



THE MANSFIELD MINUTE AUGUST 2014

www.mansfieldct.org

CODE RED

[Sign up](#) for emergency notifications!

- **A Republican Primary** for the offices of Governor, Lieutenant Governor and Comptroller will be held on August 12, 2014 in all four voting locations in Mansfield.
- **A Democratic Primary** will also be held on August 12, 2014 for the office of State Representative for the 48th Assembly District. Only residents who vote at the Annie Vinton School (District 4) will be eligible to vote.
- Town Hall will be closed on Monday, September 1, for Labor Day.
- The first day of school is Wednesday, August 27.
- Shut Down Week at the Community Center will be August 11—17. MCC will reopen August 18, 5:30 AM.
- The [Square Fair](#) showcasing local artists and makers, takes place on Friday, August 22 from 5—9 PM at the Town Square.
- Town Council meetings are available for viewing live at townhallstreams.com/locations/mansfield-ct and on Charter Cable Channel 13.

Four Corners Sewer Project

On July 28th, the Town Council (acting as the Water Pollution Control Authority) introduced a resolution that, if approved, would authorize construction of a sanitary sewer system to serve a ±500 acre area in the Four Corners section of Mansfield.

Project Background

The Four Corners area of Mansfield (see below) has long been identified as a future sewer service area, due both to poor draining soils and its designation as one of three main commercial areas for the community, the others being Storrs Center and the East Brook Mall area. The Four Corners area was identified in the Town's 1971 Plan of Development as one of three priority areas for sewer installation based on a sewer feasibility study completed in 1968. A 1978 Water Pollution Control Facility Plan prepared for the Town's Sewer Authority focused on potential sewer expansions to Four Corners and other campus adjacent areas.

More recently, the Town initiated a wastewater facilities study in 2007 to identify the best alternative to address wastewater disposal in Four Corners. The draft report identified installation of a gravity sanitary sewer system as

(continued on page 2)



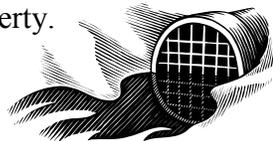
Four Corners, cont. from pg. 1...

the preferred approach. In the interest of moving the project forward, the Town Council established a Four Corners Sewer Advisory Committee in 2008, which was later expanded to the Four Corners Sewer and Water Advisory Committee.

Over the last several years, Town staff and the Four Corners Committee have been working with a consultant to design portions of a sewer system that would serve 61 properties. The Town has kept the Department of Energy and Environmental Protection (DEEP) and the Eastern Highlands Health District (EHHD) apprised of the status of the project; staff from both agencies support the initiative as means to address environmental and public health concerns. Installation of a sewer system at the Four Corners would not only provide a permanent solution to ongoing wastewater disposal services, it would also help to facilitate revitalization of the area and grow the non-residential tax base of the Town. Based on preliminary estimates, construction of the sanitary sewer system is projected to cost approximately \$9 million dollars. This estimated cost will

be refined as the Town’s sewer consultant completes the design of the collection system. In May 2014, the Connecticut General Assembly approved a \$3 million dollar grant for the project, which will reduce the Town’s share of the project cost to approximately \$6 million dollars. It is anticipated that financing for construction of the system will require the Town to issue bonds, a process which will require approval through a public referendum.

To reduce long-term debt service on any bonds issued for the project, the Town Council, acting as the Water Pollution Control Authority (WPCA), has the ability to assess property owners within the service district for a portion of the construction cost. These assessments typically involve annual payments to the Town over the course of twenty to thirty years and are a common method for financing infrastructure improvements. Based on the total project cost, the Town’s sewer consultant estimates that approximately \$3 million dollars of the total cost could be recovered through property owner assessments in the district. No assessments would be made until the WPCA has held a public hearing at which affected property owners would have the opportunity to be heard on the assessment proposed for their property.



Learn More About the Project

This is a significant initiative that, if approved by the Town Council, will be placed on the November ballot for referendum. To make sure that residents can make an informed decision, the Town is hosting several **community information sessions** in August. Town staff along with representatives from Weston and Sampson, the Town’s sewer consultants, will be on hand at these meetings to provide information on the projected costs and benefits of the project and answer questions:

- *Thursday, Aug. 14, 6:30 PM*
Town Council Chambers,
4 S. Eagleville Rd. (broadcast live on Charter Cable Channel 13; live stream available at <http://townhallstreams.com/locations/mansfield-ct>)
- *Monday, Aug. 18, 1:00 PM*
Rolling Hills (Jensen’s)
Clubhouse
- *Wednesday, Aug. 20, 7:00 PM*
Vinton Elementary School
- *Wednesday, Aug. 27, 1:30 PM*
Mansfield Senior Center
- *Wednesday, Aug. 27, 4:30 – 6:30 PM.* Open House at Buchanan Center (Mansfield Public Library).

Opportunities to Address the Town Council/Water Pollution Control Authority

The WPCA will be holding a public hearing on Friday, Aug. 22, at 6:00 PM, in Town Council Chambers to take public comment on the proposed project. This meeting will be broadcast on Charter Cable Channel 13, and

Town Hall Hours:	
<i>Monday</i>	<i>8:15-4:30</i>
<i>Tuesday</i>	<i>8:15-4:30</i>
<i>Wednesday</i>	<i>8:15-4:30</i>
<i>Thursday</i>	<i>8:15-6:30</i>
<i>Friday</i>	<i>8—12</i>

Four Corners Sewer Project continued...

can also be streamed live from the above [link](#).

A vote on whether to proceed with the project is tentatively scheduled for Tuesday, September 2nd. If the Town Council (acting as the WPCA) votes to authorize the project at this meeting, the Town Council would then vote (at the same meeting) on whether to authorize issuance of bonds to fund the project construction and schedule a referendum on the bond issuance for November 4, 2014. Opportunity to address the Council will be provided prior to any votes.

Questions?

Questions or comments related to this project should be sent to the attention of the Town Manager (TownMgr@mansfieldct.org). All comments received will be forwarded to the Town Council. Public comments are also welcomed at all Town Council meetings; please visit www.mansfieldct.gov for upcoming meeting schedules. For more information on the project, please visit www.mansfieldct.gov/fourcorners.

Please welcome our new part-time firefighter/EMTs!



- Christopher Bray is currently a Fire Marshal with the Town of Pomfret, an instructor with the Eastern CT Fire School, and Chief of the Chaplin Volunteer Fire Department.
- Justin Duval is currently a volunteer firefighter/EMT with the Town of Ashford.
- Angeline Herrick is currently a volunteer firefighter with the Windham Center Fire Department and a member of the National Guard.
- Jeff Sneller is currently a career lieutenant with the Town of Manchester's Fire Department and is pursuing a degree in Fire Science.
- Adam Torrant recently graduated with a bachelor's degree in Fire Science from the University of New Haven. He is also a volunteer firefighter with the Norfolk Fire Department and interned with the East Wallingford Fire Department.

...and congratulations to Joe Mollieur, a Mansfield part-timer, who has become a full-time firefighter/EMT. He recently graduated from UCONN with a Bachelor's degree in molecular and cell biology.

Property Revaluation Project Update

The town, in conjunction with Vision Government Solutions ([Vision](#)), is conducting a revaluation of all real property, effective October 1, 2014.

This revaluation will impact your July 1, 2015 taxes. This is our third town-wide revaluation since the state began requiring a five-year cycle in 2003. The purpose of revaluation is to determine the current market value of all properties in town.

We are now in the sales verification and inspection phase of the revaluation. Vision data collectors will be conducting interior and/or exterior inspections of approximately 200 residential and commercial properties parcels throughout town. Sales occurring in the past three years will be reviewed with an emphasis on the most recent sales from 2013-14. If your property has previously been inspected by our Town Property Appraiser, Mary Terhune, it most likely will not be selected for another inspection. However, you may request an inspection of your property at any time by calling the Assessor's office at 860-429-3327 and leaving a voice mail. Someone will get back to you as soon as possible to set up an appointment.



The Vision data collectors who will be performing inspections are:

- Brandy Landrie driving a 2012 grey Jeep Compass;
- Robert (Bob) Hultwiter driving a blue 2007 Nissan Sentra; and
- Monique Newcomb driving a black 2012 Ford Focus.

They will be carrying Vision Employee IDs.

If you have any questions or concerns, please do not hesitate to contact either the Assessor's Office (860-429-3311), or the Police Department (860-429-3357). Thanks in advance for your help in making this an accurate and successful revaluation.





August Events and Activities in Mansfield

Parks and Recreation

The Parks & Recreation Fall Brochure will be mailed out on July 30. Keep in mind these registration dates:

- August 4*—Member registration for aquatic and fitness programs
- August 6*—Resident registration for all programs
- August 8*—Non-resident/non-member registration for all programs.

Exercise and the Heat

Thursday, Aug. 7, 6 PM

Exertional heat illnesses (EHI)

 such as heat syncope, heat cramps, heat exhaustion and exertional heat stroke are most likely to occur in the warmer weather, but can occur in more moderate environments when exercise intensity is high or heavy equipment is worn. Learn ways to prevent, recognize and respond to Exertional Heat Illnesses. Fee for non-members.

Summer Family Fun Nights & Free Day

Saturdays, Aug. 9 & 23
4:30-7:30 PM

No pre-registration required.

In conjunction with Family Fun Night on **August 23** we will also be offering a FREE Mansfield Day! Come and enjoy all the Community Center has to offer AND enjoy Family Fun Night for FREE as a Mansfield resident.



Mansfield Public Library



The Creature Teachers: Rain Forest Animals

Friday, Aug. 1, 3 PM

Meet some fascinating live animals.

Crafts for Kids: Shape up!

Tuesday, Aug. 5, 2-3 PM

Play with flexagon art, tessellations and more.

Teen & Tween Program:

Code-Breaking Scavenger Hunt

Wednesday, Aug. 6, 2—3:30 PM

Try to break the secret codes to in a library-wide hunt.

Raouf Mama

Fortune's Favored Child

Thursday, Aug. 7, 7 PM

Master storyteller

Raouf Mama tells his own story, beginning in the country of Benin.

CAN-Do Agility Dogs

Tuesday Aug. 12, 1 PM

Come see what these talented dogs can do! The program will be cancelled if it's raining. FREE, no need to register.



Ice Cream Social

Thursday, Aug. 14,
2—3:30 PM

Make your own sundae and enjoy outside fun and games.

Music & Movement for Preschoolers

Saturday Aug. 16 at 10:30 AM
Interactive musical fun!

CT Authors Trail

Tuesday, Aug. 26, 7 PM

Robert Tougias will discuss *The Quest For The Eastern Cougar*.

Mansfield Senior Center

FoodShare Distribution

Aug. 7 & 21, 11:30–12:15 PM
If you have a need for food, stop by. No questions about income. Please bring your grocery bags.

Summer Evening Program

Thursday, Aug. 7, 5 PM

BBQ and Entertainment
by Judy Hall. \$5.



Reiki

Thursday, Aug. 7, 9-11 AM

Register to enjoy this stress and relaxation therapy by Bette Giordano, Reiki Master Teacher. \$30 for one hour session.

Low Vision Group

Wednesday, August 13, 11 AM

Support group facilitated by Carolyn McAuliffe.

Caregivers Support Group

Wednesday, August 20, 3 PM

For people who are impacted by the responsibilities of caring for someone. Facilitated by Carolyn McAuliffe.

Senior Van Trips

Call 860-429-0262 ext. 0 for more information and to register for these popular trips.



Friday, Aug. 8

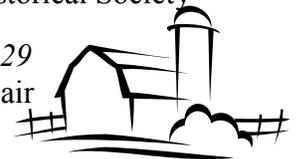
Roseland Cottage with lunch at The Vanilla Bean

Tuesday, Aug. 19

Katharine Hepburn Display at the CT Historical Society

Friday, Aug. 29

Woodstock Fair



Town of Mansfield, Connecticut
Audrey P. Beck Municipal Building
4 South Eagleville Road, Mansfield, CT 06268
mansfieldct.gov 860.429.3336

