
To: Larry and Gail Ash-Morgan

- - - - -
From Google:

Littering Is Illegal in **Connecticut**

In 1992, **littering** was made an infraction, which means **littering** is punishable by a fine, usually set by a Superior Court judge, of between \$35 and \$90. An infraction is not a crime. It is however, against the law to **litter**. The **Connecticut Anti-Litter Law** CGS Sec.

[Connecticut General Statutes 22a-250 – Littering or dumping prohibited. Orders. Procedures. Penalties » LawServer](#)



Connecticut General Statutes 22a-250 – Littering
or dumping prohibited. ...

- - - - -
It is my understanding that littering is an infraction under the laws of Connecticut, punishable by a fine. Thus, a town ordinance might not be necessary, but rather, better enforcement of existing state law.

Thank you for your note to the Council.

--David Freudmann
(22 Eastwood Rd., 860-429-0763)
On Thursday, July 23, 2020, 03:24:25 PM EDT, Larry & Gail Ash-Morgan <glashmorgan78@gmail.com> wrote:

To the Mansfield Town Council:

First, thank you all for serving our town!

Second, we urge you to pass a litter ordinance forbidding anyone from dropping unsolicited mailers and advertisers on townspeople's private property. We do not need more paper or plastic litter strewn along our roadsides or elsewhere. Mansfield is a beautiful place and is striving to reduce trash and pollution. This would be a constructive and greatly appreciated step forward.

Thank you for your attention to this issue.

Lawrence and Gail Ash-Morgan

377 Warrenton Road
Mansfield Center

TOWN OF MANSFIELD MONTHLY REPORT

Sergeant Keith Timme #0196

Month: June 2020

TOTAL CALLS FOR SERVICE: 676

Mansfield		
	June 2020	YTD
Accidents	13	107
Criminal Investigations	15	133
Burglaries	1	3
Larcenies	2	30
Non Reportable Matters	574	3075
Total Arrests	13	77

Troop C- Tolland County CALLS FOR SERVICE

City	June 2020	Year To Date
Coventry	35	212
Ashford	192	1058
Willington	397	2348
Vernon	256	1973
Union	359	1887
Somers	789	5011
MANSFIELD	676	4062
Tolland	891	5004
Ellington	1240	7532
Stafford	1137	5627
TOTAL:	5972	34714

Town of Mansfield- Motor Vehicle Enforcement

Mansfield	June 2020	Year To Date
Total Traffic Stops	46	647
DUI's	4	16
Misdemeanor Summons	4	40
Infractions	29	464
Written Warnings	0	19
Verbal Warnings	16	134

Respectfully Submitted,

Sgt Keith Timme #196

TOWN OF MANSFIELD MONTHLY REPORT

Sergeant Keith Timme #0196

Month: July 2020

TOTAL CALLS FOR SERVICE: 607

Mansfield	July 2020	YTD
Accidents	11	118
Criminal Investigations	15	148
Burglaries	0	3
Larcenies	5	35
Non Reportable Matters	481	3556
Total Arrests	15	92

Troop C- Tolland County CALLS FOR SERVICE

City	July 2020	Year To Date
Coventry	26	238
Ashford	180	1238
Willington	383	2731
Vernon	449	2422
Union	334	2221
Somers	857	5868
MANSFIELD	607	4669
Tolland	1045	6049
Ellington	1216	8748
Stafford	1430	7057
TOTAL:	6527	41241

Town of Mansfield- Motor Vehicle Enforcement

Mansfield	July 2020	Year To Date
Total Traffic Stops	83	730
DUI's	4	20
Misdemeanor Summons	4	44
Infractions	45	509
Written Warnings	6	25
Verbal Warnings	31	165

Respectfully Submitted,

Sgt Keith Timme #196

From: [Larsen/Giangrave](#)
To: [Town Council](#)
Subject: Flyers thrown on lawns
Date: Saturday, July 25, 2020 10:27:40 AM

To whom it may concern,

Please prohibit companies from throwing unwanted advertising on our lawns. It is not only my lawn I am concerned about, there are plastic bags of unwanted advertising up and down the sides of the streets where I walk with my dogs. The trash in other people's yards bothers me also! We should not have to pick this stuff up! It just goes straight to the trash, so is certainly an ineffective means of advertising! Thank you, Cindy Larsen

From: [Carol Smith](#)
To: [Town Council](#)
Subject: UCONN Students Returning
Date: Saturday, July 25, 2020 6:30:08 AM

You mentioned quarantine for students in those high risk states. How about the students from Asia, Europe & Africa? Are they being accepted and quarantined?

Ned Lamont gave an executive order effective April 20th, that masks are required (mandatory) in public, when 6ft. distance cannot be kept. So far this executive order has not been followed. As a high risk person, I find it frightening to grocery shop or go to the drug store in Storrs, as people (mostly young) are walking around without masks and not adhering to distancing or isle direction, etc. If it is not enforced by UCONN police or the stores themselves, why even make an executive order.

IGA in Windham has a person standing at their door checking for masks and making sure the store doesn't go over capacity. If a store with limited employees do this, a store or college with more employees should be able to enforce this executive order to protect our residents.

Carol Smith

[Sent from Yahoo Mail on Android](#)

My name is Debra Javit. I am a part owner of D.D.S. Associates, LLC, which is the entity that owns our family land parcel located on Middle Turnpike (between Key Bank and CVS). For the past four years, I have been working with the J.E. Shepard Company who is planning multi-unit housing for this property which I believe will jumpstart much needed economic development long envisioned for the Town's strategic Four Corners area. During this period, we have shown exceptional patience as well as a willingness to work with the Town. Recent events however may jeopardize that relationship.

I am writing to ask your support in opposing the University of Connecticut's obstructionist and selfish actions to block any proposed housing that might be deemed attractive to students. UConn's behavior, which now includes suing the Town and the developers, is both unfair and financially damaging to the Town and to my family.

My father purchased the land at issue more than 50 years ago with the vision that it would someday play a pivotal role in Mansfield's future. That day came when the Town invested 9 million dollars to install sewers thus creating the infrastructure necessary to allow the Four Corners to become an economic development hub. Multi-unit housing was always part of that smart growth plan.

Now UConn, admittedly for its own selfish financial reasons, has begun employing a series of arguments that are threatening the Town's ability to realize the benefits of its investment as well as its vision for the future. This is bad behavior to the extreme. Our development team has stated that they have never experienced a university so openly oppose a project or a host community like UConn is doing in Mansfield. If allowed to continue, UConn will essentially deprive the Town of millions in yearly tax revenues while denying my family the opportunity to develop our property and realize my father's vision for the land. Instead the family will be left with a crippling liability for sewer fees and absolutely no other feasible uses for this property. This, by the way, goes for every other parcel in the Four Corners area.

UConn's recent lawsuit seeking to overturn a 9-0 local Wetlands Commission approval of the project was the "last straw" for me. This is not the behavior of a good neighbor.

Debra Javit
Member of D.D.S. Associates, LLC
231 Farmington Avenue
Farmington, CT 06032

From: [Joan Sidney](#)
To: [Town Council](#)
Cc: [me](#); [Stuart Sidney](#); [Rebecca Raney](#)
Subject: UConn students
Date: Sunday, July 26, 2020 9:46:15 AM

Dear Town Council,

This week-end we have driven by Hunting Lodge Road a few times, including the extension, and are very concerned by the large groups of unmasked students clustered together, walking to gatherings, also by the number of cars parked by rentals, at least 10. In some cases, they've been there all week-end. Without classes, what are students doing but partying, drinking, and thinking they're immortal? Scary!

Why doesn't the governor demand people wear masks in public places, Ben? Thanks for your information. Can't Mansfield let him know what's already happening here more than a month before classes?

Can't Mansfield and UConn insist students wear masks? teach them safe behaviors before our town becomes a hot spot of the virus? All of a sudden, we're afraid to go to Price Chopper.

Sincerely,
Joan Seliger Sidney
Stuart Jay Sidney
Rebecca Raney

--

[Joan Seliger Sidney](#)
[Body of Diminishing Motion](#) (CavanKerry), Eric Hoffer Legacy Finalist 2015
[Bereft and Blessed](#) (Antrimhouse)
Special Research Associate / Writer in Residence
University of Connecticut Center for Judaic Studies and Contemporary Jewish Life
<http://www.joanseligersidney.org>

July 27, 2020

To: Mansfield Town Council

Re: Mansfield's Plan of Conservation and Development

Dear Town Council Members:

The Windham Region Chamber of Commerce has had a collaborative relationship with the Town of Mansfield for decades. We worked with you on your town's Plan of Conservation and Development and have supported your economic development efforts since its inception. We support your plan for developing the Four Corners region and making it a center for growth within Mansfield, thus adding to the quality of life for residents, adding additional tax revenues to the Town, and providing much needed resources to the community.

We supported your efforts to bring water and sewer to the area, a necessary beginning in that section of town for both residential and commercial development. Your plan to encourage construction of new affordable housing, the UCONN Technology Park and new businesses will certainly be consistent with your Plan of Conservation and Development and will meet many of the Town's development goals. We applaud you for your efforts and thoughtfulness in creating and implementing your plan and will offer our continual support of all of the future projects in the Four Corners.

The Windham Region Chamber of Commerce, our Board of Directors, our members and I all offer you our unfettered support in these endeavors. Please do not hesitate to call on us to assist you in your efforts. I look forward to our continued relationship.

Sincerely,



Diane Nadeau, President/CEO
The Chamber of Commerce, Inc., Windham Region



FOR IMMEDIATE RELEASE

July 30, 2020

CONTACTS

Patrick Cassidy (Courtney), 202-225-2076

Edward Patterson (Murphy), 202-228-2081

Chris Collibee (Blumenthal), 860-258-6942

Mary Yatrousis (Larson), 202-225-2265

Connecticut Members' Statement on GAO Report Detailing Financial Impact of Crumbling Foundations

WASHINGTON, DC – Today, Representatives Joe Courtney (CT-02) and John Larson (CT-01), and Senators Richard Blumenthal (D-CT) and Chris Murphy (D-CT), announced that the U.S. Government Accountability Office (GAO) had completed its report on the financial impact of crumbling foundations that the Members requested as part of the 2019 Consolidated Appropriations Act. The report—the first of its kind from a federal agency to explore multiple facets of this issue—provides a non-partisan and extensively researched analysis on how this issue has affected communities in Connecticut and Massachusetts.

“This report makes clear that our work is far from over,” **said the Members in a joint statement.** “GAO’s report highlights a range of existing federal resources for homeowners that have had a material positive impact on their financial situation, many of which we’ve taken advantage of already, like testing through the CDBG Small Cities Program and the federal casualty loss tax deduction. But the scope of the crumbling foundations crisis is large, and these existing forms of federal assistance alone aren’t sufficient to meet the size of the problem. GAO’s report provides data and validity to the suffering that we know people are facing in Connecticut due to this problem.

“The State of Connecticut has provided much-needed resources to this problem through the creation of the Connecticut Foundations Solutions Indemnity Company, but more support is needed, especially as houses continue to show degradation in future years. We will continue to work to ensure that Congress provides resources towards crumbling foundations remediation, as well as research. Already, the National Institute of Standards and Technology is in the process of conducting pyrrhotite research to create a risk-rating scale for affected properties, and the U.S. Geological Survey completed the country’s first ever pyrrhotite map earlier this year. Our delegation has worked to secure the funds for those research priorities, which demonstrate that this issue is wide in scope and that more federal support is merited. This report provides valuable data that we will use to as we continue to push hard at the federal and state levels to maximize the response to this crisis.”

GAO’s research highlights the negative impact of crumbling foundations due to pyrrhotite on municipalities’ tax revenues, real estate values in the region, homeowners’ individual financial wellbeing, and psychological distress associated with this crisis. The report found that towns highly affected by crumbling foundations have lost more than \$1.6 million in tax revenue due to lost assessed values of affected homes. In the real estate market, the report found that “[O]nce a home is confirmed to have pyrrhotite, it can lose significant value” and that of a subset of real estate listings evaluated, “homes saw decreases in their sales price of 25-73 percent since the

last sale before pyrrhotite was discovered.” GAO found that impacts on the real estate market spread beyond homes that had tested positive for pyrrhotite, and found that “the presence of pyrrhotite-damaged houses reduced the average sales price of all houses in highly affected towns, especially for homes built in 1983-2015”.

The research highlights that some federal assistance is available, although none of the programs outlined in the report provide 100% of financial restitution to affected property owners.

###