



**TOWN OF MANSFIELD**  
**TOWN COUNCIL MEETING**  
**MONDAY, OCTOBER 28, 2002**  
**COUNCIL CHAMBERS**  
**AUDREY P. BECK MUNICIPAL BUILDING**

**7:30 p.m.**  
**AGENDA**

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CALL TO ORDER	
ROLL CALL	
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EXECUTIVE SESSION

REGULAR MEETING-MANSFIELD TOWN COUNCIL-OCTOBER 15, 2002

The Mansfield Town Council was called to order by Mayor Elizabeth Paterson at 7:32 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building.

I. ROLL CALL

Present: Bellm, Haddad, Hawkins, Holinko, Paterson, Rosen, Martin, Thorkelson  
Absent: Schaefer

II. APPROVAL OF MINUTES

Mr. Thorkelson moved and Mr. Rosen seconded to approve the minutes with corrections. Motion so passed. Mr. Bellm abstained.

III. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Julie Sherman, Pinewoods Lane spoke against the advertising now posted in Southeast Park on the ballfield. She expressed concern over who and how the advertising would be controlled. She offered that it would be agreeable if the signs could be put up and taken down on each play date. She hoped that the Council would address policy issues of youth organized sports vs. recreational sports. She also asked the Council to think about how much the Town wants to support competitive groups. She asked if the Town assesses other Towns for allowing kids from those towns to use the Mansfield fields. She inquired about lighting, professional experience and who was in charge of these activities. She urged the Council to consider the needs of every one in Town and again asked at what level does the town support these activities.

Dudley Hamlin, Chaffeeville Road, read his letter to the Council.

Helen Koehn, 83 Separatist Road, thanked the Town Council, the Town Manager, and the Director of Public Works for their assistance in bringing the issue of water quality for the residents in the area of the new apartment complex of the University, to a reasonable conclusion. She felt that the end result would benefit not only the residents but also the Town.

She expressed the opinion that taking down and putting up the signs in the Southeast park ballfield sounded like a reasonable compromise.

Joe Carey, 96 Mt. Hope Road, spoke on the hump at the intersection of Route 89 and Mt. Hope Road. He is opposed to any further work on the project. He is not happy with the project, as it will increase the speed of the cars on the road. Nobody wants the speed to be faster.

**Dudley Hamlin**  
**61 Chaffeeville Rd**  
**Mansfield Center, CT 06250**

October 14, 2002

Dear members of the Town Council,

Much ire has recently been raised in consideration of the use of our town parks. Two points of concern are being voiced: the look of the landscape and the funding of the activities that take place there.

The Town Council could move to assuage both issues by fully funding town-wide sports programs to the extent that no child is denied safe and full participation due to an inability to pay, thereby removing the need for sponsorship money. The hundreds of townspeople who would immediately benefit from this funding are as important as those who benefit from the town's purchase of open space and the development of its park lands.

If the argument is that sponsorship recognition banners will mar the landscape, how can we reconcile not allowing them in light of previous landscape changes that the Town Council has allowed?

There are two steel bridges spanning the Fenton River. Whether one thinks that they belong there or not, the placement of the steel bridges represents a major change to the Fenton's landscape—one that will continue to either mar or enhance the area for the next hundred years. In addition, there is also a permanent sponsor recognition sign.

Ballpark fences have been installed at Southeast and Sunny Acres Parks. A storage facility and pavilion have been erected at Lions Club Park. These are practically permanent emplacements that are as much a marring or enhancement of the parks in which they have been built as is the displaced Wormwood Hill Bridge. They are fundamental changes that will affect the landscape at the parks for the foreseeable future.

Streetlights and sidewalks have been installed in Mansfield Center. We may debate whether this construction has a positive or negative effect on our various aesthetic sensibilities. There is no debate, however, that the landscape has been radically and permanently changed.

The recommendation of the Town Manager was to authorize the town's attorney to draft language for the Council's approval that would allow "limited" sponsorship recognition displays. These changes to the landscape would be temporary and controlled. The appearance of banners would be limited in time, in space, and in design. Zoning regulations already define what kinds of businesses may operate and pay taxes in Mansfield. Those same regulations might be used to limit the types of businesses that would be allowed sponsorship displays. If the organizations that seek the sponsorship aid become defunct, only the infrastructure of the park will remain, the banners will be gone.

The decision to allow the banners will do no more harm to the landscape than any number of projects the Town Council has already sanctioned—especially considering everyone's understanding that use of such banners would be limited. Such a decision on your part will serve to affirm the notion that our community supports healthy child and family development through organized recreation. A decision not to allow sponsorship recognition opportunities will cause you to have a direct negative impact on the hundreds of children and families involved in those activities.

The Town Council has already endorsed the intrinsic rightness of these activities by developing parks and funding a strong and effective Parks and Recreation Department. It would be a contradiction to impose a hardship on certain members of organizations who make such dynamic and positive use of our parks. I urge you to help these organizations fund themselves in this simple, no-cost-to-the-town, no-harm-to-the-environment manner.

David Ouimette, Brookside Lane, supports the limited sponsorship of signs on the ballfields.

Diane Nadeau, 50 Thornbush Road, spoke in favor of the sponsorship signs at Southeast Park. She said it would be impractical to put up and take down all the signs at each game.

Bob Milvae, President of Little League, spoke in favor of the signs.

Carolyn Burke, Knowlton Hill Road, spoke in support of the sponsorship signs at the ballfield. She read a letter that her son, thirteen years old, wrote on the issue.

Chris Novac, whose son plays football in Mansfield, said that he believes playing sports keeps kids out of trouble. He works at the Bergin correctional facility.

Motion by Mr. Haddad and seconded by Mr. Rosen to add 17a and 17b to the agenda.

So passed unanimously.

#### IV. OLD BUSINESS

1. Issues Regarding UConn Landfill Including the Consent Order, Public Participation Relative to the Consent Order and Well Testing

Town Manager reported that the comprehensive report would be submitted by October 31, 2002 and will be ready for review. Then there will be a 45-day review time and two public hearings. Next Spring the final approval and remedial action should implement plan.

2. Route 89/Mt. Hope Road Intersection

Mr. Bellm moved and Mr. Thorkelson seconded to postpone to time unspecified the issue of the project at the Route 89/Mt. Hope Road Intersection.

So passed unanimously.

3. Business Sponsorship and Commercial Advertising in Town Parks.

Mr. Rosen moved and Mr. Haddad seconded to support the a plan to support the concept of establishing a dual regulatory scheme to allow limited advertising and program sponsorship signage in Town Parks and refer this issue to Planning and Zoning.

So passed unanimously.

4. Spring Weekend

Nick Burke  
97 Knowlton Hill Rd  
Storrs, CT 02628  
September 18, 2002

Mayor of Mansfield  
Mansfield Town Hall  
Storrs, Rd  
Mansfield, CT 02628

Dear Town Council,

My name is Nick Burke I am thirteen years old and I live on 97 Knowlton Hill Rd., Storrs, CT.

I am addressing the issue that has been brought up by a Council Member to the Town Manager of having sponsor banners on Field A of Southeast Park. A few people in this town are disturbed about the banner being displayed. They decided to complain to the Town Council. Most of the people I know do not have a problem with the sponsor banners.

The Mansfield Little League raises a lot of money by having sponsors and want to display the names of these sponsors so that members of the Little League know who is helping our league. Most of the money that we use from this profit is for our safety equipment. For example we used a lot of the money for new batting helmets and all new catchers equipment. If we did not make money off these banners then we wouldn't have a safe baseball program.

These banners, in my opinion, make are field look good. Any baseball field you go to has sponsor banners all over the outfield fence. Also any Major League baseball field you go to has sponsor banners on the fence. Imagine Fenway Park in Boston, MA. Without the Coca Cola bottle. It's all sponsored. With these banners it makes our baseball park look like a real park and helps keep our program running. I think we should be able to have these sponsor banners in our field to thank our sponsors.

Sincerely,

Nick Burke

Mr. Rosen requested that the Manager inquire if there are any legal avenues that the Town could take to decrease the large numbers of students gathering on Spring Weekend. Town Manager has referred this issue to the Town Attorney and has not received an answer yet.

V. NEW BUSINESS

5. Grant Application to Bill and Melinda Gates Foundation

Mr. Martin moved and Mr. Holinko seconded to authorized the Town Manager to submit the grant to the Bill and Melinda Gates Foundation to provide six computers for the Mansfield Public Library.

So passed. Mr. Bellm and Mr. Thorkelson voted no.

6. Social Services Block Grant

Mr. Martin moved and Mr. Thorkelson seconded to adopt the following resolution:

Resolved, that Martin H. Berliner, Town Manager, is empowered to enter into and amend contractual instruments in the name and on behalf, of the Town of Mansfield with the Connecticut Department Social Services for a counseling program and to affix the corporate seal of the Town.

So passed unanimously.

7. Proclamation Designating the Month of October as "Breast Cancer Awareness Month" in Mansfield.

Mr. Haddad moved and Mr. Martin seconded to authorize the Mayor to issue a proclamation designating the month of October 2002 as Breast Cancer Awareness Month in the Town of Mansfield

So passed unanimously.

8. Proclamation Designating October 15, 2002 as "White Cane Safety Day" in Mansfield

Mr. Haddad moved and Mr. Thorkelson seconded to authorize the Mayor to issue the attached proclamation designating Tuesday, October 15, 2002 as: White Cane Safety Day" in the Town of Mansfield.

So passed unanimously,

9. Proposed Fee Schedule Revision-Hand-held Scanners

Mr. Thorkelson moved and Mr. Bellm seconded to authorize the Town Manager to establish a fee of \$10 for use of these scanning devices.

So passed unanimously.

10. Proposed Fee Schedule Revision-Animal control

Mr. Rosen moved and Mr. Hawkins seconded to adopt the fee Schedule Revision for various Animal Control Fees, to be effective 21 days after the Town Clerk's publication of the amendments in a newspaper having circulation in the Town of Mansfield, as recommended by the Animal Control Officer in her memorandum dated September 14, 2002.

So passed unanimously.

11. Financial Statements Dated June 30, 2002

Mr. Martin moved and Mr. Hawkins seconded to refer the Financial Statements dated June 30, 2001 to the Finance committee.

So passed unanimously.

12. Adjustments to Capital projects Fund

Mr. Hawkins moved and Mr. Thorkelson seconded to approve the adjustments to the Capital Projects Fund, as proposed by the Director of Finance in his memorandum dated September 19, 2002.

So passed unanimously.

13. Statewide Fire-Rescue Plan

Mr. Hawkins moved and Mr. Bellm seconded to authorize the Town Manager to execute the Memorandum of Understanding.

So passed unanimously.

14. Construction Agreement-Birch Road Bikeway

Mr. Haddad moved and Mr. Bellm seconded to adopt the following resolution:



**TOWN OF MANSFIELD**  
**PUBLIC SAFETY DEPARTMENT**

DIANNE GAUDREAU, Animal Control Officer

AUDREY P. BECK BUILDING  
FOUR SOUTH EAGLEVILLE ROAD  
MANSFIELD, CT 06268-2599  
(860) 487-0137  
Fax: (860) 429-6863

**To:** Martin H. Berliner, Town Manager  
**From:** Dianne Gaudreau, Animal Control Officer  
**Subject:** Changes to fee schedule  
**Date:** September 14, 2002

I would like to suggest the following changes be made to our fees:

1. Boarding fee to be raised from \$10.00/day to \$15.00/day -  
to help with the cost of employment of kennel cleaners, chemicals and food.
2. Quarantine fee (minimum of 14 days) to be raised from \$5.00/day to \$10.00/day -  
to help with the cost of employment of kennel cleaners, chemicals and food.
3. Advertisement fee to be raised from \$10.00 to \$12.00 -  
to cover the cost of the advertisement.
4. Dead dog/destroyed dog to be raised from \$30.00 to \$35.00 -  
to cover the cost of cremation and veterinary fees.
5. Temporary use of facility by other towns to be raised from \$10.00 /day to \$ 15.00/ day  
including food -  
to help with the cost of employment of kennel cleaners, chemicals and food. This also  
matches the fee we charge our residents.
6. Cats turned over for adoption, a new fee, to be set at \$ 25.00 -  
to help prevent cats from being abandoned when people are no longer able to care for  
them. Cats do not cost as much for their upkeep.
7. Cats board fee, a new fee, to be set at \$ 10.00 /day -  
on rare occasions we've had to board a cat. Again, cats do not cost as much for their  
upkeep.

Thank you for your consideration. If you have any questions please feel free to contact me at my office.

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**INTER**

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**OFFICE**

# MEMO

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FINANCE DEPARTMENT, TOWN OF MANSFIELD

To: Martin H. Berliner, Town Manager  
From: Jeffrey H. Smith, Director of Finance  
Subject: Capital Projects Fund  
Date: September 19, 2002

Attached is an analysis of current and Proposed Revenue and Expenditure Budgets for specific Capital Projects. If adopted as presented, it will accomplish the following.

1. Officially close out completed projects:

81606 Pool Car 2001/02	83621 Large Dump Truck
82203 Central Air MVFD	83718 Sickle Bar Attachment
82810 Equip. & Train. EVFD	83719 Backhoe Tipping Bucket
83215 Unheated Veh. Storage	83725 Infield Maint. Vehicle
83305 Spring Hill Culvert	83902 Upgrade Radio System
83515 UConn ISTE A	83904 Engineering GIS System
83520 Road Surfacing 99/00	83908 Fleet Hardware/Software
83521 Road Surfacing 00/01	84203 Library Renovation
83523 Road Surfacing 01/02	86251 Southeast Floor Tile Repl
83618 Pickup Truck 00/01	86252 Southeast Classroom Add'n
83620 Pickup Truck 01/02	86256 Goodwin School Chimney

2. Increase/(Decrease) funding for the following completed Overspent/(Under spent) Projects.

81606 Pool Car 2001/02	\$1,894
82203 Central Air MVFD	( 795)
82810 Equip. & Train EVFD	34
83215 Unheated Veh. Storage	27,797
83305 Spring Hill Culvert	7,836
83515 UConn ISTE A	(38,263)
83618 Pickup Truck 00/01	( 1,507)
83620 Pickup Truck ½	( 1,205)
83621 Large Dump Truck	2,211
83718 Sickle Bar Attachment	( 1,505)

Increase/(Decrease) funding for the following completed Overspent/(Under spent) Projects (continued)

83719 Backhoe Tipping Bucket	2,325
83725 Infield Maint Vehicle	( 2,569)
83902 Upgrade Radio System	( 3,730)
83904 Engineering GIS System	86
83908 Fleet Hardware/Software	( 530)
86251 Southeast Floor Tile Repl	( 12,024)
86252 SE Classroom Addition	( 1,547)
86256 Goodwin School Chimney	( 18,162)

3. Reduce CNR Funding for Project 83523 Road Resurfacing 01/02 by \$9,874 because the LoCIP Grant was larger than budgeted by that amount.
4. Increase Revenue and Expenditure Budgets for the Following projects to recognize additional funding received from various sources during Fiscal Year 2001-02:

83303 Large Bridge Maintenance	\$1,836
84103 Storrs Center Area Improvements	50,000
85104 Lions Club Park	17,000
85105 Open Space Purchases	5,000

5. Fund the salary and fringe benefits of the Capital Projects Coordinator for Fiscal Year 2002/03.

JHS:klm



RESOLVED, that Lon R. Hultgren, Director of Public Works, be, and hereby is, authorized to sign the agreement entitled "Agreement Between the State of Connecticut and the Town of Mansfield for the Construction, Inspection and Maintenance of the Birch Road Bikeway, Utilizing Federal Funds under the Enhancement Component of the Surface Transportation Program"

So passed unanimously.

15. Road and Traffic Sign Issues

Mr. Martin moved and Mr. Hawkins seconded to request that the Traffic Authority review and return with a proposal of the number and size of "Share the Road" signs.

So passed unanimously.

16. Concept Proposal-Relocation of Mansfield City Road near Stearns Road

Mr. Hawkins moved and Mr. Thorkelson seconded to refer this matter to the Agriculture Committee.

Motion failed. In favor: Haddad, Hawkins, Paterson, Thorkelson.  
Against: Bellm, Holinko, Rosen, Martin

17. Open Space Acquisition-Fesik Property

Mr. Martin moved and Mr. Thorkelson seconded to set a public hearing for October 28, 2002 at 7:30 p.m. and to refer this matter to the PZC pursuant to CGS 8-24.

So passed unanimously.

17a. Letter of Support to Fund Assisted Living Services at Juniper Hill Village

Mr. Martin moved and Mr. Bellm seconded to authorize the Town Manager to draft and issue a letter in support of Juniper Hill Village's application to the State Department of Economic and Community Development (DECD) to fund assisted living services at Juniper Village.

So passed unanimously.

17b. Role of Fire and Emergency Services Committee

No action at this time.

VI. DEPARTMENTAL REPORTS

VII. REPORTS OF COUNCIL COMMITTEES

Mr. Haddad moved and Mr. Thorkelson seconded to approve the following appointments to the Town boards and commissions:

Appoint Barbara Ivry to the Commission on Aging, Reappoint Nora Stevens and Rev. Philip Seckar to the Commission on Aging, to appoint Steve Pringle to the Arts Advisory Committee, Reappoint Mary Lindsay, Frank Trainor, Brian Krystof and Sidney Waxman to the Beautification Committee, to reappoint Martin H. Berliner to the Eastern Highlands Health District, to reappoint Esther McCabe, David Ferrero and Dennis Mullaney to the Board of Ethics, and to reappoint James Hill and James Morrow to the Open Space Preservation Committee.

So passed unanimously.

VIII. REPORTS OF COUNCIL MEMBERS

Mr. Martin noted that the Special meeting at the Senior Center regarding the Community Center was very informative.

IX. TOWN MANAGERS REPORT

The Separatist Road hearing was held; a general consensus for the plan will be made.

The Special Meeting of the Town Council was held at the Community Center on October 9, 2002. The Director of Recreation in Ridgefield Connecticut was present to discuss the new center in Ridgefield and to offer suggestions to the Town of Mansfield as the Town completes the new facility. The Marketing Group presented a plan, which was very informative.

Informal information has been given that the Town will be receiving two additional Small Cities Grants.

There are three finalists for Director of Social Services. The new director will be present in about 4-6 weeks.

The Town has received notification form AT&T of a cell tower being placed in an area of Baxter Road or Cedar Swamp Road. The Town will ask the firm to come to Mansfield and describe their plan.

The Downtown Partnership held its Annual Meeting. Approximately 80 persons attended the meeting. It was announced that 137-140 members have donated around \$7500. There was a lively discussion on the by-laws and makeup of the Board of Directors. After the discussion both the amended by-laws and Board of Directors were approved.

On October 8, 2002 the Manager attended the Town/Gown Meeting. At that meeting the new Director of Environmental Policy, Rich Miller was introduced.

X. FUTURE AGENDAS

XI. PÉTITIONS, REQUEST AND COMMUNICATIONS

18. M. Berliner re: Hilltop Apartments Detention Basin Improvements, UConn, Dam Safety Permit Review.
19. Town of Mansfield Suggestions for CCM's 2003 State Legislative Program
20. C. Hirsch re: Zoning Citations Ordinance
21. J. Carey re: Bridge Poem
22. CCM re: Amicus Curiae in Granite State Outdoor Advertising, Inc. v. Zoning Board of Stamford
23. CCM re: State Mandates on Towns and Cities
24. Article re: State Okays Natchaug Expansion
25. The Board Report
26. Mansfield Public Schools 10-1-02 Enrollment
27. Plan of Conservation and Development, Oct. 22, 2002 Meeting

XII. EXECUTIVE SESSION

28. Open Space Acquisition

At 10:04 p.m. Mr. Martin moved and Mr. Bellm seconded to go into Executive Session for the purpose of Open Space Acquisition with the Town Manager.

So passed unanimously.

At 10:15 the Town Council came out of Executive Session.

XIII. ADJOURNMENT

At 10:16 p.m. Mr. Martin moved and Mr. Haddad seconded to adjourn the meeting.

So passed unanimously.

Elizabeth Paterson, Mayor

Joan E. Gerdson, Town Clerk

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PUBLIC HEARING

TOWN OF MANSFIELD

OPEN SPACE ACQUISITION-FESIK PROPERTY

The Mansfield Town Council will hold a Public Hearing on October 28, 2002 at 7:30 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building at 7:30 p.m. to hear comment on the purchase of a 7.5 acre parcel of land between Crane Hill Road and Puddin Lane known as the Fesik Property. The negotiated purchase price is \$7,000 for the parcel. It will be purchased under the Open Space Acquisition Plan. At this hearing interested persons may appear and be heard and written communications received.

Packets will be available in the Town Clerk's office at 4 South Eagleville Road.

Dated at Mansfield, Connecticut, this 16<sup>th</sup> day of October, 2002.

Joan E. Gerdson  
Mansfield Town Clerk

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**TOWN OF MANSFIELD**  
**OFFICE OF THE TOWN MANAGER**

Martin H. Berliner, Town Manager

AUDREY P. BECK BUILDING  
FOUR SOUTH EAGLEVILLE ROAD  
MANSFIELD, CT 06268-2599  
(860) 429-3336  
Fax: (860) 429-6863

October 28, 2002

Town Council  
Town of Mansfield

**Re: Open Space Acquisition - Fesik Property**

Dear Town Council:

Attached please find correspondence concerning the proposed purchase of the 7.5-acre Fesik property located south of Crane Hill Road and north of Puddin Lane and Jacobs Hill. The property is landlocked with no frontage on a town road, and abuts portions of the recently acquired Vernon property. The selling price for the land is \$7,000.

Staff recommends that the Council authorize the acquisition of the Fesik property, for several reasons. First, upon §8-24 review, the Planning and Zoning Commission (PZC) unanimously found that the acquisition of the property "would promote Plan of Development open space and recreational goals and objectives." Second, as explained by the Town Planner, the Fesik property is located in close proximity to a portion of the Nipmuck Trail that does not have permanent protection, and the Town's acquisition of the land would provide trail relocation options if permanent protection for the existing trail corridor cannot be obtained in the future. Third, the property abuts three other landlocked parcels that are potential future acquisitions for the town. And, lastly, the selling price for the land is fair and reasonable.

If the Council concurs with this recommendation, the following motion is in order:

*Move, to authorize the Town Manager to complete the proposed purchase agreement dated October 10, 2002 between the Town of Mansfield and Ms. Florence Prescott Fesik for the purchase of the 7.5 acre parcel as described in Volume 111, page 88 of the Town of Mansfield land records, and to expend \$7,000 from the Capital Projects Fund - Open Space Acquisition Account for the subject purchase.*

Respectfully submitted,

Martin H. Berliner  
Town Manager

TOWN OF MANSFIELD  
OFFICE OF PLANNING AND DEVELOPMENT

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GREGORY J. PADICK, TOWN PLANNER

Memo to: Mansfield Town Council  
From: Mansfield Planning and Zoning Commission  
Date: *A. H. Barberet (Chair)* A. H. Barberet, Chairman  
10/22/02  
Re: Proposed Town acquisition of Fesik property between Crane Hill Rd. and Puddin Ln.

At a meeting held on October 21, 2002, the Mansfield Planning and Zoning Commission unanimously approved the following motion:

“the proposed acquisition of the Fesik property between Crane Hill Road and Puddin Lane would promote Plan of Development open space and recreational goals and objectives, and is supported by the Planning and Zoning Commission.”

If there are any questions regarding this action, the Planning Office may be contacted.

cc: Mansfield Downtown Partnership

TOWN OF MANSFIELD  
OFFICE OF PLANNING AND DEVELOPMENT

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GREGORY J. PADICK, TOWN PLANNER

Memo to: Planning & Zoning Commission  
From: Gregory J. Padick, Town Planner  
Date: 10/17/02



**Re: 8-24 referral: Fesik property, south of Crane Hill Rd., proposed acquisition of a 7.5-acre parcel**

Pursuant to the provisions of Section 8-24 of the State Statutes, the above-referenced proposed acquisition of land has been referred to the PZC for comment. At its 10/28/02 meeting, the Town Council will be holding a Public hearing on this potential acquisition and, if possible, the PZC should consider taking action on this referral at its 10/21/01 meeting. State Statutes provide the PZC with a 35-day comment period. The following information is provided for the PZC's consideration:

- The Town is considering the acquisition of a 7.5-acre parcel of land located south of Crane Hill Road and north of Puddin Lane and Jacobs Hill Road. The subject land is landlocked and has no frontage on a Town road. It abuts three other landlocked parcels that are potential future acquisitions for the Town. The Fesik property abuts portions of the recently-acquired Vernon property and is proximate to existing Town open space adjacent to Jacobs Hill Road and land owned by Joshua's Trust.
- The Fesik property is situated in close proximity to a portion of the Nipmuck Trail that does not have permanent protection. Town acquisition of this parcel will provide for future trail relocation options if permanent protection for the existing trail corridor is not obtained in the future. Protecting the Nipmuck Trail corridor is a first priority in the Town's Plan of Conservation and Development.
- The Fesik property is zoned RAR-40 and has status as a Lot of Record. Based on Plan of Conservation and Development mapping, the property is wooded in nature and has a narrow watercourse in the southwestern corner of the lot. This watercourse area is depicted as an open space preservation area on the Town's Overall Plan of Development map.
- The subject property is not within a flood hazard area or stratified drift aquifer area. The site drains toward Sawmill Brook, and is not within the Willimantic Reservoir drainage basin.
- Providing trail linkage opportunities and a potentially relocated corridor for the Nipmuck Trail would promote Plan of Conservation & Development recreational recommendations 1a, 1b and 1e (page 118) and would promote criteria F and G of the Plan's priority criteria for use in evaluating potential open space acquisitions.

Summary/Recommendation

Town acquisition of the Fesik property would promote a number of recommendations of Mansfield's Plan of Conservation and Development. Most importantly, Town ownership would expand an existing parcel of Town-owned open space and provide either a buffer for the existing Nipmuck Trail or an area for potential relocation of the existing trail.

For these reasons, it is recommended that the Planning and Zoning Commission notify the Town Council that the proposed acquisition of the Fesik property between Crane Hill Road and Puddin Lane would promote Plan of Development open space and recreational goals and objectives, and is supported by the Planning and Zoning Commission.

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**INTER**

**OFFICE**

# MEMO

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TOWN MANAGER'S OFFICE, TOWN OF MANSFIELD

**To:** Gregory Padick, Town Planner  
**From:** Matthew W. Hart, Assistant Town Manager *MWH*  
**Subject:** Open Space Fesik Property  
**Date:** October 17, 2002

At its meeting on October 15, 2002, the Mansfield Town Council voted to refer the above captioned matter to the Planning and Zoning Commission pursuant to CGS §8-24.

MWH:smi

Item #17

**TOWN OF MANSFIELD**  
**OFFICE OF THE TOWN MANAGER**



Martin H. Berliner, Town Manager

AUDREY P. BECK BUILDING  
FOUR SOUTH EAGLEVILLE ROAD  
MANSFIELD, CT 06268-2599  
(860) 429-3336  
Fax: (860) 429-6863

October 15, 2002

Town Council  
Town of Mansfield

**Re: Open Space Acquisition – Fesik Property**

Dear Town Council:

Attached please find information concerning the proposed acquisition of the Fesik Property between Crane Hill Road and Puddin Lane. The negotiated purchase price is \$7,000 for the 7.5 acre parcel. The Town has executed an agreement to purchase the land, subject to final approval by the Town Council.

The Open Space Preservation Committee supports the acquisition of this property. A copy of the Open Space Committee's recommendation is attached.

If you wish to proceed, the following sections would be in order:

1. Set a public hearing for October 28, 2002 at 7:30 p.m. and;
2. Refer this item to the PZC pursuant to CGS 8-24

Respectfully submitted,

Martin H. Berliner  
Town Manager

Attach:

# PURCHASE AGREEMENT

THIS AGREEMENT, made this 10 day

of Oct, 19 2002.

by and between: PURCHASER Town of Mansfield

ADDRESS 4 South Eagleville Rd. Storrs, Ct 06268

Hereinafter called Purchaser, and

SELLER Florence Prescott Lesik

ADDRESS P.O. Box 86 North Woodham, Ct 06256

Hereinafter called Seller. (Purchaser and Seller may refer to two or more persons).

WITNESSETH: Seller agrees to sell and Purchaser agrees to purchase certain property known as:

NUMBER AND STREET Puddin Lane Vol III Pg. 88 TOWN Mansfield STATE CT

APPROXIMATE LOT SIZE 7.4 acres (more or less) AS APPEARS IN TOWN RECORDS

Consisting of all the real property of the above owners at the above address, as of record appears, with buildings and improvements thereon and appurtenances thereto, in its present condition.

Purchaser and Seller agree that the transfer will be closed by delivery of a warranty deed and closing will take place on or before Nov 30 2002 on which date OCCUPANCY will be granted.

All adjustments of taxes, water rates, fuel oil, etc., will be made at time of closing.

TOTAL PURCHASE PRICE FOR SAID PROPERTY IS .....	S	<u>7,000</u>
CASH DEPOSIT THIS DATE .....	S	<u>500</u>
ADDITIONAL DEPOSIT, BY <u>N/A</u> .....	S	
	(DATE)	

BALANCE IS TO BE PAID BY CASH OR CERTIFIED CHECK AT CLOSING, AS FOLLOWS:

By Proceeds of \_\_\_\_\_ mortgage in the amount of \$ \_\_\_\_\_

Interest rate not to exceed \_\_\_\_\_ % for a term not less than \_\_\_\_\_ yrs.

Balance \$ 6,500

By assuming the existing mortgage of \$ \_\_\_\_\_ approx. unpaid balance, with an interest rate of \_\_\_\_\_ % with an unexpired term of \_\_\_\_\_ years. Held by \_\_\_\_\_

This agreement to buy is contingent upon the PURCHASER procuring a written mortgage commitment with terms and conditions as set forth above by \_\_\_\_\_ 19 \_\_\_\_\_ and PURCHASER agrees to make a mortgage application immediately upon the signing of this cated contract. If the PURCHASER is unable to obtain a written mortgage commitment under the terms stated above, all deposit money will be returned to PURCHASER.

It is hereby agreed that all deposit money is to be retained by the Listing BROKER  until Mortgage Approval  until Transfer of Title.

SELLER agrees to convey the property by WARRANTY DEED free and clear of all encumbrances except taxes as adjusted, mortgages to be assumed, if any, building lines established, easements and restrictions of record, if any, and all provisions of any ordinance, municipal regulations or public or private law.

RISK OF LOSS: Risk of loss due to fire or other casualty until delivery of the deed shall be upon the SELLER.

SELLER agrees to pay for termite and water test if required FHA or VA.

DEFAULT: If the PURCHASER defaults under this agreement and SELLER is not in default, all sums paid hereunder shall be paid over to and retained by the SELLER as liquidated damages subject to any commission due to the Real Estate BROKER(S), and both parties shall be relieved of further liability under this agreement.

PURCHASER and SELLER agree that this AGREEMENT shall be binding upon their respective heirs, successors, assigns, executors, and administrators.

REAL ESTATE BROKER: The parties recognize DeMax Center Team Realty as the sole real estate broker(s) in this transaction and as the procuring cause for the sale. Seller agrees to pay the real estate commission to said broker(s).

Other conditions (if any): Contingent upon final approval by the Town of Mansfield Town Council

The above are all the terms and conditions of the sale.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE SET THEIR HANDS ON THE DAY AND YEAR FIRST MENTIONED ABOVE.

PURCHASER

SELLER

Susan M. Spavento 10/14/02  
REAL ESTATE BROKER(S)

Martin H. Berliner  
(SIGNATURE)  
(SIGNATURE)

Florence Prescott Lesik 10/14  
(SIGNATURE)  
(SIGNATURE)

REAL ESTATE AGENCY DISCLOSURE NOTICE  
GIVE TO UNREPRESENTED PERSONS

This is not a contract. Connecticut law requires that you be given this notice disclosing whom the real estate licensee represents. The purpose of such disclosure is to enable you to make informed choices about your relationship with real estate licensees.

GIVEN TO: <u>Town of Mansfield</u> (UNREPRESENTED PERSON/PERSONS)
ON: <u>October 10, 2002</u> (DATE)
OUR FIRM, RE/MAX CENTER TEAM REALTY, REPRESENTS <input type="checkbox"/> BUYER <input checked="" type="checkbox"/> SELLER <input type="checkbox"/> TENANT <input type="checkbox"/> LANDLORD

*UNREPRESENTED PERSON(S)'S RIGHTS AND RESPONSIBILITIES*

1. The broker and salespersons (referred to as agents or licensees) in this transaction owes the other party to this transaction undivided fiduciary obligations, such as: loyalty, reasonable care, disclosure, and obedience to lawful instruction, confidentiality and accountability. The agent(s) must put the other party's interest first and negotiate for the best terms and conditions for them, not for you.
2. All real estate agents, whether representing you or not, are obligated by law to treat all parties to a real estate transaction honestly and fairly.
3. You have the responsibility to protect your own interests. Carefully read all agreements to make sure they accurately reflect your understanding. If you need additional advice for legal, tax, insurance or other such matter, it is your responsibility to consult a professional in those areas.
4. Whether you are a buyer, seller, tenant, or landlord, you can choose to have the advice, assistance and representation of your own real estate brokerage firm and its agents. Do not assume that a real estate brokerage firm or its agents are representing you or are acting on your behalf unless you have contracted in writing with that real estate brokerage firm.

**ACKNOWLEDGEMENT**

Martin H. Berlin  
Signature(s)

Martin H. Berlin  
Print Name(s)

10-10-02  
Date

**ACKNOWLEDGEMENT OF AGENT  
OF UNREPRESENTED PERSON(S)\***

Susan M. Esposito  
Signature

SUSAN M. ESPOSITO  
Print Name

10/10/02  
Date

*\*To be signed by the buyer/tenant when the agent represents the seller/landlord, or  
To be signed by the seller/landlord when the agent represents the buyer/tenant.*

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OPEN SPACE PRESERVATION COMMITTEE  
RECOMMENDATION TO THE TOWN COUNCIL

**Three properties adjacent to Town land that was acquired from the Vernon parcel on Crane Hill Road**

**Description**

A survey of the Vernon property on Crane Hill Road shows three properties at the south edge of land purchased by the Town from the Vernon family. All of these parcels are available for purchase or acquisition by the Town. They have mature woods of oak, beech and hickory and slope eastward toward Sawmill Brook.

1) An 11.16-acre landlocked parcel belonging to the Vernon family that abuts Town land to the north and Joshua's Trust land to the west (see the survey map). The Nipmuck Trail crosses this property on its way from the Town land to the Trust land. The Vernon parcel is available for the Town to purchase and would provide a protected link between the Town land and the Trust's land. On the Trust's land, a side trail leads west across other Town land to the end of Jacobs Hill Road.

2) A landlocked parcel of approximately 11 acres abutting the east side of parcel 1 (described above) and also abutting Town land on the north side. The most recent ownership found during the Vernon survey was by Andrew Pierce, as recorded in vol. 30, page 30, of the Town records. Sawmill Brook forms the eastern boundary of this property (approximately 400 feet on the brook).

3) A 7.5-acre landlocked parcel, which Florence Fesik has offered for sale to Joshua's Trust, is surrounded on three sides by Town land purchased from the Vernon family. Discussion with the Trust indicates that the property would be available for purchase by the Town.

**Goals**

These three parcels form a continuous strip of land along the south edge of Town land and would contribute to a protected corridor for a section of the Nipmuck Trail, a first priority in the Town Plan of Conservation and Development. The committee recommends purchase of parcels 1 and 3. Acquisition of the former Pierce property (parcel 2) would contribute to protection of the Sawmill Brook streambelt, a second priority in the Town Plan of Conservation and Development.

TOWN OF MANSFIELD  
MEMORANDUM  
10/24/02

TO: Martin H. Berliner, Town Manager  
FROM: Lon R. Hultgren, Director of Public Works   
**RE: Route 89 at Mt. Hope – Left Turn Option**

Pursuant to Council's question regarding the possibility of installing a left turn signal in lieu of the de-humping project, I called the DOT design unit to determine if this option had been investigated.

They explained that it had, and the impacts of making a left-turn signal and lane for Northbound Route 89 traffic would be considerably more than the project that has recently been proposed. Once they begin a project, they must adhere to minimum sight distances – so they do not have the ability to just add a lane and signal and leave the rest of the road "as-is". The lane and signal would therefore add to the project and essentially make the footprint even larger. An advance green arrow would not solve the problem as traffic entering the intersection after the advance green was complete would have the existing problem making the left turn.

cc: Grant Meitzler, Assistant Town Engineer  
file

Item #2

**TOWN OF MANSFIELD**  
OFFICE OF THE TOWN MANAGER



Martin H. Berliner, Town Manager

AUDREY P. BECK BUILDING  
FOUR SOUTH EAGLEVILLE ROAD  
MANSFIELD, CT 06268-2599  
(860) 429-3336  
FAX (860) 429-6863

October 15, 2002

Town Council  
Town of Mansfield

**Re: Route 89/Mt. Hope Road Intersection**

Dear Town Council:

Attached for your review is a report from the Director of Public Works regarding the Connecticut Department of Transportation's proposed project at the Route 89/Mt. Hope Intersection.

I respectfully request that the Council adhere to the Director's recommendation.

Sincerely,

A handwritten signature in cursive script that reads "Martin H. Berliner".

Martin H. Berliner  
Town Manager

Attach

TOWN OF MANSFIELD  
MEMORANDUM  
10/8/02

TO: Martin H. Berliner, Town Manager  
FROM: Lon R. Hultgren, Director of Public Works   
RE: Sight Distance - Route 89 at Mt. Hope Road

As a follow-up to my memo of September 10<sup>th</sup> suggesting that the recent DOT work may have removed enough of the hump on Route 89 to provide adequate sight distance for the left turn movement out Mt. Hope Road, I have evaluated this movement in two different vehicles (one tall, one short) and have this to report:

1. Tall-Vehicle (Pickup): Visibility has been improved and the left turn can now be made with reasonable assurance of not having an accident.
2. Short-Vehicle (sports car): Unfortunately, left turns from short vehicles are still without adequate sight distance - - I almost ran into a southbound pickup truck while performing this evaluation!

I honestly thought that the recent grade change was going to be enough to give minimal safe sight distances. Given my experience in 2) above, this has not occurred and I recommend that the Town allow DOT to continue with the de-humping project in the future (no action required at this point in time).

cc: Grant Meitzler, Assistant Town Engineer  
Timothy M. Webb, Superintendent of Public Works  
File

TOWN OF MANSFIELD  
OFFICE OF THE TOWN MANAGER



Martin H. Berliner, Town Manager

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MANSFIELD, CT 06268-2599  
(860) 429-3336  
Fax: (860) 429-6863

August 13, 2002

Bradley J. Smith, P.E.  
Manager of State Design  
Bureau of Engineering and Highway Operations  
Connecticut DOT  
PO Box 317546  
Newington, CT 06131-7546

Dear Mr. Smith:

**RE: Route 89 Near Mt. Hope Road in Mansfield**

Thank you for your reply letter of July 18, 2002.

While disappointed that the proposed project to remove the hump from Route 89 near its intersection with Mt. Hope road will use a higher design speed, the Town remains in favor of the project as outlined in your presentation to our Town Council on November 12, 2001.

Given your assurances (in your May 8, 2002 letter) that you will consider 11-foot lanes and 4-foot shoulders for this project and the Department will make every effort to provide mitigation measures to minimize the effect that the project will have on adjacent properties, the Town Council approved proceeding with this project at its August 12, 2002 meeting with the request that you make every effort to minimize the project's impacts on the neighborhood.

We will by copy of this letter to the Windham Region Council of Governments request that this project be added to the regional and state transportation improvement plans/project lists for design and construction at the earliest opportunity.

Sincerely,

Martin H. Berliner  
Town Manager

MHB:sml

cc: Barbara Buddington, Executive Director, WINCOG  
Lon R. Hultgren, Director of Public Works  
Mansfield Town Council

Item #4

**TOWN OF MANSFIELD**  
**OFFICE OF THE TOWN MANAGER**



Martin H. Berliner, Town Manager

AUDREY P. BECK BUILDING  
FOUR SOUTH EAGLEVILLE ROAD  
MANSFIELD, CT 06268-2599  
(860) 429-3336  
Fax: (860) 429-6863

October 28, 2002

Town Council  
Town of Mansfield

**Re: University Spring Weekend**

Dear Town Council:

The Town Attorney has informed us that he will have the Council's requested legal opinions concerning University Spring Weekend available for Monday night's meeting.

Sincerely,

A handwritten signature in cursive script that reads "Martin H. Berliner".

Martin H. Berliner  
Town Manager

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**TOWN OF MANSFIELD**  
**OFFICE OF THE TOWN MANAGER**



Martin H. Berliner, Town Manager

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Fax: (860) 429-6863

October 28, 2002

Town Council  
Town of Mansfield

**Re: Role of Civil Preparedness Advisory Council**

Dear Town Council:

Council member Martin has asked about the present and future role of the Civil Preparedness Advisory Council, in the context of our ongoing Emergency Services Operations and Management Improvement Project. In accordance with that request, I have attached some general information to explain the current role of the Advisory Council. As far as a future role of the Advisory Council is concerned, staff recommends that we maintain the Council in its current configuration pending the outcome of the domestic preparedness legislation being contemplated at the federal level. Chances are that the new legislation will carry a host of recommendations and potential mandates. Once the new legislation has been issued it would be appropriate to review the role of the Civil Preparedness Advisory Council to determine how it could be best configured to meet the demands of federal and perhaps state legislation, as well as the needs of the Town of Mansfield.

Respectfully submitted,

Martin H. Berliner  
Town Manager

Attach:(1)



# Town of Mansfield Civil Preparedness

**To:** Martin H. Berliner, Town Manager  
**From:** John Jackman, Director *John Jackman*  
**Date:** Friday, August 30, 2002  
**Re:** Civil Preparedness Advisory Council

---

The Civil Preparedness Advisory Council is established pursuant to Connecticut General Statute § 28-7 (b) and the Mansfield Town Code § 21-1 (see attachments).

The Civil Preparedness Advisory Council members consist of the: Mayor; Town Manger; Superintendent of Schools (Mansfield); Director of Pubic Works; Director of Health (Eastern Highlands Health District); Senior Resident Trooper (Sergeant); Fire Chiefs (MVFC & EFD); Director of Civil Preparedness; and, five other persons appointed by the Town Manager. The Council meets periodically to review, discuss, and provide guidance to the Town's emergency management functions and activities, which include: mitigation measures; preparedness planning; response capabilities; and recovery priorities. This helps provide for the integration of resources and capabilities of Town Government and the private sector for hazard mitigation, survival and recovery operations when any emergency and/or disaster threatens or occurs.

The Council has proved to be most helpful: in developing and revising the Emergency Operations Plan; reviewing and critiquing the Town's response to emergencies and/or disasters; and, in setting the Towns emergency management goals and objectives. It is important to note that the Council's focus is in the defining the roles and responsibilities of the various departments and agencies that may respond to emergencies and/or disasters and to establish priorities for emergency operations, which can provide the framework for the preparation of emergency operations procedures and standard operating procedures by the various departments and agencies.

preparedness forces shall be so employed only with their consent. The provisions of section 28-14 shall apply to personnel so employed.

(g) The state shall reimburse any town or city rendering aid under this section for the compensation paid and actual and necessary travel, subsistence and maintenance expenses of employees of such town or city while rendering such aid, and for all payments for death, disability or injury of such employees in the course of rendering such aid and for all losses of or damage to supplies or equipment of such town or city incurred in the course of rendering such aid.

(h) Whenever, in the judgment of a local civil preparedness director, with prior approval of the state director of emergency management, it is deemed essential to authorize the temporary assignment, with their consent, of any members of civil preparedness forces who are not paid employees of the state or any political subdivision thereof, for a temporary civil preparedness mission, the provisions of section 28-14 shall apply. A complete written record of the conditions and dates of such assignment shall be maintained by the local director concerned and such record shall be available for examination by the state director of emergency management and the Attorney General. The state director shall establish the necessary procedures to administer this section.

(June, 1951, S. 1911d; 1957, P.A. 469, S. 2; September, 1957, P.A. 2, S. 1; 1959, P.A. 214, S. 1; 275, S. 1; P.A. 73-544, S. 7; P.A. 75-567, S. 51, 80; P.A. 77-571, S. 1-3; P.A. 79-417, S. 2; P.A. 90-230, S. 39, 40, 101.)

History: 1959 acts provided in new Subsec. (h) for temporary civil defense mission as determined essential by local civil defense director with prior approval of state director and amended Subsec. (f) to provide for the governor to authorize temporary use of civil defense forces upon request of the local chief executive authority in event of serious natural disaster or sudden emergency, personnel to be employed only with their consent; P.A. 73-544 substituted "civil preparedness" for "civil defense" throughout; P.A. 75-567 deleted in Subsec. (f) the word "natural" in characterizing "serious disaster"; P.A. 77-571 provided in Subsec. (a) for municipalities to submit an emergency plan of operation in order to be eligible for benefits, substituted in Subsec. (b) the chief executive officer for the state director as authority to remove any local director for cause; P.A. 79-417 provided in amendment of Subsec. (a) by P.A. 77-571 that plan submitted be subsequently approved by the state director; P.A. 90-230 and editorial change corrected a reference to the state director of emergency management in Subsecs. (a) and (h).

**Sec. 28-7. Local and joint organizations.** (a) Each town or city of the state shall establish a local organization for civil preparedness in accordance with the state civil preparedness plan and program, provided any two or more towns or cities may, with the approval of the director, establish a joint organization for civil preparedness. The authority of such local or joint organization for civil preparedness shall not supersede that of any regularly organized police or fire department. No town or city of the state shall be eligible for any state or federal benefits under this chapter until such town or city has submitted to the state director of emergency management an emergency plan of operations approved by the local director of civil preparedness and the local chief executive which is subsequently approved by said state director.

(b) Each local organization for civil preparedness shall consist of an advisory council and a director appointed by the chief executive officer. The advisory council shall contain representatives of city or town agencies concerned with civil preparedness and representatives of interests, including business, labor, agriculture, veterans, women's groups and others, which are important to the civil preparedness program in the particular community. The director shall be responsible for the organization, administration and operation of such local organization, subject to the direction and control of the state director. The chief executive officer may remove any local director for cause.

(c) Each local or joint organization shall perform such civil preparedness functions in the territorial limits within which it is organized as the state director prescribes. In addition, such local or joint organization shall conduct such functions outside such territorial limits as are prescribed by the state civil preparedness plan and program or by the terms of any mutual aid agreements to which the town is a party.

(d) The director of each local or joint organization may, with the approval of the state director, collaborate with other public and private agencies within the state and develop or cause to be developed mutual aid agreements for civil preparedness aid and assistance in case of disaster too great to be dealt with unassisted. The director of such joint or local organization may, with the approval of the state director, enter into such mutual aid agreements with civil preparedness agencies or organizations in other states. Such agreements shall be consistent with the state civil preparedness plan and program and, in time of emergency, each local or joint organization shall render assistance in accordance with the provisions of such agreements to which it is a party unless otherwise ordered by the state director.

(e) Each town or city shall have the power to make appropriations for the payment of salaries and expenses of its local or joint organization or any other civil preparedness agencies or instrumentalities.

(f) In the event of a serious disaster or of a sudden emergency, when such action is deemed necessary for the protection of the health and safety of the people, and upon request of the local chief executive authority, the Governor or the state director, without regard to the provisions of section 22a-148, may authorize the temporary use of such civil preparedness forces, including civil preparedness auxiliary police and firemen, as he deems necessary. Personnel of such civil

## Chapter 21

## EMERGENCY PREPAREDNESS

- § 21-1. Office of Civil Preparedness; Advisory Council.
- § 21-2. Director; removal.
- § 21-3. Duties of Office of Civil Preparedness.
- § 21-4. Development of mutual aid agreements.
- § 21-5. Development of out-of-state mutual aid agreements.
- § 21-6. Requests for funds.
- § 21-7. Natural disasters.
- § 21-8. Declaration of state of emergency.
- § 21-9. Duties of Director; limitation.
- § 21-10. Applying for state or federal disaster assistance.

[HISTORY: Adopted by the Town Council of the Town of Mansfield 11-13-1979, effective 12-10-1979. Amendments noted where applicable.]

## GENERAL REFERENCES

Police — See Ch. 70.  
 Vehicles and traffic — See Ch. 182.  
 Traffic regulations — See Ch. A198.

## § 21-1. Office of Civil Preparedness; Advisory Council.

Pursuant to § 28-7 of the Connecticut General Statutes, as amended, there is hereby created an Office of Civil Preparedness, consisting of a Director appointed by the Town Manager and an Advisory Council consisting of the Mayor, the

Town Manager, the Superintendent of Schools, the Director of Public Works, the Director of Health, the Senior Resident Trooper, the Chief of the Mansfield Volunteer Fire Company, Inc., the Chief of the Eagleville Fire Department, Inc., and five (5) other persons to be appointed by the Town Manager who are representative of various interests which are important to the civil preparedness program in the Town of Mansfield. Such Advisory Council members shall serve for two-year terms which are concurrent with the terms of the office of the members of the Town Council.

**§ 21-2. Director; removal.**

The Director shall be responsible for the organization, administration and operation of the Office of Civil Preparedness, subject to the direction and control of the State Director. The Town Manager may remove the local Director for cause.

**§ 21-3. Duties of Office of Civil Preparedness.**

The Office of Civil Preparedness shall be responsible for the development and maintenance of current plans and programs which may be needed in response to an emergency caused by an "attack", or by a "civil preparedness emergency", or a "local civil preparedness emergency", as those terms are defined in § 28-1 of the Connecticut General Statutes, as amended. The Office of Civil Preparedness shall also perform such civil preparedness functions within the Town of Mansfield as the State Director prescribes, and, in addition, shall conduct such functions outside such territorial limits as are prescribed by the State Civil Preparedness program or by the terms of any mutual aid agreements to which the Town of Mansfield is a party.

**§ 21-4. Development of mutual aid agreements.**

The Director of the Office of Civil Preparedness may, with the approval of the State Director, collaborate with other public and private agencies within the State of Connecticut and develop, or

cause to be developed, mutual aid agreements for civil preparedness aid and assistance in case of a disaster too great to be dealt with unassisted.

**§ 21-5. Development of out-of-state mutual aid agreements.**

The Director of the Office of Civil Preparedness may, with the approval of the State Director and the Town Manager, enter into mutual aid agreements with civil preparedness agencies or organizations in other states. Such agreements shall be consistent with the state's civil preparedness plan and program, and, in time of emergency, the Office of Civil Preparedness shall render assistance in accordance with the provisions of such agreements to which it is a party unless otherwise ordered by the State Director.

**§ 21-6. Requests for funds.**

The Office of Civil Preparedness may request funds from the Town Council to obtain needed equipment and supplies to fulfill its responsibilities.

**§ 21-7. Natural disasters.**

In the event of a serious natural disaster affecting the Town of Mansfield, the Town Manager is in full charge of all personnel and equipment, and the Director of the Office of Civil Preparedness shall act as his or her advisor in directing the town's emergency response activities.

**§ 21-8. Declaration of state of emergency.**

The Town Manager may declare a state of emergency for the Town of Mansfield if in his or her opinion a declaration is necessary. He or she shall file such declaration with the Town Clerk, and it will remain effective for up to thirty (30) days

unless voided earlier by the Town Manager or action by the Town Council.

**§ 21-9. Duties of Director; limitation.**

The Director of the Office of Civil Preparedness will advise the Town Manager on all matters pertaining to civil preparedness, and he or she will coordinate the activities of the town agencies, but will not assume control over any agency or department of the Town of Mansfield other than the Office of Civil Preparedness, unless directly ordered to do so by the Town Manager.

**§ 21-10. Applying for state or federal disaster assistance.**

In an emergency situation, the Town Manager is empowered to apply to the state and also, through the state, to federal agencies for any appropriate disaster assistance which may be available.

**MINUTES  
MANSFIELD COMMISSION ON AGING**

**MEETING HELD ON OCTOBER 15, 2002**

**Present:** Sue Thomas, Chair, Phil Fichandler, Carol Phillips, Ray Moore, Mary Thatcher, Phil Secker, Bob Gouldsbrough, Carol McMillan, Beth Acebo, Elizabeth Norris, Barbara Ivry, Tim Quinn. **Staff:** Jean Ann Kenny and Marilyn Gerling.

- I. **Call to Order:** The meeting was called to order at 2:30 PM.
- II. **Appointment of Recording Secretary:** Mary Thatcher agreed to take the minutes for this meeting.
- III. **Minutes:** The minutes for the September 9, 2002 were approved with one correction: Baraba "Ivry", not as appeared in the report of the nominating committee.
- IV. **Communications:**
  - A. Connecticut Coalition on Aging, Inc.- copies of the 2002-2003 Legislative survey were distributed. These are to be completed and returned to Jean Kenny before November 1, 2002, so they can be tabulate sent back in one batch.
  - B. State Commission on Aging will present their 9<sup>th</sup> Annual forum on November 8, 2002, at 8:00am – 12:30 pm, in Waterbury. Speakers include Richard Thau and Barbara Kennelly on topics of Medicare and Social Security.
  - C. Senior Resource will sponser a Community Forum on Transportation in EasternConnecticut for Older Adults and Persons with Disabilities- Tuesday, October 29, 2002, at the Ramada Inn in Norwich, 8:00am – 3:30pm. Jean Kenny and Mary Thatcher will attend. Also on October 16, 2002, the Transportation Coalition for Eastern Connecticut will hold a meeting at 1:00pm at Senior Resources in Norwich. Mary Thatcher to attend.
  - D. Suggestion received that the president of the Mansfield Senior Center become a voting member
- V. **Optional Reports:**

Omitted from this meeting to give more time to guest speaker, Cynthia van Zelm. Monthly reports of Jean Kenny and Marilyn Gerling were distributed.
- VI. **Funding requests from area agencies:**

Responsibilities were designated as follows:  
Phil Secker- Companies and Homemakers  
Phil Fichandler- McSweeney Center  
Nora Stevens- VNA  
Mary Thatcher- Dial a Ride  
Elizabeth Norris- Meals on Wheels

**VII. Speaker:**

Cynthia van Zelm, Executive Director presented a progress report on the downtown Partnership, with diagrams and illustrations of proposed plans, and willingly answered many questions from this committee.

**VIII. Meeting adjourned at 4:05 pm.**

**Next Meeting: Tuesday, November 12, 2002, 2:30 PM, Mansfield Senior Center.**

Respectfully submitted,

Mary E. Thatcher, Secretary Pro Tem

EASTERN HIGHLANDS HEALTH DISTRICT  
BOARD OF DIRECTORS – REGULAR MEETING  
THURSDAY – August 22, 2002  
COVENTRY TOWN HALL – BOARD ROOM B

Board Members Present: K. Bach, E. Paterson, J. Stille (alternate), B. Kennedy, J. Elsesser, S. Morianos, P. Schur, M. Kurland  
Board Members Absent: J. Patton, R. Knight, M. Berliner  
Staff Present: R. Miller

Meeting was called to order at 4:42pm by Chairperson Paterson. Introductions were made and B. Kennedy and M. Kurland were welcomed to the Board.

A MOTION was made by K. Bach, seconded by B Paterson, to approve the minutes of the June 20, 2002 board meeting as presented. THE MOTION PASSED with abstentions by B. Kennedy, J Elsesser, S Morianos, P Schur and M Kurland.

PUBLIC COMMENTS: None

OLD BUSINESS

A MOTION was made by S Morianos, seconded by K. Bach, that Director of Health, Rob Miller, be authorized to sign the FDA grant application dated July 15, 2002, for funding in innovative food safety program. THE MOTION PASSED unanimously.

UConn emergency bioterrorism clinic was discussed. R. Miller received suggestions from the Board members on the content of the MOU.

NEW BUSINESS

R. Miller summarized the lead protection issues detailed in the submitted report. Individual Board members suggested researching possibility of providing lead testing kits at cost to citizens. R Miller recommended Board give consideration to an expanded health educator position for next fiscal year.

Retirement vesting policy issues discussed. The item was tabled until the next board meeting.

A MOTION was made by J Elsesser, seconded by S Morianos, to increase staff salary pay scales by 3% for the fiscal year 2003, retroactive to July 1, 2002. THE MOTION PASSED unanimously.

TOWN REPORTS

BOLTON

CREPCI membership discussed

COVENTRY

CVS/Dunkin Donuts encountering a water supply problem with getting water supply approval from DPUC/DPH  
Coventry Pizza re-building their store  
Sewer project permits for phase 1 received. Construction proposed to begin in December  
Bill for paramedic services \$ 1.25 per capita plus \$225 per run received from Windham Hospital

K Bach departed at 6:15pm

MANSFIELD

Separtist Road issues discussed.

WILLINGTON

South Windham water supply discussed.

Meeting adjourned at 6:30pm

Next meeting is October 17, 2002.

Respectfully Submitted



Robert Miller, Secretary

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## MINUTES

### MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, October 7, 2002

Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Acting Chairman), B. Gardner, J. Goodwin, R. Hall, K. Holt, P. Kochenburger,  
P. Plante, G. Zimmer

Members absent: A. Barberet

Staff present: C. Hirsch (Zoning Agent), G. Padick (Town Planner)

Acting Chairman Favretti called the meeting to order at 7:46 p.m., appointing Alternate Mann to act as a voting member for this meeting.

Holt MOVED, Gardner seconding, to add a modification request from Paideia to the agenda under New Business; MOTION PASSED unanimously.

Minutes - 9/17/02 – Hall MOVED, Gardner seconded to approve the Minutes as presented; MOTION CARRIED, all in favor except Mann and Hall (disqualified); Favretti and Plante had heard the tapes of the meeting.

#### Old Business

Holinko Estates, Ph. II, Hunting Lodge Rd., zone change and special permit applications for 20 additional units, file 884-3 – Kochenburger MOVED, Holt seconded to approve the application of the Mansfield Housing Authority (file 884-2) to rezone 8.78 acres of land on Hunting Lodge Road owned by the applicant from RAR-40 to Design Multi-Residence (DMR), as shown on a map dated 4/29/02, as delineated in the attached boundary description, and as heard at Public Hearing on September 17, 2002. This zone change shall become effective as of 11/1/02. Approval is granted for the following reasons:

1. The rezoning to DMR will promote the public's health, safety, convenience and welfare, and is consistent with the regulatory intent and purposes and provisions of Article I of the Mansfield Zoning Regulations and Section 8-2 of the CT General Statutes;
2. The rezoning to DMR is consistent with the goals, policies, recommendations and mapping components of Mansfield's Plan of Conservation and Development. The rezoning also is consistent with the CT Conservation and Development Policies Plan and the WINCOG Regional Land Use Plan;
3. The subject area is served by public water and sewer systems and is physically capable of supporting multi-family housing. Development plans have been approved by Mansfield's Inland Wetland Agency;
4. The rezoning will provide for additional housing opportunities for low- and moderate-income families;
5. No detrimental neighborhood impacts are anticipated.

MOTION PASSED unanimously.

Kochenburger then MOVED, Holt seconded to approve with conditions the special permit application (file #884-2) of the Mansfield Housing Authority for a twenty (20)-unit expansion of the Holinko Estates multi-family housing development on property owned by the applicant located on Hunting Lodge Road, in a DMR zone, as submitted to the Commission and shown on site plans dated 5/21/02, and other applicant submissions, and as presented at Public Hearing on September 17, 2002. This approval is granted because the application as hereby approved is considered to be in compliance with Article V, Section B, Article X, Section A and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. No Zoning Permit shall be issued until:
  - A. Final plans have been approved by the Univ. of CT University Architect;
  - B. The applicant has submitted a stormwater management and maintenance plan as per the provisions of Article VI, Sections B.4.m.5;
  - C. The applicant has submitted a landscape maintenance plan as per the requirements of Art. VI, Section B.4.m.6;

- D. Documentation has been submitted that necessary revisions to the Celeron Square sewer pump station have been incorporated into project plans and approved by University of Connecticut and Celeron Square Associates representatives;
2. As presented by the applicant's architect, Ed Breen, the exteriors of the proposed units shall be "horizon blue" and "antique ivory" or similar color that will be compatible with existing units; the roofs shall have compatibly-colored architectural shingles, and the site lighting shall be as depicted on a submitted 6/25/02 plan;
  3. As recommended by the Ass't. Town Engineer, the final plans shall depict the extent of the riprap protection along the drainage system outlet gallery east of buildings 9 and 10;
  4. The final plans shall be revised to incorporate, as an element of the erosion and sedimentation control plan, the submittal of bi-weekly E&S monitoring reports to the Zoning Agent and Inland Wetlands Agent;
  5. This permit shall not become valid until the applicant obtains the permit form from the Planning Office and files it on the Land Records.

MOTION PASSED unanimously.

Pond View Estates, proposed 3-lot subdivision on Stearns Rd./Candide Ln., Boisvert, o/a, file 1193 – The Town Planner's 10/3/02 memo was noted, along with written comments from Eagleville Fire Dep't. (9/24/02); S.&R. Schwane (9/24/02); G.&K. Jacobi (9/29/02); J.&C. Cuyler and 8 other persons (9/24/02). A related application from the Boisverts was tabled in the Inland Wetland Agency meeting earlier in the evening, awaiting revised plans. Since the PZC cannot act before IWA action, the matter was tabled until the first meeting in November. Mr. Padick pointed out that the applicants must still provide more information; Design Area Envelopes must meet and depict zoning and subdivision requirements, which must be previously approved by the Wetlands Agency.

Douglas subdivision, 1 lot proposed on Wormwood Hill Rd., file 1189 – Communications were noted from the Town Planner (10/3/02); Ass't. Town Engineer (10/3/02); Fire Marshal (10/3/02), and a 10/2/02 letter from the applicant's engineer, M. Dilaj, which included a cost estimate. Timing of construction of the driveway is a sizable issue in this application. Mr. Padick reiterated at the meeting his opinion that all construction should be done at the same time, including the driveway. Bonding could be required. An associated application from the Douglases was approved by the Inland Wetland Agency earlier in the evening. When asked how proper driveway construction could be assured, Mr. Padick said it could be handled through approval conditions: construction could be monitored, bonding required, engineer's certification could be required prior to issuance of a zoning permit, etc.

Engineer E. Pelletier, representing the applicant, observed that the driveway cost estimate is very conservative, and the driveway cannot be relocated.

Mrs. Holt suggested that a notice about driveway construction be placed on the Land Records or some other way to alert a potential buyer, and the matter was tabled until the next meeting, awaiting plans to be revised in accordance with staff comments. Mrs. Holt volunteered to draft a motion.

Crossing at Eagle Brook, Lot 8, request for bond release, file 1048-2 – A 10/3/02 memo from the Town Planner and a 10/3/02 letter from M. Flynn, current owner of the lot, were noted. Both communications describe shortcomings on the lot which are viewed as the responsibility of the builder, T. Morizio, who was not present at the meeting. Following discussion, Holt MOVED, Gardner seconded that the PZC notify Mr. Morizio that the subject bond for site restoration work on Lot 8 will not be released until the 6 trees depicted and described on the approved site plan are replaced and adequate time has passed to determine that the trees remain in a healthy state. Failure to replace the trees in a timely manner shall be grounds for consideration of calling the bond and contracting to have the subject tree replacement work done. Additionally, the PZC advises Mr. Morizio to work with Mr. Flynn to address the expressed concern that inadequate topsoil exists in the front yard area to establish a stable lawn area. MOTION PASSED unanimously.

Stone Mill Acres subdivision, 2 lots on Stonemill Rd., file 1195 – Memos were noted from the Town Planner (10/4/02), Ass't. Town Engineer (10/3/02) and Health Officer (10/3/02). The Town Planner's memo describes major deficiencies in the plans, and the Ass't. Town Engineer also recommended revisions. At the meeting, engineer S. Klimkowski outlined his reasons for the present location of the septic system and described plans to move the driveway, as per staff recommendations, noting that it must be constructed to be safe while meeting necessary setbacks. The existing lot will have an easement to the Town to meet setback requirements. Mr. Klimkowski agreed to submit revised plans for the driveway in time for the next meeting. Therefore, further discussion was tabled until that time.

**Zoning Agent's Report** – The September Monthly Activity Report was noted.

**Zoning Citation Ordinance** - Mr. Hirsch's 9/16/02 memo discusses some minor amendments he feels are needed to the wording of the Ordinance. A "Blight" Ordinance is also being drawn up, so both Ordinances may be sent to the Town Council for Public Hearings at the same time.

**T&B Motors, Inc.** – Mr. Hirsch reported good grass growth; barriers along Bassetts Bridge Rd. are now in place and only some minor work remains to be done.

**CVS** – Mr. Hirsch met recently with the landscaper to discuss needed replantings, but the work has not yet been done.

**Mansfield Hollow Restaurant** – There has been a major addition to the septic system, and a restaurant is said to be opening soon.

**Negro court case** – No decision has been reached as yet; the Court still has about two and a half months in which to reach a conclusion.

**Staples, College Mart Plaza** – Mr. Padick reported they hope to open by Nov. 1<sup>st</sup>.

**Freedom Green** – Mr. Favretti and Mr. Hirsch signed off recently on a minor modification request for a 2-bay garage in the original section of the complex.

**Continued Public Hearing, "Stephen Estates," proposed 4-lot subdivision, Mt. Hope/Warrenville Rds., file 1191** – The Public Hearing was called to order at 8:18 p.m. Members and Alternates present were Favretti, Gardner, Goodwin, Hall, Holt, Kochenburger, Plante, Zimmer, Mann, Mutch and Ryan. Since this was a continued Hearing, there was no legal notice. The following communications were noted: Town Planner (10/3/02); Health Director (10/3/02); Open Space Preservation Comm. (9/17/02); Conservation Commission (9/18/02). The project was also referred to the Town Council, Parks Advisory Committee and Recreation Advisory Committee, but no responses from those organizations are expected. Revised plans were distributed at the meeting. Mr. Padick reported that staff now feel the driveway sightlines are adequate, and Scenic Road aspects have been adequately considered. There are two existing houses on the property, lots 3 and 4, and Mr. Padick feels these meet all current requirements.

Engineer M. Healey stated that revisions were made based on PZC and staff comments, mainly with respect to Design Area Envelopes and Building Area Envelopes.

Noting the recommendation of the Conservation Commission that the proposed open space land not be allowed to revert to forest, the proposed open space dedication on Parcel A was discussed at length. The proposed conservation easement includes land which the owner, Mr. Harakaly, wishes to continue to use for agricultural purposes and possibly also for construction of a house in the future. Mr. Padick noted that the conservation easement could be tailored to reflect optional terms and goals, such as scenic and agricultural considerations. Mr. Padick will consult with the Town Attorney about the wording of the conservation easement. Landscape architect P. Miniutti added that a good deal of the open space within the proposed easement is wetlands.

Concern was expressed that the easement area might become re-forested at a later time, but Mr. Padick reminded members that the Conservation Commission monitors all conservation easements annually, and, in the last instance, the Town could take action. Mr. Zimmer outlined the pro's and con's of the proposed dedication and the possibility of the Town altering the agreement in the future was discussed.

Mr. Padick suggested that an easement for the joint driveway be finalized before any lots could be sold. The Hearing was closed at 8:44 p.m.. Mr. Favretti will draft a motion for discussion at the next meeting.

**Continued Public Hearing, Maplewoods, Sec. II subdivision, Maple Rd., file 974-3** – The Hearing was called to order at 8:44 p.m. Members and Alternates present were Favretti, Gardner, Goodwin, Hall, Holt, Kochenburger, Plante, Zimmer, Mann, Mutch and Ryan. Since this was a continued Hearing, there was no legal notice. The following communications were noted: Town Attorney (10/3/02); Ass't. Town Eng'r. (10/3/02); J.&E. Gilligan (10/2/02); A. Kotula (9/23/02); 10/7/02 letter and petition from several area residents. No plan revisions were submitted. Project engineer D. Holmes and Att'y. S. Schragger were present to represent the applicants, who were also there. The Town Attorney's opinion that our current regulations do not give the PZC the power to consider areas off the site of the application was noted. Mrs. Holt reiterated that the Conservation Comm. and the Open Space Preservation Comm. felt that lots 17, 22 and 23 should have conservation easements; Mr. Padick noted that the applicants' position is that the proposed dedication meets our current regulations, but they would agree if the PZC required it. Members discussed this and the probable land swap it could require, whereby a portion of the southern parts of lots 17 and 23 would be added to lot 24. It was repeated that portions of stone walls affected by

the construction would be used in other nearby walls. Mr. Padick said that the PZC should consider the recommendations of Town boards heavily. The public was then invited to speak.

E Galligan, 144 Maple Rd., asked what happens if property-owners in the area have trouble with their water supply if this application is approved; she questioned the availability of water in the area. Mr. Favretti summarized the Town Attorney's letter, which states his opinion that our regulations currently do not address that situation.

A. Kotula, Maple Rd., accused staff of partiality toward what he termed "cooperative" developers, and questioned the procedures used with this application and future ones. Responding to Mr. Kotula's accusation that staff allowed shorter sight distances than in others, Mr. Meitzler stated that he had visited the site on three occasions and found sight distances in this application acceptable. He explained that, while the same criteria are applied to all sites, every application is a different one, but DOT standards are still applied.

Att'y. Schragar stated that he had reviewed the Town Attorney's opinion, and he questioned whether the PZC has the authority to make the changes noted by Att'y. O'Brien. He stated categorically that this application meets our current regulations and must therefore be approved, as it is an administrative, rather than a legislative decision.

M. Taylor (applicant) stated that the applicants feel they presented a fairly conservative use of the 200+ acre property which would be beneficial to the community. He said they meant no harm regarding the water issue, and feel their application is on solid ground on that issue.

The Public Hearing was closed at 9:16 p.m.

### Old Business, (con't.)

Bond release request for Quail Run, Vinton Woods subdivision, file 1156 – The matter was tabled pending verification and monumentation-setting by the applicant's surveyor.

Upcoming Public Hearings: 10/21/02 – Zoning Regulations amendment to Art. X, C.6, Mansfield Eastbrook Dev. Corp.; Live Music permit renewals; 11/4/02 – proposed addition at Natchaug Hospital

Pine Grove Estates, proposed 13-lot subdivision off Meadowbrook Ln., file 1187-2 – Public Hearing to be scheduled upon receipt of revised plans.

### Verbal Updates

2003 Plan of Cons. & Dev. – A citizens' meeting was held last week, with presentations by 2 regional planners; only about 25 people were there. Additional meetings are scheduled for 10/22 and 11/7; Mr. Padick recommended that PZC members attend these meetings if possible, as they will provide useful information for the upcoming Plan update.

Lands of Unique Value study – The final public presentation of the consultants' conclusions will be held on 10/30/02, at 7:30 p.m. in the Young Building on the Agriculture campus. Mr. Padick urged all members to attend.

Storrs Center "Downtown" project – At a recent meeting, by-laws were approved and administrative business was conducted.

### UConn Issues:

Stadium Rd. detention basin – A DEP-UConn neighborhood information meeting was held recently; Mr. Padick reported that the neighbors seemed satisfied with the project as presented, and voiced no complaints with the new plans. It is expected that improvements will begin next month and be completed next spring.

### New Business

Request for permission to store marble seats/steps for Paideia Greek amphitheatre, file 1049-7 – I. Tomazos, representing Paideia, was present to address questions from the Commission regarding his recent letter requesting permission to store 144 pieces of marble seating to be stacked on wooden pallets, and 44 marble steps, to be stacked on 11 pallets at the site of the future amphitheatre. Each 36" pallet will be 36" high when stacked. The containers in which the materials are delivered are to be returned to their port of entry. The materials, on their pallets would be stored in a 30-ft. by 30-ft. area within the existing developed portion of the property. Mr. Padick stated that the matter should be discussed with the Town Attorney, since a court appeal is pending. The location of wetlands on the property and the method proposed for their storage on the steeply-sloped land were asked of Mr. Tomazos. He said he felt there is enough flat area for suitable storage, but if storage proved impossible on the site,

the materials could be stored elsewhere. He said that if construction does not go ahead, the materials would be removed. Mr. Padick will verify the exact location of the wetlands and the location and nature of the slopes. Mr. Favretti pointed out that the plans have not yet been approved by the Building Department; Mr. Padick will also investigate this. At the close of discussion, the matter was referred to staff for review.

Horseshoe Heights, request for bond release, driveway/drainage work, file 1169 – Memos were noted from the Town Planner (10/4/02); Ass't. Town Engineer (10/3/02); 9/25/02 letter from S. Stein, S&P Ventures; 10/1/02 letter from R. Hellstrom, Surveyor. Holt MOVED, Hall seconded that the PZC authorize the Town Planner to take necessary actions to release to S&P Ventures, LLC a \$5,000 cash bond plus interest that served to ensure appropriate completion of the common driveway and associated drainage improvements for the Horseshoe Heights subdivision on Chaffeeville Road. Pursuant to condition #3 of the PZC's approval of this subdivision, the PZC Chairman is now authorized to sign final subdivision maps for filing on the Land Records. MOTION PASSED unanimously.

Proposed efficiency unit on White Oak Rd., A. Nketia, file 1196 – Kochenburger MOVED, Gardner seconded to receive the special permit application (file 1196) submitted by Adu Nketia for an efficiency apartment on property owned by the applicant and located at 60 White Oak Road, as shown on undated plans and as described in other application submissions; to refer said application to the staff for review and comment, and to set a Public Hearing for 11/4/02. MOTION PASSED unanimously.

Proposed cell tower between Baxter and Cedar Swamp Rds. – A 9/30/02 letter and portions of the technical report submitted by AT&T were enclosed with members' packets. The 2 proposed cell tower locations will be viewed on the next field trip. Mr. Padick related that a public information session will probably be held, and afterwards the Town will send comments to the Siting Council for the Public Hearing on the AT&T application for the cell tower.

Communications and Bills – As listed on the agenda.

The meeting was adjourned at 9:45 p.m..

Respectfully submitted,

Katherine K. Holt, Secretary

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**TOWN OF MANSFIELD**  
**Community Center Building Committee Meeting**  
**September 30, 2002**  
**MINUTES**

Present: A. Rash, S. Goldman, D. Hoyle, C. Kueffner, M. Johnson, J. Pandolfo, M. Paquette

Staff: Director of Parks and Recreation C. Vincente

Others: SLAM Architect D. Harazim, Construction Managers K. Boutin and D. Yoder

**1. Call to Order**

A. Rash convened the meeting at 7:22 p.m. after a brief site visit.

**2. Approval of Minutes**

M. Paquette moved and D. Hoyle seconded that the minutes of the August 26, 2002 be approved. So passed unanimously. C. Vincente noted that due to a lack of quorum at the August 5, 2002 meeting, the minutes for July 15, 2002 were never approved. He re-issued a copy of the July 15, 2002 minutes and after review by the committee, D. Hoyle moved and J. Pandolfo seconded the the July 15, 2002 minutes be approved. So passed unanimously.

**3. Audience to Visitors**

None

**4. Additions to the Agenda**

None

**5. Staff Reports**

- a. Construction Manager's Report –K. Boutin gave an overview of what was occurring on site and what was to occur within the next couple of weeks. A Construction Manager's report dated September 30, 2002 was issued. C. Kueffner asked about potential uses of the Fire Pump Room now that the fire pump has been deleted from the project. K. Boutin replied that it should be left as is in case we ever need to add a fire pump in the future. C. Vincente replied that it could be used for storage, which is lacking in the building. C. Kueffner asked whether or not the cable connection to the Town Hall and the additional storm drain should be paid by the Town and not the project. A. Rash replied that other work was being performed by the Town such as landscaping. J. Pandolfo asked whether the timing and volume of contingency uses to date are consistent with other projects. D. Yoder replied that so far it has been fairly typical.
- b. Architect's Report – D. Harazim had nothing new to report.
- c. Other - C. Vincente noted that he received very positive comments from residents during the school open houses and the Know Your Town Fair. He intends to place more information in the upcoming Mansfield Record and the Winter/Spring Parks and Recreation brochure. The marketing consultant is now on board and there will be a special Town Council meeting on October 9 to discuss Community Center operations. S. Goldman asked that a reminder notice be sent to committee members about the meeting. C. Vincente noted that he, M. Berliner, M. Hart,

and J. Smith visited Ridgefield's existing Recreation Center and their new Recreation Center now under construction. He also noted that over \$7,000 has been received thus far for Charter Memberships.

**6. Old Business**

A. Rash discussed some rumors that have been noted concerning the length of the pool. C. Vincente emphasized that the pool length is standard and there is no problem.

**7. New Business**

J. Pandolfo asked about the possibility of switching back some of the operable windows due to the savings from the fire pump. K. Boutin indicated that it was too late in the process. D. Harazim stated that all the rooms that originally had operable windows, still have at least one.

S. Goldman noted that committee member R. Moore's wife passed away and a card was signed by those in attendance.

The next meeting is October 21 at 7:00 p.m.

Having no other business, J. Pandolfo moved and D. Hoyle seconded to adjourn the meeting. So passed unanimously at 8:08pm.

Respectfully Submitted,

Curt A. Vincente,  
Director of Parks & Recreation

DRAFT  
NOT REVIEWED OR ACCEPTED BY COMMITTEE  
ATTACHMENTS NOT INCLUDED

**Mansfield Advisory Committee on the Needs of Persons with  
Disabilities**

**Regular Meeting  
Tuesday, September 24, 2002**

**Minutes**

- I. **Attendance:** Sheila Thompson, Matt Hart, Curt Vincente, Wade Gibbs, Mary Thatcher, and Helen Koehn (past chairperson).
- II. **Minutes:** There was no quorum because W. Gibbs and M. Thatcher were the only current committee members present, but the minutes of the meeting of March 26, 2002 were approved by consensus.
- III. **New Business:**
  - a) Election of Chairperson: W. Gibbs agreed to become Acting Chairperson.
  - b) Secretary: M. Thatcher agreed to take minutes for this meeting.
  - c) Meeting dates for 2002/2003: Not yet set because new committee members may need to be consulted.
  - d) Membership: The committee has lost several long-standing members. We shall miss: Eva Lederer (for many years the chairperson), Lloyd Decker, and Carolyn Stocking who are

all recently deceased; Gunnar Wengel who has resigned for health reasons; and Helen Koehn who has undertaken other civic responsibilities but gave us thoughtful and helpful leadership while she was chairperson.

- e) Community Center Proposed Membership Rates: Helen Koehn raised the question of discounted fees for persons with disabilities and suggested that a definition of family with a disabled member might be considered. This sounds good but there are already established standards for fee reductions for town services. S. Thompson will have contact with the Social Services Advisory Committee and the Recreation Advisory Committee whose members will be discussing definitions of categories and fees to suggest possibilities for action by the Town Council.
  
- f) Mansfield Downtown Partnership/Role of Committee: The role of this committee and its relationship to the Downtown Partnership need to be clarified. The committee hopes to have a role similar to what it has with the Planning & Zoning Commission so that plans for new building may be reviewed to ensure access for disabled persons. W. Gibbs will contact the director.
  
- g) Mansfield Website: The new website, [www.mansfieldct.org](http://www.mansfieldct.org), was described by M. Hart and C. Vincente with a report that this website will contain copious information on town business – reports, minutes of committees, calendars, etc. and will also have interactive capabilities for registrations, sign-ups, etc.
  
- h) Addition on Montessori School on Bassetts Bridge Road: Helen Koehn reported that John deWolf had examined the plans and recommended that the parking spaces be paved and placed closer to the building.

- i) Annual Report: Helen Koehn will prepare the annual report for the committee.
- j) UConn Fireworks: The unannounced fireworks for freshman welcoming ceremonies caused some problems for disabled persons, especially one with a guide dog. In the future the University plans to alert its neighbors ahead of time.
- k) Natchaug Hospital: Application for an addition has been made to the Planning & Zoning Commission and forwarded to this committee for review.
- l) Agency Funding Requests: S. Thompson reminded the committee that the annual review of requests will be on the coming agenda for recommendation on funding to the Town Council for consideration and decision. Mary Thatcher will act as liaison to review Dial-a-Ride request when received. Other agencies not yet assigned to committee members.

### **III. Old Business:**

- a) Post Office Box: The need for a drive-by mail drop has not yet been met. Discussions continue.
- b) Mansfield Hollow Accessible Ramp: There is still the problem of the need for a key to locked gate.
- c) Mansfield Hollow Accessible Restrooms: Plans are in progress to make these restrooms accessible. The committee needs to check on the situation in about six months.

- d) Plan of Conservation and Development: No recent news. W. Gibbs will inquire.
- e) Regional Transportation Committee: M. Thatcher reported that material from the questionnaires is being compiled so that analysis may be ready by the October meeting.
- f) Commission on Aging: M. Thatcher reported on a discussion of a disaster plan for Jensens and the need there for a generator. Suggestion was made of a Small Cities Grant.
- g) Lift for Pool in Community Center: C. Vincente reported that the lift to be used will have a capacity up to 400 pounds, will be portable but anchored in place.
- h) M. Hart thanked Helen Koehn for her service as chairperson.

The meeting adjourned at 3:40 PM.

The next meeting will be October 22 at 2:30 PM.

Respectfully submitted,

Mary E. Thatcher

To: Town Council/Planning & Zoning Commission  
 From: Curt Hirsch, Zoning Agent  
 Date: October 16, 2002



Re: **Monthly Report of Zoning Enforcement Activity**  
*For the month of September, 2002*

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits Issued	11	17	16	41	68
Certificates of Compliance Issued	8	20	17	36	35
Site Inspections	36	31	44	105	153
Complaints received from the Public	4	12	4	19	32
Complaints requiring inspection	1	5	4	9	20
Potential/Actual violations found	2	2	8	6	16
Enforcement letters	10	8	13	25	35
Notices to issue ZBA forms	0	5	2	7	4
Notices of Zoning Violations issued	3	3	7	8	13
Zoning Citations Issued	0	1	4	2	5

Zoning permits issued this month for single family homes = 2, multi-fm =0  
 2002/03 Fiscal year to date: s-fm =5, multi-fm =5

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# TOWN OF MANSFIELD

## TRAFFIC AUTHORITY

Minutes of Meeting Held October 10, 2002

Present: Lon Hultgren, John Jackman, Grant Meitzler, Greg Padick, Mike Darcy and Martin Berliner

Guests: Helen Koehn and Milton Stern

1. No Parking Fines – No action taken.
2. Speed Hump Requests – Speed hump locations have been marked out on Dog Lane and Daleville Road, signs have come in and humps should be installed this month.
3. Speed Limit on Separatist Road – Ms Koehn and Mr. Stern spoke with the authority about increasing speeds on Separatist Road and the need for a reduced speed limit and traffic calming measures. After considerable discussion, it was decided to obtain additional speed data north of Stadium Road, to research the "state of the practice" with regards to traffic calming measures and whether communities such as Mansfield are using them on collector (rather than just local) roads. Staff will also check the traffic and speed data against the UConn traffic model developed by Earth Tech.
4. Baxter Road/Route 195 Intersection – Hultgren received several calls about the safety of this intersection following the recent fatal accident. Members voted to send a letter to the STC asking that this intersection be reviewed for safety. State has responded that they will review.
5. Birch, Bone Mill and Weaver Road Intersections – Refer to DPW for review.
6. No Jake-Brake Zone – Refer to DOT for review.
7. Request for "School Bus Stop Ahead" – Refer to DPW for review.
8. No Parking Signs on Carriage House Drive – Agreed to place signs one more time at Town expense. Will also determine if and when additional parking will be provided by owner.
9. Hunting Lodge and Birch Road Intersection – Discussed potential for design of a rotary in this intersection. Agreed that DPW should proceed with a preliminary design.
10. Center Street - Traffic counts show about the same traffic now as there was before the "no through traffic" signs were installed. More data is needed to determine if the signs have had any effect on traffic. Staff will monitor this location.

Respectfully submitted,



Martin H. Berliner  
Chair, Mansfield Traffic Authority

cc: Traffic Authority File  
Traffic Authority Members  
Mansfield Town Council  
Transportation Advisory Committee

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**TOWN/UNIVERSITY RELATIONS COMMITTEE  
COMMITTEE MEETING  
Tuesday, September 10, 2002  
Audrey P. Beck Building  
Council Chambers**

**Minutes**

Present: A. Barberet, P. Barry, M. Berliner, T. Callahan, E. Daniels, C. Henry, R. Hudd, G. Mucillo, A.J. Pappanikou, E. Paterson, W. Rosen, L. Schilling

Absent: W. Simpson

Staff: M. Hart, G. Padick

Tom Callahan called the meeting to order at 4:08 p.m.

**1. Public Comment**

None.

**2. June 11, 2002 Meeting Minutes**

Phil Barry made a motion to approve the minutes of July 9, 2002. Bill Rosen seconded. the motion passed unanimously.

**3. Update re: Mansfield Downtown Partnership**

Tom Callahan reported that the Partnership's membership drive was progressing nicely, with 50 to 60 new members. The Partnership is also looking forward to its first annual meeting, which will be held at Zenny's Restaurant at 5:00 p.m. on September 26, 2002.

**4. Town of Mansfield Water Supply Study**

Martin Berliner reported that the Council has authorized to staff to proceed with some of the recommendations outlined in the study. Thus far, Town staff has met with the University, the Connecticut Water Company, the Windham Water Works and the Department of Environmental Protection.

Phil Barry asked if the Town would entertain the idea of getting different sources of water for different parts of the community. Martin replied affirmatively, explaining that the Study recommended using different sources for different parts of Town.

AJ Pappanikou inquired about the distance from the Connecticut Water Company. Martin explained Connecticut Water is located in Tolland and draws from Shenipsit Lake.

Phil Barry asked Larry Schilling if the University had reached a point where it could no longer drill additional wells on the Willimantic or Fenton Rivers. Larry replied that the last time the University had contemplated additional wells on either of those sources it had encountered great resistance. Tom Callahan added that the diversion permit process has become very politicized and that drilling another well in the Fenton would not be a good idea.

## **5. Separatist Road Detention Pond DEP Permit**

Tom Callahan reported that the Department of Environmental Protection would conduct a public hearing at 6:30 p.m. on September 24, 2002 concerning the dam safety permit for the Separatist Road detention basin. The public hearing will be held in the Bishop Center, with a walk-through at the site scheduled for 4:00 p.m. and a public availability session scheduled to run from 5:30 to 6:30 p.m. Tom commented that the DEP had previously conducted two public information sessions on the permit and that the University's consultants have incorporated most of the Town's proposals for improvement. If the final plans are not contested, the University hopes to complete the required work during this construction season.

Martin Berliner added that the University has agreed to two additional years of testing for both surface and groundwater. Thus far, no problems have been noted.

Tom stated that the Town has reviewed the final plans and is supportive. Martin replied that the initial review of the plans was positive.

## **6. UConn Projects Update**

Larry Schilling gave an update concerning the following projects:

- Bolton Road - work is proceeding as planned
- Greek housing complex - construction is anticipated to start in late October
- Towers dining complex - site work is currently being performed
- North Campus apartments - construction is well underway and the University plans to remove all the material from the abandoned landfill located onsite
- Co-op - scheduled to open on October 5<sup>th</sup>
- Information Technology Building - scheduled to be completed in late December/early January
- Biology/Physics building - staff plans to move in during the intercession
- Student Union - completion for the first phase is scheduled for November 2003
- Pharmacy building - to be completed in 2005

AJ Pappanikou asked if there was a list of the projects to be funded as part of UConn 21<sup>st</sup> Century. Tom stated that the University will provide the list.

Audrey Barberet asked if the University had located any tenants for the food court. Eddie Daniels replied that the University had not yet selected any vendors, but that the process would be competitive.

Greg Padick inquired about the possibility of servicing the Four Corners area with water and sewer via the planned ConnTech Road. Tom answered that staff should discuss that project now. Larry offered to pass along information to Lon Hultgren.

## **7. Landfill Update**

Larry Schilling explained that the University was in the process of putting a closure plan together for the landfill and would conduct one or two more public meetings concerning that process. Once staff has received a final sign-off, they will implement long-term monitoring for the site. The planned future use of the site is for parking.

## **8. Spring Weekend**

Bill Rosen referred to his motion from the previous meeting and stated that the Town Council has concerns that area hospitals cannot accommodate the workload imposed by Spring Weekend. In addition, the Council fears that things might prove worse this year and believes that large numbers of drunken students pose a great hazard to themselves and the community.

Greg Muecillo asked if there were a number of arrests at Carriage House this past weekend? Martin Berliner explained that there were approximately 1,500 to 2,000 people at Carriage House and that the police were not able to break up the party until about 3:00 a.m. Generally, Carriage House does not attract that large of a crowd this early in the year.

Betsy Paterson read excerpts from a UConn student commentary advocating that students have a "right to party." Audrey Barberet stated that the student's sentiment was a poor reflection on the student body. Greg Muecillo added that it is indeed a sad reality and is one that cannot be changed overnight. Carole Henry stated that she would try to meet one-on-one with the writer of the article.

Phil Barry pointed out that the committee needs to dispel the myth that all the problems are the fault of outsiders, as plenty of students contribute to the problem. Carole Henry added that the issue is compounded by the fact that while the University was once a suitcase school, it now has upwards of 5,000 students on-campus every weekend.

Tom Callahan reported that the University would meet soon to plan how to address Spring Weekend 2003 and that he would have more information for the October meeting. At the outset, we need to gain consensus on what would constitute a successful outcome. While there is utility in a large group discussion, a smaller group will probably have to directly deal with the problem.

Betsy Paterson stated that she appreciates Tom's comments, but sees the problem as a community issue and would like the Town included in discussions. Tom replied that the University will indeed dialogue with the Town.

AJ Pappanikou asked about the effectiveness of the alcohol education program. Carole Henry explained that University staff is trying to conduct more weekend programming and that they are off to a good start. Eddie Daniels added the program is multi-pronged and the education is one component.

## 9. Mansfield 300 Events

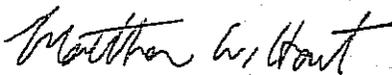
Matt Hart reported that Mansfield's tercentennial celebration was progressing nicely and that the 300<sup>th</sup> Steering Committee had sponsored many events, including an 18<sup>th</sup> century colonial encampment and a Homecoming Day at Mansfield Hollow Dam. Matt also thanked the University for its support of the events and the donation of the Jorgensen Auditorium for the Coast Guard Band Concert held in June.

## 10. Other

- a. *Spring Weekend* - Bill Rosen mentioned some problems that residents had with the University's decision to conduct fireworks at a recent freshman orientation and explained that he hoped communication would improve in the future. Tom Callahan replied that the University should have notified the Town about the event, which was planned in part to deter students from heading to Carriage House.

AJ Pappanikou made a motion to adjourn at 5:25 p.m. Bill Rosen seconded. The motion passed unanimously.

Respectfully submitted,



Matthew W. Hart  
Assistant Town Manager

# DRAFT

Mansfield Conservation Commission  
Minutes of the September 18, 2002 Meeting  
Conference Room B, Audrey P. Beck Building

Present: Robert Dahn (Chair), Jennifer Kaufman (8:03PM arrival), Quentin Kessel, Lanse Minkler, and John Silander.

Absent: Denise Burchsted, Mary Rogers, Robert Thorson and Frank Trainor.

Town Staff: Grant Meitzler

1. The meeting was called to order at 7:40 PM.
2. The minutes of the August 21, 2002 were approved unanimously with a motion made by Kaufman and seconded by Kessel.
3. Fenton River Water Level: Kessel reported that it was about ankle deep between rocks where he crosses the river by the University pumping station A.
4. Lands of Unique Value Study: Silander reported on a meeting he had with Minutti. The final report is expected to include a recommendation for cluster type development, done in such a way as to maximize the usefulness of the remaining open space.
5. Fenton River Level A Aquifer Mapping: The subcommittee's report on this issue (attachment #1) was received and reviewed, together with a copy of a June 24, 2002 memo to UConn's Thomas Callahan from Legette, Brashears and Graham (attachment #2). It was agreed to forward the memo to the DEP, requesting comments and information before acting on the report.
6. Plan of Conservation and Development: There will be an initial meeting of the volunteers on August 25, 2002. Silander plans to attend.
7. The Green Valley Institute Protecting Family Farm and Forests Workshop the CC is co-sponsoring with the Willington CC will be held September 26, 2002 at 7:00 PM in the Edwin O. Smith High School chorus room.
8. IWA Referrals.
  - a) W1191 - Boisvert – Candide Lane. Map date August 22, 2002. This application is for a three lot subdivision with Lot 1 being an existing house lot. Kessel moved, and Kaufman seconded, that the proximity of the lawns and septic system to the wetlands (including the pond) might have a significant negative impact, especially with regard to nutrient loading of the pond. The motion passed unanimously. In the event this

application is approved, the CC suggests that the conservation easement be extended through lot #3 to Stearns Road.

b) W1192 - Connelly - Mulberry Road. Map date August 5, 2002. This application is shed to be placed approximately 40 feet from a wetland. Dahn moved, and Kessel seconded, that the proposed work would have no significant negative impact on the wetlands. The motion passed unanimously.

9. The map providing a general outline of the Stephen Estates subdivision was reviewed (map dated 11/26/2001). Dahn moved and Kessel seconded the recommendation that proposed 10.64 acre "conservation restriction" be an enforceable easement granted to the Town of Mansfield and that the easement should include a provision that the open field and pastureland covered by the easement not be allowed to revert to forestland.

16. The meeting was adjourned at 9:13 PM.

Respectfully submitted,

Quentin Kessel  
Secretary, *pro tem*.

**TOWN OF MANSFIELD**  
**Community Center Building Committee Meeting**  
**September 30, 2002**  
**MINUTES**

Present: A. Rash, S. Goldman, D. Hoyle, C. Kueffner, M. Johnson, J. Pandolfo, M. Paquette

Staff: Director of Parks and Recreation C. Vincente

Others: SLAM Architect D. Harazim, Construction Managers K. Boutin and D. Yoder

**1. Call to Order**

A. Rash convened the meeting at 7:22 p.m. after a brief site visit.

**2. Approval of Minutes**

M. Paquette moved and D. Hoyle seconded that the minutes of the August 26, 2002 be approved. So passed unanimously. C. Vincente noted that due to a lack of quorum at the August 5, 2002 meeting, the minutes for July 15, 2002 were never approved. He re-issued a copy of the July 15, 2002 minutes and after review by the committee, D. Hoyle moved and J. Pandolfo seconded the the July 15, 2002 minutes be approved. So passed unanimously.

**3. Audience to Visitors**

None

**4. Additions to the Agenda**

None

**5. Staff Reports**

- a. Construction Manager's Report –K. Boutin gave an overview of what was occurring on site and what was to occur within the next couple of weeks. A Construction Manager's report dated September 30, 2002 was issued. C. Kueffner asked about potential uses of the Fire Pump Room now that the fire pump has been deleted from the project. K. Boutin replied that it should be left as is in case we ever need to add a fire pump in the future. C. Vincente replied that it could be used for storage, which is lacking in the building. C. Kueffner asked whether or not the cable connection to the Town Hall and the additional storm drain should be paid by the Town and not the project. A. Rash replied that other work was being performed by the Town such as landscaping. J. Pandolfo asked whether the timing and volume of contingency uses to date are consistent with other projects. D. Yoder replied that so far it has been fairly typical.
- b. Architect's Report – D. Harazim had nothing new to report.
- c. Other - C. Vincente noted that he received very positive comments from residents during the school open houses and the Know Your Town Fair. He intends to place more information in the upcoming Mansfield Record and the Winter/Spring Parks and Recreation brochure. The marketing consultant is now on board and there will be a special Town Council meeting on October 9 to discuss Community Center operations. S. Goldman asked that a reminder notice be sent to committee members about the meeting. C. Vincente noted that he, M. Berlin, M. Hart

and J. Smith visited Ridgefield's existing Recreation Center and their new Recreation Center now under construction. He also noted that over \$7,000 has been received thus far for Charter Memberships.

**6. Old Business**

A. Rash discussed some rumors that have been noted concerning the length of the pool. C. Vincente emphasized that the pool length is standard and there is no problem.

**7. New Business**

J. Pandolfo asked about the possibility of switching back some of the operable windows due to the savings from the fire pump. K. Boutin indicated that it was too late in the process. D. Harazim stated that all the rooms that originally had operable windows, still have a least one.

S. Goldman noted that committee member R. Moore's wife passed away and a card was signed by those in attendance.

The next meeting is October 21 at 7:00 p.m.

Having no other business, J. Pandolfo moved and D. Hoyle seconded to adjourn the meeting. So passed unanimously at 8:08pm.

Respectfully Submitted,

Curt A. Vincente,  
Director of Parks & Recreation

TOWN OF MANSFIELD  
LEGAL NOTICE  
November 5, 2002 State Election

The Electors of the Town of Mansfield are hereby warned to meet at their respective polling places in said town on Tuesday, November 5, 2002, for the following purposes:

- I. To cast their votes for Governor and Lieutenant Governor, Representative in Congress, State Senator, State Representative, Secretary of the State, Treasurer, Comptroller, Attorney General, Judge of Probate, Registrar of Voters.

Notice is hereby given that the location of the polling places is as follows:

<u>VOTING DISTRICT</u>	<u>LOCATION OF POLLING PLACE</u>
#1	Audrey P. Beck Building, 4 South Eagleville Road
#2	Eagleville Fire Station, 879 Stafford Road (Rte.32)
#3	Southeast School, 134 Warrenville Road (Rte. 89)

Voting machines will be used. The polls will be opened at six o'clock in the morning (6:00 a.m.) and will remain open until eight o'clock in the evening (8:00 p.m.)

Absentee Ballots will be counted at the following central location: the Audrey P. Beck Building

Dated at Mansfield, Connecticut, this 21<sup>st</sup> day of October 2002.

Joan E. Gerdson  
Mansfield Town Clerk

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Item #7



Timothy H. Coppage  
Deputy Commissioner  
September 27, 2002

State of Connecticut  
Department of Economic and  
Community Development

Mr. Martin Berliner  
Town Manager  
Town of Mansfield  
4 South Eagleville  
Mansfield, CT 06268-2599

Dear Mr. Berliner:

Subject: **AWARD LETTER** Small Cities Grant #2002-078-001-052-0001A  
Juniper Hill Elderly Housing Community Facilities Improvements

**Congratulations!** Consistent with Governor Rowland's commitment to promote community development and economic opportunities for low and moderate-income residents throughout the state, the Town of Mansfield's application for Small Cities funding has been approved. Grant funding is in the amount of **Five Hundred Thousand Dollars (\$500,000.00)** for Community Facilities Improvements at Juniper Hill Elderly Housing.

This letter serves to outline certain basic provisions and conditions of this funding award. **This letter is not a contract by the State of Connecticut or the Municipality.** The State and the Municipality shall not be bound until an Assistance Agreement Contract has been fully executed in accordance with all applicable Local, State and Federal Laws. Notwithstanding any other provisions of this letter, DECD may elect to withdraw this award of funds if the Municipality has made any material misrepresentation of the project data supporting this funding request in the application or in any supplemental materials or information it has furnished. DECD may also elect to withdraw this award if the Municipality abandons or terminates the project, or if it makes any change in the scope of the project or the project financing plan.

Enclosed are three original Assistance Agreements and other documents that must be executed to accept this grant. Please sign, date and seal the Assistance Agreements and return them with three original counterparts of the following documents within thirty (30) days of the date of this letter:

1. Local Assurances-Appendix 1
2. Project Schedule (Revised/Updated) - Appendix 2
3. Approved Cost Summary - Appendix 3
4. Opinion of Counsel
5. Project Expenditures Account Agreement
6. Authorized Signatures Form
7. Applicant/Recipient Disclosure Form

Martin Berliner  
Town of Mansfield  
Page 2

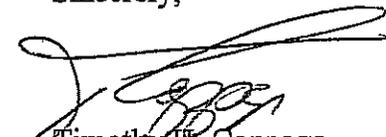
The Project Schedule that was submitted with your application must be revised to reflect the currently anticipated start date and expenditure rate for this grant. The "budget period" on the Project Schedule and Approved Cost Summary must be no longer than two (2) years.

Return the documents to: Bruce S. Sheridan  
HCD Agent  
DECD  
Willimantic Regional Office  
322 Main Street  
Willimantic, CT 06226

All grantees are required to fully expend their funds within two (2) years of contract execution. We encourage you to complete the environmental review process as soon as possible to ensure that the Town's "Request for Release of Funds" is approved well in advance of the date that you expect to submit your first payment request. Administrative, planning, engineering, and design costs are all exempt from this process, and the costs for these items may be incurred from this date forward provided the Town completes a "Statement of Exemption" for them. The costs incurred for these items will be eligible for reimbursement from your grant after the Assistance Agreement and other documents requested in this letter have been approved and executed by DECD. However, it is important to understand that no hard costs (e.g., construction) may be incurred until DECD has formally issued an "Environmental Release of Funds" for this grant. Any hard costs incurred prior to the issuance of the "Environmental Release of Funds" will be ineligible for reimbursement.

Thank you for your continuing participation in the Small Cities Program. Feel free to contact Mr. Sheridan at (860) 465-8033 if you have any questions about this matter.

Sincerely,

  
Timothy H. Coppage  
Deputy Commissioner

cc: Diane Smith, Executive Director – CHD



Timothy H. Coppage  
Deputy Commissioner  
September 27, 2002



State of Connecticut  
Department of Economic and  
Community Development

Mr. Martin Berliner  
Town Manager  
Town of Mansfield  
4 South Eagleville  
Mansfield, CT 06268-2599

Dear Mr. Berliner:

Subject: **AWARD LETTER** Small Cities Grant #2002-078-004-052-0001A  
Town-wide Housing Rehabilitation Program

**Congratulations!** Consistent with Governor Rowland's commitment to promote community development and economic opportunities for low and moderate-income residents throughout the state, the Town of Mansfield's application for **Small Cities funding has been approved. Grant funding is in the amount of Three Hundred Thousand Dollars (\$300,000.00)** for Town-wide Housing Rehabilitation Program.

This letter serves to outline certain basic provisions and conditions of this funding award. **This letter is not a contract by the State of Connecticut or the Municipality.** The State and the Municipality shall not be bound until an Assistance Agreement Contract has been fully executed in accordance with all applicable Local, State and Federal Laws. Notwithstanding any other provisions of this letter, DECD may elect to withdraw this award of funds if the Municipality has made any material misrepresentation of the project data supporting this funding request in the application or in any supplemental materials or information it has furnished. DECD may also elect to withdraw this award if the Municipality abandons or terminates the project, or if it makes any change in the scope of the project or the project financing plan.

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Martin Berliner  
Town of Mansfield  
Page 2

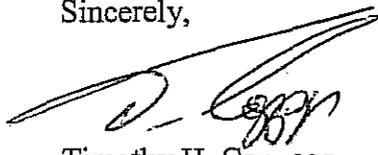
The Project Schedule that was submitted with your application must be revised to reflect the currently anticipated start date and expenditure rate for this grant. The "budget period" on the Project Schedule and Approved Cost Summary must be no longer than two (2) years.

Return the documents to: Bruce S. Sheridan  
HCD Agent  
DECD  
Willimantic Regional Office  
322 Main Street  
Willimantic, CT 06226

All grantees are required to fully expend their funds within two (2) years of contract execution. We encourage you to complete the environmental review process as soon as possible to ensure that the Town's "Request for Release of Funds" is approved well in advance of the date that you expect to submit your first payment request. Administrative, planning, engineering, and design costs are all exempt from this process, and the costs for these items may be incurred from this date forward provided the Town completes a "Statement of Exemption" for them. The costs incurred for these items will be eligible for reimbursement from your grant after the Assistance Agreement and other documents requested in this letter have been approved and executed by DECD. However, it is important to understand that no hard costs (e.g., construction) may be incurred until DECD has formally issued an "Environmental Release of Funds" for this grant. Any hard costs incurred prior to the issuance of the "Environmental Release of Funds" will be ineligible for reimbursement.

Thank you for your continuing participation in the Small Cities Program. Feel free to contact Mr. Sheridan at (860) 465-8033 if you have any questions about this matter.

Sincerely,



Timothy H. Coppage  
Deputy Commissioner

cc: Diane Smith, Executive Director – CHD



**TOWN OF MANSFIELD**  
**OFFICE OF THE ASSESSOR**

AUDREY P. BECK BUILDING  
 FOUR SOUTH EAGLEVILLE ROAD  
 MANSFIELD, CT 06268-2599  
 PH: (860) 429-3311 FAX: (860) 429-7785  
 E-MAIL: [ASSESSOR@MANSFIELDCT.ORG](mailto:ASSESSOR@MANSFIELDCT.ORG)

Memorandum

Date: October 22, 2002  
 To: Jeff Smith, Finance Director  
 From: Walter E. Topliff, Jr. Assessor  
 Re: Update of Local Ambulatory Vehicle Exemption

The purpose of this memo is to update your office on the current use and tax impact of the Local Ambulatory Motor Vehicle Exemption program. Please see the following information:

	<u>2000</u>	<u>2001</u>
Number of Exemptions:	9	9
Total Reduced Assessment	\$81,756	\$81,920
Total Applications Rejected	0	0
Total Tax Revenue Exempted	\$2,154.27	\$2,252.80
Mill Rate	26.35	27.50

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Item #9



**TOWN OF MANSFIELD**  
**OFFICE OF THE ASSESSOR**

**WALTER E. TOPLIFF, JR., CCMAH**  
**ASSESSOR**

AUDREY P. BECK BUILDING  
FOUR SOUTH EAGLEVILLE ROAD  
MANSFIELD, CT 06268-2599  
(860) 429-3311  
Fax: (860) 429-7785  
E-Mail: [ASSESSOR@MANSFIELDCT.ORG](mailto:ASSESSOR@MANSFIELDCT.ORG)

Date: October 11, 2002

To: Jeffrey H. Smith, Finance Director

From: Walter E. Topliff Jr., Assessor

RE: Mansfield Tax Deferral Program

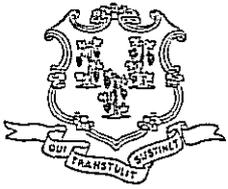
The purpose of this memorandum is to update your office on the current use of the Mansfield Tax Deferral Program. This program was adopted by the Town Council in 1990 to serve as a safety net to disabled taxpayers and homeowners 65 years of age and older. These taxpayers already qualify for the State Heart Program (Circuit Breaker).

This years filing consists of two homeowners who have applied and received the local option benefit effective on the October 1, 2001 Grand List. The total tax deferral awarded (based on 27.5 mills) is \$815.17. With the tax recapture provision in this ordinance, there is no long term tax impact on the Town.

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STATE OF CONNECTICUT Item #10  
DEPARTMENT OF MENTAL HEALTH AND ADDICTION  
A Healthcare Service Agency

JOHN G. ROWLAND  
GOVERNOR

THOMAS A. KIRK, JR., PH.D.  
COMMISSIONER

September 26, 2002

To Interested Parties:

The Department of Mental Health and Addiction Services is conducting a Public Hearing to seek comments regarding its *Enforcement Program for Limiting Minors' Access to Tobacco*. The Public Hearing, which is required by the U.S. Department of Health and Human Services as part of the Substance Abuse Prevention and Treatment Block Grant Application, will allow for comments regarding the Department's: 1) 2002 enforcement activities, 2) results of the 2002 unannounced inspections which establishes the annual buy-rate for retail tobacco outlets willing to sell to minors, and 3) proposed enforcement strategies for 2003.

The Public Hearing will be held:

Tuesday, October 15, 2002  
State of Connecticut  
Capitol Avenue Office Complex  
470 Capitol Avenue, Hartford, CT 06134  
Room "A/B"  
9:00 a.m. – 10:00 a.m.

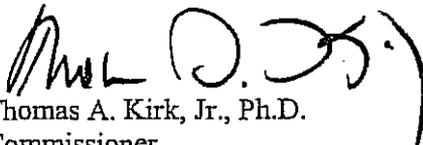
Written comments may be submitted by Friday, October 11, 2002 to:

Alfred P. Bidorini  
Director of Program Analysis and Support  
Office of Program Analysis and Support  
Department of Mental Health and Addiction Services  
410 Capitol Avenue  
P. O. Box 341431, 14 PAS  
Hartford, Connecticut 06134

Additional information regarding the Enforcement Program for Limiting Minors' Access to Tobacco may be obtained by calling Carol Meredith, Assistant Director of Prevention Services, at 860-418-6826.

If you plan on attending, parking is available at the Oak Street Parking Lot (directions attached).

Sincerely,

  
Thomas A. Kirk, Jr., Ph.D.  
Commissioner

TAK:APB:RK:pa  
T/planning/Tobacco/2002 Public Hearing Cover Letter.doc

**STATE OF CONNECTICUT**

**DEPARTMENT OF MENTAL HEALTH  
AND ADDICTION SERVICES**

**ANNUAL REPORT ON THE REDUCTION OF  
UNDERAGE SALES OF TOBACCO**

**Federal Fiscal Year 2001/2002**

**Provided in accordance with the Substance Abuse Prevention and  
Treatment block grant and regulations for public hearing.**

## **Introduction**

As required under Synar Regulations and promulgated by the federal Center for Substance Abuse Prevention (CSAP), the Department of Mental Health and Addiction Services (DMHAS) is issuing this report that details: 1) the Department's 2002 enforcement activities, 2) the results of the 2002 unannounced inspections, and 3) proposed enforcement strategies for the year 2003. Additionally, trend data on the accomplishments made in reducing tobacco access to underage youth are presented.

Connecticut's overall success in reducing underage youth access to tobacco can be credited to several factors. First, and foremost, is the commitment to enforce state tobacco laws by the Department of Revenue Services (DRS) and DMHAS, under the direction of the Office of the Governor. Second, enactment of key legislation, such as Connecticut General Statute 12-289a, provides meaningful, yet rational, penalties for non-compliance with Connecticut's tobacco laws. Finally, the dedication of state tobacco control inspectors, and the youth that provide assistance, ensures that Connecticut's tobacco laws will not be taken for granted.

Connecticut's success today has been built upon the understanding that stopping or delaying tobacco use must be approached from both a "supply" and "demand" perspective. Compliance with the Synar Amendment, through enforcement of Connecticut's tobacco laws, will only prove to be of lasting value if societal "norms," regarding the use of tobacco by teenagers, are changed. Research has shown time and time again that youth who engage in cigarette smoking are many times more likely to use alcohol and marijuana.

### **The Health Toll of Adolescent Tobacco Use**

Scientific evidence indicates that the risk for health problems associated with tobacco use increases with duration and intensity of use. The younger a person is, when he or she begins to smoke, the more likely he or she is to become addicted to nicotine and, therefore, to continue smoking as an adult.

In addition to increasing the likelihood for nicotine addiction, cigarette smoking by youth is associated with significant health problems during childhood and adolescence, such as potential reductions in lung growth and function, respiratory problems, and lower fitness levels. With time, smoking increases a person's risk for serious, chronic conditions in adulthood, including lung cancer, atherosclerosis and coronary heart disease, and chronic obstructive pulmonary disease to name only a few.

### **Tobacco Use Among the Nation's Youth**

The 1999 National Youth Tobacco Survey conducted by the Center for Disease Control Foundation revealed that more than a quarter (28.4%) of high school students were current cigarette smokers, with male and female students smoking at near-equal rates, 28.7 and 28.2% respectively. In addition, more than a third (34.8%) of high school students reported using some form of tobacco in the past month (cigarettes, smokeless tobacco, cigars, etc.).

The national survey also showed that youth who smoked cigarettes were about twelve times as likely to use illicit drugs, and 23 times as likely to drink heavily, as non-smoking youths. Connecticut's student survey also supports this claim.

### **Tobacco Use Among Connecticut's Youth**

Over the past years, DMHAS has conducted student surveys to determine the nature and extent of substance abuse and tobacco use among school-age children in Connecticut. The most recent survey, conducted in 2000, shows vast improvement in the rate of cigarette use among junior high school students. A comparison of 30 day tobacco use among 7<sup>th</sup> and 8<sup>th</sup> graders shows a decline from 22.4% in 1995, to 12.0% in 2000. Unfortunately, the study also shows that while fewer students are using cigarettes, they continue to start smoking at an early age. In 1995, the average age of initiation among 8<sup>th</sup> grade students who report cigarette use was 11.4 years, and in 2000 the age was 11.1 years.

### **Tobacco Sales to Minors**

The easy access by minors to tobacco is a major problem throughout the United States. American teens consume between 516 and 947 million packs of cigarettes, and 26 million containers of smokeless tobacco annually. Studies have shown that 52% of 12-15 year-olds and 69% of 16-17 year-olds reported that they usually bought their own cigarettes, despite the fact that every state in the nation has laws prohibiting the sale of tobacco to minors. When minors' access laws are not enforced, adolescent smokers purchase cigarettes from all available sources, including vending machines and over-the-counter outlets, such as convenience stores, gas stations, supermarkets, pharmacies, motels and bars. In Connecticut alone, there are over 5,000 business establishments that sell tobacco products either over-the-counter (OTC), or through vending machines (VM).

In Connecticut, there have been significant declines in junior high school students reporting purchasing cigarettes from both OTC and VM outlets. Results from the 2000 student survey show that the percent of 7<sup>th</sup> and 8<sup>th</sup> graders, who report having obtained cigarettes from OTC outlets, dropped from 52.7% in 1995 to 29.5% in 2000. The reduction rate for VM purchases was just as drastic, going from 41.5% in 1995 to 21.3% in 2000.

### **The Synar Regulation**

As the health consequences of cigarette smoking became well known, public opinion surveys have repeatedly demonstrated widespread support for laws banning the sale and distribution of tobacco products to minors. In July 1992, Congress responded by enacting the Alcohol and Drug Abuse and Mental Health Administration Reorganization Act (P.L.103-321). This Act includes an amendment (Section 1926) aimed at decreasing access to tobacco products among individuals under the age of 18. Named for its sponsor, Congressman Synar of Oklahoma, the Synar Amendment requires states to enact and enforce laws prohibiting any manufacturer, retailer, or distributor from selling or distributing tobacco products to individuals under the age of 18. The goal of the amendment is to reduce the number of tobacco outlets selling to minors to no more than 20% in each state within a negotiated period of time.

The Synar Regulation, issued in January 1996, further defines state requirements for conducting random unannounced inspections of a sample of tobacco vendors, to assess their compliance with the state's access law. Each state must submit an annual report to the Secretary of Health and Human Services describing that year's enforcement activities, the extent to which the state reduced availability of tobacco to minors, and a strategy and timeframe for achieving an inspection failure rate of 20% or less of outlets accessible to minors. The Synar Regulation also requires that the sample be "scientific", providing an accurate depiction of the state's buy rate from the base year, and each year thereafter. A non-compliant state may lose up to 40% of its federal Substance Abuse Prevention and Treatment (SAPT) block grant funds.

### Connecticut's Tobacco Enforcement Activities

The 1996 Connecticut Legislature brought about major changes in youth access laws concerning the purchase, sale and distribution of tobacco products. In particular, Section 12-289a of the Connecticut General Statutes amended several existing statutes relating to restrictions on the sale of tobacco products through cigarette vending machines. This law, which went into effect on July 1, 1998, restricts all cigarette vending machines from establishments frequented primarily by youth, and requires all establishments without a license to sell alcohol to have restricted cigarette vending machines. If an establishment has a cigarette vending machine, it must be located in an adult-only area of the establishment. The statute also allows for graduated civil penalties for both employees of a licensed cigarette dealer or distributor who sells tobacco products to a minor, as well as for a person under the age of eighteen who purchases such products. See page 9 for further details on the state tobacco laws.

During 1995, DMHAS intensified its tobacco enforcement role by developing a Tobacco Compliance Unit (TCU) within the department. The TCU's responsibilities are to conduct compliance inspections of retail outlets, to supervise and administer the field inspections for the random unannounced sampling of cigarette retailers and establish a scientifically sound buy-rate, to conduct a merchant education and awareness campaign, and to act as liaison with the other enforcement agencies within the state.

In the summer of 1996, in accordance with federal regulations regarding tobacco sales to minors, Tobacco Regulation for Substance Abuse Prevention and Treatment Block Grants: Final Rule (45 CFR 96), Connecticut developed and implemented a buy-rate inspection program. The objective of this program is to measure the rate at which retail outlets are willing to sell tobacco products to individuals under 18 years of age. Results of Connecticut's buy rate program are based upon a scientifically drawn sample of all licensed tobacco outlets selling cigarettes, either OTC or VMs.

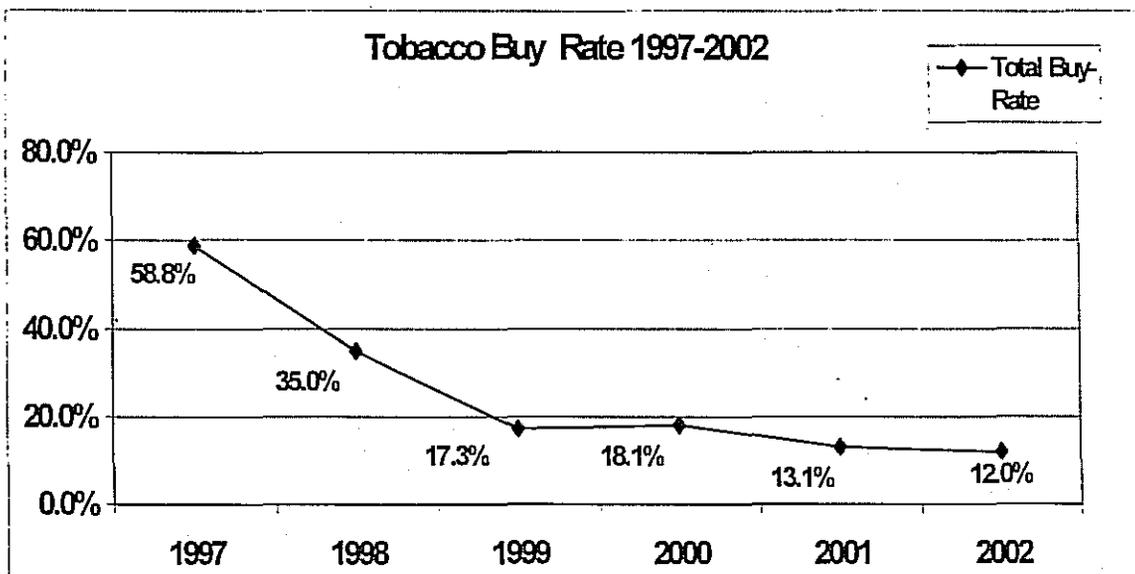
The results from the 1996 buy rate form the baseline from which Connecticut measures its success in reducing the overall rate that tobacco outlets are willing to sell cigarettes or tobacco products to minors. The combined OTC/VM weighted buy rate for 1996 was 70%. In the spring of 1997, DMHAS initiated Connecticut's tobacco enforcement program to begin the buy rate reduction process to meet the federally approved interim objectives (see Table 1), and to maintain the states' buy rate at no more than 20% by FFY 2001

In 1997, a Memorandum of Understanding (MOU) was executed between DMHAS and the Department of Revenue Services (DRS), the regulatory and licensing agency for the sale of tobacco products. This MOU spelled out the individual responsibilities of the two departments, with regard to ongoing enforcement inspections and imposition of penalties to violators.

Under this agreement, DMHAS will conduct random, unannounced inspections of retail outlets selling tobacco products. Personnel from both departments will check for compliance with state statutes requiring: 1) a legible notice at the point of sale, including in front of cigarette vending machines, stating that it is against the law for a person under the age of 18 to purchase cigarettes, and 2) placement of cigarette vending machines in plain view, under the direct supervision of an adult with locking devices when in other than adult-only (e.g. bars) establishments. Under the agreement, DRS receives notice from DMHAS of those retail outlets that have violated the state tobacco law. DRS then makes a determination as to the proper course of action that includes fines, and possible license suspension or revocation. Those businesses that are not in compliance are given a written notice, and receive a follow-up inspection.

The impact of Connecticut enforcement activities can be seen in the steady drop in the percentage of sampled retail stores that are willing to sell tobacco products to youth. Graph 1 shows the weighted tobacco buy rate for the past six years.

**Graph 1**  
**Weighted Tobacco Buy Rate 1997-2002**



**Connecticut's Enforcement Activities 2002**

The compliance goal for 2002 was to match or improve on the 2001 buy rate of 13.1%. In FFY 2002, a total of 5,110 enforcement inspections were performed. Of the total enforcement inspections, 854 (16.7%) resulted in one or more violations of the state tobacco laws, including sales to underage youth. All tobacco-selling establishments that failed inspections were referred to DRS for regulatory action. Included in the enforcement inspection total above are 785 targeted, repeat inspections of previous offenders, and those in response to citizen complaints.

Additionally, during FFY 2002, DMHAS greatly enhanced its Police Partnership initiative. This initiative involves local and state police departments working with the DMHAS Tobacco Compliance Unit (TCU). The police take immediate action against the sales clerk when a violation is uncovered. The TCU presently works with about 40 local and resident state police departments throughout Connecticut. During FFY 2002, the TCU participated in 80 partnerships with these departments in which 2,146 compliance checks were performed. Of that, a total of 427 resulted in violations (19.9%) with the following actions taken against the sales clerks: 23 verbal warnings, 373 \$200 infractions, 2 \$350 infractions, 18 summons were issued, and 2 custodial arrests were made.

On the state level, in accordance with the *Connecticut Enforcement Program Limiting Minors' Access to Tobacco*, DMHAS and DRS continued their ongoing enforcement of the state tobacco laws, and fining of violators. During FFY 2002, all establishments receiving a compliance inspection were sent an initial letter from DMHAS. If the establishment failed the inspection, the letter listed the date and the type of violation(s) that took place: sale to a minor, failure to ask for proof of age, improper placement of a vending machine, signage violations, and/or the sale of single cigarettes. Those establishments not found in violation received a congratulatory letter thanking them for their support of Connecticut's tobacco laws.

In FFY 2002, all establishments found to be in violation of one or more state laws were forwarded to the DRS for further regulatory action. DRS policy is to issue a warning letter for the first violation, a \$250 fine for the second violation within eighteen months, and a \$500 fine for third and subsequent violations within eighteen months. Additionally, after a third violation, DRS may suspend or revoke the retailer's license to sell tobacco. The following actions occurred in FFY 2002: a total of 510 violation letters issued, (of which 310 were written warnings for first offenses), 202 violation hearings scheduled for second and subsequent offenses, 90 civil penalty payments in the amount of \$250 for second offenses, and 27 payments of \$500 for third and subsequent offenses. No cigarette dealer licenses were suspended or revoked during this time period for violations related to the sale of tobacco to underage youth.

In addition to the compliance checks performed by DMHAS, DRS continued its ongoing inspection of tobacco outlets, as part of that agency's overall tax enforcement program. DRS conducted 3,000 on-site inspections of tobacco outlets during FFY 2002. These included tobacco tax investigations, licensing and background checks, minimum pricing violations, cigarette stamping regulations, and other activities. DRS field agents periodically conducted "inspection sweeps", where they targeted particular areas of the state for tax permit inspections. Any tobacco-selling establishment found to be in violation of Connecticut's tobacco laws on signage or placement received a follow-up inspection within 48 hours. If a license holder did not correct the violation, the Enforcement Agent made an on-site arrest. The arrest resulted in the non-custodial issuance of a misdemeanor summons. If the problem(s) persisted, the hearing and license suspension process was begun.

Another vital component of DMHAS' strategy, to maintain Connecticut's buy rate below the federal mandate of 20%, is the Merchant Education and Awareness Campaign. For FFY 2002, this campaign involved direct mailings to all of the licensed cigarette retailers, as well as on-site educational visits. The retailers were provided with highly visible window/cash register decals, and counter change pads to use in their establishment. The message on these items addressed the prohibition of underage access to tobacco. The retailers were also sent informational brochures

depicting various scenarios they might encounter with underage youth, and were provided with suggestions on how to best handle these situations. Over 1,880 on-site educational visits were made to the tobacco retailers by TCU staff members in FFY 2002. During these visits, the retailers were educated on the state laws pertaining to the sale of tobacco, and how best to comply.

**Connecticut's FFY 2002 Buy Rate Results**

Connecticut's overall, weighted buy rate for the 2002 random, unannounced inspections is 12.0%. This represents a drop of 57.7 percentage points, or an 82.8% reduction from the 1996 benchmark rate of 69.7%, and a drop of 1.1 percentage points over the FFY 2001 rate of 13.1%. An explanation of the sampling and weighting procedures is detailed in the Technical Appendix. As seen in Table 1, Connecticut continues to maintain its buy rate below the federal mandated level of 20%. Regional variations in the tobacco buy rate over a six-year period are shown in Table 2.

**Table 1  
Connecticut Interim Performance Targets (As negotiated with CSAP)**

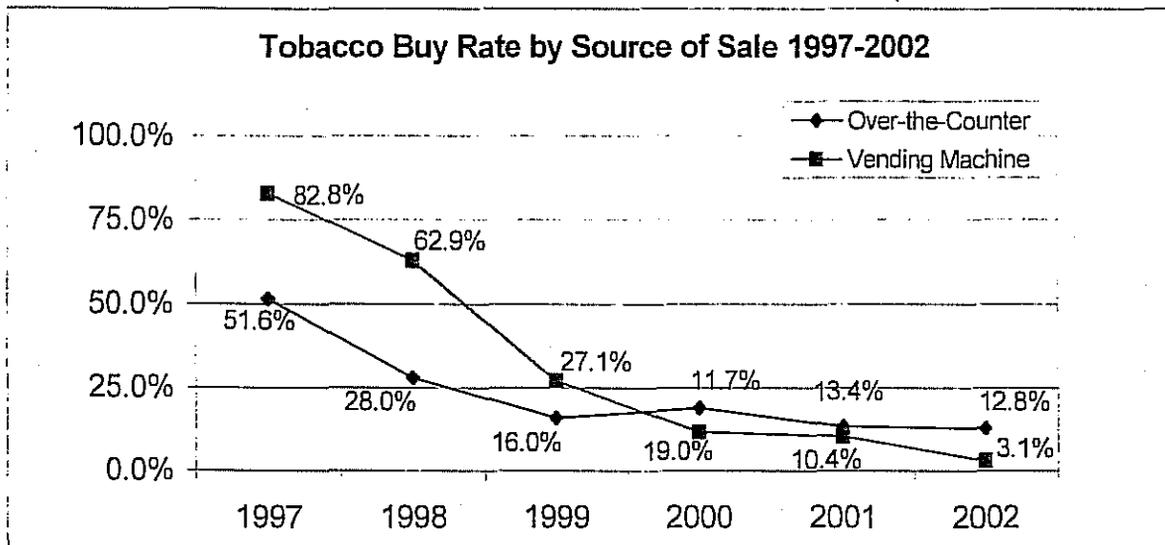
Fiscal Year	Percentage Reduction	Target Percentage	Actual Percentage (weighted)
Base Year 1996		70	69.7%
1997	10	60	58.8%
1998	15	45	35.0%
1999	15	30	17.3%
2000	5	25	18.1%
2001	5	20	13.1%
2002			12.0%

**Table 2  
Tobacco Buy Rate by Service Delivery Area 1997-2002**

	1997	1998	1999	2000	2001	2002
Southwest	66.2%	36.4%	24.2%	22.3%	16.4%	12.2%
South Central	59.0%	58.8%	16.7%	17.8%	8.4%	6.6%
Eastern	43.8%	25.0%	10.0%	6.8%	17.6%	32.1%
North Central	58.2%	25.7%	12.4%	13.6%	12.4%	9.7%
Northwest	64.5%	30.8%	24.6%	28.4%	13.4%	8.2%

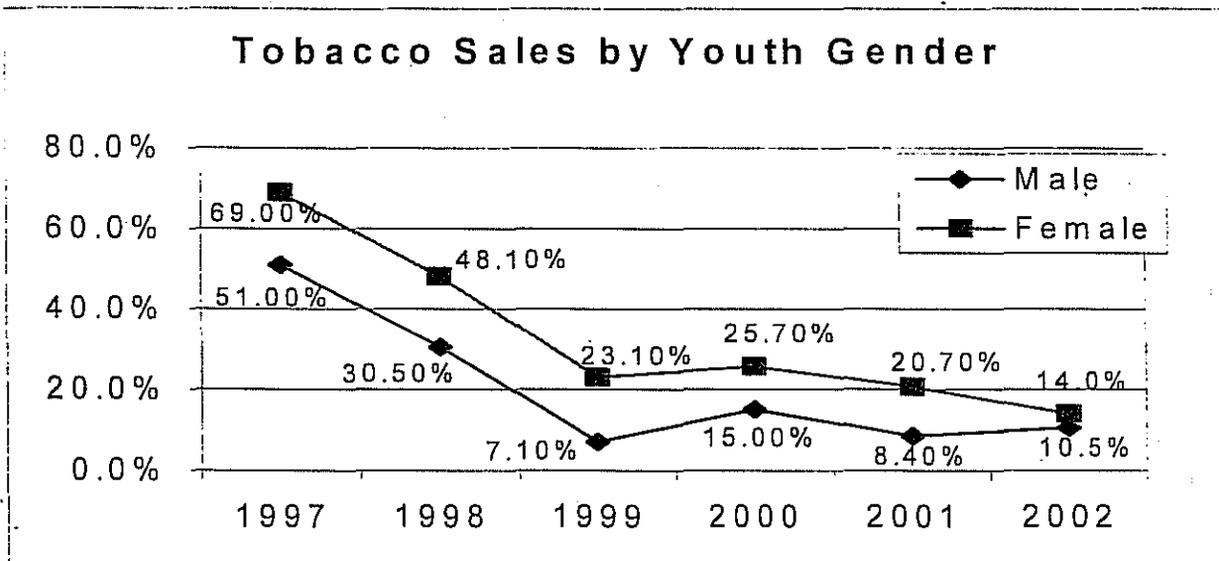
Graph 2 depicts the overall reduction in Connecticut's buy rate by type of vendor (OTC and VM). It is of interest that the buy rate for VMs, while much higher than the OTC rate (82.8% vs. 51.6%) in 1997, has, for the past three years, been lower than the OTC rate.

**Graph 2**  
**Tobacco Buy Rate by Source of Sale 1997-2002**



Graph 3, which shows variation in the buy rate by male and female youth inspectors, has remained somewhat constant over the years. Over the past six years, girls are consistently more likely to be sold cigarettes than boys.

**Graph 3**  
**Tobacco Sales by Youth Gender 1997-2002**



**Buy-Rate Inspection Background**

A number of considerations went into determining the ultimate design of the buy-rate inspection program. First, the age of youth to be used in purchases was driven by the concern over liability issues. In 1996, after consultation with Connecticut's Attorney General and DMHAS' contract

office, it was decided that the youth participants would be hired as state employees and, therefore, covered by the State's Workers' Compensation program. Second, based on a determination by Connecticut's Department of Labor regarding labor laws, only youth 16 or older could be employed in activities required under the buy-rate program. Third, due to the necessity of hiring youth as state employees, it was decided that it would be more efficient to run the field operations from the DMHAS central office in Hartford. The youth participants used to conduct enforcement inspections are also used for the buy rate, because these individuals are already processed as state employees, and have their age-appearance validated. This pool of youth participants is supplemented, when needed, by new recruits. Finally, the design of Connecticut's buy-rate program is based upon a number of regulatory and procedural factors, and not directly by a state specific buy-rate statute.

The recruitment and selection process is as follows: 1) numerous organizations, including high schools, alternative education programs and home schooled youth, ages 16 and 17, are contacted in an attempt to identify youth who might be interested in participating in the program, 2) recruitment sessions are conducted at various sites throughout the state, where photographs are taken of the youth, background information given, role playing conducted, and paperwork filled out to initiate employment with the state, and 3) youth are selected based on their interest in the project, as well as successfully completing subsequent age validation. A 10-person panel, composed of individuals from various age, racial and ethnic groups, reviews photographs of the youth, and estimates the youth's age appearance within the closest half-year. Averages are calculated from the panel's estimates, and youth appearing to be less than or close to 15, or greater than or close to 18, are eliminated. Those candidates not eliminated are contacted, and final processing of employment paperwork completed. Efforts are made to employ youth from various ethnic and racial backgrounds. Letters are sent by DMHAS to the youths' parent(s)/guardian(s) explaining the program and requesting parental permission, along with emergency treatment information, as a requirement for youth participation.

### Inspection Process

According to the geographic distribution of selected sampling locations, DMHAS' TCU devised a buy-rate inspection schedule. In FFY 2002, inspections were conducted during the months of June and July. A total of 650 OTC and VM inspections were conducted, resulting in a 100% completion rate.

Normally, the TCU would conduct inspections with two youth. Youth participants were instructed to dress in a manner that would be appropriate for their age, and not bias their age appearance. As noted, youth in the mid-15 to mid-17 age range were used to conduct consummated purchases of tobacco products. At each sampled retail outlet, the youth would request a package of cigarettes from the clerk (or in the case of a VM, ask for change, place the money in the slot or request access to the VM, in the case of a restricted VM). If asked his/her age they would answer their correct age, i.e. 16 or 17. If asked for identification, they would state that they did not have any. In the case of OTC's, if the salesperson sold the cigarettes or tobacco products to the youth, the youth would take a receipt if offered, and leave the establishment.

During the purchase, the adult supervisor is in the store, having entered either shortly before, or after the youth. The safety and the security of the youth are always of greatest importance, and the adult supervisor never allows the youth to enter a location that is considered unsafe. The supervisors carry pagers and cellular phones in case of emergency. Field inspection protocol requires the adult supervisor to note any exceptions to the prescribed field methodology in the daily field log. The most common exceptions reported with the sampling list included: 1) business establishment no longer selling tobacco products, 2) address incorrect, 3) business establishment was a private club, and 4) establishment was no longer in business. Throughout Connecticut's buy-rate inspection process, close attention was paid to consistent application of field procedures, resulting in a uniform and methodically sound buy rate.

### **Connecticut's Enforcement Activities 2003**

During FFY 2003, Connecticut will continue its rigorous enforcement of state tobacco laws prohibiting the sale of tobacco to minors. DMHAS will focus its enforcement efforts on the following activities: inspection of newly licensed outlets, repeat inspections of those outlets with previous violations, inspection of outlets which have received complaints on the TCU's 800 line, and, after a thorough analysis of the 2002 buy rate, inspections targeted at geographic locations and business classifications shown to have the highest failure rates.

In FFY 2003, in accordance with CSAP requirements, DMHAS will continue its efforts to maintain the tobacco buy rate at or below 20%. This will be accomplished through strategies employing enhanced enforcement activities, continued issuance of warning letters, fines, license suspension and/or revocation, merchant education on state regulations and laws concerning tobacco sales to underage youth, and partnerships with local police departments.

### **State Regulations for Illegal Tobacco Sales to Minors**

Connecticut's tobacco laws allow for graduated **civil** and **criminal** penalties for employees of a licensed cigarette dealer, or a distributor, who sells tobacco products to a minor, as well as for a person under the age of eighteen who purchases such products.

The civil fines for dealers or distributors who sell, give or distribute tobacco products to a minor are: \$250 for the first offense, \$500 for a second violation within eighteen months, and \$500 and not less than a 30 day suspension of the dealer's/distributor's license for a third offense within eighteen months. The criminal penalties for dealers or distributors who sell, give or deliver tobacco products to a minor are: not more than \$200 for the first offense, \$350 for a second offense within an eighteen-month period, and not more than \$500 for each subsequent offense within an eighteen-month period.

The civil fines for employees are: \$100 for the first offense, and \$150 for any subsequent offense within the same eighteen-month period. The criminal fines for employees are: not more than \$200 for the first offense, \$350 for a second offense within an eighteen month period, and not more than \$500 for each subsequent offense within an eighteen month period.

The civil penalties for persons under the age of eighteen who purchase or misrepresent their age to purchase tobacco in any form are: not more than \$50 for the first offense, and not less than \$50 nor more than \$100 for each subsequent offense.

Under Connecticut General Statutes Section 12-289a, no cigarette vending machine or restricted cigarette vending machine may be placed in an area, facility or business that is frequented primarily by minors. A cigarette vending machine may be placed only in: (1) an area, facility or business which is accessible only to adults, or (2) an area, facility or business with a license to serve alcohol, if the area, facility or business has a separate area accessible only to adults. Connecticut's TCU refers inappropriately placed vending machines, i.e. those not having a locking device in an establishment accessible to youth, to DRS for follow-up. Violations of the above referenced statute can result in the following penalties: 1) \$250 for the first offense, 2) \$500 for the second offense within eighteen months, and 3) \$500 and the immediate removal of the vending machine for a one-year period for a third offense within eighteen months.

## Technical Appendix

An attempt was made to have the targeted final ratio of OTC sample sites versus VM sample sites that were successfully sampled, be as close as possible to the final estimates of the ratio of OTC population versus VM population sites. In order to accomplish this, some initial calculations were done based on the lists available for each of the OTC and VM sites. Based on previous (2001) years' ratios of OTC sites gleaned relative to OTC sites attempted, it was found that approximately 85.9% of OTC sites attempted were available to be assessed (590 of 687). Hence, by multiplying the ratio of valid sites on the list (0.859) by the number of sites (original OTC  $N = 6,104$ ), a revised, pre-2002 estimate of the OTC population  $N = 5,242$  is obtained. Similarly, based on previous years' ratios of VM sites gleaned relative to VM sites attempted, it was estimated that approximately 81.1% of VM sites attempted were available to be assessed (60 of 74). Hence, the estimated revised population was calculated by multiplying the ratio of estimated valid sites on the list (0.811) by the number of sites (original OTC  $N = 788$ ); this resulted in a revised, pre-2002 estimate of the VM population  $N = 639$ . Totaling these two revised population estimate totals yielded a collective  $N = 5,242$  OTC (89.1% of total) and 639 VM (10.9% of total) sites, or a total of  $N = 5,881$  sites expected as the final estimation for the 2002 population, after the study had been completed. With the addition of other (minor) adjustments, this resulted in the selection of similar proportions of the  $N = 650$  needed for the 2002 study. The final goal was for an OTC  $N = 586$  (90.2% of the total) and a VM  $N = 64$  (9.8% of the total).

To the degree that these estimates were off after the completion of the 2002 sample, weighting of the sample was done; to the degree that the population and sample ratios turned out to be similar, the weights would be closer to 1.0 for each case. An inspection attempt was made for 671 OTC sites (586 successful attempts, plus 97 sites that were not open to inspection for various reasons). These unavailable sites included, in turn, some from the replacement sites, as well as the primary sites. For these OTC sites, therefore, a final rate of 87.3% (0.873323) of any given list was seen as able to be inspected, extremely close to the estimated 85.9%. An inspection attempt was also made for 97 VM sites (64 successful attempts, plus 29 sites that were not open to inspection for various reasons). These unavailable sites also included some from the replacement sites, as well as the primary sites. Similarly, for these VM sites, a final rate of 69% (0.699172) of any given list was seen as able to be inspected, not as close to the initial estimate 81.1%.

Hence the initial list of original OTC sites ( $N = 6,104$ ) is revised, after the results of the 2002 field study, to contain 87% valid sites (revised  $N = 5,331$ ). Similarly, the initial list of original VM sites ( $N = 788$ ) is revised, after the results of the field study, to contain 69% valid sites (revised  $N = 542$ ). The total estimated revised population of OTC and VM sites combined is, therefore,  $N = 5,873$ , with the OTC sites representing 0.9077 of the total, and the VM sites representing 0.0923 of the total. These estimated population ratios will be used in conjunction with the sample ratios (OTC, 0.9015; VM, 0.0985) to create the weights for the study. Since the OTC sites were undersampled relative to their ratio in the population, their weights will be larger than 1.0 (OTC weight =  $0.9077/0.9015 = 1.006877$ ). Since the VM sites were oversampled relative to their ratio in the population, their weights will be smaller than 1.0 (VM weight =  $0.0923/0.0985 = 0.937056$ ). When assigned to their respective cases (OTC versus VM sites) in the sample, the resulting analyses will represent the best estimate of the youth tobacco buy rate.

Retail tobacco outlet was again used as the survey unit. Town and region were retained, however, as variables for reporting purposes. The sampling methodology for this year's study remained

unchanged. There was no longer a geographical unit used for sampling. Two simple randomized samples were drawn: one for OTC and one for VM. The SPSS for Windows (Version 10.1) was used to generate the requisite random samples from the previously described list population data, once each for the OTC and VM, respectively. Based on a desired final error of +3% for the non-compliance rate, it was decided, therefore, to collect data on N = 650 sites, 586 OTC (90.2%) and 64 VM (9.8%).

Overall, few problems were encountered regarding the inspection of sampled OTC outlets. Approximately 9.3% (60 out of 646 [586 + 60]) of all OTC sampled outlets were not inspected due to such problems as: out of business (24), being a private residence (6), wrong address (2), or no longer sold tobacco (28). Approximately 18% (14 out of 78 [64 + 14]) of all VM sampled outlets were not inspected due to the following: out of business (2), or wrong address (12).

Despite best efforts to sample sites proportionally by distribution type (OTC versus VM), there were disproportionate numbers of cases as a function of this variable. Hence, a simple weighting procedure was established, that adjusted the actual sample size obtained to match the ideal sample size. For example, if only half as many cases as planned of one level of a variable were obtained, then these cases would be assigned a weight of 2.0, hence doubling their influence in the final weighted sample, whereas if twice as many cases as planned of another level of a variable were obtained, then these cases would be assigned a weight of 0.5, hence halving their influence. This procedure also effectively creates weighted samples that are almost exactly equal in total size to the unweighted sample.

The weighting procedure is based on the premise that when certain levels of a variable are underrepresented in the final sample, then weights higher than 1.0 are assigned to cases representing those levels, whereas when levels of a variable are overrepresented in the final sample, then weights lower than 1.0 are assigned. In effect, unweighted cases all get "one" vote (equal weighting) in the analysis, whereas weighted cases get either more or less weight (or influence) in the analysis. The weights are determined by dividing the population ratio by the sample ratio for each of the (two) levels of the variable, Inspection Type. The weight given to OTC cases was, as calculated in the previous section, 1.00684918, whereas the weight given to the VM cases was 0.93728716.

For the detailed final buy-rate results and an analysis of the variables, please request a copy of: **"Inspection Surveys for Vendor Compliance with Restrictions on Tobacco Sales to Minors"** from Pat Adams at (860) 418-6841.

Item #11

**TOWN OF MANSFIELD**  
**OFFICE OF THE TOWN MANAGER**



Martin H. Berliner, Town Manager

AUDREY P. BECK BUILDING  
FOUR SOUTH EAGLEVILLE ROAD  
MANSFIELD, CT 06268-2599  
(860) 429-3336  
Fax: (860) 429-6863

September 3, 2002

Dr. James S. Peters, II  
PO Box 431  
Storrs, CT 06268

Dear Dr. Peters:

I am pleased to reappoint you to a three-year term on the Social Services Advisory Board. Your term will run from 8/12/02 through 3/31/ 2005. If you have any questions, please do not hesitate to contact me.

Sincerely,

Martin H. Berliner  
Town Manager

MHB:sml

cc: Matthew Hart  
Town Clerk  
Social Services Advisory Committee File

REC'D AUG 28 2002

**TOWN OF MANSFIELD**  
**DEPARTMENT OF SOCIAL SERVICES**

**MEMO**

To: Martin Berliner  
From: Christine Hawthorne *CHW*  
Date: August 28, 2002  
Re: Membership on Dept. of Social Services Advisory Committee

James S. Peters term expired on August 12, 2002. He has indicated that he is willing to accept re-appointment for a 3-year term. Would you be willing to re-appoint him to the Advisory Committee with his term running from 8/12/02 through March 31, 2005?



**CONNECTICUT CONFERENCE** Item #12

900 Chapel St., 9th Floor, New Haven, CT 06510-2807

**S**  
14

September 9, 2002

**To: CCM-member mayors, first selectmen, city/town managers, municipal planning and/or zoning officials, and city/town attorneys**

**Re: Revised bulletin concerning constitutional challenges to billboard regulations: victory on appeal (concerning Granite State Outdoor Advertising and the City of Stamford)**

Please note the one correction in the revised version of "Constitutional Challenges to Billboard Regulations: Victory on Appeal," *Municipal Management Bulletin* No. 02-17, September 3, 2002 (attached):

*The correct telephone number to contact for further information is 203/498-3000, and the correct fax number is 203/562-6314.*

This revised edition can be distinguished from its predecessor by noting the (R) after the bulletin number in the upper-right-hand corner of the first page. Please discard any copies of the older bulletin that you may have.

Attachment

# MUNICIPAL MANAGEMENT BULLETIN



CONNECTICUT CONFERENCE OF MUNICIPALITIES

900 CHAPEL STREET, 9th FLOOR, NEW HAVEN, CT 06510-2807 PHONE (203) 498-3000 FAX (203) 582-8314

Your source for local government management information on the Web is at [www.ccm-ct.org](http://www.ccm-ct.org)

September 3, 2002, No. 02-17(R)

## UPDATE:

### Constitutional Challenges to Billboard Regulations: Victory on Appeal

The U.S. Court of Appeals for the 2<sup>nd</sup> Circuit ruled in favor of the City of Stamford against Granite State Outdoor Advertising's claim that it had a right to erect giant billboards in the City.<sup>1</sup>

Granite State had challenged Stamford's sign regulations as a whole, claiming they violated the free speech protections of the First Amendment to the U.S. Constitution. The Court of Appeals upheld the District Court's denial of Granite State's request for an injunction that would have required Stamford to allow it to construct billboards, and for money damages from the City for denying its application to erect them.<sup>2</sup> CCM supported the City as *amicus curiae*.

The key to the City's victory is that it had *repealed* sign regulations that might have been considered constitutionally invalid as regulation of content, and then had adopted new sign regulations, *before* the District Court had to rule on the request for an injunction.

#### Summary of the decision:

The Court's order ruled against Granite State in all respects:

- The case was moot because the City had repealed the regulations under which Granite State's application was denied, and had adopted new regulations that Granite State did not challenge. (The Court found that it was unlikely Stamford would reinstate the repealed regulations.)
- C.G.S. Sec. 8-2h(a), which provides that applications filed prior to amendments to zoning regulations are governed by the regulations in effect at the time of application, did not give Granite State a "vested property right" to construct the billboards. Section 8-2h(a) applies only to applications that conform with applicable zoning regulations at the time of filing, and Granite State conceded that its application did not.
- Granite State was not entitled to damages, because its application failed to comply with constitutionally valid requirements for height, size, location and setback in the repealed regulations, and would have been denied, "even if the allegedly unconstitutional aspects of Stamford's regulations were eliminated." Thus, it suffered no injury from the allegedly unconstitutional portions of the old sign regulations.

(continued)

<sup>1</sup> *Granite State Outdoor Advertising, Inc. v. Zoning Board of Stamford*, Docket No. 01-7963. The Court directed that its order may not be cited as precedent in a future case, but may be brought to the attention of the court in a case to which it is relevant. Therefore, there is no citation. A copy of the order can be obtained from CCM.

<sup>2</sup> The District Court decision by Judge Nevas was reported in *CCM Municipal Management Bulletin*, August 27, 2001, No. 01-15.

*This bulletin has been sent to all CCM-member mayors, first selectmen, city/town managers, municipal planning and/or zoning officials, and city/town attorneys. It is informational only and is not intended as legal advice. CCM recommends that each municipality consult its municipal attorney for advice about the issues discussed in this bulletin.*

**Discussion:**

CCM reiterates its recommendation that municipalities review their zoning regulations in order to ensure that sign regulations are not in any way subject to constitutional challenge under First Amendment protections of freedom of speech.

Regulations of all signs, including billboards, should be directed toward restrictions on size, location and other physical characteristics that can be defended as protecting aesthetic and public safety concerns. Regulations should not depend on the words or purpose of the sign or the identity of the person or entity using the sign, which could be considered unconstitutional content-regulation. Other than limited exceptions concerning commercial speech, regulation of content clearly violates First Amendment protections of freedom of speech.

Municipalities must also ensure that sign regulations are *enforced* in a manner that cannot give rise to Equal Protection claims of selective enforcement "based upon impermissible considerations such as race, religion, intent to inhibit or punish the exercise of constitutional rights, or malicious or bad faith intent to injure a person."<sup>3</sup>

\* \* \*

**NOTE:** This bulletin is informational only and is not intended as legal advice. Please consult your municipal attorney. If you have any questions or want further information contact Mike Martin at CCM, (203) 498-3000.

**Materials available to CCM-member officials:**

To request the following materials, please check the appropriate boxes and fill in the form below:

- Revised sign regulations of the City of Stamford
- Order of Second Circuit Court of Appeals
- District Court opinion (Judge Nevas)
- "Constitutional Challenges to Billboard Regulations," CCM *Municipal Management Bulletin*, No. 00-22, December 13, 2000. That bulletin provides a more detailed discussion of sign and billboard regulations and related case law.

Return the completed form *via fax* to 203-562-6314 or mail to CCM Research & Information Service, Attn. Mike Martin, 900 Chapel Street, 9<sup>th</sup> Floor, New Haven, CT 06510-2007.

\_\_\_\_\_  
Name of Person Requesting Information

\_\_\_\_\_  
Title

\_\_\_\_\_  
Mailing Address (IF OTHER THAN TOWN HALL)

\_\_\_\_\_  
City/Town

\_\_\_\_\_  
Zip Code

\_\_\_\_\_  
Phone Number

<sup>3</sup> Quotation from *Schnabel v. Tyler*, 230 Conn. 735, 762, 646 A.2d 152 (1994), cited in *Kroll v. Steere*, 2002 WL 1042339 (CV No. 98-545009) (Conn. Super., 2002). In *Kroll v. Steere*, the trial court denied a motion for summary judgment in a case in which the plaintiff claims that the town violated her Equal Protection rights by selectively enforcing its otherwise legitimate size restrictions against her sign protesting deer hunting. A jury could find that the town does not customarily enforce its size restrictions against other political signs of the same size, which would be equally distracting to motorists and thereby harm the public safety purpose of the restrictions. It also could find that the zoning enforcement officer enforced the size restriction against her sign because he favored deer hunting. Therefore, the court held, the case had to go to trial on the facts.

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Requirements for Meetings under the FOIA

Item #13

Type	Notice	Agenda/Notice Contents	Adding to Agenda/Notice	Filing Record of Vote	Filing Minutes
Regular	File yearly schedule with Sec'y Of State (state) or Town Clerk (municipal) by Jan. 31 <sup>st</sup> .	Agenda available at least 24 hrs before meeting.	Agenda items may be added by 2/3 vote of those members present and voting.	Within 48 hrs. after meeting (if minutes not available within 48 hours).	Within 7 calendar days after meeting.
Special	At least 24 hrs. before meeting, file at Sec'y Of State (state) or Town Clerk (municipal).  Written notice to agency members.	At least 24 hrs. before meeting. Time, place & business must be included in notice.	Not permitted.	Within 48 hrs. after meeting (if minutes not available within 48 hours).*	Within 7 days after meeting.*
Emergency	None required if emergency is justified.	None required if emergency is justified.	Only emergency matters may be considered.	Within 48 hrs. after meeting (if minutes not available within 48 hours).*	Within 72 hrs. after meeting.* Must state reason for emergency.

P.99

**\*Exclude Saturdays, Sundays, legal holidays and any day on which the agency office is closed.**

**ADJOURNED & CONTINUED MEETINGS:** Notice requirements same as those for SPECIAL MEETINGS, except that a notice of adjournment must be posted at the meeting room within 24 hrs of the adjournment or continuance (if a meeting is continued to a time less than 24 hrs later, the notice must be posted on or near the door immediately).

**EXECUTIVE SESSION Requirements:** Only agency members may attend, except for persons invited to testify or give opinion (attendance limited to time persons are providing testimony or opinion). The agency must vote, by at least 2/3rds of those present and voting, to convene in executive session in public, and must state the purpose. Permitted executive session purposes are: 1) discussion of appointment, performance, evaluations, health & dismissals of an employee (the employee must be notified and can require a public meeting); 2) strategy & negotiations with respect to pending claims and litigation; 3) security matters; 4) real estate acquisition by a political subdivision (if openness is likely to increase the price); and 5) discussions that would disclose records that are exempt from disclosure.

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## EIE Notices

The following Environmental Impact Evaluations have been completed by state agencies and are available for review and comment.

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### Notice of EIE for Graduate Student Apartments and Downtown Master Plan Project

**Municipality where project is proposed:** Storrs, CT

**Address of Possible Project Location(s):** Route 195 & Dog Lane

**Project Description:** The construction of a graduate student complex and facilities associated with the Downtown Mansfield Master Plan (DMMP) is proposed for the Storrs Center Site, located at the junction of Route 195 and Dog Lane in Storrs, CT. The project would include a 400-unit apartment complex, 219,000 square feet (sf) of residential space (not including the graduate apartments), 68,000 sf of retail space, 33,000 sf of service/educational space, 31,000 sf of office space, and 10,000 sf of restaurant/food space. The construction of graduate student apartments is needed to meet the demand for on-campus housing for the increasing student population. Alternative sites for the graduate student apartments were evaluated and the Storrs Center site was selected as the preferred site.

**Project Map:** Click [here](#) to view a map of the project location.

**Comments on this EIE will be accepted until the close of business on:**

December 5, 2002

**The public can view a copy of this EIE at:** Mansfield Public Library, 54 Warrenville Road, Mansfield, CT

**There is a public hearing scheduled for this EIE on:**

**DATE:** November 21, 2002

**TIME:** 6:30 P.M.

**PLACE:** Merlin D. Bishop Center, One Bishop Circle, Storrs, CT

**Written comments on this EIE should be sent to:**

**Name:** Larry Schilling  
**Agency:** Architectural and Engineering Services,  
University of Connecticut  
**Address:** 31 LeDoyt Road, Unit 3038  
Storrs, CT 06269-3038  
**E-Mail:** [larry.schilling@uconn.edu](mailto:larry.schilling@uconn.edu)

**If you have questions about the public hearing, where to review the EIE, or other questions about the EIE for this project, contact:**

**Name:** same as above  
**Agency:**  
**Address:**  
**E-Mail:**  
**Phone:** 860-486-3116

---

Artwork by [Maryann Sterling](#).

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University of Connecticut  
*Division of Business and Administration*

Architectural and  
Engineering Services

Larry G. Schilling  
*Executive Director*  
October 18, 2002

Greg Padick  
Town Planner  
Town of Mansfield  
4 South Eagleville Road  
Mansfield, CT 06268

**RE: DRAFT ENVIRONMENTAL IMPACT EVALUATION  
UNIVERSITY OF CONNECTICUT – STORRS, CT  
GRADUATE STUDENT APARTMENTS AND DOWNTOWN MANSFIELD MASTERPLAN PROJECTS**

Dear Mr. Padick:

Enclosed please find one copy of the draft Environmental Impact Evaluation (EIE) for the above referenced project for your offices' review and comments in accordance with section 22a-1a-1 through 22a-1a-12 of the Connecticut Environmental Policy Act.

The EIE Notice of Availability will be advertised in the Hartford Courant and the Willimantic Chronicle on October 22<sup>nd</sup>, 29<sup>th</sup>, and November 5<sup>th</sup>, 2002. It is also advertised on the Council on Environmental Quality's Environmental Monitor Web-Site. A Public Hearing has been scheduled for Thursday, November 21, 2002 at 6:30 p.m. at the University of Connecticut-Storrs, CT at the Merlin D. Bishop Center, Room 7.

Written comments may be sent no later than December 5<sup>th</sup>, 2002 to: Larry G. Schilling, Executive Director  
Architectural & Engineering Services  
University of Connecticut  
31 LeDoyt Road, U-Box 3038  
Storrs, CT 06269-3038

Thank you for taking the time to review this document.

Sincerely,



Larry G. Schilling  
Executive Director of Architectural & Engineering Services

LS/dz  
MRGLTRSEIEGRADUATESTUDENTAPT2  
Enclosure

*n Equal Opportunity Employer*

1 LeDoyt Road Unit 3038  
Storrs, Connecticut 06269-3038

Telephone: (860) 486-3116  
Facsimile: (860) 486-3255  
mail: larry.schilling@uconn.edu  
web: www.aes.uconn.edu

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**APPENDIX D: SCOPING LETTER AND RESPONSES**

## EXECUTIVE SUMMARY

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### Introduction

This Environmental Impact Evaluation (EIE) addresses the potential impacts associated with the proposed projects identified in the Downtown Mansfield Master Plan (DMMP). The DMMP was developed by the Mansfield Downtown Partnership, an independent, non-profit organization. The DMMP is a concept master plan for revitalizing the existing Mansfield downtown district that calls for construction of new facilities and replacement/renovation of existing facilities. A major component of the DMMP is construction of a 400-bed graduate apartment complex. While the ultimate division of public and private development of the site is not known, the majority of the DMMP study area is currently owned by UConn and the University may choose to take or participate with others in actions to develop portions of the site. Several of the proposed projects of the DMMP are subject to review under the Connecticut Environmental Policy Act (CEPA) promulgated under Section 22a-1 to 22a-1h of the Connecticut General Statutes (CGS).

### Project Description

The original project consisted of construction of a graduate apartment complex with a capacity of 500 to 1000 beds. The project evolved as a result of agency and public comments made in response to the Notice of Scoping (NOS), discussions with UConn staff and administration, analysis of the University's need for graduate housing, and coordination with relevant concurrent projects. The project scope evolved to include all projects associated with the DMMP and the number of beds was decreased based on a housing market analysis. The proposed DMMP includes 219,000 ft<sup>2</sup> of residential space (not including the graduate apartments), 78,000 ft<sup>2</sup> of retail space (includes 10,000 ft<sup>2</sup> of restaurant food space), 33,000 ft<sup>2</sup> service/educational space, 31,000 ft<sup>2</sup> of office space and 10,000 ft<sup>2</sup> of restaurant/food space. As outlined in the DMMP, the proposed project consists of the following clusters of development:

- The Village Green. This proposed area consists of as many as ten buildings including two existing structures that could be expanded or replaced. Two of the new buildings, each three stories, would be located on Storrs Road while the others would be located on a new road connecting Dog Lane at the existing Bolton Road intersection.
- University Housing. A 400-bed graduate housing complex is proposed for the area east of the downtown. The plan calls for the buildings to be clustered around a central pedestrian area with access and parking to the perimeter of the cluster.
- Mixed Use Block. A mixed use block consisting of up to five buildings is proposed for the area between the privately owned commercial buildings and the University housing complex. The plan calls for buildings up to three stories in height with retail on the ground floor and office and residential uses on the upper floors.
- Residential Block. The proposed residential block is located at the south end of the downtown area along Storrs Road. Due to the site characteristics, two of the buildings would be life style housing with two stories on the street side and three stories on the east side with

a small parking deck behind the buildings. A third building is proposed for service-related uses with either office or residential above the ground floor.

## **Purpose and Need**

The proposed project was developed in response to the University's need to construct additional graduate student housing on the campus and the University's and Town of Mansfield's desire to stimulate the revitalization of the existing downtown area. A market study (Anderson Strickler, 2002) of graduate housing at UConn demonstrated that there is a demand for 633 beds of on-campus graduate housing. The estimated demand is derived from graduate students currently living off campus that would be attracted to a new graduate apartment complex, and graduate students that are currently located on campus but may be relocated due to conversion of existing graduate residences to alternative uses. The market study indicated that only 14% of graduate students currently living in UConn housing are "very satisfied" with UConn's housing facilities. The need for new graduate housing is based on the estimated demand and the limited satisfaction of current on-campus residents.

As described in DMMP, the idea of having a town center for Mansfield was conceived over 30 years ago. The Downtown Partnership identified the needs and desires of the University, Town officials, community residents, private property owners within the downtown area and downtown merchants, and formed the basis for the proposed DMMP. The DMMP development process outlines a strategy for revitalizing Downtown Mansfield by "...creating a vibrant, exciting, mixed-use downtown center through leveraging the housing investment planned by the University." There is an opportunity for the year-round graduate student population to be in close proximity to the retail components of the DMMP. The presence of 400 students in the downtown would represent the most significant fraction of residents in the DMMP area.

## **Alternatives Considered**

In general, the alternatives analysis included the No Build Alternative, Expansion of Existing Facilities, and several Build Alternatives. The non-student housing components of the DMMP are site specific and were only considered as part of the Build Alternative for the Storrs Center Site.

### No Build Alternative

Under the No Build Alternative, the University would need to rely on existing facilities for graduate housing, replacement housing for the Graduate Residences would not be available and any benefits of converting the current Graduate Residences to academic facilities or undergraduate housing would not be realized. Furthermore, the implementation of the No Build Alternative would not allow the University to offer on-campus housing that caters to the needs of graduate students. This oversight may play a negative role in selection of UConn over other higher educational institutions by prospective graduate students.

### Expansion of Existing Facilities

The University has considered expansion and renovation of the existing graduate housing facilities as an alternative means to meeting the estimated demand for graduate housing. Potential expansion sites included the Graduate Residences, the Hilltop Apartments, the Mansfield Apartments, and the Northwood Apartments. In general, the existing graduate housing facilities have limited potential for expansion/renovation to meet the estimated graduate student housing demand. This is due to renovation costs, expansion feasibility, and the inability to meet the expressed needs of graduate students for the type of housing desired.

### Build Alternatives

The Build Alternative for the project consists of construction of a new graduate housing facility with a capacity of 400-beds. Several sites were investigated as potential locations for the build alternative, including:

- Storrs Center Site
- Northwood Site
- Moss Sanctuary
- Depot Campus
- North Campus

There are advantages and disadvantages to construction of graduate apartments on all of the build alternative sites. After careful consideration of these advantages and disadvantages, three sites were determined not to be viable for this project. The following characteristics of the Moss Sanctuary, the Depot Campus, and the North Campus contributed significantly to eliminating these sites as potential build locations:

- Moss Sanctuary: An important disadvantage of development of the Moss Sanctuary is related to the potential impacts to ecological and wetland resources on the site. Furthermore, the Moss Sanctuary Site is designated as Preserved Open Space in the *Town of Mansfield 1993 Plan of Development* and the *State of Connecticut Conservation and Development Policies Plan (1998-2003) (C&D Plan) (OPM, 1998)*. In 1990, the parcel was designated as a sanctuary by the UConn Board of Trustees and was named for Professor Albert E. Moss, Emeritus, Forestry. In response to the scoping meeting comments, UConn further evaluated the Moss Sanctuary site and determined it would not be a suitable site for the proposed graduate apartments.
- Depot Campus: The major disadvantages of the site for graduate housing are the distance to campus, the condition of existing buildings and infrastructure, and potential impacts to historic and archaeological resources. Additional significant disadvantages include conflicts with long range planning and potential socioeconomic issues related to construction of graduate apartments near the existing Bergin Correctional Institution. UConn is not interested in constructing graduate housing in close proximity to the correctional institution.

- North Campus: The major disadvantage to construction of the graduate apartments in the North Campus Site is inconsistency with UConn's long range planning strategies for the parcel. The University is committed to the proposed primary land uses for the North Campus, a housing project is now in development, and additional housing would be inconsistent with the planned uses for the remaining parcels.

With elimination of the Moss Sanctuary, the Depot Campus, and the North Campus as potential build alternatives, the evaluation of existing conditions and analysis of impacts was conducted for the Storrs Center Site and the Northwood Site. Through detailed analysis of the proposed project on the Storrs Center Site and the Northwood Site, the Storrs Center Site was identified as the preferred alternative. The major disadvantages to constructing the graduate apartments on the Northwood Site include the potential use of automobiles to get to campus, pedestrian and bicycle safety issues associated with North Eagleville Road, lack of telecommunications services in the vicinity of the site, and the lack of convenient access to campus facilities.

### Analysis of Impacts

Analysis of the impacts for the Storrs Center site are summarized as follows:

#### Air Quality

Construction and operation of the proposed graduate apartments and DMMP facilities will generate air emissions from traffic accessing the site, heat and hot water generation, and construction activities (dust and emissions from construction equipment). Microscale modeling of CO emissions from vehicular sources indicated that that projected CO concentrations at all selected receptor locations are well below the National Ambient Air Quality Standards (NAAQS) at every studied location. On a mesoscale basis, air quality is evaluated based on vehicle miles traveled (VMT). The proposed graduate apartments on the Storrs Center Site will be within walking distance from campus and will also be serviced by the UConn shuttle. Consequently, graduate students that formerly lived off campus may no longer commute to campus, thereby generating a reduction in VMT. In addition, a successful revitalized downtown has the potential to decrease VMT in the area by providing needed and desired services within Mansfield.

With respect to stationary sources, it is expected that natural gas fired boilers will be used to generate heat and hot water for the graduate apartments and DMMP facilities. The boilers will conform to Best Available Control Technology Standards for stationary sources of pollutants and are not expected to generate significant increases in stationary sources of pollution relative to existing sources on the UConn campus.

Air quality impacts from construction activities include fugitive dust, emissions from construction equipment, and construction generated traffic. However, all construction related impacts will be temporary (duration of the construction phase) and transient (only during hours of construction work). Standard construction management practices will be implemented to mitigate these temporary impacts.

## Noise

Potential noise impacts include noise generated during construction of the proposed project, noise associated with activities at the project facilities, and noise resulting from traffic increases brought about by the project. The graduate apartments and the DMMP facilities are expected to generate an increase in human activity in the area. The graduate apartments and mixed use facilities will be located in areas that were previously undeveloped and therefore were characterized by limited human activity. Anticipated increased noise levels should be similar to those measured at similar locations on the UConn campus which are well within Connecticut Department of Environmental Protection (DEP)'s standards.

Increased activity is also anticipated as a result of revitalization of the Storrs business district. Commercial, business and service/educational facilities are proposed for areas adjacent to Route 195 and Dog Lane. Because these uses currently exist on this portion of the site, no significant noise level increases are anticipated.

Noise from human activities can be mitigated by providing a buffer area between the developed site and the sensitive receptors. The DMMP layout is sensitive to existing natural constraints (i.e. wetland resources) that simultaneously limit development in these areas and provide significant buffer areas (>300 feet) between the proposed development and surrounding sensitive receptors.

Construction related noise impacts are unavoidable. The operation of construction equipment will result in short-term increases in noise levels in and around the construction site. To mitigate these impacts construction activities will be limited to weekday hours (7 AM to 5 PM), quiet methods and machinery will be used, equipment will be maintained, and nearby receptors will be notified of excessive noise levels in advance.

## Traffic, Parking and Circulation

Traffic modeling was conducted to evaluate the traffic impacts of the proposed graduate apartment complex and DMMP facilities. Future analysis was performed assuming planned developments and roadway improvements identified as part of UCONN 2000 and North Campus Master Plan (as described in the *Outlying Parcels Master Plan*).

During the AM peak hour, the impact of project-generated traffic would generally be limited to the project access roadways and driveways. The proposed DMMP and graduate apartment complex is expected to have little impact on intersections outside of the immediate DMMP area during the morning peak period. For the PM peak hour, the proposed project would generate more vehicle trips than in the morning, and therefore would have a greater impact on area intersections. However, there are several planned improvements associated with UCONN 2000 and North Campus developments. Combined with recommended mitigation measures for the DMMP projects, all study intersections are expected to operate at an acceptable (D or better) level of service (LOS). Mitigation measures for the proposed DMMP include:

- Re-alignment of Dog Lane and Bolton Road.
- Upgrading the signal timing and phasing and providing exclusive turning lanes at the intersection of Route 195 and Mansfield Road.
- Monitoring traffic volumes and signaling the intersection of South Eagleville Road and Separatist Road when warrants are met.
- Modifying the cycle length and signal timings at the intersection of North Eagleville Road and Hillside Road.

Within the immediate vicinity of the site, proposed mitigation measures include prohibiting left-turn movements in and out of the unsignalized entrances to the site as well as traffic calming measures to discourage project traffic from using neighborhood streets. Residents, Town, and the University should participate in development of a traffic calming measures for this area.

During the construction phase of the proposed projects, traffic congestion in the immediate vicinity of the Storrs Center Site may increase. Impacts will be mitigated through development and implementation of a traffic management plan for the construction phase.

Construction of the DMMP and graduate apartments is likely to generate increases in pedestrian traffic. It is recommended that the design team work with the Town and DOT to develop alternative devices to provide safe and efficient pedestrian crossings at Route 195. This may include measures such as pavement surface treatments, signage, bollards, lighted crosswalks, and refuge areas.

## Utilities

### *Potable Water Supply*

The proposed graduate apartments and DMMP facilities will generate additional demand on the water supply system. A 400-bed complex is expected to generate a demand of 18,000 gallons per day (0.018 MGD), approximately 1.4% of the 2001 ADD. The net increase in potable water demand from DMMP facilities was estimated at approximately 0.032 MGD. The total increase in ADD for both the proposed student apartments and the DMMP projects is estimated to be 0.05 MGD, approximately 3.9% of the annual ADD. The increased potable water demand is approximately 1.6% of the DEP permitted maximum withdrawal rate.

Minimizing impacts to the water supply system will be achieved by continued implementation of water conservation measures aimed at efficient water used and waste elimination. State-of-the-art plumbing fixtures, kitchen dishwashers and clothes washers will be utilized. The proposed projects will comply with all applicable State and Federal water use codes.

The proposed project will require extension of the existing water distribution system to provide service to the graduate apartments and the DMMP facilities. Engineering plans and specifications for extension of the distribution system will be subject to review and approval by the Department of Public Health (DPH) Water Supplies Section Engineering Unit prior to installation.

### *Sanitary Sewer*

Development of the Storrs-Center Site will generate additional wastewater flows from the graduate apartments and the DMMP facilities. The estimated total (apartment complex and DMMP projects) wastewater flow from the Storrs Center Site (estimated as 95% of the potable water usage) is 0.047 MGD, which is approximately 2.9 % of the remaining capacity of the UConn Water Pollution Control Facility (WPCF). The UConn WPCF is expected to be able to accommodate the increase in flow. Impacts will be minimized with the use of efficient kitchen, bathroom, and laundry equipment. The design team will determine the most appropriate way to extend the wastewater collection system to service the proposed apartments. Extension of the system will be subject to review and approval by the DEP Bureau of Water Management.

### *Stormwater*

The proposed DMMP facilities and graduate apartments will result in a net increase in impervious area of  $\pm 379,000$  ft<sup>2</sup>. Mitigation for the projected changes in stormwater runoff quantity and quality will be achieved through stormwater management. The stormwater management system on the Storrs Center site will need to be carefully designed and implemented due to the topographic limitations of the area, the relatively small size of the parcel, and the potential to impact natural resources.

Stormwater runoff modeling indicated that it is feasible to detain the peak flows and volumes of stormwater generated by the 100 year storm in two detention basins with volumes of 1.9 and 0.9 acre-feet. However, it is recommended that the stormwater management system incorporates DEP recommended BMPs in addition to detention that has a water quality goal of better than 80% TSS removal, and is designed to protect and possibly improve conditions of natural resources on the site. It is recommended that final design of the stormwater management system include the following:

- Reconstruction of the existing stormwater collection system to include new catch basins with deep sumps and hooded outlets to provide removal of suspended solids and oil and grease prior to discharge.
- Restoration of an existing wetland area and stream channel.
- Maintenance of hydrologic conditions of the existing vernal pool.
- Design of a collection system and siting of detention basins that takes advantage of site topography.
- The use of BMPs aimed at treating and dissipating runoff such as vegetated swales and grass buffer strips.
- The use of catch basins with deep sump pumps to trap sediments and hoods to trap oil and grease in all new collection systems installed in conjunction with roadway and parking lot paving.
- The use of gross particulate separators in systems draining more than one acre of roadway or parking area to a common discharge point.

Construction activities associated with the proposed project have potential to impact runoff quality. Proposed construction activities include demolition of existing facilities, excavation and grading of the site for the apartment complex, and excavation associated with any necessary relocation of utilities. It is possible that construction of the proposed graduate apartments will require blasting and a substantial amount of excavation. The transport of fine-grained material due to construction activities is the primary water quality concern. The relatively close proximity of wetland resources on the site, including the vernal pool, requires that construction phase stormwater management is well designed and implemented. An Erosion and Sediment control plan will be prepared in accordance with the *Connecticut Guidelines for Soil Erosion and Sediment Control* (2002).

### Land Use and Zoning

The DMMP, developed by the Downtown Partnership, reflects the objectives of UConn, the Town of Mansfield, and the local business community. While consistent with most of the existing zoning, there are conflicts with respect to residential uses and parking standards. The Downtown Partnership recommends that a new zoning district be allowed for development to occur. The new zoning district should allow for mixed use development, buildings having as many as three stories without traditional setbacks, common parking (both on-street and off-street) as distinct from parking for individual establishments, lower parking ratios in recognition of the pedestrian orientation of the downtown, and finally, the higher density of development associated with a more urban setting.

The Mansfield Town Council designated the Mansfield Downtown Partnership to serve as a municipal development corporation pursuant to Chapter 132 of the CGS for the Storrs Center project. The development corporation will act as the municipal development agency and is charged with the preparation of the Municipal Development Plan (MDP).

### Wetlands

The proposed graduate housing complex and DMMP facilities will not generate significant direct impacts on wetland resources on the Storrs Center Site. The proposed layout for the graduate apartments allows for a 50 to 100 foot undisturbed buffer between the developed area and the wetland resource areas. The only exception is that a portion of the proposed roadway through the site will be aligned along the existing footpath, under which a wetland/watercourse is culverted. Construction of this roadway may generate minor (1,000 ft<sup>2</sup>) direct impact on the watercourse. Potential mitigation efforts could improve the problem of erosion and sedimentation within this wetland resource area. Such measures could include slope stabilization, debris removal, and velocity dissipaters for existing stormwater discharge to wetland resource areas.

A vernal pool (Wetland D) is located in the northern section of the project site. The footprint of the project does not directly impact this resource, however, a portion of the project area is within the surface watershed of the vernal pool. In order to protect this resource, a 100-foot setback

will be maintained between the project area and Wetland D. In addition, surface and groundwater hydrology that supports this wetland will be maintained.

Construction of the proposed graduate apartments and DMMP facilities will result in an increase in impervious area on the site. Associated with increased impervious area are increases in stormwater runoff volume, peak flows, and potential for increased pollutant transport. Consequently, the proposed project has the potential to adversely impact the hydrology and water quality of downstream resources (wetlands and intermittent tributaries) if not mitigated by careful design. To the extent feasible, the stormwater management system will incorporate infiltration practices for treating and dissipating runoff (ex. vegetated swales in bufferstrips), detention to control peak flows, gross particle separators (for stormwater collection systems draining more than 1 acre of impervious area), and catch basins with deep sumps with hooded outlets to trap particulates and oils/grease.

### Energy

The proposed housing units and the DMMP facilities will utilize energy as a direct result of operation and construction. Operation of the proposed housing units and the DMMP facilities will require energy primarily in the forms of electricity, provided by Connecticut Light and Power (CL&P) and gas, provided by Connecticut Natural Gas (CNG). Power is currently available in the immediate project vicinity.

Construction of the proposed apartment complex and DMMP facilities would approximately double the business/retail space on the parcel and add approximately 392,000 square feet of residential space (mixed use housing, lifestyle housing, and graduate apartments). The energy usage on the site is expected to increase by approximately 48 million Btu per year.

Energy will be used directly in the construction process and indirectly in the manufacture and delivery of building materials. Construction-related energy usage will produce a one-time energy demand. This minimal demand increase will be temporary and is not expected to significantly impact energy resources.

Minimizing the impacts on energy resources will be achieved through conservation. Energy conservation will be emphasized in the design and construction of the commercial and residential facilities. Facilities owned by the University will comply with the energy performance standards for State-owned buildings and all State building and energy code requirements.

### Solid Waste

Development of the Storrs Center Site will generate impacts on the solid waste stream due to construction and operation of the graduate apartment and DMMP projects. It is estimated that a 400-bed graduate student complex will generate 80 tons/yr. (pers. comm. Curran, 2001). However, graduate students currently living both on-campus and off-campus generate solid waste, therefore, the increase does not represent "new" solid waste in the area. The estimated additional solid waste is 2.3% of the existing campus annual waste stream. It is expected that a

private carting firm will be able to accommodate the additional solid waste and recyclable materials generated by the proposed apartments. Students in the apartments will be expected to participate in the on-going recycling program, thereby minimizing the impact on the solid waste stream. The annual solid waste generation for the DMMP projects was determined to be approximately 450 tons/yr. The existing facilities within the DMMP project area account for approximately 120 tons/yr. of the future estimate.

The DMMP projects will need to comply with State and Town solid waste and recycling regulations. The privately owned DMMP facilities will have several alternatives for solid waste and recyclable collection including collection by private licensed transporters, service through the Town, or service in conjunction with existing service for UConn. Waste generation will be minimized through participation in recycling efforts. That the available providers of solid waste and recyclable collection and disposal will accommodate the DMMP projects.

During the construction phase of the proposed graduate apartments and the DMMP projects solid waste will be generated. The existing site for the graduate apartments is currently undeveloped and therefore demolition activities will not be required prior to construction. Implementation of the DMMP will require both demolition and construction. Solid waste generated by demolition and construction activities will be recycled by the contractor or hauled off-site to a DEP approved disposal area.

## **Conclusion**

Construction of the proposed graduate housing complex and DMMP facilities is expected to generate impacts on physical, natural and socioeconomic resources. However, the majority of these impacts are expected to be minor. The project is expected to generate the most significant impacts on traffic and stormwater. Implementation of proposed mitigation measures will limit the irrevocable and adverse effects of these impacts. The overall goals of the proposed project include improving and enhancing the residential conditions at UConn as well as revitalizing a decaying downtown Mansfield area. Residual impacts from this project will be offset by the benefits gained. There will be several economic benefits gained by the rehabilitated downtown Mansfield area as well as the increase in revenue from new on-campus graduate housing for UConn. There will be other forms of benefits, which include an increase in jobs during both the construction and post construction periods, as well as aesthetic and functional improvements to the existing downtown district.

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**Commission on Aging (8/12/74)**

Appointed by Town Council  
9 members - 3 year terms

Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
Susanna Thomas (C)	16 Westwood Road	Storrs	06268	429-2522	9/14/1998	9/30/2004	Active
Carol Phillips	12 Silo Road	Storrs	06268		12/11/2001	9/30/2004	Active
Nora Stevens	143Hanks Hill Road	Mansfield	06268	429-7051	8/23/1999	9/30/2005	Active
Barbara Ivry	19 Westwood Road	Mansfield	06268	429-5605	10/15/2002	9/30/2005	Active
Raymond Moore	32 Lodi Drive	Mansfield	06268	429-6305	1/10/2000	9/30/2003	Active
Carol McMillan	100 Warrenville Road	Mansfield Center	06250	423-3774	1/22/2001	9/30/2003	Active
Rev. Philip Seckar	76 Willowbrook Rd.	Mansfield	06268	429-6739	1/22/2001	9/30/2005	Active
Phillip Fichandler	6 Codfish Falls Road	Mansfield	06268		6/22/1999	9/30/2004	Active
Elizabeth Norris	52 Willowbrook Road	Storrs	06268	429-2986	9/11/2000	9/30/2003	Active
Staff: Matthew W. Hart	4 South Eagleville Rd	Mansfield	06268				

**Community Center Building Committee (3/22/00)**

Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
Sharry Goldman	187 Browns Road	Mansfield	06268		3/22/2000	Project Completion	
David Hoyle	51 Fieldstone Drive	Mansfield	06268		3/22/2000	Project Completion	
Marietta Johnson	32 Mulberry Road	Mansfield	06268		3/22/2000	Project Completion	
Christopher Kueffner	192 Ravine Road	Mansfield	06268		3/22/2000	Project Completion	
Ray Moore	32 Lodi Drive	Mansfield	06268		3/22/2000	Project Completion	
Joseph Pandolfo	55 Riverview Road	Mansfield Ctr	06250		3/22/2000	Project Completion	
Mark Paquette	171 Highland Road	Mansfield	06268		3/22/2000	Project Completion	
Anne Rash (C)	Riverview Road	Mansfield Ctr	06250		3/22/2000	Project Completion	
Robert Kremer	67 Charles Lane	Mansfield	06268		3/22/2000	Project Completion	

**Agriculture Committee (9/26/95)**

Appointed by Town Council  
8 members - - 2 year terms (Chair rotates monthly)

Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
Charles Galgowski	117 Baxter Road	Storrs	06268	429-7094	1/10/2000	11/19/2003	Active
William Palmer	206 Crane Hill Road	Mansfield	06268	450-1733	1/10/2000	11/19/2003	Active
Gary Zimmer	127 Dog Lane	Storrs	06268		2/14/2000	11/19/2003	Active
Robert Peters	238 Maple Road	Mansfield	06268	429-4065	1/10/2000	11/19/2003	Active
George Thompson	28 Ridge Road	Mansfield	06268	429-6247	1/10/2000	11/19/2003	Active
Al Cyr	176 Bone Mill Road	Mansfield	06268	429-8434	1/10/2000	11/19/2003	Active
Carolyn Stearns	440 Mansfield City Road	Mansfield	06268		12/11/2001	11/19/2003	Active
<b>Vacancy (George Ecker)</b>							<b>Vacancy</b>
Staff: Curt Vincente	4 South Eagleville Road	Mansfield	06268	429-3332			

**ADA Grievance Committee (12/1/92)**

Appointed by Town Council  
5 members - 2 year terms

Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
<b>Vacancy</b>							
Curtis Hoffman	131 CourtyaRd Lane	Mansfield	06268	429-9866	6/11/2001	11/30/2002	Active

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**Town of Mansfield  
Boards, Commissions Committees**

	Steve Lofman	195 Davis Rd PO Box 181	Mansfield Center	06250	429-8080	6/11/2001	11/30/2002	Active
	Dr. Ralph LaGuardia	34 Dodd Road	Mansfield Center	06250	423-5139	6/11/2001	11/30/2002	Active
	Carolyn Stocking	19 Hillside Circle	Mansfield	06268	429-1695	6/11/2001	11/30/2002	Active
	<b>Vacancy</b>							<b>Vacancy</b>
Staff:	Matthew Hart	4 South Eagleville Road	Mansfield	06268	429-3339			

**Advisory Committee on Persons with Disabilities**

Appointed by Town Council  
10 members - 3 year terms

Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
Ruth Gordon	18 Willington Hill Rd	Mansfield	06268	429-5675	7/27/1998	6/30/2004	Active
<b>Vacancy (H. Koehn)</b>	<b>83 Separatist Road</b>	<b>Storrs</b>	<b>06268</b>	<b>429-4699</b>	<b>5/4/2000</b>	<b>6/30/2002</b>	<b>Resigned</b>
Carolyn Stocking	19 Hillside Circle	Mansfield	06268	429-1695	7/27/1998	6/30/2004	Active
Mary Thatcher	6 Westwood Road	Mansfield	06268	429-2371	8/13/2001	6/30/2004	Active
<b>Vacancy (L. Decker)</b>							<b>Vacancy</b>
<b>Vacancy (G. Wengel)</b>					5/4/2000	6/30/2002	<b>Resigned</b>
John DeWolf	16 Fellen rd	Storrs	06268	429-7442	8/14/2000	6/30/2003	Active
<b>Eva Lederer</b>	<b>143 Separatist Rd</b>	<b>Storrs</b>	<b>06268</b>	<b>429-2671</b>	<b>8/14/2000</b>	<b>6/30/2003</b>	<b>Deceased</b>
Eugene Mann	676 Chaffeeville Road	Mansfield	06268		8/13/2001	6/30/2003	Active
Scott Hanson					8/13/2001	6/30/2004	Active
<b>Ex-Officio</b>							
Shella Thompson	4 South Eagleville Rd	Mansfield	06268				
Donna Korbel	University of Connecticut	Storrs	06268				
Matthew Hart	4 South Eagleville Rd	Mansfield	06268				

**Arts Advisory Committee (3/1/00)**

Appointed by Town Council  
7 members - 2 year terms

Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
Jay Ames (C)	12 Old Mill Court	Mansfield	06268	429-6925	8/14/2000	3/1/2004	Active
Steve Pringle					10/15/2002	3/1/2004	Active
<b>Lenore Grunko</b>	<b>95 Hanks Hill Road</b>	<b>Mansfield</b>	<b>06268</b>	<b>429-1131</b>	<b>8/14/2000</b>	<b>3/1/2004</b>	<b>Resigned</b>
Scott Lehman	532 Browns Road	Mansfield	06268	423-5807	8/14/2000	3/1/2004	Active
Deri Owne	130 Maple Road	Mansfield	06268	429-1257	10/9/2001	3/1/2004	Active
Carol Pellegrine	269 Clover Mill Road	Mansfield	06268	429-9598	8/14/2000	3/1/2004	Active
Timothy Quinn	101 Depot Road	Mansfield	06268	429-2210	8/14/2000	3/1/2004	Active

**Beautification Committee**

Appointed by Town Council  
9 members - 3 year terms

Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
Jacqueline Bopp	533 Wormwood Hill Rd	Mansfield Center	06250	429-5564	8/24/1998	6/30/2004	Active
Beth Gankofskie (C)	112 Hillyndale Road	Storrs	06268	429-7717	10/15/2002	6/30/2005	Active
Mary Lindsay	15 Hillside Circle	Storrs	06268	429-2335	10/12/1999	6/30/2005	Active
Frank Trainor	10 East Road	Storrs	06268		5/4/2000	6/30/2005	Active
Sidney Waxman	51 Codfish Falls Road	Mansfield	06268	429-4594	10/12/99	6/30/2005	Active
Isabelle Atwood	624 Wormwood Hill Rd	Mansfield Center	06250	429-9671	5/12/1997	6/30/2003	Active

**Boards, Commissions Committees**

David Hall	88 Mansfield Hollow Rd	Mansfield Center	06250		5/12/1997	6/30/2003	Active
Carolanne Markowitz	79 Charles Lane	Mansfield	06268	429-8973	12/8/1997	6/30/2003	Active
Brian Krystof	26 Ledgewood Dr.	Mansfield	06268	429-3855	11/28/2000	6/30/2005	Active
Jay Kohls	409 North Eagleville Rd	Storrs	06268	429-2553	9/14/1998	6/30/2001	Honorary Member

**Building Board of Appeals (9/10/70)**

Appointed by Town Council  
5 members - 5 year terms

Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
Leland Hawkins	PO Box 94	Mansfield Center	06250	423-0393	4/27/1998	9/30/2003	Active
Gerald Bienvenue	124 Cedar Swamp Rd	Mansfield	06268	429-7811	10/12/1999	11/30/2003	Active
<b>Vacancy</b>							<b>Term Expired</b>
Gregory Zlotnick (C)	28 Wormwood Hill Rd	Mansfield Center	06250		1/22/1996	9/30/2005	Active
Charles Lowe	12 Olsen Dr	Mansfield Center	06250	429-7657	11/12/1996	9/30/2006	Active

**CATV Advisory Committee**

Appointed by Mayor  
3 local members & 1 BOE member- no date term

Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
Fred Baruzzi (BOE)	71 Timber Dr	Storrs	06268	429-8131	1/1/1991		
Grace Enggas	58 Mountain Rd	Mansfield Center	06250		6/13/1994		
Harry Posten	48 Fellen Rd	Mansfield	06268	429-6746	3/9/1992		
<b>Vacancy</b>							<b>Vacancy</b>

**Cemetery Committee (10/8/73)**

Appointed by Town Council  
7 members - 3 year terms

Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
Ed Passmore	668 Middle Tpke	Storrs	06268	429-6799	2/12/2001	7/1/2003	Active
Mary Landeck	30 Stafford Rd.	Mansfield Center	06250	456-0176	2/23/1998	7/1/2003	Active
Barry Burnham	78 Atwoodville Rd	Mansfield Center	06250	429-2432	8/24/1998	7/1/2004	Active
Rudy Favretti	1066 Middle Tpke	Mansfield	06268	429-6027	8/24/1998	7/1/2004	Active
Isabelle Atwood (C)	624 Wormwood Hill Rd	Mansfield Center	06250	429-9671	6/28/1999	7/1/2005	Active
Ethel Larkin	516 Mansfield City Rd	Storrs	06268	423-0024	8/23/1999	7/1/2005	Active
Winston Hawkins	PO Box 82	Mansfield Center	06250	423-3656	6/23/1997	7/1/2004	Active

**Civil Preparedness (12/13/79)**

Appointed by Town Manager  
14 members + five at large - 2 year terms

Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
Elizabeth Paterson	79 Independence Dr.	Mansfield Center	06250	456-8553			Active
Martin H. Berliner	4 South Eagleville Rd	Mansfield	06268	429-3336			Active
Gordon Schimmel	4 South Eagleville Rd	Mansfield	06268	429-3350			Active
Lon Hultgren	4 South Eagleville Rd	Mansfield	06268	429-3332			Active
Robert Miller	4 South Eagleville Rd	Mansfield	06268	429-3325			Active
John Jackman	4 South Eagleville Rd	Mansfield	06268	429-3328			Active
Sgt. Michael Darcy	Troop C	Tolland		429-3357			Active
Tony Noel	MVFD	Mansfield	06268	487-1105			Active

**Town of Mansfield**  
Boards, Commissions Committees

William (Chip) Gordon	EVFD	Mansfield	06268	487-0388			Active
James Stallard	13 Eastwood Road	Mansfield	06268	487-1093	12/27/1999	12/27/2001	Term Expired
Stephen Marks-Hamilton							Term Expired
Vacancy							Term Expired
Vacancy							Term Expired
Vacancy							Term Expired

**Conservation Commission (5/22/63)**

Appointed by Town Manager  
7 members ( 3 alternates)- 3 year terms

Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
Jennifer Kaufman	147 Birch Road	Storrs	06268	429-0618	10/12/1999	8/31/2002	Term Expired
Robert Dahn (C)	199 Mulberry Road	Mansfield Ctr	06250			8/31/2002	Term Expired
Quentin Kessel	97 Codfish Falls Road	Storrs	06268			8/31/2005	Active
Lanse Minkler	47 Storrs Heights Rd	Storrs	06268		11/9/1999	8/31/2002	Term Expired
John Silander	30 Silver Falls Lane	Storrs	06268			8/31/2005	Active
Frank Trainor	101 East rd	Storrs	06268	429-4522	8/19/1997	8/31/2005	Active
Denise Burchsted	268 Warrenville Road	Mansfield Ctr	06250		7/24/2001	8/31/2004	Active
Mary Rogers Beckert	264 Storrs Road	Mansfield Ctr	06250	456-2337	7/26/2001	8/31/2004	Active
Robert Thorson	9 Storrs Heights Rd	Mansfield	06268		7/26/2001	8/31/2004	Active
Vacancy							Vacancy
Staff: Grant Meltzler	4 South Eagleville Road	Storrs	06268				

**Correctional Facility Liaison & Public Safety (3/28/88)**

Appointed by Town Council  
11 Members

Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
Audrey Barberet (C)	45 Farrell rd	Storrs	06268	429-9679	2/14/2000	11/19/2003	Active
Vacancy (Buck)							Vacancy
George Cole	546 Wormwood Hill rd	Mansfield Center	06250	429-0017	2/14/2000	11/19/2003	Active
Raymond Gergler	922 Stafford Rd	Storrs	06268	429-9387	2/14/2000	11/19/2003	Active
Major Ronald Blicher	UConn Police U-70	Storrs	06268		2/14/2000	11/19/2003	Active
Clair Lary (DMR Rep)							Active
Richard Pellegrine (VC)	269 Clover Mill Rd	Storrs	06268	429-9598	2/14/2000	11/19/2003	Active
Walter Solenski, Jr.	517 High Street	Coventry	06238			11/19/2003	Active
Wunderly Stauder	22B Anton Road	Storrs	06268		6/11/2001	11/19/2003	Active
Susanna Thomas					2/14/2000	11/19/2003	Active
Linda Seretny	469 Stafford Road	Mansfield Center	06250			11/19/2003	Active

**Design Review Panel**

Appointed by Planning & Zoning Commission  
5 members - 2 year terms

Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
Isabelle Atwood	624 Wormwood Hill Rd	Mansfield Center	06250	429-9671	4/20/1998	1/1/2000	Term Expired
Peter Minutti	11 Storrs Heights Rd	Mansfield	06268		6/21/1998	1/1/2000	Term Expired
Richard Sherman	43 Pinewoods Ln	Mansfield Center	06250	423-5587	4/20/1998	1/1/2000	Term Expired
Jack Stephens	270 So. Eagleville Rd	Storrs	06268	429-7600	4/20/1998	1/1/2000	Term Expired
John Sunmark	PO Box 353	Storrs	06268	429-5348	4/20/1998	1/1/2000	Term Expired

**Discovery Depot (11/10/71)**

One representative from Town Council

Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
Gregory Haddad	989 Storrs Road	Mansfield	06268	429-8517			Active

**Eastern Highlands Health District (4/28/97)**

Appointed by Town Council

3 members - 3 year term

Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
Martin H. Berliner	4 South Eagleville Rd	Mansfield	06268	429-3336	6/28/1999	6/5/2003	Active
Elizabeth Paterson	79 Independence Dr.	Mansfield Center	06250	456-8553	12/13/1999	6/5/2003	Active
Michael Kurland	269 Wormwood Hill Rd.	Mansfield	06268	487-0165	7/22/2002	6/5/2005	Active

**Board of Ethics (6/26/95)**

Appointed by Town Council

5 members (2 alternates) - 2 year terms

Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
Esther McCabe	28 Hillyndale Rd	Mansfield	06268	429-7264	7/27/1998	6/30/2004	Active
Gertrude Lamb (C)	38 Separatist Rd	Mansfield	06268	429-9827	8/23/1999	6/30/2003	Active
Eleanor Plank	99 Dog Lane	Mansfield	06268	429-8887	1/14/2002	6/30/2004	Active
Nora Stevens	143 Hanks Hill Rd	Mansfield	06268	429-7051	8/23/1999	6/30/2003	Active
David Ferrero	PO Box 56	Mansfield	06268	429-4695	2/12/2001	6/30/2004	Active
<b>Alternates</b>							
Winthrop Smith	156 Hillyndale Rd.	Mansfield	6268	429-0529	1/28/2002	6/30/2003	Active
Dennis Mullaney	102 Mansfield City Rd	Mansfield Center	06250	456-3918	8/24/1998	6/30/2004	Active

**Fire & Emergency Services Committee (3/21/83)**

Appointed by Town Council

7 Members - 2 year terms

	Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
T C	Elizabeth Paterson	79 Independence Dr.	Mansfield Center	06250	456-8553	12/13/2000	12/13/2001	Term Expired
T M	Martin H. Berliner	4 South Eagleville Rd	Mansfield	06268	429-3336	3/21/1983	12/30/2001	Term Expired
FM	John Jackman	4 South Eagleville Rd	Mansfield	06268	429-3328	3/21/1983	12/30/2001	Term Expired
EVFD	William (Chip) Jordan	243 S. Eagleville Road	Mansfield	06268	429-8322		12/30/2001	Term Expired
MVFD	Tony Noel	328G Foster Drive	Mansfield Center	06250	423-4116		12/30/2001	Term Expired
TAL	Winthrop Hilding	22 Southwood Rd	Storrs	06268	429-2235	3/21/1983	12/30/2003	Active
TAL	Keith Johnson	32 Mulberry Rd	Mansfield Center	06250	429-6556	3/21/1983	12/30/2003	Active

**Historic District Commission**

Appointed by Town Council

5 members (3 alternates) - 5 year terms

Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
Anita Bacon	558 Storrs Rd	Mansfield Center	06250	423-8134	5/11/1998	1/1/2003	Active
Isabelle Atwood	624 Wormwood Hill Rd	Mansfield Center	06250	429-9671	1/11/1999	1/1/2004	Active
Jody Newymer	19 Centre St	Mansfield Center	06250	456-0238	8/14/2000	1/1/2005	Active
David Spencer	28 Deerfield Ln	Mansfield	06268	456-3607	4/27/1998	4/27/2007	Active
Gail Bruhn (C)	56 Lorraine Dr	Storrs	06268	429-0248	6/11/2001	1/1/2006	Active

**Town of Mansfield  
Boards, Commissions Committees**

**Alternates**

Richard Roberts	596 Gurleyville Rd	Mansfield	06268	429-8751	4/27/1998	1/1/2003	Active
<b>Vacancy (Spencer)</b>							<b>Vacancy</b>
James Nardi	564 Storrs Rd	Mansfield Center	06250		5/11/1998	4/30/2003	Active

**Housing Authority (CGS 7/23/79)**

Appointed by Town Council  
5 persons (one must be Housing Authority resident) - 5 year terms

Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
Esther McCabe	28 Hillyndale Rd	Mansfield	06268	429-7264	2/8/1999	10/31/2003	Active
Anne Jordan-Crouse (C)	117 Mansfield Hollow rd 4A	Mansfield Center	06250	456-4419	10/25/1999	10/31/2004	Active
Richard Long	31 Westgate Ln	Storrs	06268	429-3541	8/28/1995	10/31/2005	Active
Jane Anne Bobbitt	88 Atwoodville Rd	Mansfield Center	06250	429-7004	11/12/1996	10/31/2006	Active
Grace Hunderlach	304 Wrights Way	Mansfield	06268		7/22/2002	10/30/2007	Active

**Library Board ( 11/72)**

Appointed by Town Manager  
9 members - 3 year terms

Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
Eva Bar-Shalom	249 Wormwood Hill Rd.	Mansfield Center	06250	429-1380	11/29/2000	10/31/2003	Active
Sheila Quinn Clark (C)	PO Box 37	Mansfield Center	06250		1/31/2002	10/31/2004	Active
Hui Wang	1 Northwood Apts #115	Storrs	06268		2/7/2000	10/31/2003	Active
Marietta Johnson	32 Mulberry Rd	Mansfield Center	06250	429-6556	12/8/1997	10/31/2003	Active
Barbara Katz	148 Brookside Ln	Mansfield Center	06250	429-9580	1/31/2002	10/31/2004	Active
Steve Morytko	548 Chaffeeville Road	Storrs	06268	429-9600		10/31/2002	Active
Rita Pollack	110 Timber Dr.	Storrs	06268	429-9412		10/31/2002	Active
Compton Rees Jr	359 Spring Hill rd	Mansfield	06268	423-5912	1/11/1999	11/1/2004	Active
Edmond Chibeau	339 Storrs Road	Mansfield Center	06250		5/8/2002	11/1/2002	Active

Staff: Louise Bailey

**Mansfield 300th Committee**

Appointed by Town Council  
9 Members - Term Expires end of 2003

Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
Fred Cazel (C)	309 Gurleyville Road	Mansfield	06268	429-2637	12/1/1998		Active
Rudy Favretti	PO Box 403	Storrs	06268	429-6027	12/1/1998		Active
Donna Stratton	684 Browns Road	Mansfield	06268	423-4478	12/1/1998		Active
Roberta Smith	980 Storrs Road	Mansfield	06268	429-9789	12/1/1998		Active
Michael Gergler	19 Deerfield Lane	Mansfield	06268	450-1751	12/1/1998		Active
Kevin Fahey	UConn 2110 Hillside	Storrs	06269		12/1/1998		Active
Kay Holt	563 Storrs Road	Mansfield Center	06250	456-0922	8/13/2001	12/31/2003	Active
June Lazloffy	444 Middle Tpke	Mansfield	06268	429-1973	8/13/2001	12/31/2003	Active
Cindy Weiss	70 Kaya Lane	Mansfield Center	06250	455-2007	8/13/2001	12/31/2003	Active

**Mansfield School Readiness Council**

Appointed by Town Council

Town of Mansfield  
Boards, Commissions Committees

14 Members - 1 year terms

Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
Louise Bailey	54 Warrenville Road	Mansfield Center	06250	423-2502	6/11/2001	12/31/2002	Active
Monique Brown	64 Separatist Road	Storrs	06268	429-0631	11/27/2000	12/31/2002	Active
Joan Buck (C)	6 Sumner Drive	Storrs	06268	429-7988	11/27/2000	12/31/2002	Active
<b>Florence Caillard</b>	<b>48 Bassetts Bridge Road</b>	<b>Mansfield Center</b>	<b>06250</b>	<b>423-1070</b>	<b>11/27/2000</b>	<b>12/31/2001</b>	<b>Resigned</b>
Susan Daley	1208 Stafford Road	Storrs	06268	429-5240	11/27/2000	12/31/2002	Active
Nancy Rucker	16 Dodd Road	Storrs	06268		12/11/2001	12/31/2002	Active
Janet Lamarre (VC)	321 Hunting Lodge Road	Storrs	06268	429-6316	11/27/2000	12/31/2002	Active
Becky Lehmann	532 Browns Road	Storrs	06268	423-5807	11/27/2000	12/31/2002	Active
Charlotte Madison	843 Bolton Rd Box U-117	Storrs	06269	486-2865	11/27/2000	12/31/2002	Active
Mary Jane Newman	50 Depot Road	Storrs	06268	487-0062	11/27/2000	12/31/2002	Active
<b>Jamie D.H. Pociask</b>	<b>34 Willowbrook Road</b>	<b>Storrs</b>	<b>06268</b>	<b>429-7878</b>	<b>11/27/2000</b>	<b>12/31/2001</b>	<b>Term Expired</b>
Kathryn Talbot (CT Dept Soc. Serv)	676 Main St.	Willimantic	06226	465-3547	11/27/2000	12/31/2002	Active
Steven Tucker	63 Circle Dr.	Mansfield Center	06250	456-8120	11/27/2000	12/31/2002	Active
Pamela Wheeler	PO Box 279	Willington	06279	429-9804	11/27/2001	12/31/2002	Active
Donna McLaughlin	141 Lorraine Drive	Storrs	06268	429-4895	10/9/2001	12/31/2002	Active
Jane Goldman	360 Wormwood Hill	Mansfield Center	06250	429-0458	10/9/2001	12/31/2002	Active

**Open Space Preservation Committee (7/13/87)**

Appointed by Town Council  
10 members - 3 year terms

Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
PZC Eugene Mann	676 chaffeeville Rd	Mansfield	06268		5/11/1998	<b>11/19/2001</b>	<b>Term Expired</b>
PAC David Silsbee	10 Codfish Falls road	Storrs	06268		3/13/2000	<b>11/19/2001</b>	<b>Term Expired</b>
CON Quentin Kessel	97 Codfish Falls Road	Storrs	06268		3/13/2000	<b>11/19/2001</b>	<b>Term Expired</b>
Kenneth Feathers	371 Gurleyville Rd	Mansfield	06268	429-1524	3/13/2000	12/31/2003	Active
James Hill	104 Summit Road	Storrs	06268	429-6994	6/11/2001	11/19/2004	Active
Steve Lowrey	21B Stafford Road	Mansfield Center	06250	456-1309	1/22/2001	1/1/2003	Active
James Morrow (C)	44 Hanks Hill Rd	Mansfield	06268	429-5991	3/13/2000	11/19/2004	Active
<b>Vacancy (Willard Stearns)</b>	<b>2 Stearns Rd</b>	<b>Mansfield</b>	<b>06268</b>	<b>423-9665</b>	<b>3/13/2000</b>	<b>11/19/2001</b>	<b>Resigned</b>
Vicky Wetherell	33 Summitt Rd	Mansfield	06268	429-7174	3/13/2000	12/31/2003	Active
<b>Vacancy</b>							<b>Vacancy</b>
Staff: Curt Vincente	4 South Eagleville Rd.	Mansfield	06268	429-3323			

**Parks Advisory Committee (6/23/80)**

Appointed by Town Council  
9 members - 3 year terms ( limit 2 consecutive terms)

Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
Jean Haskell	136 Beech Mountain Rd	Mansfield Center	06250	423-0027	6/18/2002	8/1/2005	Active
Patricia Bresnahan	68 Brookside Lane	Mansfield Center	06250	429-5769	6/11/2001	8/1/2003	Active
<b>Heather Fried</b>	<b>9 Old Mill Court</b>	<b>Mansfield</b>	<b>06268</b>		<b>10/12/1999</b>	<b>8/1/2002</b>	<b>Term Expired</b>
John Fisher	35 Edgewood Ext.	Mansfield Center	06250		10/12/1999	8/1/2004	Active
Dirk Fecho	22 Puddln Lane	Mansfield Center	06250	423-7400	11/28/2000	8/1/2003	Active
David Silsbee	10 Codfish Falls Rd	Mansfield	06268	429-5869	9/22/1997	8/1/2003	Active

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**Town of Mansfield  
Boards, Commissions Committees**

	Kristin Schwab	85 Willowbrook Road	Mansfield	06268	429-7674	5/11/1998	8/1/2003	Active
	Jacquelyn Peretto	441 No. Eagleville Rd	Mansfield	06268		6/18/2002	8/1/2004	Active
	Susan Craig(C)	33D Clubhouse Circle	Storrs	06268	429-6257	1/11/1999	8/1/2004	Active
Staff:	Curt Vincente	4 South Eagleville Road	Mansfield	06268	429-3323			

**Personnel Appeals (7/1/72)**

Appointed Town Council & Town Manager  
2 members (Town Council) 1 member (Town Manager) - 3 year terms

	Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
	Donald Nolan	113 Beech Mountain Rd	Mansfield Center	06250	456-1101	11/9/1998	10/31/2001	Term Expired
	Herbert Segar	13 Beechwood Dr	Storrs	06268	429-4925	5/11/1998	10/31/2003	Active
	Creighton Walker	65 Riverview Road	Mansfield Center	06250		11/9/1998	10/31/2004	Active
Staff:	Matthew Hart							

**Recreation Advisory Committee (6/23/80)**

Appointed by Town Council  
9 members - 3 year term ( only 2 consec.)

	Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
	Matt Weston	845 Mansfield City Road	Mansfield	06268	456-3461	1/28/2002	8/1/2004	Active
	Sheldon Dyer (C)	139 Woods Rd	Mansfield Center	06250	423-5260	7/27/1998	8/1/2003	Active
	Donald Field	321 Wormwood Hill Rd	Mansfield Center	06250	429-5827	1/11/1999	8/1/2004	Active
	Mia John (Student Rep)	835 Stafford Road	Storrs	06268	429-4220	2/12/2001	8/1/2003	Active
	Ann Rash	35 Riverview Road	Mansfield Center	06250	456-1600	1/10/2000	8/1/2005	Active
	David Hoyle	51 Fieldstone Rd.	Mansfield	06268		6/18/2002	8/1/2005	Active
	Joseph Soltys	2 Lynwood Rd	Mansfield	06268	429-4004	10/12/1999	8/1/2005	Active
	Christopher Casa	264 Mt. Hope Rd. Apt. 28	Mansfield Center	06250	429-0184	6/18/2002	8/1/2005	Active
	Darren Cook	32 Oak Hill Rd.	Mansfield	06268	429-0891	11/28/2000	8/1/2004	Active
Staff	Curt Vincente							

**Social Services Advisory (8/13/72)**

Appointed by Town Manager  
5 members - 3 year terms

	Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
	Judith Y. Heald	574 Browns Road	Storrs	06268	423-3778	10/16/2002	3/31/2005	Active
	Dr. James S. Peters, II	PO Box 431	Storrs	06268	487-0823	9/4/2001	3/31/2005	Active
	Rebecca Lehmann (C)	532 Browns Rd	Storrs	06268	423-5807	9/14/1998	3/31/2004	Active
	Ed Passmore	668 Middle Tpke	Storrs	06268	429-6799	9/20/1999	9/19/2002	Term Expired
	Marla Hauslaib	11 Russett Lane	Storrs	06268	429-8814	3/17/1998	3/31/2004	Active
Staff	William Kennedy	4 South Eagleville Road	Mansfield	06268	429-3315			

**Solid Waste Management/Recycling Committee (8/9/81)**

Appointed by Town Council  
7 members - 3 year terms

	Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
	Andrea Ames	12 Old Court	Storrs	06268	429-6925	6/11/2001	9/1/2004	Active
	Paul Kobulnicky	126 Bundy Ln	Mansfield	06268	487-6205	11/19/1998	9/1/2004	Active
	Anne Smith	156 Hillyndale Road	Storrs	06268	429-0529	6/11/2001	9/1/2004	Active

**Boards, Commissions Committees**

	Kevin McLaughlin	33 Mountain Rd	Mansfield.Center	06250		11/9/1998	9/1/2001	Term Expired
	Tom Malloy	670 Chaffeeville Road	Mansfield Center	06250	429-9506	1/10/2000	9/1/2002	Term Expired
	Maria Gogarten (C)	968 Warrenville Road	Mansfield Center	06250	429-3098	1/10/2000	9/1/2002	Term Expired
	Christopher Kueffner	193 Ravine Road	Mansfield	06268	429-8829	1/10/2000	9/1/2002	Term Expired
Staff	Lon Hultgren	4 South Eagleville Road	Mansfield	06268	429-3332			
	Virginia Walton	4 South Eagleville Road	Mansfield	06268	429-3333			

**Tourism (Quiet Corner) (3/26/84)**

Appointed by Town Council

Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
Hamilton Holt	563 Storrs Rd PO Box 163	Mansfield Center	06250	456-0922	7/1/1997	6/30/2002	Term Expired

**Transportation Committee ( 3/23/92)**

Appointed by Town Council

2 Council members, 2 PZC members and 5 appointments

2 year terms for elected - 3 year terms appointments

Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
Jean Gosselin	102 Birchwood Heights	Mansfield	06268	429-4766	3/9/1998	11/30/2000	Term Expired
Richard Sherman							Resigned
Jack Stephens	270 So. Eagleville Rd	Mansfield	06268	429-7600	6/11/2001	11/30/2003	Active
John C. Thorkelson (TC)	303 Mt. Hope Road	Mansfield Center	06250	429-5781	12/13/1999	11/30/2003	Active
Dennison Nash	616 Storrs Road	Mansfield	06268		1/18/2000	11/15/2002	Active
Michael Taylor	12 Stonemill Road	Mansfield	06268		1/18/2000	11/15/2002	Active
Vacancy (PZC)							Term Expired
Vacancy (PZC)							Term Expired
Vacancy							Term Expired

**University-Town Relations (4/27/92)**

7 seats: Mayor, member of PZC, Town Council member, 4 citizens appointed by Town Council

2 year terms

Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
James Stallard	13 Eastwood Road	Storrs	06268	487-1903	12/13/1999	12/13/2001	Term expired
William Rosen	233 Hanks Hill Road	Storrs	06268	429-2956	12/13/1999	12/13/2001	Term expired
Elizabeth Paterson	184 Maple Road	Storrs	06268	429-6348	12/13/1999	12/13/2001	Term expired
Audrey Barberet	45 Farrell Road	Storrs	06268	429-9679		11/19/2001	Term expired
William Simpson	29 Chaffeeville Road	Mansfield Center	06250	423-1879	1/10/2000	11/19/2001	Term expired
A. Pappanikou	146 Hunting Lodge Road	Storrs	06268		3/13/2000	3/13/2002	Term expired
Philip Barry	28 Hunting Lodge Road	Storrs	06268		3/13/2000	3/13/2002	Term expired
Staff	Martin H. Berliner	4 South Eagleville Rd.	Mansfield	06268	429-3336		
	Greg Padick	4 South Eagleville Rd.	Mansfield	06268	429-3330		

**Wellness Center Advisory Board (9/10/84)**

3 members selected by Town Council - 2 year terms

Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
Vacancy							Term Expired
Waldo Klein	110 Stonemill Road	Mansfield	06268	487-1387		11/30/2002	Active
Geraldine Zeni	3 Sycamore Dr	Storrs	06268	487-1951	2/22/1999	11/30/2002	Active

**Town of Mansfield  
Boards, Commissions Committees**

**Windham Region Council of Governments (7/1/97)**

Mayor and one alternate

	Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
MAYOR	Elizabeth Paterson/Designee: Chris Thorkelson	PO Box 696 303 Mount Hope Road	Mansfield Center	06250	450-7700			
ALT	Martin H. Berliner	4 So. Eagleville Rd	Mansfield	06268	429-5781 429-3336			

**Windham Regional Community Council**

Appointed by Town Council

	Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
	Esther McCabe	28 Hillyndale Rd	Mansfield	06268	429-7264	2/28/1994		

**Windham Regional Federated Services for Older Americans**

Appointed by Town Council

1 member represents Town Council; 1 member represents Senior Citizens

	Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
	Philip Fichandler	6 Codfish Falls Rd	Mansfield	06268	429-4389	11/9/1998	10/1/2002	Resigned
	Joan Terry	971 Warrenville Rd.	Mansfield Center	06250	429-2325	1/22/2001	12/31/2001	Term Expired

**WINCOG Planning Committee**

Appointed by Town Council, must be member of P Z C

	Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
PZC	Kay Holt	563 Storrs Rd	Mansfield Center	06250	456-0922			
ALT	Betty Gardner							

**Windham Regional Transit District (7/23/79)**

Appointed by Mayor with Town Council approval

3 year terms

	Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
	Paul Aho	20 Eastwood Road	Mansfield, CT	02668	429-5601	5/11/1998	5/1/2000	Term Expired

**Youth Advisory Council (6/10/74)**

Appointment by CGS see notes

1 year terms

	Name	Address	Town	Zip	Phone	Appt. Date	Term Ends	Current Status
SSAC	Robert Hirschfeld							Vacancy
BOE	Rachel Leclerc	4 So. Eagleville Rd	Mansfield	06268	429-3354	8/30/1999	9/30/2002	Term Expired
BOE	Jeffrey Cryan	Middle School 205 Spring Hill Rd	Mansfield	06268	429-9341	8/30/1999	9/30/2002	Term Expired
T M	Molly Kirovac	DCYS 1320 main St	Willimantic	06226		8/30/1999	9/30/2002	Term Expired
#19	Charles Leavens	EOS 1235 Storrs Road	Storrs	06268		8/30/2000	9/30/2002	Term Expired
T M	Francis Maloney	5 Southwood Rd	Storrs	06268		8/30/1999	9/30/2002	Term Expired
T M	Ethel Mantzaris	Adult Prob. 834 Main St	Willimantic	06226		8/30/1999	9/30/2002	Term Expired
T M	Jerry Marchon	Police Officer Mansfield	Mansfield	06268	429-3357	8/30/1999	9/30/2002	Term Expired

**Boards, Commissions Committees**

TM	Frank Perrotti	EastConn Vocational Center	Columbia	06237	8/30/1999	9/30/2002	Term Expired
TM	Maria Moore Kern (Student)	58 Cemetery Road	Mansfield Center	06250	10/1/2001	9/30/2002	Term Expired
TM	Adam Cascio (Student)	31 Bassetts Bridge Road	Mansfield Center	06250	10/1/2001	9/30/2002	Term Expired
TM	Christopher Cascio (Student)	31 Bassetts Bridge Road	Mansfield Center	06250	10/1/2001	9/30/2002	Term Expired
TM	Katie Mingrone	620 Mansfield City Road	Storrs	06268	10/1/2001	9/30/2002	Term Expired

# **Plan of Conservation & Development Meeting November 7, 2002 7:30 P.M.**

The third fall citizen committee meeting for Mansfield's Plan of Conservation and Development Update has been scheduled for Thursday, **November 7<sup>th</sup> at 7:30 p.m.** in the Audrey P. Beck Municipal Building, Council Chambers, 4 South Eagleville Road.

At this meeting, **Jim Gibbons** of the UConn Cooperative Extension Service, will make a power point presentation on economic development in small towns. Jim has extensive experience in working with Connecticut communities on both open space planning and economic development and his comments are expected to be helpful to citizen and Town officials interested in Mansfield's Plan of Conservation and Development update project.

All citizens are invited to participate in Mansfield's 2003 Plan of Conservation and Development update effort. Please feel free to invite friends and neighbors to any of our meetings.

**Please contact the Planning Office (429-3330) if you have questions or want to be added to our distribution list. Updated information regarding Mansfield's Plan of Conservation and Development is available on Mansfield's Web Page: [www.mansfieldct.org](http://www.mansfieldct.org)**

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News Item for Immediate Release

For more information contact:  
Lon Hultgren 429-3332  
Steve Bowen 429-3340

Plains Road Bridge to be closed  
October 28<sup>th</sup> for Deck Repairs

The Plains Road bridge over the Willimantic River between Coventry and Mansfield will be closed beginning October 28, 2002 for deck repairs. The work is expected to be completed in about 4 to 6 weeks.

The top of the concrete deck will be hydroblasted and repoured and a new bituminous wearing course applied.

