



TOWN OF MANSFIELD
TOWN COUNCIL MEETING
MONDAY, December 8, 2003
COUNCIL CHAMBERS
AUDREY P. BECK MUNICIPAL BUILDING
7:30 p.m.
AGENDA

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EXECUTIVE SESSION

REGULAR MEETING-MANSFIELD TOWN COUNCIL-NOVEMBER 24, 2003

The regular meeting of 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, Blair, Clouette, Haddad, Hawkins, Paterson, Paulhus, Schaefer, Thorkelson

II. APPROVAL OF MINUTES

Mr. Thorkelson moved and Mr. Hawkins seconded to approve the two sets of minutes, November 10, 2003 and the special organizational meeting of November 17, 2003.

So passed unanimously.

III. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Mr. Rudy Favretti, Middle Turnpike, presented the Council with a letter regarding the removal of the ten white pine trees that stood along the north boundary of the Municipal Building. These trees had been removed because of sap dripping onto staff cars in that parking area. Since the trees could not be reattached he urged the Council to consult with their many consultants prior to making changes on the landscape of Town buildings.

Mr. Quentin Kessell, Secretary of the Conservation Commission, spoke on the two letters the Commission sent to the Council. These letters addressed two concerns. The first was the lack of managing and caring for the Moss Sanctuary by the University and the second item was to urged the Council to pay careful attention to the University of Connecticut's RCRA 90-Day Storage Facility for Hazardous Waste Comparative Site Study. The Town Manager referred both items to staff for review and consideration.

Mr. Haddad moved and Mr. Thorkelson seconded to move item # 7 up on the agenda.

So passed unanimously.

IV. PUBLIC HEARING

1. An Ordinance Regulating Possession of Alcohol by Persons Under 21 Years of Age

No comments from the public. Hearing closed at 7:50 p.m.

NEW BUSINESS

7. Proclamation in Honor of Mansfield 300th Steering Committee

Mayor Paterson read the proclamation thanking the Steering Committee for their work on the 300th Celebration. She presented a framed copy of the poster of Annie Wandell's painting of Col. Experience Storrs drilling the militia in Mansfield Center.

V. OLD BUSINESS

2. An Ordinance Regulating Possession of Alcohol by Persons Under 21 Years of Age

Mr. Haddad moved and Mr. Hawkins seconded that effective November 24, 2003, to adopt "An ordinance Regulating the Possession of Alcohol by Persons Under 21 Years of Age" as proposed by staff in its draft dated November 24, 2003, and which amendment will become effective 21 days after publication in a newspaper having circulation in the Town of Mansfield.

Much discussion by the Council followed. Concern expressed that the ordinance address large groups of underage drinkers and not the small number of family with a few guests who may be having a drink There was concern that the ordinance was overreaching onto private property.

Mr. Hawkins moved and Mr. Clouette seconded to table this item with the intention that perhaps Sgt. Darcy could attend a Council meeting and discuss the issue.

Motion so passed. Mr. Haddad voted against.

3. Length of Service Awards Program for Volunteer Emergency Services Personnel

Mr. Hawkins moved and Mr. Clouette seconded that effective November 24, 2003, to authorize staff to implement the length o service awards program (LOSAP) for volunteer emergency services personnel, as proposed by the Emergency Services Management Team in its memorandum dated November 24, 2003.

So passed. Mrs. Blair abstained.

4. Amendment to Fee Waiver Ordinance

Mr. Schaefer moved and Mr. Hawkins seconded that effective November 24, 2003, to schedule a public hearing for 7:30 p.m. at the Town Council's regular meeting on December 8, 2003 to solicit public comment on the proposed amendment to add the after-school program to the Fee Waivers Ordinance.

So passed unanimously.

5. Financial Statements Dated September 30, 2003

Mr. Schaefer moved and Mr. Bellm seconded to accept the Financial Statements Dated September 30, 2003, as presented by the Director of Finance.

So passed unanimously.

6. Underage Drinking, University Spring Weekend and President Austin's Task Force on Substance Abuse.

Town Manager is on a sub-committee for the Task Force looking at 8-10 items regarding drinking. The committee is meeting every Thursday morning for an hour or two to discuss the issue of underage drinking and University Spring Weekend.

VI. NEW BUSINESS

7. Proclamation in Honor of Mansfield 300th Steering Committee

Already discussed.

8. Schedule of Regular Town Council Meetings for 2004

Mr. Thorkelson moved and Mr. Hawkins seconded to approve the schedule of regular Town Council meetings for 2004 as presented by the Town Clerk.

So passed unanimously.

9. Status Report on Pending Claims and Litigation

The Town Manager handed out the report. No action necessary.

VII. QUARTERLY REPORTS

VIII. DEPARTMENTAL REPORTS

IX. REPORTS OF COUNCIL COMMITTEES

X. REPORTS OF COUNCIL MEMBERS

Mr. Bellm attended the Community Conversation program. It was an excellent program.

Mayor welcomed the two new Council members Mrs. Blair and Mr. Paulhus.

XI. TOWN MANAGERS REPORT

The Town Manager announced that there would be a project update on the Town on December 8, 2003 from 6-7:30 p.m. before the regular meeting beginning at 7:30 p.m.

XII. FUTURE AGENDAS

University development of East campus.

Care of Moss Sanctuary.

The Conservation Commission concerns of the hazardous waste site on the campus.

XIII. PETITIONS, REQUESTS AND COMMUNICATIONS

10. W. Topliff re: Update of Local Ambulatory Exemption

11. M. Berliner re: Appointments to Library Advisory Board

12. The Daily Campus-"Future Development of Campus Discussed"

13. The New York Times-"Courts; Drug System is Found to be Effective"

14. Department of Correction re: Capacity and Population for Bergin Correctional Institution

15. D. Dagon re; 2003 Fire Prevention and Safety Grant

16. Mansfield Downtown Partnership re: Selection of Master Developer for Commercial Town Center

17. Charter Oak Environmental Services, Inc. re: Second Quarter 2003 Event-Trace Dieldrin Levels

XIV. EXECUTIVE SESSION

Not needed.

XV. ADJOURNMENT

At 9:08 p.m. Mr. Haddad moved and Mr. Hawkins seconded to adjourn the meeting.

So passed unanimously.

Elizabeth Paterson, Mayor

Joan E. Gerdson, Town Clerk

PUBLIC HEARING
TOWN OF MANSFIELD

AMENDMENT-FEE WAIVERS ORDINANCE

December 8, 2003 7:30 p.m.

Audrey P. Beck Municipal Building

Council Chamber

The Mansfield Town Council will hold a public hearing at 7:30 p.m. at the Town Council's regular meeting on December 8, 2003, to solicit public comment on the proposed amendment to add the after-school program to the Fee Waivers Ordinance.

At this hearing written comments may be received and comments from the public be heard.

The full text of the Fee Waiver Ordinance is available in the Town Clerk's Office, 4 South Eagleville Road.

Dated at Mansfield, this twenty-fifth day of November, 2003.

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

December 8, 2003

Town Council
Town of Mansfield

Re: Amendment to Fee Waiver Ordinance

Dear Town Council:

As discussed at our previous meeting, staff proposes that the Town Council add the new after-school program offered by the Department of Parks and Recreation to the fee waiver ordinance. The new program began this fall for Mansfield students in grades 1 through 5, and is located at the community center. Program activities include homework time, sports, creative games, arts and crafts, and special events.

The current fee for the after-school program is \$1,700 per child per year. Based on this fee, our preliminary estimate to add the program to the fee waiver ordinance totals \$10,000 per year. This figure may be low, because the after-school program is new and will probably attract great interest. However, since this fiscal year is almost half complete we may not reach the \$10,000 figure during the first year. In future years, we would need to increase the general fund fee waiver subsidy to cover this new cost.

The Council has recently added Mansfield Community Center memberships and programs to the fee ordinance. In keeping with that spirit of inclusion, it would be worthwhile to include the new after-school program as well. Therefore, following the public hearing, staff recommends that the Council move to adopt the proposed amendment as presented by staff.

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

Move, effective December 8, 2003, to adopt the amendment to the Fee Waivers Ordinance, Chapter 122, Article III of the Mansfield Code of Ordinances, as proposed by staff in its memorandum dated December 8, 2003, and which amendment will become effective 21 days after publication in a newspaper having circulation in the Town of Mansfield.

Respectfully submitted,



Martin H. Berliner
Town Manager

Attach:(1)

Town of Mansfield
Amendment to Mansfield Code of Ordinances Chapter 122, Article III – Fee Waivers

December 8, 2003 Draft

Amendment to Section 122-10 – Applicability

The following services are subject to this ordinance:

- A. Recreation Programs, excluding bus trips and more than two summer camp sessions per child.
- B. Planning and Zoning fees
- C. Inland Wetland Fees
- D. Zoning Board of Appeals Fees
- E. Subsurface Sewage Disposal & Water Supply Wells
- F. Junk Car Disposal
- G. Solid Water Disposal
- H. Recycling Fees
- I. Ambulance Fees
- J. Community Center Memberships and Programs
- K. **[Parks and Recreation After-school Program]**

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

Martin H. Berliner, Town Manager

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(860) 429-3336
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December 8, 2003

Town Council
Town of Mansfield

Re: An Ordinance Regulating Possession of Alcohol by Minors

Dear Town Council:

At our previous meeting, the Town Council tabled this item as some of the members had concerns regarding the ordinance. Three primary concerns and questions arose during the course of our discussion:

- How would the town enforce the ordinance? Would the town's enforcement of the ordinance infringe upon any civil liberties or Constitutional rights?
- Could the ordinance be more narrowly focused to target larger gatherings and events?
- Could the application of ordinance be limited to younger children?

To address the above concerns and other questions that the Council may have, we have invited representatives of the Mansfield Police Department and the Coalition to Stop Underage Drinking to attend the Council meeting on December 8th. Those representatives will be able to respond to your questions in greater detail. We have also prepared this memorandum to provide additional background information and to respond to the concerns noted above. And, furthermore, we have revised the ordinance slightly to correct any remaining inconsistencies. We will discuss each of these issues in turn.

How would the town enforce the ordinance?

SGT Darcy, our resident state trooper, will attend the next meeting to discuss the practical application and enforcement of the ordinance. The purpose behind the ordinance is to provide the town with another enforcement mechanism to help us address a serious social problem in Mansfield – that of underage drinking and its related nuisances such as driving under the influence and property damage, as well as fighting and other violent behavior. Much of this activity occurs in and around student rental housing, but is not limited to that location. As stated in the ordinance, we believe that the unregulated possession of alcohol by minors poses health and safety risks to all residents in town, especially its youth. As an entity charged with protecting public safety and health, we want to discourage underage drinking and its related nuisances to as great an extent as possible. While we are not so naïve as to believe that this

ordinance would provide a panacea or a "silver bullet" to remedy the situation, we do feel that it would provide a valuable enforcement tool.

The ordinance restricts the possession of alcohol by a minor to allow such possession only in the presence of the underage person's parent, spouse or guardian. The ordinance also restricts the hosting of an event or gathering to allow the serving or consumption of alcoholic beverages by a minor only when the underage person is in the presence of his/her parent, spouse or guardian. Law enforcement personnel may issue citations under the ordinance to either the underage drinker or the host of an event or gathering. The ordinance as drafted applies to both private and public property, and the penalty consists of either a fine of one hundred dollars (\$100) or the completion of a substance abuse awareness and prevention program. The penalty is a civil infraction only, and, much like a traffic ticket would only rise to a criminal offense if a person refused to pay a lawfully issued citation.

In its practical application, the enforcement of the ordinance would most likely occur in situations involving a response to a public disturbance where, upon arriving at the scene, the police become aware that minors are in possession of and/or consuming alcohol outside of the presence of a legal guardian. In this situation, the ordinance would allow the police to levy a citation against those underage persons as well as the host of the event in an effort to discourage the behavior.

An important point to note with respect to this issue is that the ordinance would not and could not be used by law enforcement personnel to infringe upon a person's civil or Constitutional rights. For example, the police could not enter a private dwelling to enforce the ordinance without probable cause or other legal right of entry.

Could the ordinance be more narrowly focused to target larger gatherings and events?

Arguably, the ordinance could be more narrowly focused to target larger gatherings and events. However, we do not believe that this is desirable. For one, it may be difficult for an officer to define what constitutes a larger gathering and/or event. And, secondly, while our police do respond to complaints involving large parties and events, they also respond to complaints regarding smaller house parties and other locations. Therefore, it may be just as important to enforce the ordinance at these smaller events or gatherings that may be equally prone to developing into public disturbances and/or involve driving under the influence.

Could the application of the ordinance be limited younger children?

From our perspective, it would be problematic to restrict the application of the ordinance to younger children, say under the age of 18. In order to conform to state policy, we have deliberately chosen to define the term "minor" as it is defined by state law. Furthermore, as explained above, the purpose of the ordinance is to limit underage drinking and its related nuisances such as driving under the influence and property damage, as well as fighting and other violent behavior. In Mansfield, many of these problems are caused by persons between the ages of 17-21 who are either college students or in attendance at gatherings hosted by college students. To not include this age group under the scope of the ordinance would prove counterproductive.

Revisions

We have revised the draft ordinance to correct any remaining inconsistencies. In particular, we have substituted the term "minor" for the phrase "persons under the age of 21" to link the definition directly to state law. Consequently, if the state law is ever modified to either increase or decrease the legal age to purchase alcohol in Connecticut our ordinance would automatically be consistent with that change.

Recommendation

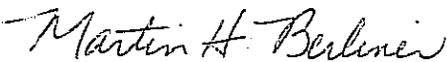
As stated previously, staff recommends that the Council adopt the ordinance as proposed. For one, the ordinance would assist our work to prevent substance and alcohol abuse, as well as driving under the influence by young persons. Second, the ordinance would assist the town and the university in our combined efforts to control and manage large gatherings and impromptu parties that frequently create health and safety risks for participants and the public at-large. Third, President Austin's Task Force on Substance Abuse recommended that the town consider adopting such an ordinance to help regulate underage drinking on private property. And, lastly, the Connecticut Coalition to Stop Underage Drinking has found that a local ordinance "can help to increase enforcement and accountability for adults who host house parties and youth who are in possession of alcohol." The Coalition cites the fact over 21 Connecticut cities and towns have adopted a social host ordinance such as the one we have proposed.

In summary, staff believes that the proposed ordinance would provide the town with an important enforcement tool to address this significant social issue in our community.

If the Town Council concurs with this recommendation, the following motion is suggested:

Move, effective December 8, 2003, to adopt "An Ordinance Regulating the Possession of Alcohol by Minors" as proposed by staff in its draft dated December 8, 2003, and which ordinance will become effective 21 days after publication in a newspaper having circulation in the Town of Mansfield.

Respectfully submitted,



Martin H. Berliner
Town Manager

Attach:(1)

**Town of Mansfield
Code of Ordinances
Chapter 101, Alcoholic Beverages
Article III, Possession of Alcohol by Minors**

"An Ordinance Regulating Possession of Alcohol by Minors"

December 8, 2003 Draft

Section 1. Findings and Purpose.

The Town Council of the Town of Mansfield finds that:

- A. The unregulated possession of alcoholic liquor by minors is detrimental to the general welfare, health and safety of all residents of Mansfield, especially to its youth; and
- B. The consumption of alcohol by minors while unsupervised by a parental authority creates not only a health and safety risk to those young persons, but presents a public nuisance to the general public as well.

Therefore, the Town of Mansfield seeks to protect, preserve and promote the health, safety, welfare and quality of life of all its residents by regulating the possession of alcohol by minors.

Section 2. Definitions.

- A. "Alcoholic liquor" shall have the same meaning as the term is defined in *Connecticut General Statutes* §30-1(3), as it may be amended from time to time.
- B. "Host" shall mean to organize a gathering of two or more persons, or to allow the premises under one's control to be used with one's knowledge for a gathering of two or more persons, for personal, social or business interaction.
- C. "Minor" shall have the same meaning as the term is defined in *Connecticut General Statutes* §30-1(12), as it may be amended from time to time.
- D. "Person" shall mean any individual, firm, partnership, association, syndicate, company, trust, corporation, limited-liability company, municipality, agency, or political or administrative subdivision of the state or other legal entity of any kind.

Section 3. Possession of Alcoholic Liquor Restricted.

No minor shall possess any container of alcoholic liquor, whether opened or unopened, within the Town of Mansfield except when accompanied by or in the presence of his parent, guardian, or spouse who is of legal age to purchase alcoholic beverages in the State of Connecticut. This restriction shall apply to both public and private property.

Section 4. Hosting an Event or Gathering Restricted.

No person shall host an event or gathering at which alcoholic liquor is consumed by or dispensed to any minor unless such minor is accompanied by or is in the presence of his or her parent, guardian, or spouse who is of legal age to purchase alcoholic beverages in the State of Connecticut. This prohibition shall apply to any event or gathering within the Town of Mansfield, whether conducted on public or private property.

Section 5. Possession Otherwise Permitted by Law.

Notwithstanding the above, nothing herein shall prohibit the serving or selling of alcoholic liquor by a minor if otherwise permitted by state law.

Section 6. Enforcement.

The Town Manager as the Director of Public Safety, or his designee(s), is charged with enforcing the provisions of this Ordinance.

Section 7. Violations and Penalties.

- A. For the first violation, any person cited under Section 3 of this Ordinance shall be subject to a fine of one hundred dollars (\$100) OR required to complete a substance abuse awareness and prevention program, which cost shall not exceed one hundred dollars (\$100). For each subsequent violation, any person cited under Section 3 of this Ordinance shall be subject to a fine of one hundred dollars (\$100).
- B. For the first violation, any person cited under Section 4 of this Ordinance shall be subject to a fine of one hundred dollars (\$100) OR required to complete a substance abuse awareness and prevention program, which cost shall not exceed one hundred dollars (\$100). For each subsequent violation, any person cited under Section 4 of this Ordinance shall be subject to a fine of one hundred dollars (\$100).
- C. All fines paid pursuant to this Ordinance shall be payable to the Collector of Revenue of the Town of Mansfield

Section 8. Appeals Procedure.

Any person fined pursuant to this Ordinance may appeal such fine pursuant to the provisions of the Town of Mansfield Hearing Procedure for Citations Ordinance.

Section 9. Construction.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of either gender shall include both genders.

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OFFICE OF THE TOWN MANAGER**



Martin H. Berliner, Town Manager

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December 8, 2003

Town Council
Town of Mansfield

Re: Issues Regarding the UConn Landfill including the UConn Consent Order, Public Participation Relative to the Consent Order and Well Testing (Item #4, 10-14-03 Meeting)

Dear Town Council:

Attached please find new correspondence concerning the UConn Landfill. At this time, the Town Council is not required to take any action on this item.

Respectfully submitted,

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

Martin H. Berliner
Town Manager

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University of Connecticut
Division of Business and Administration

REC'D DEC 01 2003

Architectural and
Engineering Services

November 26, 2003

Raymond L. Frigon, Jr.
Environmental Analyst
State of Connecticut, Department of Environmental Protection
Waste Management Bureau/PERD
79 Elm Street
Hartford, CT 06106-5127

**RE: CONSENT ORDER #SRD 101, STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION (CTDEP)
PROGRESS REPORT – NOVEMBER 2003
UNIVERSITY OF CONNECTICUT LANDFILL, STORRS, CT
PROJECT # 900748**

Dear Mr. Frigon:

The University of Connecticut (UConn) is issuing this Progress Report to the Connecticut Department of Environmental Protection (CTDEP). Project progress is discussed for the following topics:

- UConn Landfill Closure
- Update on Extension of Water Service - Meadowood and North Eagleville Road
- UConn F-Lot Landfill Closure
- UConn Landfill Interim Monitoring Program
- Remedial Action Plan Implementation, Landfill and Former Chemical Pits
- Closure Schedule Following CTDEP Approvals
- Hydrogeologic Investigation – UConn Landfill Project
- Long-Term Monitoring Plan
- Technical Review Sessions
- Technical Review Session Information
- UConn's Technical Consultants - Hydrogeologic Team
- Discussions of Activities Completed in November 2003
- Schedule for Compliance (Revision No. 3)
- Listing of Project Contacts
- Certification

**CTDEP Consent Order
Progress Report – November 2003
November 26, 2003**

The following actions undertaken or completed during this period comprise of the following:

UConn Landfill Closure

Project Status Background

The Comprehensive Hydrogeologic Report and Remedial Action Plan have been submitted to CTDEP. UConn released the Draft Final Comprehensive Hydrogeologic Investigation Report and Remedial Action Plan for the UConn Landfill for public view on January 20, 2003. Copies of the eight-volume report, comments from reviewers (CTDEP, United States Environmental Protection Agency - USEPA, and the Town of Mansfield) and a summary fact sheet are available in the research section of the Mansfield Public Library, in the Town Manager's Office, at University Communications and at the CTDEP in Hartford.

Permit Applications

ACOE NE: As part of the U.S. Army Corps of Engineers New England District (ACOE NE) Individual Permit Application for the Closure Plan for the UConn Landfill and Former Chemical Pits, a vernal pool survey was completed within a 600-foot radius of the UConn Landfill in Storrs, CT. Vernal pools are considered "special wetlands" under ACOE NE Programmatic Permit for Connecticut. On July 15, 2003 the ACOE NE published a Public Notice regarding UConn's request for a permit under Section 404 of the Federal Clean Water Act.

CTDEP: On September 12, 2003, Permit Application Transmittal Forms for the UConn Landfill Project Number 900748 were submitted to CTDEP for Water Discharge to Sanitary Sewer, Inland Wetlands and Watercourses, Inland 401 Water Quality Certification, and Flood Management Certification permits. On November 6, 2003 UConn submitted the Permit Application Transmittal Forms to CTDEP for the Discharge of Groundwater Remediation Wastewater to a Sanitary Sewer.

Conditional Approval Letter Received

A Conditional Approval letter dated June 5, 2003 regarding the Comprehensive Hydrogeologic Report and Remedial Action Plan was issued by CTDEP to UConn.

Comprehensive Hydrogeologic Report

Haley & Aldrich on behalf of UConn requested the elimination of the installation of one new deep monitoring well B402R (MW) from the Long-Term Monitoring Plan.

Closure Plan

On August 4, 2003 the Closure Plan report was submitted to CTDEP, Town of Mansfield, Eastern Highlands Health District (EHHD), and the Environmental Protection Agency (USEPA). The plan describes how the Remedial Action Plan will be implemented to close the UConn landfill, former chemical pits and F-Lot disposal site. Elements of the closure plan included:

- Site preparation, limited waste relocation, compaction and subgrade preparation and capping
- Landfill cap construction, which includes a gas collection layer, low permeability layer and protective cover/drainage layer
- Construction and operation of a gas collection system to manage methane gas emissions from the landfill and prevent uncontrolled migration
- Collection of a leachate collection system
- Construction and operation of a storm water management system
- Development of a comprehensive post closure maintenance and monitoring program
- Development of the former chemical pits area as green space
- Use of the landfill and F-Lot site as parking lots

The closure plan sets aside areas for a number of activities to take place, including soil processing and stockpiling, room for storing materials and equipment, and soil and waste removal areas. UConn's construction management firm will have to comply with odor, noise, dust and other controls, including keeping any relocated waste covered. The contractor will also build a construction fence around the site for security. The first steps in closing the landfill will focus on removing sediments and consolidating waste.

Private Property Access

UConn had previously requested access to property described on Town of Mansfield, CT Assessor's Map 15, Block 23, Parcel #7. Request to the property owner was made again in October 2003 by UConn to remediate sediments, continue to collect samples, to install wells, and to purchase parcel. To date, a response from the landowner has not been received.

Interim Monitoring Program Update

CTDEP: On September 25, 2003, the CTDEP requested that all groundwater samples collected in the next scheduled round of the IMP be submitted to a private laboratory certified by the CTDPH. In addition to the regulatory sampled private wells, UConn is sampling the private wells serving the following addresses for volatile organic compounds at a private certified laboratory: All private wells serving residences on Meadowood Road. In addition, 213 and 219 North Eagleville Road; and 201, 202, 203, 206, 211, 219, and 222 Separatist Road are to be sampled.

**CTDEP Consent Order
 Progress Report – November 2003
 November 26, 2003**

UConn/Haley & Aldrich: Subsequent research at the Mansfield Town Hall noted that the residences on Meadowood Road include numbers 21, 22, 28, 38, 41, 44, 47, 50, 54, 60, 61, 66, 74, and 78 Meadowood Road. Research at the Town also noted that 202, 203 and 206 Separatist Road are not valid residences, but 205 Separatist is one residence that was added to the list of residences to be sampled. Note: 222 Separatist Road has already been tied into the UConn water system and the property well taken out of service.

Update on Extension of Water Service - Meadowood and North Eagleville Road

CTDEP Conditional Approval

The CTDEP Conditional Approval letter required UConn to offer several residences the opportunity (see table that follows) to be connected to UConn's water supply. UConn authorized Lenard Engineering, Inc. to conduct surveying, review existing property information, and to accomplish the design of the water main and services for these residences. UConn has notified owners at these properties of the CTDEP requirements and has requested owner approval to install a service connection and abandon the existing well.

The table that follows notes which residences an offer was made and the responses by property owners received to date.

Table 1 - Offer to Connect and Well Abandonment Responses

<u>Address</u>	<u>Offer to Connect</u>	<u>Well Abandonment</u>
10 Meadowood Road	Accepted	Accepted
11 Meadowood Road	Accepted	Accepted
21 Meadowood Road	Accepted	Accepted
22 Meadowood Road	Rejected	Rejected
28 Meadowood Road	Accepted	Accepted
213 North Eagleville Road	Accepted	Accepted
219 North Eagleville Road	Accepted	Accepted

Tentative Schedule for the Design, Approval, and Construction for Extension of Water Service

- Complete design plans; submit to CTDEP and Department of Public Health (CTDPH) for approvals - submittal on September 5, 2003.
- Allow six weeks for CTDEP and CTDPH review and approvals - October 2003 (Only CTDPH comments received)
- Allow six weeks to advertise and review bids - November 28, 2003
- Award contract - December 31, 2003

Since it will be late 2003 before UConn could award a contract, construction will be scheduled for spring 2004.

**CTDEP Consent Order
Progress Report – November 2003
November 26, 2003**

- Review of contractor's submittals - January to March 2004
- Start construction - April 1, 2004
- End construction - July 1, 2004

UConn has received a project approval letter with conditions dated September 8, 2003 from the CTDPH.

UConn F-Lot Landfill Closure

UConn F-Lot Landfill Closure work completed included pavement removal, filling and compacting to grade, electrical system installation, installation of geotextile and 40-mil liner materials, and three inches of asphalt paving.

UConn Landfill Interim Monitoring Program (IMP)

IMP sampling continued during this period. Thirty-one monitoring wells were identified and are being sampled in this current program, consisting of seven monitoring wells for shallow groundwater, five locations for surface water, and nineteen active residential water supply wells. Sampling, as part of the IMP, will continue until the Long-Term Monitoring Plan (LMP) is initiated in January 2004.

CTDEP has requested UConn to sample residences on Meadowood and Separatist Roads utilizing a state certified laboratory.

Remedial Action Plan Implementation, Landfill and Former Chemical Pits

UConn accepted Pre-Qualification Applications on March 31, 2003 from Construction Management firms for the following Project: Remedial Action Plan Implementation, Landfill And Former Chemical Pits, UConn Project Number 900748. UConn is evaluating the Construction Management firms' information.

Project Objective: UConn plans to award a Construction Manager firm an at-risk contract with a Guaranteed Maximum Price (GMP) with separately negotiated pre-construction services. The selection process will include, but not be limited to, a firm's proven performance to manage large projects of similar scope and complexity and deliver it on time and within budget. The Management team and its key staff members to be assigned to the project are expected to be of the highest caliber, possess technical excellence and share UConn's utmost concern with maintaining schedule compliance. The firms who are pre-qualified will be provided with available materials and given a tour of the site and brief presentation of the complexities of the project.

After pre-qualification, each pre-qualified firm will be asked to respond to a Request for Proposal by providing information relative to such items as project staffing, schedule compliance, project controls, construction plan, fee for construction management services, general conditions costs and fee for pre-construction services, including producing estimates based on existing design schedules. A combination

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of technical qualifications, possible oral presentation, and fees will be considered in the final selection process. The GMP will be negotiated during the contract document phase of project development.

Request for Proposal packages are currently being assembled by Haley & Aldrich, but final drawings and specifications are dependent on USCOE and CTDEP permit requirements.

The packages to be sent pre-qualified project management firms will include:

- UConn General Conditions
- Technical Specifications (latest sets with revisions)
- Drawings (latest sets with revisions)
- Closure Plan
- Boring/Well Information
- Soil/Groundwater/Sediment quality data
- Earthwork Quantities
- Schedule
- Permit Information (Army Corps & CTDEP)
- Other Information

Closure Schedule Following CTDEP Approvals

- Preparation of Bid Documents Weeks 1-4
- Hire Project Construction Management Weeks 2-3
- Review Contractor Submittals Weeks 3-11
- Mobilization, Site Preparation, and Stormwater/Erosion Control Weeks 11-16
- Contaminated Sediment Removal and Relocation Weeks 17-22
- Waste Consolidation Weeks 23-34
- Construction of the LITs Weeks 35-40
- Land Reshaping and Grading Weeks 38-42
- Cover System Installation Weeks 43-49
- Road and Parking Lot Construction Weeks 38-50
- Project Completion, Demobilization and Closeout - Installation of Monitoring Wells Weeks 51-54
- Preparation of closure certification report Weeks 55-58

Hydrogeologic Investigation – UConn Landfill Project

Data were qualified using standard procedures and noted on analytical result tables that accompanied reports. Haley & Aldrich and other members of the team are confident that the data from ERI is suitable for the purposes of this hydrogeologic investigation and for design of the proposed remediation.

To satisfy various citizen and regulatory concerns, all of the samples to be taken at the end of September to early October 2003 from residential wells as part of the ongoing interim monitoring program will be analyzed by an independent, state-certified lab. The certified laboratory will also perform the surface water and monitoring well sampling. ERI will conduct 10% to 20% duplicate sampling. H&A will assess this data and will provide all of the information to homeowners, the Town of Mansfield, EHHD, CTDEP

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and U.S. EPA. Phoenix Environmental Laboratories, Inc. (Phoenix) is located in Manchester, CT and is an independent State-certified laboratory (<http://www.phoenixlabs.com/Profile.html>).

Long-Term Monitoring Plan (LTMP)

A multi-year plan will continue sampling of soil gas, surface water, shallow monitoring wells and bedrock wells in the study area and several adjacent private properties to monitor water quality and protect human health and the environment. The results will be reported to CTDEP and property owners and evaluated on a long-term basis.

The CTDEP Conditional Approval letter call for the following Mansfield residences to be included in the LTMP:

- | | | |
|---------------------|-----------------------|-----------------------|
| ▪ 38 Meadowood Road | ▪ 65 Meadowood Road | ▪ 206 Separatist Road |
| ▪ 41 Meadowood Road | ▪ 202 Separatist Road | ▪ 211 Separatist Road |

Technical Review Sessions

Public involvement principles are summarized as follows:

- Public involvement includes the promise that the public's contribution can influence decisions.
- The process must be periodically updated to ensure that it is effective in facilitating these principles.
- The process provides participants a way to define how they want to be involved and participate.
- The process supplies participants with information they need in order to participate in a meaningful way.
- The public involvement process seeks out and facilitates the involvement of all those potentially affected.

The specific goals of public involvement at the UConn Landfill Project are:

- To design a process for public involvement that can be fully implemented and is consistent with available time and resources of the sponsoring agencies and other key parties.
- To encourage the broadest possible involvement by the public in all aspects of the site investigation, environmental monitoring programs, and cleanup at the UConn landfill.
- To ensure that information is easily accessible and is as clear as possible to the interested public.
- To ensure the development and dissemination of accurate, comprehensive information about all aspects of the site investigation, environmental monitoring programs, and cleanup, including timely information on potential risks posed by the landfill.
- To provide specific procedures for consideration and incorporation of relevant public comments and concerns in key site investigations, environmental monitoring programs, and cleanup decisions.

Technical Review Session Information

General

To summarize, the public involvement process is being utilized to provide public involvement in the CTDEP decision-making process regarding the investigation, environmental monitoring programs, and potential cleanup of the site. In addition, the following has occurred:

- Technical Review Session Information: Regina Villa Associates (RVA) distributed the 2003 UConn *Update* to mailing list individuals.
- Haley & Aldrich have distributed the minutes from Technical Review Committee (TRC) Meetings.

Public Availability Review Session

There were no public availability sessions held during November 2003.

UConn Project Web Site

UConn announced in Spring 2003 that a new web site will provide up-to-date information on the UConn Landfill Remediation Project. The web site was created in response to comments made by the public during public involvement review. The site's Internet address is <http://www.landfillproject.UConn.edu>. The web site includes a description of the project; timeline; project contacts and list of places to find documents; copies of recent notices, releases and publications that site visitors can download; a project map; and links to other sites, such as the CTDEP.

UConn's Technical Consultants - Hydrogeologic Team

Haley & Aldrich: Haley & Aldrich have completed fieldwork for the IMP and monitoring well samplings. Work also included technical input. Work includes public meeting preparation. Continued review of permitting and design work comments for landfill and former chemical pits remediation based on draft Remedial Action Plan. Consultant submitted Closure Plan and Permit applications to CTDEP.

Mitretek Systems: Mitretek's work included meeting attendance and input, technical review of data, fieldwork and coordination with the hydrogeologic team. Consultant assisted in the preparation of the Comprehensive Hydrogeologic Report and Remedial Action Plan, as well as public meeting preparation. Continued review of permitting and design work comments for landfill and former chemical pits remediation based on draft Remedial Action Plan

United States Geologic Survey: The USGS work tasks included Final Supplemental Hydrogeologic Investigation Scope of Work contribution and reviews. The USGS interpreted surface geophysical survey data, conducting and interpreting borehole geophysical surveys and collecting bedrock ground-water level information. The USGS was also involved in hydrogeologic data assessment and evaluation. Consultant

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assisted in the preparation of the Comprehensive Hydrogeologic Report and Remedial Action Plan, as well as public meeting preparation.

Environmental Research Institute: ERI's work tasks included Final Supplemental Hydrogeologic Investigation Scope of Work contribution and reviews. ERI is conducting limited sample analyses as part of the UConn Landfill project and IMP. ERI has completed groundwater profiling and soil gas surveys, along with public meeting preparation.

Phoenix Environmental Laboratories, Inc.: Phoenix is conducting sample analyses as part of the UConn Landfill project and IMP.

Epona Associates, LLC: As subcontractor to Haley & Aldrich, Epona provided professional risk assessment services as well as meeting attendance and technical input. This consultant was involved in data assessment and data evaluation plus coordinating ecological sampling and risk assessment issues. Consultant assisted in the preparation of the Comprehensive Hydrogeologic Report and Remedial Action Plan.

Regina Villa Associates: RVA is the community information specialist. RVA continues to produce and distribute the *UConn Update*. Work also included the integration of review comments and assistance with public involvement as well as public meeting preparation.

Discussion on Activities Completed in November 2003

UConn:

- Continued review of permitting and design work for landfill and former chemical pits remediation based on draft Remedial Action Plan
- Evaluation of Construction Management firms for Remedial Action Plan Implementation
- Reviewed and distributed completed water sampling request letters to residences on Meadowood, North Eagleville and Separatist Roads.
- Transmitted letter to property owner on Hunting Lodge Road Property, Town of Mansfield, CT Assessor's Map 15, Block 23, Parcel #7.
- UConn complied with the sampling of residences on Meadowood and Separatist Roads utilizing a state certified laboratory.
- Reviewing

Haley & Aldrich:

- Assessed Round 12 Groundwater Quality Data from Phoenix Laboratories and Environmental Research Institute (ERI)
- Conducted Round 12 Groundwater Sampling.
- Continued design work for landfill and former chemical pits remediation based on draft Remedial Action Plan
- Preparing Request for Proposal packages for Construction Management firms

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- Began developing Mitigation Plan to address comments from the Army Corps of Engineers and Environmental Protection Agency
- Reviewed *UConn Update*
- Revised Long-Term Monitoring Plan (LTMP)

USGS:

- Reviewed *UConn Update*

Mitretek:

- Continued review of permitting and design work for landfill and former chemical pits remediation based on draft Remedial Action Plan
- Reviewed *UConn Update*

ERI:

- Reviewed *UConn Update*

Phoenix

- Conducted analyses of sampling from IMP and additional residential areas

Epona:

- Continued review of permitting and design work for landfill and former chemical pits remediation based on draft Remedial Action Plan

RVA:

- Continued to communicate with public and respond to public queries
- Updated project web site
- Prepared *UConn Update*

Schedule for Compliance (Revision No. 3)

The submitted Plan for presentation and the Schedule for Compliance for Consent Order SRD-101 Hydrogeologic Investigation - University of Connecticut Landfill, F-Lot, and Chemical Pits, Storrs, CT, has been proposed for modification as follows (*completed items in italics*):

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Schedule for Compliance (Revision No. 3) Hydrogeologic Investigation of UConn Landfill, F-Lot, and Former Chemical Pits, Storrs, Connecticut (completed items in italics, UPDATED 11.17.03):		
Consent Order Deliverable	Contents	Dates of Presentations and Submittals to CTDEP
<i>UConn Landfill and Former Chemical Pits — Ecological Assessment</i>	<i>Results of Ecological Assessment and Implications of the Assessment on Evaluation of Remedial Alternatives</i>	<i>January 9, 2002 (presentation completed); April 11, 2002 (interim report submitted*)</i>
<i>UConn Landfill and Former Chemical Pits — Conceptual Site Model (CSM), impact on bedrock groundwater quality</i>	<i>CSM details and supporting geophysical, hydrological, and chemical data</i>	<i>February 7, 2002 (presentation completed) April 8, 2002 (interim report submitted*)</i>
<i>Remedial alternatives for the UConn Landfill, former chemical pits, F-Lot, and contaminated ground water</i>	<i>Report will be included as the Remedial Action Plan in the Comprehensive Report</i>	<i>June 13, 2002 (presentation completed)</i>
<i>Comprehensive Hydrogeologic Report and Remedial Action Plan - integration of information in all interim reports and all previous reports</i>	<ul style="list-style-type: none"> ▪ <i>Results of Comprehensive Hydrogeologic Investigation</i> ▪ <i>Remedial Action Plan</i> ▪ <i>Long Term Monitoring Plan</i> ▪ <i>Schedule (to include public and agency review, permitting, design, and construction)</i> ▪ <i>Post-Closure</i> ▪ <i>Redevelopment Plan for the UConn Landfill and F-Lot</i> 	<i>August 29, 2002 (presentation**)</i> <i>October 31, 2002 (Comprehensive Report Submitted to CTDEP)</i>
<i>Comprehensive Final Remedial Action Plan Report</i>	<i>Release of Report and Plan for CTDEP and public review of remedial design</i>	<i>January 2003</i>
<i>Remedial Action Design to include comprehensive interpretive design of the Landfill final cap</i>	<i>Detailed design drawings and specifications of the preferred remedial alternative(s)</i>	<i>A TRC Meeting was held Wednesday, June 25, 2003.</i> <i>Summer 2003 (Comprehensive Design Submittal)</i> <i>A public review session for the UConn landfill design took place at the Town of Mansfield council chambers at the Audrey P Beck Municipal Building, Mansfield, CT on Wednesday, September 3, 2003.</i>

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Schedule for Compliance (Revision No. 3) Hydrogeologic Investigation of UConn Landfill, F-Lot, and Former Chemical Pits, Storrs, Connecticut (<i>completed items in italics, UPDATED 11.17.03</i>):		
Consent Order Deliverable	Contents	Dates of Presentations and Submittals to CTDEP
Implement Remedial Action Plan for the UConn Landfill, former chemical pits, F-Lot and contaminated groundwater	Finalize detailed construction drawings, and specifications Develop bid packages based on approved Remedial Action Plan - Competitive Bidding Process - Select Contractor - Obtain Permits as detailed in the Remedial Action Plan Mobilization & Fieldwork	<i>July 2003 through</i> January 2004 (Contractor(s) selection) REVISED ****
Initiation of Construction of Approved Remedial Option	Selection of contractors and the beginning of construction of approved remedial options	January 2004 mobilize contractor(s) (Contingent on Construction Timetable ***) REVISED ****
Initiation of Long Term Monitoring Plan (LTMP)	IMP sampling continues quarterly to this point	January 2004
Completion of Remedial Construction	Comprehensive final as-built drawings and closure report for the UConn Landfill, former chemical pit area.	August 2004 (Winter - Spring 2004) - Anticipated completion of construction (Contingent on Construction Timetable ***) TO BE REVISED ****
Post-Closure Monitoring	Begin post-closure monitoring program of the Remedial Action upon approval from CTDEP	August 2004 (Contingent on Construction Timetable ***) TO BE REVISED ****

- * Interim reports submittals are the data packages that support the presentation accompanied by interpretive text sufficient for review. Comments received at the presentation will be addressed in the interim reports.
- ** Results will not be complete until evaluation of data from MW 208R, if permission to drill from the property owner is received.
- *** Contingent on CTDEP approvals, construction timetable based on bidding market, weather conditions, numerous permitting issues, along with State and local reviews and conditions.
- **** **UPDATED 11.17.03**

Listing of Project Contacts

Town of Mansfield

Martin Berliner
Town of Mansfield
Audrey P. Beck Building,
4 South Eagleville Rd.
Mansfield, CT 06268-2599
(860) 429-3336

**U.S. Environmental
Protection Agency**

Chuck Franks
U.S. Environmental
Protection Agency
Northeast Region
1 Congress St. (CCT)
Boston, MA 02114-2023
(617) 918-1554

Haley & Aldrich, Inc.

Rick Standish, L.E.P.
Haley & Aldrich, Inc.
800 Connecticut Blvd.
East Hartford, CT 06108-7303
(860) 282-9400

CT Department of Environmental Protection

Raymond Frigon, Project Manager
CT Department of Environmental Protection
Water Management Bureau
79 Elm St.
Hartford, CT 06106-5127
(860) 424-3797

University of Connecticut

Scott Brohinsky, Director
University of Connecticut, University Communications
1266 Storrs Rd., Unit 4144
Storrs, CT 06269-4144
(860) 486-3530

Richard Miller, Director, Environmental Policy
University of Connecticut
Gulley Hall, Unit 2086
Storrs, CT 06269-2086
860-486-8741

James Pietrzak, P.E., CHMM, Senior Project Manager
University of Connecticut, Architectural & Engineering Services
31 LeDoyt Rd., Unit 3038
Storrs, CT 06269-3038
(860) 486-5836
Jim.Pietrzak@uconn.edu

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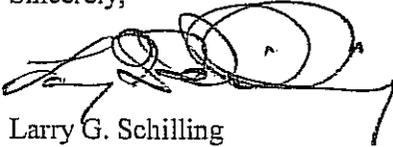
Certification

As part of this submission, I am providing the following certification:

I have personally examined and am familiar with the information submitted in this document and all attachments and certify that based on reasonable investigation, including my inquiry of those individuals responsible for obtaining the information, the submitted information is true, accurate and complete to the best of my knowledge and belief, and I understand that any false statement made in this document or its attachments may be punishable as a criminal offense.

Please contact James M. Pietrzak, P.E. at (860) 486-5836 or me at (860) 486-3116 if you need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Larry G. Schilling". The signature is written in a cursive style with a large, prominent "S" at the end.

Larry G. Schilling
Executive Director
Architectural and Engineering Services

LGS/JMP

CTDEP Consent Order
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cc:

Gail Batchelder, HGC Environmental
Consultants
Martin Berliner, Town of Mansfield
Scott Brohinsky, UConn
Thomas Callahan, UConn
Marion Cox, Resource Associates
Brian Cutler, Loureiro
Amine Dahmani, ERI
Elida Danaher, Haley & Aldrich
Dale Dreyfuss, UConn
Nancy Farrell, RVA
Charles Franks, USEPA
Peter Haeni, F.P. Haeni, LLC
Allison Hilding, Mansfield Resident
Traci Iott, CTDEP
Carole Johnson, USGS
Ayla Kardestuncer, Mansfield Common Sense
John Kastrinos, Haley & Aldrich
Alice Kaufman, USEPA
Jennifer Kertanis, CTDPH
Wendy Koch, Epona
Prof. George Korfiatis, Stevens Institute of
Technology
George Kraus, UConn
Peter McFadden, ERI
David McKeegan, CTDEP
Richard Miller, UConn
Robert Miller, Eastern Highlands Health District
Elsie Patton, CTDEP
Dr. John Petersen, UConn
James Pietrzak, UConn
Susan Soloyanis, Mitretek
Rick Standish, Haley & Aldrich
William Warzecha, CTDEP

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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

December 8, 2003

Town Council
Town of Mansfield

Re: Department of Parks and Recreation Program Fee Structure

Dear Town Council:

Attached please find correspondence from the Director of Parks and Recreation concerning program fees and registration dates for Winter 2004. It is our understanding that the Director's proposal conforms to the Council's policy and guidelines regarding this topic. Please let us know if this is not the case.

Respectfully submitted,

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

Martin H. Berliner
Town Manager

Attach:(1)



**Mansfield
Community
Center**

**Town of Mansfield
Parks and Recreation
Department**



Curt A. Vincente, Director

10 South Eagleville Road
Storrs/Mansfield, Connecticut 06268
Tel: (860) 429-3015 Fax: (860) 429-9773
Email: Parks&Rec@MansfieldCT.org
Website: www.MansfieldCT.org

TO: Martin H. Berliner, Town Manager
FROM: Curt A. Vincente, Director of Parks & Recreation (CV)
DATE: December 2, 2003
SUBJECT: Winter Program Fees

As requested by the Town Council this past Fall, this memo identifies the directive we have been given for our fees and registration dates to be listed in our Winter 2004 program brochure.

FEES

It was our understanding that the fees are to be structured as follows:

- Resident (Community Center member or not): Base rate for programs at the Community Center or any other facility
- Non-resident Community Center member: Base rate for programs at the Community Center, \$5 additional non-resident fee for programs at any other facility, except as noted below*.
- Non-resident non-Community Center member: Non-resident rate for all programs, except as noted below.*

* Note: Ashford and Willington residents are charged a \$5 non-resident fee for programs and are given a \$5 facility credit for any programs held at EOS.

REGISTRATION DATES

It was our understanding that the registration dates are to be structured as follows:

- First priority: Residents (Community Center member or not), tentative begin date pending confirmation of printing schedule – Dec. 22
- Second priority: Non-resident Community Center members, tentative begin date pending confirmation of printing schedule – Dec. 29

- Third priority: Non-resident, tentative begin date pending confirmation of printing schedule – Jan. 5

Our Winter program brochure is in the early draft stage. Final layout and proofing will begin soon. The printing and mailing process will follow shortly thereafter. I respectfully request authorization to proceed as described above so we can stay on our production schedule.

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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

December 8, 2003

Town Council
Town of Mansfield

Re: December 22, 2003 Town Council Meeting

Dear Town Council:

Due to the fact that the holiday season is frequently associated with additional time commitments and engagements, the Town Council has often canceled its second meeting in December.

If the Town Council wishes to cancel its regular meeting for December 22, 2003, the following motion would be in order:

Move, effective December 8, 2003, to cancel the regular Town Council meeting scheduled for December 22, 2003.

Respectfully submitted,

Martin H. Berliner
Town Manager

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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

December 8, 2003

Town Council
Town of Mansfield

Re: Community Center Facility Rental Rates

Dear Town Council:

Attached please find a proposal from the Director of Parks and Recreation concerning facility rental rates for the Community Center. As explained by the Director, we are in the process of updating our facility use policy and ordinance, both of which will be submitted to the Town Council for review and action. During the interim, however, we would like the Council to adopt facility rental rates as the demand to use the Community Center is high and the income would provide an important revenue source.

Staff and the Recreation Advisory Committee (RAC) developed the rates by surveying comparable community facilities around the country, and by linking the rates to overhead and opportunity costs. At this point, we recommend that the Council adopt the interim rates as presented.

If the Town Council supports this recommendation, the following motion is in order:

Move, effective December 8, 2003, to adopt the facility rental rates for the Mansfield Community Center, as proposed by the Director of Parks and Recreation in his memorandum dated December 4, 2003.

Respectfully submitted,

Martin H. Berliner
Town Manager

Attach:(1)



Mansfield
Community
Center

**Town of Mansfield
Parks and Recreation
Department**



Curt A. Vincente, Director

10 South Eagleville Road
Storrs/Mansfield, Connecticut 06268
Tel: (860) 429-3015 Fax: (860) 429-9773
Email: Parks&Rec@MansfieldCT.org
Website: www.MansfieldCT.org

TO: Martin H. Berliner, Town Manager
FROM: Curt A. Vincente, Director of Parks & Recreation *CV*
DATE: December 4, 2003
SUBJECT: Community Center Facility Rental Rates

When the Community Center fees were originally approved by the Town Council, facility rental rates were still in development. At that time, we indicated that proposed rates would be brought back to the Town Council for consideration. Attached you will find our recommendations for facility rental rates. As you know, I am working with your office staff to update the Town's Facility Use Policy, which was last updated in 1992. The policy is due to be updated and this will allow us an opportunity to incorporate Community Center use into the policy. Since the policy is in the form of an ordinance, the update process may take some time. Now that the Community Center is up and running, we are receiving numerous requests for party rentals, which is another source of revenue planned in the Community Center budget. Also, since we have had a month of operation and are now comfortable with the basic functioning of the facility, we are ready to host parties and meetings. Below is some additional information which supplements the attached rate proposal sheets:

Facility Use Policy Highlights

As noted above, the Town's Facility Use Policy is being reviewed and recommended changes to the policy will be presented to the Town Council at a later date. Some highlights of items being considered for the Community Center operation are as follows:

Priority use

1. Parks & Recreation Department/Community Center programs/events (no fee)
2. Town Agencies (i.e. staff and department functions, Town Committees) (no fee, meeting spaces only)
3. Mansfield Residents (see rental rates)
4. Community Center members (see rental rates)
5. Recognized Mansfield non-profit groups (composed primarily of Mansfield residents, providing a service to Mansfield residents, participation and/or membership is open to anyone, sponsored by a volunteer board of directors) (no fee, meeting spaces only)
6. Other groups may rent the facility depending upon availability, except any private groups, organizations, or companies who seek to make profit from the use (see rental rates)

Other

- Application must be made at least two weeks in advance
- Reservations cannot be made more than six months in advance
- Long term reservations are not available except those that relate to facility programs

Finally, the Recreation Advisory Committee has reviewed our fee proposals and party rental options on numerous occasions and fully supports the recommendations. We respectfully recommend approval of the attached rates as soon as possible.

MANSFIELD COMMUNITY CENTER – PROPOSED FACILITY RENTAL RATES

Room	Resident/Member	Non-Member/Non-Res.
Community Room	\$30/hr	\$60/hr
Community Room with kitchen	\$45/hr	\$75/hr
Arts & Crafts Room	\$20/hr	\$40/hr
Teen Center	\$25/hr	\$50/hr
Full Gym	\$50/hr	\$100/hr
Half-Gym	\$25/hr	\$50/hr
Main Pool *	\$100/hr	\$200/hr
Therapy Pool	\$50/hr	\$100/hr
Dance/Aerobics Room	\$40/hr	\$80/hr
Audio/Visual Equipment	\$20 per use	\$20 per use
Deposit	\$25/area	\$25/area
Cancellations (requires 15 day notice)	\$25	\$25

*Note: EOS swim team use will be at \$50/hr

Birthday Party Package Proposal (for parties up to 15 people)

All parties must be run by the person purchasing the package. General clean-up is the responsibility of the rental group. Decorations and other items described below will be supplied. Cake option will be in the freezer in the kitchen waiting for them and pizza will be pre-ordered to be delivered at time specified. Staff may be hired to coordinate party options for an additional fee.

Room Rental Only package includes:

- 2 hours of time in the given room
- staff time for clean-up
- decorations (balloons, paper tablecloths, cups, plates, napkins, plasticware) supplied by rental group

Basic Party package includes:

- 2 hours of time in the given room
- staff time for set-up and clean-up
- decorations (balloons, paper tablecloths, cups, plates, napkins, plasticware)

Sports//Pool party includes:

- 1 hour of time in the given room
- 1 hour of time in gym OR pool
- staff time for set-up and clean-up
- decorations as described above.

Arts and Crafts Party includes

- 2 hours of time in either the Community Room or Arts and Crafts room
- staff time for set-up and clean-up
- decorations as described above
- choice of complete arts and crafts kits purchased ahead of time

Teen Center Parties should be used only by those aged 10 and above. Teen parties will include 1 hour in the arts and crafts room for food and 1 hour in the teen center. If they want to use both rooms longer, an additional charge will apply.

MANSFIELD RESIDENTS/COMMUNITY CENTER MEMBERS – Party Package Rates

Package	Community Rm.	Arts & Crafts Rm.	Teen Center
	@ \$30/hr.	@ \$20/hr.	@ \$25/hr
Room Rental only	\$75	\$50	\$60
Basic Party	\$140	\$105	\$125
Sports Party	\$160	\$125	\$145
Arts & Crafts Party	\$160	\$125	\$145
Pool Party	\$160	\$125	\$145
Add-Ons			
Cake/Soda	\$3/person	\$3/person	\$3/person
Pizza/Soda	\$5/person	\$5/person	\$5/person
Staff person	\$10/hour	\$10/hour	\$10/hour
Add'l people in group	\$5/person	\$5/person	\$5/person
Kitchen	\$15/hr	N/A	N/A

NON MEMBERS/NON-RESIDENTS - Party Package Rates

Package	Community Rm.	Arts & Crafts Rm.	Teen Center
	@ \$60/hr.	@ \$40/hr.	@ \$50/hr
Room Rental only	\$150	\$100	\$115
Basic Party	\$185	\$175	\$200
Sports Party	\$225	\$215	\$240
Arts & Crafts Party	\$225	\$215	\$240
Pool Party	\$225	\$215	\$240
Add-Ons			
Cake/Soda	\$4/person	\$4/person	\$4/person
Pizza/Soda	\$6/person	\$6/person	\$6/person
Staff person	\$10/hour	\$10/hour	\$10/hour
Add'l People in group	\$6/person	\$6/person	\$6/person
Kitchen	\$20/hr	N/A	N/A

Proposed Fees for Facility Rental

Current Facility Rental Fees at other recreational Centers

- Comparisons are made against other facilities rooms of a similar size.
- All fees are per hour.

Facility	Comm. Room	Arts & Crafts	Teen	Pool	Gym	½ Gym
Mansfield (initial proposal)						
Member / Resident	\$40	\$15	\$20	\$100	\$50	\$25
Non Resident	\$80	\$30	\$40	\$200	\$100	\$50
Kirkwood Rec Station						
Members / Non memb	X	\$20	X	X	X	X
Webster Grove rec						
Member / Resident	X	X	\$30	X	\$40	\$20
Non Resident	X	X	\$40	X	\$60	\$30
Afton White					8000 sqft	
Member / Resident	X	\$20	X	X	\$35	X
Non Resident	X	\$20	X	X	\$50	X
Parker Rec Center						
Member / Resident	\$12	\$16	\$16	\$50	\$50	X
Non Resident	\$24	\$32	\$32	\$100	\$100	X
Colorado Comm Center						
Member / Resident	X	\$15	X	X	\$45	\$32
Non Resident	X	\$20	X	X	\$60	\$37
Thorton Rec Cetner						
Member / Resident	\$25	X	X	\$100	\$60	X
Non Resident	\$30	X	X	\$125	\$72	X

RAC - OCT. 29, 2003
AGENDA ITEM - 0.4
HAND-OUT

Eagleville Fire Department



Station 107
879 Stafford Road
Mansfield, CT 06268
(860) 429-2050

Station 207
1722 Storrs Road
Mansfield, CT 06268
(860) 429-0035

November 22, 2003

To: Martin Berliner Town Manager

From: William A. Jordan Fire Chief *WAS*

Subject: 3rd quarter report (July-September)

The third quarter of this year has been above average in regards to our emergency responses. I always attribute some of this to the return of the UConn student population, as we all know our roadways become quit busy and congested with all the additional traffic that the students bring. However, I am extremely concerned with the volume of medical calls and Dumpster Fires that we are continuing to have at the apartment complexes on Hunting Lodge Road. Most of these calls involve alcohol-related problems along with assaults. The fires are becoming more frequent. At a minimum we respond to a call involving two or more fires at the same time and this may occur twice during an 8hr period during the night. We continue to work the Fire Marshals office and the State Police to bring this situation under control. As I am sure you are aware this is becoming very taxing on our personnel both paid and volunteer. Not to say how it ties up our equipment and makes it all the more difficult to respond to other and probably more substantial emergencies in town. At this point I believe that it is time for the town to hold the property owners of these complexes more accountable for their residents and in doing so a bill for services should be submitted by the town to the property owners each and every time we respond to these malicious acts. In time it is my belief that the property owners will take it upon themselves to put an end to this problem. I will continue to forward quartly response reports to your staff and as always we will continue to work to put end to this problem

During the last quarter all of our apparatus went through their annual preventive maintenance checks, noting a few routine problems, all the vehicles came through the inspections extremely well. While I am on the subject of apparatus. Our Engine 107 replacement committee has completed it's work regarding the replacement of this vehicle. As you now for the first time the town is purchasing two pieces of Apparatus at the same time. When the building process of this vehicle was coming to a close members from the MVFC came on board as they to had an Engine that was in need of replacement.

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With this said both departments sat down along with Dave Dagon and built two pieces that are almost identical in looks and design. In my eye's this is truly first for both of the departments and I would like to commend Eagleville Committee Chairman Richard Palmer and his committee. The members of the MVFC truck committee and Emergency Services Administrator Dave Dagon for all their and hard work and dedication to this project. This endeavor was anything but easy in how it was accomplished. However the finished product will be a true testament of the professional attitudes that the people handling the emergency services here in town truly have.

Training once again continues to take up a large amount of our Paid and Volunteer personnel's time. Our people spent a total of 226hrs on training. One of the high points in our training this quarter was our annual "Fire Ground Safety" drill. This session is mandated for all paid and volunteer personnel, no matter what their level of training is in the department. In all 49 personnel sat thru a class room session designed to review many of our "Standard Operating Guide Lines". These guidelines are designed procedures to how we expect our personnel to handle various situations that we respond to. The goal is to have all personnel operate at the same level and above all perform the task with the utmost proficiency along with the highest regard for personal safety. Personnel also continue to participate in other various types of classes please find attached a detailed report of the quarters training as prepared by our Drill Master Dan Davis.

During the last quarter our Department once again took part in the Mansfield League of Woman Voters "Know your Town Fair". We once again had a booth set up were residents could pick up fire safety brochures and have questions answered regarding fire safety as well as giving the residents a brief history of the department. For the first time in years we did not perform a practical demonstration. However never the less our efforts were well received by the residents of our town. I would like to recognize Firefighter Mike Thompson for coordinating our efforts this year.

Our Department once again spent many hours this last quarter on its Fire Prevention activities that are presented yearly during fire prevention week at all three of our Elementary Schools. Personnel presented fire safety topics to grades K-4 as well as displays of our Fire Apparatus. None of this could have been done if it had not been for the efforts of Firefighter Charlie Cosgrove and Firefighter Richard Chandler who coordinated our work. These individuals reviewed our current fire prevention program and in doing so updated many facets of it in regards to materials and the presentations in the classrooms. Along with the many volunteers who donated their time to work on this

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project it once again was a total success. In closing the above mentioned group along with Administrator Dagon this year are going to do a more in depth review of the program and make the necessary changes as needed.

Both President Gergler and myself continue to spend many hours working with you and your staff as well as members of the Town Council on the Emergency Service reorganization. I truly believe that this is time well spent and I am pleased that we have made such great progress. It appears to me that we are all somewhat on the same page and finally have a common goal in mind. I am proud to say that in my 25 years of service I have never seen the two Fire Departments working as well together as they are now.

I would be very naive if I said that there would no longer be problems between the two organizations. However as move forward it is my belief that we be able to settle the indifferences and move on. Were as before this was not the case.

In closing I once again thank you and your Staff as well as our Town Council for the continued support of our efforts.

On Going Work:

E-107 Replacement
Fire Study work
Completion of the Volunteer incentive package
Continued joint response work with the MVFC.

Next Quarter:

Load testing of all Department Ladders
Final review of plans for new Fire Truck
Facilitate first round of LOSAP incentives

CC: All EFD Personnel

Sta: 107

Sta: 207

Dave Dagon Emergency Services Administrator

Chiefs File

EAGLEVILLE FIRE DEPARTMENT

TRAINING REPORT FOR JULY 1ST - SEPTEMBER 30TH

DEPARTMENTAL TRAINING

<u>TRAINING CONDUCTED</u>	<u>LOCATION</u>	<u>PERSONNEL</u>
PUMPING/HOSE DRILL	GLENN RIDGE	11
MEDICAL/REHAB DRILL	EAGLEVILLE F.D.	19
WALK THRU ORIENTATION	UCONN CAMPUS	11
FIRE GROUND SAFETY	EAGLEVILLE F.D.	49
FLASHOVER TRAINING	CT. FIRE ACADEMY	1
FEMA HAZ-MAT TRAIN the TRAINER	BRAINARD AIRPORT	2

TOTAL APPROXIMATE HOURS SPENT TRAINING: 226 HRS

EAGLEVILLE FIRE DEPARTMENT

2003 TRAINING



NAME:	BLOODBORNE RECERT	MAST/DEFIB/EPI	TOLLAND CNTY. DIVE DRILL	COLD WATER RESCUE	ICE DRILL	SCBA EMERGENCIES	EVOC CLASS	DEP FORISTRY CLASS	S.C.B.A. FIT TESTING	S.C.B.A. RECERT	EQUIPMENT LOCATION	DIVE TEAM DRILL	BOAT DRILL	PUMPING DRILL	MEDICAL/REHAB	WALK THRU AT UCONN	FIRE GROUND SAFETY	TANKER ORIENTATION	TOTAL
AGNEW C.	***				X	X	X	X	X	X	X						X	X	
BEAULIEU C.	X	X	X	X	X			X	X	X		X		X		X	X	X	
BEAULIEU E.	X	X	X	X	X	X		X	X	X	X	X	X	X			X		
BEAULIEU K.	X	X						X		X				X			X	X	
BEAULIEU S.	X	X															X		
BEAULIEU R.	X	X		X	X		X	X	X	X	X		X		X		X		
BLAIR A.								X			X		X		X		X		
BLAIR E.	X	X		X		X		X	X	X	X		X		X		X	X	
BROWN E.	***																X		
CHANDLER E.																			
CHANDLER R.	X	X						X	X	X			X			X	X	X	
CORNELL W.	X	X		X	X			X	X	X				X		X	X	X	
COLONAIR C.	X	X		X	X		X		X	X		X	X				X		
COMEAU B.	***																		
COSGROVE C.	X	X						X	X	X							X		
COSTELLO M.	X	X							X	X							X		
DANCOSE J.	X																X		
DAVIS B.	X	X													X		X		
DAVIS D.	X	X		X	X	X		X	X	X	X	X	X	X	X	X	X	X	
DORE E.	X								X	X							X		
ENRIGHT K.	X	X																	
GERGLER M.	X	X							X	X							X		
GILCHRIST E.																			
GRAY C.	X	X		X					X	X							X		
GROVER J.	X																X		
HUNLEY R.	X								X										
HOVDE T.	X	X													X		X		
HYLEN E.																			
JONES B.	***							X	X	X							X		
JONES J.	X			X				X									X		
JONES M.	X	X																	
JORDAN W.	X	X	X	X	X			X	X	X			X	X	X		X	X	
LIBBY G.					X			X									X		
MARTIN K.	X			X		X		X	X	X	X		X		X		X		
MacDONALD L.	X	X		X	X		X	X		X			X	X			X	X	
MEIKLE N.	***			X	X				X	X		X					X		
MOTT R.	X	X							X	X							X		
MORRISSETTE T.	X	X							X	X							X	X	
PALMER R.	X	X															X		

EAGLEVILLE FIRE DEPARTMENT

2003 TRAINING

TRAINING CLASSES												
FIRST QUARTER												
BLOODBORNE, DEFIB, EPI RECERT JANUARY 14TH, 28TH AND FEBRUARY 11TH , MARCH 11TH												
TOLLAND COUNTY DIVE DRILL, ASHFORD FEB. 25TH												
COLD WATER RESCUE FEB. 25TH												
ICE DRILL MARCH 16TH												
SCBA EMERGENCIES MARCH 25TH												
SECOND QUARTER												
DEP FORISTRY CLASS APRIL 8TH												
MASK FIT TESTING APRIL 16TH, 17TH, MAY 2ND												
S.C.B.A. RECERT, MAY 13TH, 21ST, 27TH.												
EQUIPMENT LOCATION JUNE 10TH												
DIVE TEAM DRILL, MAY 28TH												
BOAT DRILL, JUNE 24TH												
THIRD QUARTER												
PUMPING DRILL, JULY 27TH												
MEDICAL/REHAB AUGUST 12TH.												
WALK THRU AT UCONN AUGUST 20TH												
FIRE GROUND SAFETY , SEPT. 9TH, 23RD, 30TH.												
FOURTH QUARTER												
TANKER ORIENTATION OCTOBER 14TH												

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INTENTIONALLY



Mansfield Downtown Partnership

1244 Storrs Road
PO Box 513
Storrs, CT 06268
(860) 429-2740
Fax: (860) 429-2719

December 2, 2003

Board of Directors
Mansfield Downtown Partnership

Re: Item #3 - Meeting Minutes

Dear Board members:

Attached please find the minutes for the Board meeting held on November 4, 2003.

The following motion would be in order:

Move, to approve the minutes of November 4, 2003.

Sincerely,

A handwritten signature in cursive script that reads "Cynthia van Zelm".

Cynthia van Zelm
Executive Director

Attach: (1)

MANSFIELD DOWNTOWN PARTNERSHIP, INC.
BOARD OF DIRECTORS MEETING
Mansfield Downtown Partnership Office
Tuesday, November 4, 2003

MINUTES

Present: Steve Bacon, Martin Berliner, Tom Callahan, Dale Dreyfuss, Mike Gergler, Al Hawkins, Janet Jones, Philip Lodewick, Betsy Paterson, Dave Pepin, John Petersen, Steve Rogers, Phil Spak, Betsy Treiber, Frank Vasington, David Woods

Staff: C. van Zelm

1. Call to Order

Philip Lodewick called the meeting to order at 4:00 p.m.

2. Opportunity for Public to Comment

There was no public comment.

3. Approval of Minutes

Mike Gergler made a motion to approve the October 7, 2003 minutes. John Petersen seconded. The minutes were approved unanimously.

4. Director's Report

Cynthia van Zelm reported that she had attended the CT Main Street Commercial Revitalization conference in New Haven and attended sessions on downtown housing, developer issues, and retail marketing.

5. Update on Municipal Development Plan and Master Developer

Mr. Lodewick said that some Partnership members had met with Storrs Center Alliance and LRK to begin reviewing next steps and tasks for the municipal development plan. Ms. van Zelm has developed a task matrix, which will be more formalized into a critical path chart including a timetable to be shared with the Board.

Tom Callahan said the designation letter designating Storrs Center Alliance as the master developer had been signed by Philip Lodewick and was in this month's Board packet.

A meeting with members of the Storrs Center Alliance team is scheduled for November 19 to continue to talk about development issues. Mr. Lodewick said he hoped that a development agreement between the Partnership and Storrs Center Alliance would be signed within 60 to 90 days.

Dave Pepin asked about the timing of the municipal development plan. Mr. Lodewick said we should have a better idea of a timeframe once Storrs Center Alliance has completed its due

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diligence with respect to acquiring all the background information it needs. Mr. Callahan said now that all the parties are involved, Storrs Center Alliance will begin to develop a business plan and use that as the basis to plan design of the center.

6. Report from Committees

Advertising and Promotion – Dean Woods said the Advertising and Promotion Committee decided to prepare its next newsletter in the Spring of 2004 rather than the end of this year in order to capture more work done on the municipal development plan.

Mr. Woods deferred to Betsy Paterson to talk more about Fall Event planning. Ms. Paterson said the Fall Event Committee had met with Paula Stahl of the Third Thursday group in Willimantic to get some tips on event planning. The Committee looked at a possible site plan for the area. The Committee also decided to move the timing of the event earlier as it will be getting dark by mid-September.

Ms. Paterson said the Committee discussed the appropriateness of an event on September 11 (day scheduled for Know Your Town Fair) in light of the tragic events on September 11, 2001. Can remembrances be built into the event and the event serve as a way to celebrate community? With respect to the date, there was some discussion about whether it was too ambitious to have the Fall Event and Know Your Town Fair on the same day, some concern about doing any type of celebration on September 11, UConn football schedule not known yet in terms of a conflict, difficulty finding a date, and few public remembrances of September 11 last year.

The Committee is working on finalizing the Mansfield brochure. Ms. van Zelm said some questions have come up about expanding the brochure to include more businesses in other geographic locations outside of Storrs Center, Four Corners, and King Hill Road/N. Eagleville Road.

Ms. Paterson said we might want to include all businesses.

Steve Rogers said that the assumption is the market is for visitors coming to Mansfield for one day so the attractions piece is critical and perhaps only retail businesses should be included.

Janet Jones said that people will not notice that three businesses areas are being defined in the brochure so may want to be more inclusive. The brochure can serve as a good public relations piece for the Town of Mansfield.

Mr. Callahan said it is important to note that the audience also includes 3,200 new UConn students a year and their families.

Mr. Woods said he would take back the Board comments to the Advertising and Promotion Committee where this will be discussed further.

Finance and Administration – Mr. Callahan referred to the September 30, 2003 quarterly report on the Board packet. The revenue side looks good and expenses are as expected. This report does not include the grants received including the \$500,000 STEAP grant and \$90,000 USDA grant. He requested that these reports be included for the Board in the next quarterly report.

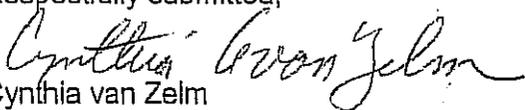
Membership Development – Betsy Treiber reported that the Committee had received 150 paid renewals and that follow-up calls are being made to members who had not renewed their dues. Membership dues have been received in the amount of approximately \$8,000 toward the \$10,400 budget. Another mailing will be done to members who joined in Spring 2003.

Ms. Treiber said the Committee would be inviting members to our next Board meeting on December 2, which will include a tour of the new Community Center and refreshments.

7. Adjourn

Mr. Callahan made a motion to adjourn. Ms. Paterson seconded the motion. The motion was approved unanimously. The meeting adjourned at 4:45 PM. The next meeting is set for December 2.

Respectfully submitted,



Cynthia van Zelm
Executive Director, Mansfield Downtown Partnership, Inc.

To: Town Council/Planning & Zoning Commission
 From: Curt Hirsch, Zoning Agent
 Date: December 1, 2003

CHA

Re: ***Monthly Report of Zoning Enforcement Activity***
For the month of November 2003

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	14	17	8	93	66
Certificates of Compliance issued	19	12	16	70	62
Site inspections	50	30	51	193	192
Complaints received from the Public	2	0	4	13	25
Complaints requiring inspection	2	0	4	10	15
Potential/Actual violations found	2	7	2	14	9
Enforcement letters	11	7	12	34	43
Notices to issue ZBA forms	1	1	1	12	8
Notices of Zoning Violations issued	8	4	4	18	14
Zoning Citations issued	0	2	3	3	5

Zoning permits issued this month for single family homes = 1, multi-fm = 4
 2003/04 Fiscal year to date: s-fm = 15, multi-fm = 7

**Mansfield Youth Service Bureau Advisory Board
Sub-Committee Meeting Minutes
Tuesday, November 4, 2003
12:00 noon at YSB**

In attendance were: Frank Perrotti, Assistant Chairperson; Ethel Mantzaris, Chairperson; Kevin Grunwald, Director, Department of Social Services, Town of Mansfield; Barbara Ivry, Resident; Molly Kirouac, Resident; Janit Romayko, Coordinator, YSB

Regrets: Kathleen Narowski, E.O. Smith 12th grade

Agenda items included:

- 1. Update: YSB participate in several activities this month that were of note:**
 - a. YSB & Girl Scouts are partners at Juniper Hill for the monthly intergenerational evening meeting. The Girl Scouts are very helpful in serving the seniors and the groups dressed up for Halloween and participated in the seasonal craft and bingo.**
 - b. YSB was invited to Trick or Treat at Shippee/Buckley dorms on October 29th and had 50 costumed participants.**
 - c. YSB has had several requests to attend parent & PPT meetings at the school this month. YSB also attends the weekly case conference meeting at MMS and team discussed individuals, programs and grade/team approaches.**
 - d. YSB also has had several new referrals and clinical activity has been very high. Dr. Haney spent several extra evening hours at the YSB this month as demands for medication was also high**

- 2. Community Center Update: Fee waiver passed on 10/14/03. See enclosed. Janit reported that two of her clinical families received 90% fee waivers and were absolutely thrilled with the ability to use the center.**

3. **Community Conversations – School Readiness Council received a \$2,000 grant via the League of Women Voters to hold a community conversation about early childhood education. Barbara Ivry stressed the importance of a historical perspective as Mansfield has been educationally proactive for years. Community Conversations will be held on Thursday November 20, 2003 from 5:30pm – 9:30pm and the initial emphasis will be specific to childcare. The goal is to have a blend of individuals and the “expert” role will be downplayed. The group is hoping for 100 attendees.**
4. **Upcoming meetings: Next month the Downtown Partnership will present at MMS at 12 noon on Tuesday, December 9, 2003.**

Meeting adjourned at 12:30pm

Respectfully,


Janit P. Romayko
Secretary

Encl: Poetry by Valerie Thompson

**Next meeting: Tuesday, December 9, 2003
 12:00 noon
 MMS Conference Room**

Agenda:

- 1. Update 12:00 noon – 12:10pm**
- 2. Other 12:10pm – 12:15pm**
- 3. Presentation by Downtown Partnership 12:15pm – 1:00pm**

advbdmins11403

MANSFIELD ZONING BOARD OF APPEALS

On November 12, 2003, the Mansfield Zoning Board of Appeals took the following action:

1. Continued the hearing of Chen Jia Wen so that the applicant can approach the Planning & Zoning Commission.
2. Denied the application of Courtney Nawrot, 632 Middle Turnpike, for a Variance of Art. X, Sec. C.3.b and C.5.a.1 Special Regulations for Sign Regulations to erect a new commercial identity sign with electronic message board at the CVS site.

Reasons for denial:

No hardship shown for the change in the zoning regulations
Electronic message boards are prohibited

3. Continued the hearing of Earl Trudeau until December 10, 2003 so that the ZBA Chairman can confer with the Zoning Agent concerning statutes.
4. Approved the application of Bruce Hussey, 43 Riverview Rd., for a Variance of Art. VIII, Sec. B.4.c Exceptions for Non-Conforming Lots of Record for an 11' side yard variance to put a two-car garage and house addition as presented.

Reasons for approval:

Lot restrictive
Septic and well placement
Neighborhood approval

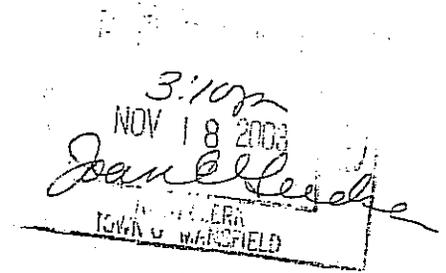
MANSFIELD BEAUTIFICATION COMMITTEE MINUTES

Date: November 3, 2003

Place: Mansfield Town Hall

Attendance:

Brian Krystof, Chair
Isabelle Atwood
Jackie Bopp
David Hall
Mary Dean Lindsay
Pat Maines
Carol Markowitz
Frank Trainor
Sidney Waxman



Chair Brian Krystof opened the meeting at 8:00 P.M. One of the items of business was regarding the pots our committee has which were placed in several areas in the town. Lon Hultgren said he would safely store the pots in the town garage for the winter. Also discussed with Lon was the planting of trees. Lon felt that spring would prove a better time for planting. Possible new places to place pots next year would be at fire stations, the post office in Mansfield Center and the library at Buchanan Center.

It was decided that December 18th at 6:00 P.M. we will start our bus tour to observe the holiday displays throughout Mansfield. As there will be better parking at the new COMMUNITY CENTER PARKING LOT, our bus will be parked there and we will plan to leave from there. Please note this change in place of departure at 6:00 P.M. on the 18th of December. The recommendations for our committee to see the displays should be made to Brian Krystof by December 17th. About December 11th notices should go to the newspapers asking for candidates for award certificates.

Meeting adjourned at 9:00 P.M.

CC: Ms. Joan Gerdson, Town Clerk
Mr. Lon Hultgren, Director of Public Works

TOWN OF MANSFIELD
Solid Waste Advisory Committee
Minutes of the Meeting
November 13, 2003

Present: Squires, Ames, Emory, Hultgren (staff), Walton (staff)

The meeting was called to order by acting chair Squires at 7:44 p.m.

The approval of minutes was postponed to a future meeting.

Staff presented its modification to the pre-paid bag proposal for discussion. By having \$50,000 of the base fee revenues borne by taxes and raising the pre-paid bag fees to \$2.25 per bag; the proposal is more in line with current fees at the lighter-use end of the user spectrum. After considerable discussion it was decided to have staff present the modified proposal at a fourth public meeting prior to any final decision to proceed. Staff will modify the presentation accordingly and discuss a winter public meeting with the Town Manager.

Staff updated members on the status of the multi-family contract changeover (December 1st). New dumpsters will be installed the Thanksgiving weekend.

Hultgren said he was continuing to check revenues versus expenses for the bulky waste at the transfer station. Preliminary figures show revenues are still lower than expenditures.

Walton said that Windham Tech had agreed to manufacture recycling containers for Town park and recreation areas. She will check on their progress.

The next meeting will most likely be the regular second Thursday in January, 2004 unless a December meeting is required.

The meeting was adjourned at approximately 8:46 p.m.

Respectfully Submitted,



Lon R. Hultgren
Director of Public Works

cc: Town Manager, Town Clerk, Director of Finance, Virginia Walton, Dan Austin, Knox, Robinson, Squires, file

DRAFT
NOT REVIEWED OR ACCEPTED BY COMMITTEE
ATTACHMENTS NOT INCLUDED

Mansfield Advisory Committee on the Needs of Persons with
Disabilities

Regular Meeting
Tuesday, September 23, 2003

Minutes

- I. **Attendance:** members: Scott Hasson, Mary Thatcher, Wade Gibbs; staff: Sheila Thompson, Kevin Grunwald; invitees: Cynthia Van Zelm, Alan Hawkins

- II. **Minutes:** Minutes of June 24, 2003 were reviewed and approved.

- III. **New Business:** Cynthia Van Zelm, Executive Director, Mansfield Downtown Partnership, and Alan Hawkins, member of the Partnership's Board of Directors, offered a presentation of the Partnership's goals, developments, and designs of a "mixed use" downtown area adjacent to the University. Input from the Committee has been requested in regard to the inclusiveness of needs of special populations in the design of such a project.

- IV. **Old Business:**
 - a) **Membership:** Ruth Gordon has resigned from the Committee for medical reasons, and members were urged to seek out possible members.

 - b) **Report on Fee Waivers:** Sheila Thompson reported that no action has yet been taken by the Council.

 - c) **Report on Transportation Coalition:** Mary Thatcher reported that the Transportation Coalition will be distributing the directory of transportation services to towns within Eastern CT.

 - d) Kevin Grunwald reported that he and Lon Hultgren are meeting to investigate the widening of the ADA corridor for transportation services.

The meeting adjourned at 3:40PM. Next regularly scheduled meeting: Oct.28, 2003.

Respectfully submitted,

Sheila Thompson

MINUTES
MANSFIELD PLANNING & ZONING COMMISSION
Regular Meeting, Monday, November 17, 2003
Council Chambers, Audrey P. Beck Municipal Building

Members present: A. Barberet (Chairman), R. Favretti, B. Gardner, R. Hall, K. Holt, P. Plante, G. Zimmer
Members absent: P. Kochenburger
Alternates present: B. Pociask, B. Ryan
Alternates absent: B. Mutch
Staff present: C. Hirsch (Zoning Agent), G. Padick (Town Planner)

Chairman Barberet called the meeting to order at 7:07 p.m., appointing Alternate Ryan to act as a voting member.

Organizational Matters

Election of Officers – CHAIRMAN - Barberet nominated FAVRETTI, Holt seconded; there being no other nominations, nominations were closed. MOTION PASSED unanimously. Chairman Favretti conducted the rest of the meeting.

VICE-CHAIRMAN – Gardner nominated BARBERET, Holt seconded; there being no other nominations, nominations were closed. MOTION PASSED unanimously.

SECRETARY – Barberet nominated Holt, Plante seconded; there being no other nominations, nominations were closed. MOTION PASSED unanimously.

Committee appointments :

TRANSPORTATION ADVISORY COMMITTEE – Hall and Zimmer

REGULATORY REVIEW COMMITTEE CHAIRMAN - Gardner

PLAN OF CONSERVATION & DEVELOPMENT CHAIRMAN – Favretti

CORRECTIONAL FACILITY LIAISON AND & PUBLIC SAFETY COMMITTEE - Barberet

All of the above were already standing members of these committees. Mr. Favretti confirmed that all would be willing to continue in their positions.

WINCOG REGIONAL PLANNING COMMISSION – Zimmer MOVED, Favretti seconded that Holt and Gardner continue as Mansfield's representatives; there being no other nominations, nominations were closed. MOTION PASSED unanimously.

DESIGN REVIEW PANEL – Current members are Atwood, Stephens, Sherman and Miniutti; former member Sunmark has resigned. Holt MOVED, Barberet seconded the nomination of Robert Gillard as the new fifth member; there being no other nominations, nominations were closed. MOTION PASSED unanimously.

TOWN/UNIVERSITY RELATIONS COMMITTEE – Mr. Padick will confirm at the next meeting (Dec. 1st) whether the Chairman is automatically the PZC representative or someone else must be appointed or elected.

By-laws – Members were asked to review the current By-laws and be ready to discuss them and suggest revisions if necessary at the next meeting.

2004 Meeting Schedule – Holt MOVED, Barberet seconded to approve the proposed schedule as presented; MOTION PASSED unanimously. It was noted that this schedule will not conflict with any major Jewish holidays, according to the Hillel Foundation.

11/3/03 Minutes – Zimmer MOVED, Gardner seconded to approve the Minutes as presented; MOTION PASSED unanimously.

Zoning Agent's Report – The October Zoning Enforcement Activity report was noted.

476 Storrs Rd. flags for sale - Mr. Hirsch reported that the owner at 476 Storrs Rd. has contacted an attorney as to how to respond to Mr. Hirsch's complaints about the sale and outside display of religious flags.

University Plaza request for reduction in parking space requirement - An 11/13/03 letter from D. Haidous requests a reduction in parking space requirements for a proposed Japanese restaurant at University Plaza; members briefly discussed the request before Holt MOVED and Gardner seconded to refer it to staff for review. MOTION PASSED unanimously.

CVS lighted sign request –The ZBA has rejected the CVS application to install a lighted sign, and the decision will not be appealed, as far as is now known. Mr. Hirsch reported that a CVS representative has requested a meeting with him.

Old Business

Sultan application for efficiency unit at 2024 Storrs Rd., file 1211 - Holt MOVED, and Gardner seconded to approve with conditions the special permit application (file 1211) of Nosheen Sultan for an efficiency apartment on property located at 2024 Storrs Road, in an RAR-40/M-F zone, as submitted to the Commission and shown on a survey plan dated 8/5/77, a septic location plan dated 12/10/91, a floor plan dated 7/31/03, and other application submissions, and as presented at Public Hearings on 9/2/03, 10/20/03 and 11/3/03. This approval is granted because the application as hereby approved is considered to be in compliance with Article X, Section M, Article V, Section B and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. This approval is granted for a two-bedroom efficiency unit in association with an existing single-family home having up to three additional bedrooms. Any increase in the number of bedrooms on this property shall necessitate subsequent review and approval from the Director of Health and the Planning and Zoning Commission;
2. This approval is conditioned upon continued compliance with Mansfield's zoning regulations for efficiency units, which include owner-occupancy requirements and limitations on the number of residents in an efficiency unit;
3. This special permit shall not become valid until it is filed upon the Land Records by the applicant.

MOTION PASSED unanimously.

"Smith Farms" 6-lot subdivision application, Coventry Rd., Reja Acquisitions, o/a, file 1214 – The applicant's attorney has submitted a request (11/4/03) that discussion on the application be put off until 12/15/03, when an Inland Wetland Agency continued Public Hearing is scheduled. Communications on the application that have been received since the last PZC meeting are an 11/13/03 memo from the Town Planner; Eastern Highlands Health District (undated); Open Space Preservation Committee (10/21/03), and Parks Advisory Committee (11/7/03). Mr. Padick noted that more information is needed from the Health Department prior to the 12/15/03 discussion.

Verbal Updates from Town Planner

Storrs Center "Downtown" Project – A consulting firm, the Leland Alliance Group, has been contracted to develop a municipal development plan for the project. A plan for a regulatory process for the project is also being developed, which the PZC will be able to review before its final adoption. It is expected that some revisions to our Zoning Regulations will need to be made.

UConn Hazardous Waste Facility comparative site study – Mr. Padick, a member of the study committee, reported that there have been many meetings and field trips. The University has scheduled a public information meeting for 11/20/03, at which the committee's conclusions will be discussed and public opinions may be voiced.

Proposed discontinuance of a portion of the Old Tolland Turnpike – The Town Planner, Town Attorney, and Attorney S. Schragger plan to meet within the coming week to further discuss options for this proposal. The Town will stress its desire to maintain proper access for future transportation and trail options. Mr. Padick will report further at the next meeting.

UConn Master Plan – The Master Plan committee, of which the Town Planner is a member, has met for discussion of future plans for the Agriculture campus. Members met with the University's consultants, and will hear further recommendations from them in February. Mr. Padick briefly reviewed preliminary plans for other areas of the campus, and will continue to report to the PZC as the Committee's work progresses.

New Business

Freedom Green requests for reduction of escrow funds and permission to begin new construction – Communications received since the 10/20/03 meeting, at which the escrow funds for Phase IVA were reduced, were memos from the Town Planner and Ass't. Town Engineer (both 11/14/03), letters from Att'y. D. Poitras (11/13/03), B. Otto, representing Advance Property Mgmt. (11/12/03), and Minutes from an 11/13/03 site visit, which had included Town staff. Mr. Padick reported that a number of previously-identified issues have been addressed, but more remain to be done. The sites will be re-visited in the spring to make sure they have satisfactorily weathered the winter. He clarified that permission to construct 10 units to begin Phase IVB is the only request under consideration at this time.

In response to a member's inquiry about the status of the sewer pump, Mr. Padick reported it was operated under inspection the previous week. An analysis of its functioning was submitted and discussed by engineer R. Amantea, who suggested some alternatives to the present pumping system. He also suggested that residents stop flushing Baby Wipes down the toilets, as this was diagnosed as the primary cause of pump-clogging.

A. Baldwin, president of the Villages at Freedom Green Homeowners Association, stated that her association has no objection to the developer's being allowed limited development of Phase IVB, subject to the conditions in the 11/12/03 letter from B. Otto, of APA Management, which the association supports.

Gardner then MOVED, Holt seconded to authorize, subject to compliance with approved plans, escrow fund provisions and all applicable approval conditions, the construction of up to ten units in Phase IVB. No additional units in Phase IVB shall be authorized without further approval by the PZC. MOTION PASSED unanimously.

Proposed State Aquifer Protection Regulations – It is hoped that these draft regulations, which the Town has consistently supported for almost a decade, will be adopted as they stand, following a review period. It is not necessary for the Town to take any action at this time. If the regulations are adopted, however, our Zoning Map and Zoning Regulations will have to be revised to correspond with the new regulations.

Maplewoods, Sec. 2 subdivision request to reduce bond, file 974-3 – A 10/29/03 letter from developer M. Taylor, representing Depot Associates, requests a bond reduction for Maxfelix Drive in Phase 2 of the subdivision. The Town Planner's 11/12/03 memo was also noted. At the meeting, Mr. Padick said that the Ass't. Town Engineer feels that additional stabilization measures need to be proven successful over the winter, and plans to write a memo to the PZC on this, and the request was tabled by consensus until his memo is received.

Communications and Bills – As noted on the Agenda or distributed at the meeting. Barberet MOVED, Holt seconded to pay the Town Attorney's October, 2003 bill in the amount of \$700.50; MOTION PASSED unanimously.

The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary

Mansfield Parks Advisory Committee
Draft Minutes for November 5, 2003

Members present: Pat Bresnahan, Sue Craig, John Fisher, Jean Haskell, David Silsbee, Jennifer Kaufman, Curt Vincente. **Absent:** Jacquelyn Perfetto. **Guests:** none.

I. The meeting was called to order at 7:39 pm. The October 1 meeting minutes were accepted.

II. New Business

A. Last Green Valley Walk. It was noted that this proposed fund-raising walk for the Quinnebaug -Shetucket Heritage Corridor is a on CT Trails Day in June. PAC does not want to participate, and Jennifer will respond so to them.

B. Budget. David Silsbee (Land Management) presented his overview of the status of our ten natural areas, considering Jennifer's Implementation Schedule spreadsheets, the site's public use, and the feasibility of getting the work done. This process narrowed it down to three sites to focus on in the coming year: Old Spring Hill Field, Schoolhouse Brook, and Mt. Hope. Jennifer will make a budget proposal comprised of fiscal notes for these properties. Pat suggested we need a record of past land management work done by Public Works. Jean suggested we research how other similar communities are professionally handling natural areas land management. Curt discussed other strategies for meeting the challenge of improving land management next year and the years ahead.

III. Continuing Business

A. PAC member recruitment for three positions continues.

B. PAC Reports

1. **Management.** David Silsbee already reported.
2. **Volunteers.** UConn students continued clearing the stonewall at Old Spring Hill Field October 4. The next worday is November 15. Jean attended a GVI-DEP Land Stewards Workshop in Scotland October 25.
3. **Education.** Jennifer reported work with MMS teacher Dena Mehalakes continues. November 2 was the Fall Friends of Mansfield Parks event about turkeys, attended by 20. Sue suggested a winter FOMP event about tracking, possible February 8.
4. **Enhancements.** PAC accepted Eagle Scout's Jack Moriarity's proposal to construct three park benches, with the plan modified to include ground anchors.
5. **Budget.** Discussed under New Business.
6. **Acquisition.** Jennifer and David explained Smith Farm Development (Phase I), PZC File #121, concerning an open space dedication and a proposed trail through the property. PAC recommends that the development builds the trail so that it is passable during a wet season, or that a conservation easement provide access along the shared driveway.
7. **Communications. Science. Executive.** No reports.

C. Park Updates. None.

D. Non-PAC Reports. PZC File #121 was discussed already. Jean will send the PAC recommendation to PZC.

IV. Correspondence. No comment.

V. Future Agendas. Submit budget proposal. Organize Spring FOMP event.

The meeting adjourned at 9:24 pm.

Respectfully submitted,
Jean Haskell, Secretary, November 7, 2003

Mid-Northeast Recycling Operating Committee
Minutes of the Meeting
November 20, 2003
Windham High School

Present: Sevcik (Tolland – Chair), Howe (Tolland), Harrison (Columbia), Rayhall (Windham), Hultgren (Mansfield), Trowbridge (Eastford), Smith (Willington), Peck (Ashford), Wentzell (Administrator), DeVivo (Willimantic Waste Paper – guest).

The meeting was called to order by Chair Sevcik at 7:34 p.m. Introductions were made and an attendance sheet was circulated.

The September 20th minutes were approved on a motion by Rayhall/Howe. There were no recycling contractor issues.

Wentzell explained the HHWCF budget year to date in the handout packet. He said this year's expenditures will be very close to what was anticipated. He also said that the current contractor had not provided him with a contract extension proposal so he suggested that the operation for 2005 be bid. Bid responses can be discussed at the next meeting.

The bulky waste proposals from Manchester and Willimantic Waste Paper (WWP) were discussed. Noting that neither contract was "exclusive" it was voted to accept both proposals on a motion by Rayhall/Peck. It was noted that Manchester's proposal excluded electronics, but WWP's does not.

Other material proposals were reviewed and dispensed as follows:

- a. WWP's proposal to accept commingled cans and containers for \$15/ton for five years was accepted on a motion by Hultgren/Rayhall.
- b. WWP's three year hauling (trucking) proposal was accepted as a suggested maximum for Towns in the above motion (a).
- c. Advanced Liquid Recycling's proposal for Waste Oil, Filters and Anti-Freeze was accepted on a motion by Smith/Howe.
- d. Meridian's proposal for Tires was accepted on a motion by Hultgren/Peck.
- e. Mid-State Battery's proposal for batteries was accepted on a motion by Smith/Peck.
- f. Interstate Refrigerant Recovery's two year proposal for CFC removal was accepted on a motion by Peck/Smith (note minimum is now 25 units).
- g. Druin's proposal for propane tanks was accepted on a motion by Hultgren/Rayhall.

The several electronics recycling proposals were discussed. Envirocycle's proposal was accepted on a motion by Smith/Peck.

Wentzell notified members of a electronics recycling grant program from Dell computer.

Wentzell said that brochures for the HHWCF will need to be printed, but he was holding off until the season and participating Towns for next year were defined.

Wentzell also distributed pre-paid battery recycling mailers and explained their availability. He will have more at the next meeting.

The next meeting was set for January 15, 2004.

The meeting was adjourned at 8:36 p.m. on a motion by Rayhall/Hultgren.

Respectfully submitted,



Lon R. Hultgren
Secretary

cc: T. Wentzell, Program Administrator, Martin H. Berliner, Mansfield Town Manager, V. Walton, Mansfield Recycling Coordinator, file

MINUTES

MANSFIELD INLAND WETLAND AGENCY Regular Meeting, Monday, November 3, 2003 Council Chambers, Audrey P. Beck Municipal Building

Members present: A. Barberet (Chairman), R. Favretti, B. Gardner, J. Goodwin, R. Hall, K. Holt, P. Plante, G. Zimmer
Members absent: P. Kochenburger
Alternates present: B. Mutch, B. Pociask
Alternates absent: B. Ryan
Staff present: G. Meitzler (Wetlands Agent)

Chairman Barberet called the meeting to order at 7:02 p.m., appointing Alternate Mutch to act as a voting member and Alternate Pociask to act in case of member disqualifications.

Minutes

10/7/03 – Favretti MOVED, Gardner seconded to approve the Minutes as presented; MOTION CARRIED, all in favor except Mutch and Goodwin (disqualified)

10/15/03 field trip – Holt MOVED, Favretti seconded to approve the Minutes as presented; MOTION CARRIED, Holt, Favretti, Gardner in favor, all else disqualified

10/20/03 special meeting (Taylor appl.) – Favretti MOVED, Holt seconded to approve the Minutes as presented; MOTION CARRIED, all in favor except Mutch (disqualified)

10/27/03 field trip – Holt MOVED, Favretti seconded to approve the Minutes as presented; MOTION CARRIED, Holt, Favretti, Barberet and Plante in favor, all else disqualified.

Mrs. Barberet read a passage from the By-laws stating that all Alternates may participate in discussion of an application, whether appointed to act for the evening or not, but only those who have been designated to act may participate once a motion has been put on the floor.

Communications – Wetlands Agent's Monthly Business memo (10/30/03); Conservation Commission draft 10/15/03 Minutes, discussing W1233 (Souci/Beland); W1234 (Dodd); W1235 (Ouimette/Locke); W1236 (D&W/Popeleski); W1237 (Trudeau), and W1238 (Lukas).

Old Business

W1229, Taylor, proposed subdivision off Hanks Hill Rd. – Comments from the following were noted: Wetlands Agent (10/30/03); Town Attorney (10/30/03); North Central Conservation District, Inc. (D. Askew) (10/27/03), and R. Thorson (10/19/03). It was noted that Mr. Askew, a certified soil scientist and certified professional in erosion and sediment control and the District Manager for the North Central Conservation District, Inc., had walked the site with Mr. Meitzler and project engineer D. Holmes recently, and, on the basis of this site walk and the comments contained in Mr. Meitzler's 10/30/03 memo, Mr. Holmes submitted a letter requesting an extension of time in order to complete and submit revised plans for review. During continued discussion of drainage issues, M. Harper, 129 East Rd., requested that R. Thorson be included in staff/applicant discussions, and said repeatedly that she felt the plans as proposed would not work; she was provided with a copy of the Askew letter and advised to read it. Mr. Favretti had visited the site as a participant on the recent field trip, and reported that he concurs with Mr. Askew's conclusions; Mrs. Holt, who was also on that field trip, said there was not as much sediment in the streambed (downhill of the ditch) as members had anticipated. To conclude, Holt MOVED and Gardner seconded to approve the request of D. Holmes, speaking for M. Taylor, the applicant, for an extension of time until 12/1/03 in order to revise the plans and submit them for staff review. MOTION PASSED unanimously.

W1233, Souci/Beland, house additions within regulated area, Baxter Rd. – Mr. Meitzler's 10/26/03 comments were noted. Holt MOVED, Mutch seconded to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to Soucie Construction (file W1233) for two additions to an existing house (kitchen and 3-season sunroom) on property owned by Donald Beland located at 22 Baxter Road, as

shown on a map dated 9/29/03 and as described in other application submissions. This action is based on a finding of no anticipated significant impact on the wetlands and is conditioned upon the following provisions being met:

1. As shown on the plan, all erosion and sedimentation controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
2. This approval is valid for a period of five years (until 11/3/08), unless additional time is requested by the applicant and granted by the Inland Wetland Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this agency for further review and comment. MOTION PASSED unanimously.

W1234. Dodd, Middle Tpk., house addition within regulated area – Mr. Meitzler's 10/26/03 memo was noted. Holt MOVED, Gardner seconded to grant an Inland Wetland License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to Karen Dodd (file W1234) for an addition to an existing house (kitchen extension, 15 ft. by 21 ft. 2 in.), on the applicant's property at 98 Middle Turnpike, as shown on a map dated 10/1/03 and as described in other application submissions. This action is based on a finding of no anticipated significant impact on the wetlands and is conditioned upon the following provisions being met:

1. As described in the application, all erosion and sedimentation controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
2. The locations of the erosion and sedimentation controls shall be drawn on the map, subject to the approval of Wetlands Agent Meitzler;
3. This approval shall not become effective until the Eastern Highlands Health Department has given its approval for the relocated septic system;
4. This approval is valid for a period of five years (until 11/3/08), unless additional time is requested by the applicant and granted by the Inland Wetland Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this agency for further review and comment. MOTION PASSED unanimously.

W1235. Ouimette/Locke, single-family home, Birch Rd. – Holt disqualified herself on this matter and Pociask acted in her stead. Mr. Meitzler's 10/26/03 memo was noted, after which Gardner MOVED, Hall seconded to grant an Inland Wetland License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to Dan Ouimette Builders (file W1235) for construction of a single-family house and associated improvements on property owned by Dorothee Locke and George and Josephine Fox located on Birch Road, as shown on a map dated 9/22/03 and as described in other application submissions. This action is based on a finding of no anticipated significant impact on the wetlands and is conditioned upon the following provisions being met:

1. Appropriate erosion and sedimentation controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
2. Minor relocation of the drive entrance is to be done to minimize tree removal and grading at the time of construction;
3. This approval is valid for a period of five years (until 11/3/08), unless additional time is requested by the applicant and granted by the Inland Wetland Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this agency for further review and comment. MOTION PASSED unanimously.

W1236. D&W/Popeleski, single-family home, Bassetts Bridge Rd. – Written comments were noted from the Wetlands Agent (10/26/03) and the Windham Water Works (10/15/03). Holt also disqualified herself on this item, so Pociask continued to act in her stead. Goodwin MOVED, Hall seconded to grant an Inland Wetland License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to John Popeleski (file W1236) for construction of a single-family house and associated improvements on property owned by John Popeleski located on Bassetts Bridge Road, as shown on a map dated 10/1/03 and as described in other application submissions. This action is based on a finding of no anticipated significant impact on the wetlands and is conditioned upon the following provisions being met:

1. Appropriate erosion and sedimentation controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
2. This approval is valid for a period of five years (until 11/3/08), unless additional time is requested by the applicant and granted by the Inland Wetland Agency. The applicant shall notify the Wetlands Agent before any

work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this agency for further review and comment. MOTION PASSED unanimously.

W1237. Trudeau, garage within regulated area, Mt. Hope Rd. – With Mrs. Holt's return to the table, Mr. Pociask was no longer acting. Mr. Meitzler's 10/26/03 comments and those of the Windham Water Works (10/15/03) were noted. Holt MOVED, Gardner seconded to grant an Inland Wetland License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to Dave Trudeau (file W1237) for construction of a 40-ft. by 50-ft. garage on property owned by the applicant at 2 Mt. Hope Road, as shown on a map dated 10/1/03 and as described in other application submissions. This action is based on a finding of no anticipated significant impact on the wetlands and is conditioned upon the following provisions being met:

1. Appropriate erosion and sedimentation controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
2. Silt fence shall be placed along the northerly property line before work begins and shall be so depicted on the map;
3. This approval is valid for a period of five years (until 11/3/08), unless additional time is requested by the applicant and granted by the Inland Wetland Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this agency for further review and comment. MOTION PASSED unanimously.

W1238. Lukas, 2-lot subdivision, Woodland Rd. – Mr. Meitzler's 10/30/03 comments were noted. During discussion, Mr. Meitzler noted that revisions to the current plans are needed; Holt MOVED, Gardner seconded to table further discussion and action on this application until 12/1/03, to allow proposed grading and labeling to be added to the plans; MOTION PASSED unanimously.

Public Hearing, W1231, Reja Acquisitions, "Smith Farms," proposed 6-lot subdivision on Coventry Rd. – The Hearing was called to order at 7:43 p.m. Members and Alternates present were Barberet, Favretti, Gardner, Goodwin, Hall, Holt, Mutch, Plante, Pociask and Zimmer. The legal notice was read and written comments noted from the Wetlands Agent (10/29/03) and L. Jacobs, Esq. (10/14/03).

Att'y. Jacobs introduced R. Nelson, project engineer, and E. Pawlak, wetlands consultant for the 6-lot subdivision application. The total site comprises 78 acres, with about 14 acres to be developed, 32.7 acres to be dedicated to the Town as open space and 32.5 acres to be in conservation easements. Two driveways, each serving three homes, would be constructed, crossing an intermittent watercourse. He discussed drainage plans and stated that no significant wetlands disturbance or increase in water flow would result from this project. He submitted a summary of drainage calculations and said he would submit the entire drainage plan. He agreed to widen both driveways to 20 feet, as per Mr. Meitzler's recommendation, and also to provide details for the footpath and its construction. Plans revised prior to the meeting were submitted. Mr. Nelson also outlined several possible alternative driveway plans, but concluded that all would cause more disturbance to wetlands than the present plans.

Mr. Pawlak, a registered soils scientist and certified wetlands soils scientist, said he delineated the wetlands in 2001 and has made a number of visits to the site since then, he gave briefly described his methods for delineating and determining wetlands, and reported that no flora or fauna of special concern or endangered species are located on the site. Mr. Pawlak then described the four wetlands he had determined on the site, giving the location, physical description, vegetation/wildlife description and functions of each. He said he saw no alternative to a 3.22-acre disturbance within wetland #4 where white cedar trees were noted, from the proposed driveway, but felt the trees would not be impacted by the driveway construction. He stated that the project has been designed to retain the functions of each wetland.

Members discussed with Mr. Meitzler the originally-proposed drainage swale that has now been removed from the plans. In response to a member's question, Att'y. Jacobs stated that Phase II would be located to the north of this project, and its open space dedication would be completely separate from Phase I. Public comment was then invited.

J. Brown, 148 Coventry Rd., presented a slide show of seasonal photos of several locations within the proposed development site, all looking very wet, and stated his contention that the wetlands had not been mapped properly by the applicant's consultant. He submitted a list of questions and requested documentation, and photos regarding wetlands delineations on the property. Mr. Brown also stated his concern that the planned driveways or road placement would serve to displace and disperse actual wetland areas. He asked whether an Army Corps of

Engineers "Letter of Confirmation" had been submitted, and was informed that that is not a requirement in the state of Connecticut. Mr. Brown stated that an out-of-state wetlands consultant is reviewing the applicant's wetlands delineations. Mr. Pawlak stated that soil delineations using the Army Corps definitions and the Connecticut soils definitions usually tend to be about the same, with any differences generally being associated with flood plain areas. Mr. Favretti noted that qualification requirements for soils scientists and other requirements can differ widely in various areas of the country.

A. Whitham Blair, 115 Coventry Rd., expressed concern regarding potential water flow impacts from the proposed development down the length of Coventry Rd.. She asked where the water would be flowing to, and remained concerned that downhill properties, including hers, would be flooded. Both Mr. Nelson and Mr. Meitzler again stated that the proposed project would not affect drainage flow in any major way.

J. Brown, 3 sides of whose property abut the site, expressed concern regarding existing wells and septic systems in high water seasons, mentioning also concerns regarding potential erosion.

B. LaTouche, 170 Coventry Rd., expressed concern for potential overflow onto her property and into her pond. She also noted there are two nearby wells less than 20 feet deep to consider. She inquired whether the required septic system fill would affect the water flow. Mr. Nelson responded that a drainage culvert would be installed within the existing channel and would disperse the water at the culvert end.

N. Livingston, 176 Coventry Rd., who also has a pond and whose property abuts that of LaTouche, stated that his land is wet 75% of the year, as shown in the Brown photos. He, too, expressed fear of potential flooding onto his property.

Att'y. Jacobs stated that his clients would request that the Hearing be continued. At 9:15 p.m., it was moved, seconded and unanimously agreed that the Hearing be continued to 12/15/03.

New Business – (The Wetlands Agent's 10/31/03 memo discusses the three applications below.)

W1239, Comeau, Warrenville Rd., shed 40 feet from wetland – Goodwin MOVED, Holt seconded to receive the application submitted by Bruce Comeau (file W1239) under Section 5 of the Wetlands and Watercourses of the Town of Mansfield for the installation of a shed on blocks at 378 Warrenville Rd., on property owned by the applicant as shown on a map dated 10/29/03 and as described in other application submissions, and to refer said application to the staff and Conservation Commission to review and comment. MOTION PASSED unanimously.

W1240, Murray, Wildwood Rd., barn about 80 feet from wetland – Goodwin MOVED, Holt seconded to receive the application submitted by Paul D. Murray (file W1240) under Section 5 of the Wetlands and Watercourses of the Town of Mansfield for the construction of a 36 ft. by 28 ft. two-storey barn on poured concrete foundation on property owned by the applicant at 99 Wildwood Rd., as shown on a map dated 8/11/67 revised through 10/26/03 and as described in other application submissions, and to refer said application to the staff and Conservation Commission to review and comment. MOTION PASSED unanimously.

W1241, Sideris, Daleville Rd., addition in regulated area - Goodwin MOVED, Holt seconded to receive the application submitted by Van K. Sideris and Kathleen S. Sideris (file W1241) under Section 5 of the Wetlands and Watercourses of the Town of Mansfield for the addition of a 16-ft. by 27-ft. addition to a single-family residence at 49 Daleville Rd., on property owned by the applicants, as shown on a map dated 12/28/76 revised through 10/29/03 and as described in other application submissions, and to refer said application to the staff and Conservation Commission to review and comment. MOTION PASSED unanimously.

Field Trip – scheduled for Thursday, November 13, at 1 p.m.

Communications – As noted on the Agenda.

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary

**MANSFIELD DEPARTMENT OF SOCIAL SERVICES
ADVISORY COMMITTEE
MINUTES**

Thursday, November 6, 2003; 2:30 PM

**AUDREY P. BECK BUILDING, CONFERENCE ROOM A
PLEASE CALL 429-3315 ASAP IF YOU CANNOT ATTEND**

PRESENT: K. Grunwald (staff), B. Lehmann (chair), J.Heald, Alan Hawkins (guest), E. Passmore, M. Hauslaib, J. Peters

I. MINUTES:

The minutes of the October 2, 2003 meeting were accepted as written.

II. COMMUNICATIONS/REPORTS:

A. Review of Department activity and other items in packet and discussion with SSD Director, Kevin Grunwald:

- The packet included minutes from several months of Advisory Committee meetings, as these had not been available previously.
- K. Grunwald reported that an announcement was made yesterday that the State Dept. of Social Services will be reopening the Willimantic office in January of 2004. He had been in touch with Denise Merrill, who was one of a group of state legislators who was involved in advocating for this move.
- All committee members were reminded about the Community Conversation on 11/20.

B. Program updates

- Graustein Foundation Discovery Grant: we are guaranteed \$10,000 a year through 2007, with the possibility of additional funds up to \$40,000 a year. The application is due on January 15.
- LWVCT Community Conversations: event will take place on November 20.
- School Readiness Grant: currently attempting to contract with the Centers at last year's rates.
- Adult Services: steady client activity.
- Senior Services: event honoring veterans was held on November 10.
- Youth Services: the office will stay in its current location.

C. Other: none

III. OLD BUSINESS:

- A.** Agency Funding request process and timetable: K. Grunwald distributed copies of the new application and a suggested evaluation process to review funding criteria. It was decided that applications would be mailed to agencies and the review process will be finalized prior to January.
- B.** Fee waiver ordinance revision: copies of the revised ordinance were made available. Families have started to enroll in the Community Center under this waiver.
- C.** Mansfield Community Fund: discussion tabled.
- D.** Other: none.

IV. NEW BUSINESS:

- A.** Alan Hawkins (a member of the Board of Directors and the Membership Committee) made a presentation on the status of the Mansfield Downtown Partnership. The project has been going on for 4 years, and 2 years ago the partnership was formed between the town and the University of CT. A consultant has been hired to put together the municipal development plan, and a developer has signed an interim letter of intent. The goal is to enhance the esthetics of the development parcel and tie in the design to the university's new performing arts center. Development will be mixed use, including retail space, restaurants, offices, and "lifestyle" housing. The design is also intended to be pedestrian-friendly. Within the next 3-6 months there should be a finalized plan for development. Alan encouraged members of the Advisory Committee to provide input to the Partnership on the plan. This can be done as a committee, and it was discussed that this group may have specific collective input relating to issues that relate to the mission of Social Services, including a focus on overall quality of life.
- B.** Advisory Committee membership: tabled.
- C.** Other: Annual Report to the Town Manager: K. Grunwald distributed a draft of the committee's annual report to the Town Manager and requested input on this.

V. PLANS FOR FUTURE MEETINGS

VI. ADJOURNMENT: meeting adjourned at 5:00 PM.

Respectfully submitted,
Kevin Grunwald
Director of Social Services

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The Hartford Courant.



THE OLDEST CONTINUOUSLY
PUBLISHED NEWSPAPER IN AMERICA

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LEW BRESSE
Letters Editor

EDITORIALS

Tighten Rules On Drinking

West Hartford recently joined the now more than 20 municipalities in Connecticut that are giving police needed authority by passing ordinances allowing officers to cite underage drinkers who imbibe alcohol on private property. This trend points to the need for a uniform state standard to allow enforcement of underage drinking laws on minors drinking alcohol on private property.

Under the new West Hartford ordinance, a teenager caught drinking on private property may be issued a \$50 fine. The fine is not a criminal violation and doesn't become part of the teenager's record. The new rule does give police more latitude when called to a private party. Otherwise, current state law allows police to arrest underage drinkers on public property only.

Comparable ordinances exist in Berlin, Bristol, Cheshire, Cromwell, Ellington, Farmington, Glastonbury, Newington and Portland. The measures typically allow police to enter

private property if they either witness underage drinking or receive a complaint of underage drinking. Police must have cause to enter private property.

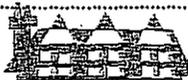
But the ordinances vary in terms of the penalty assessed to violators. The severity of the penalty ranges from zero in places that have no ordinance to \$90 in Bristol to \$100 in Berlin.

Some towns extend the penalty to adults who serve liquor to minors or host parties where liquor is served to minors who are not accompanied by their parents or guardians. West Hartford's ordinance, however, only applies to minors.

Previous attempts to broaden the state law to include private property have ended in defeat. In the last session, seven bills that attempted to address the problem died in committee.

Police in towns that have local ordinances say they make parents more conscious of teen drinking and less inclined to allow rowdy parties. A state statute is overdue.

OUR TOWNS

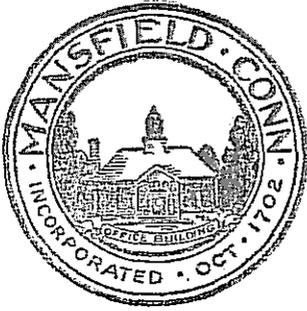


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Conservation Commission
OF THE
Town of Mansfield
STORRS, CONNECTICUT

November 20, 2003

Mansfield Town Council
Town Office Building
South Eagleville Road
Storrs, CT 06268

Dear Town Council Members:

The Mansfield Conservation Commission (CC) voted at its November 19, 2003 meeting to urge the Town Council to pay careful attention to the University of Connecticut's RCRA 90-Day Storage Facility For Hazardous Waste Comparative Site Study with an eye toward the Town Council recommending that the current site in the Fenton River watershed not be used in the future.

The CC, by State statute, has responsibilities concerning the "conservation of natural resources, including water resources, within its territorial limits." Following are the reasons the CC puts forth for the Town of Mansfield making a recommendation to the University of Connecticut that the current Hazardous Waste Storage site should be moved out of the Fenton River watershed.

Its current location is perched on the edge of a direct recharge area for the aquifer from which the University pumps drinking water, including water used by many Mansfield residents. Furthermore, it is located in a public water supply watershed. Even if one argues that a spill of hazardous material is unlikely, our experience with the University's landfill and chemical pits shows that underground flow of hazardous materials is unpredictable and these materials may travel great distances with the mitigation or cleanup of such material being difficult, if not impossible. This risk dictates that if better alternate sites are available, the location of this storage facility should be moved. Alternate sites, which might be considered, include:

1. Renovation of the old Central Warehouse to centralize the many services provided by the University's Environmental Health and Safety Department. This would include not only the 90-day hazardous waste storage/transfer facility, but it could house central user laboratories for those who utilize hazardous materials on only an occasional basis. An example of this, might be the consolidation, when appropriate, of intense radiation sources into a single and well-supervised user facility.

Moving the department into the core campus might also encourage additional educational opportunities in conjunction with the Environmental Health and Safety Department. At one time the Physics Department inquired about the possibility of offering a credit-based course in radiation safety with them, but it was deemed not to be appropriate at that time. However, one can envision a number of courses related to

environmental health and safety that might be offered by faculty from a number of departments, .eg., biology professors sharing their expertise in such matters as using radioisotopes and toxic chemicals. A core campus location would be a demonstration to all concerned that the related activities are indeed safe.

At one point in time, members of the Department of Environmental Health and Safety had considered the Central Warehouse to be a good location, in part because of its solid construction and loading platforms. Furthermore, it is the site that best fits the siting requirement that the distance traveled from the generation site to the central accumulation site must be the shortest possible distance (1992 letter from the DEP to UConn). This is the site that is closest to chemistry, biological sciences, physics, IMS, and engineering, the major generators of hazardous waste.

2. Sites in the area of North Campus (not necessarily on the land identified in Master Plan II as being a part of the North Campus) are under consideration by the consultants and the Advisory Committee and look promising. Site A is located just within the fenced area of the water pollution control facility adjacent to the area identified as the North Campus, and Site B is located just outside the fence on the location of sewage filter beds that are no longer in use.

Positive aspects of these sites include good use of a "brownfield" area and the security of having the facility in a fenced in area (assuming that fencing might be rerouted to include Site B if that is the chosen location). It is also in keeping with the DEP request that UConn examine the north campus area as an alternative site for relocation of the existing hazardous waste storage facility (DEP response to the North Campus EIE as well as their 6/4/01 complaint to OPM that their request seemed to have been ignored.)

Another positive aspect of these sites is that in the unlikely event of a major spill, or just rumors of difficulties, an extensive ground water monitoring system is not only in place, but years of records are available for the evaluation of any results that might be due to some unforeseen event.

In closing we note that about 1910, the School showed good judgment and moved its septic systems out of the Fenton's public water supply watershed into a watershed that was not a public water supply watershed. The judgment used in placing the temporary storage site in the watershed was questionable and the construction of a permanent site in the watershed must be discouraged.

Sincerely yours,


Quentin Kessel
Secretary

CC: Town Manager Berliner
Rich Miller, UConn

From: Matthew W. Hart
Sent: Wednesday, November 19, 2003 7:34 AM
To: Council (Mansfieldct.org addresses); Chris (John) Thork (work); Elizabeth Paterson (home)
Cc: Martin H. Berliner; Gregory J. Padick; Cynthia A. vanZe
Subject: Smartgrowth Session

Item #11

Council members and staff:

Please save the date - the General Assembly's planning and development committee will conduct a public meeting on Tuesday, December 9, 2003 to discuss Smartgrowth and other land use control issues. The meeting will run from 7:30 - 9:30 and will be held in the community room at the Mansfield Community Center.

More details to follow.

Matt

From: Eric Thomas [eric.thomas@po.state.ct.us]
Sent: Friday, November 21, 2003 2:58 PM
To: Christopher Malik; Mary-beth Hart; Robert Hust; Sally Snyder; Stan Zaremba; Susan Peterson
Subject: Public Informational Hearings - Blue Ribbon Commission on Prop Tax Burdens/Smart Growth and TSB Recs

FYI, to pass along to stakeholders participating in smart growth/smart conservation initiatives in our respective watersheds. I have sent this outside of DEP to community planners and others in the Thames/Pawcatuck/Southeast Coastal basins.
Eric

The CT General Assembly's Planning and Development Committee has scheduled the following informational hearings on the report of the Blue Ribbon Commission on Property Tax Burdens and Smart Growth and the Transportation Strategy Board legislation and recommendations.
Committee website at: <http://www.cga.state.ct.us/pd/>

>
> December 3, 2003* 6:30 PM Hartford Hartford Public Library
> December 9, 2003 7:30 PM Mansfield Community Center
> December 17, 2003 7:00 PM New London City Hall
> January 8, 2004* 6:30 PM Middletown Middletown Council Chamber
> January 14, 2004 6:30 PM Bridgeport City Hall
> January 21, 2004* 6:30 PM Torrington City Hall
> January 22, 2004* 6:30 PM Norwalk City Hall

>
> As the schedule develops or changes we will let you know. Attendance will not be taken.

>
> Hank Pawlowski
> Clerk, Planning and Development Committee
>
> *newly scheduled

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DONALD J. HEMPEL, Ph.D.

28 Holly Drive
Storrs, Connecticut 06268

REC'D NOV 20 2003

Marty Berliner
Town Manager
Mansfield, Ct
November 19, 2003

Dear Marty,

Enclosed you will find a letter I wrote to Country Stonescapes who completed the work on the Mount Hope Bridge project. As the tone of the letter states the quality of their work enhanced the area and to my mind the town. I would also like to credit Lon Hultgren for his willingness and encouragement to allow my impute into the project. He kept me apprised of all faucets of the construction as well as integrating both our goals for the protection of surrounding environment as well as enhancing the beauty of the area. Sediment and water controls were always maintained thus supporting the purity of the water into my pond.

I would also like to thank Grant Meitzler for all his efforts in this project. He monitored the project and assisted in the efforts to protect the wetlands Sediment and water controls were always maintained thus supporting the purity of the water that flows into my pond. Their work reflects the quality of staff our town is lucky to employ.

If time permits, take a drive out to the area and see if you do not agree with my assessment.

Sincerely,



Patricia Hempel
28 Holly Drive
Storrs, Ct

DONALD J. HEMPEL, Ph.D.

28 Holly Drive
Storrs, Connecticut 06268

Country Stonescapes

I am not an individual who finds expression in words but rather in deeds. I believe true commitment to art and love of nature comes in the interpretation and dedication of craftsmen to view a site, mirror its strengths and to create a lasting place of beauty. This you have achieved in your work on Mount Hope Road.

Through your work here you have integrated the work site to the surrounding environment. The fieldstone facing placed on the front of the modern culvert molded the site into a lovely old stone bridge. With an eye to beauty, you created soothing waterfalls and ponds. You selected boulders, to effect protection of the stream rather than typical riprap to create a more aesthetically pleasing area. Rather than utilize shiny metal barriers for traffic protection you chose cable to address the towns economic and safety concerns as well as allowing the beauty of the site to be enjoyed and to enhance the lovely farmland and historical home surrounding the area.

The result of your work as artists and craftsmen has been to improve the environment of the Town of Mansfield. I feel very honored to have met and worked with each of you and to be able to view daily with respect and admiration all that you have accomplished here.

Sincerely,

Patricia Hempel
28 Holly Lane
Storrs, Ct 06268

Don
For your records

Locations with more than 14 accidents and with RAV/RC > 1

FROM RTE	TO MILE	TOWN NO.	LANDMARK	S I G	R U Y	R T Y	I T Y	A C S	VEHICLES	(RAV) MILLION VEHICLE MILES	AVG. ACC. RATE	(RA) ACT. ACC. RATE	(RC) IMPROB ACC. RATE	RA/RC	
6	87.77	87.81	30	AT RT 66 & RT 6 WB	1	1	5	1	21	12957500	.6898397	0.36	1.62	0.75	2.16
66	32.55	33.83	30	BET END 4 LANES + FLANDERS RD	0	1	2	0	30	9489999	12.2420977	1.51	2.45	2.376	1.03
44	70.15	70.27	32	BET STAGE RD + RTE 31	0	1	2	0	19	18067499	2.3487907	1.51	8.09	3.366	2.40
195	12	13.33	32	BET DIMOCK RD & WALBRIDGE HILL	0	1	2	0	37	12008499	16.0913907	1.51	2.3	2.27	1.01
32	31.34	32.18	77	BET OLD KENT + CIDER MILL RD	0	1	2	0	35	13577999	11.5413027	1.51	3.03	2.401	1.26
44	75.89	75.89	77	AT BIRCH RD	0	2	2	2	21	7884000	.0788297	0.24	2.66	0.631	4.22
44	75.92	76.6	77	BET CEDAR SWAMP & OLD WOOD RD	0	2	2	0	29	7883999	5.4399627	2.44	5.33	4.076	1.31
44	76.61	76.61	77	AT RTE 195 (STORRS RD)	1	2	2	1	17	6935000	.0788297	0.76	2.45	1.543	1.59
44	76.62	77.07	77	BET RTE 195 + OLD TPKE	0	2	2	0	20	5985999	2.7535597	2.44	7.26	4.687	1.55
195	1.47	1.64	77	BET CDR SHOP CNTR & RIVERVIEW	0	2	2	0	22	13687499	2.4637507	2.44	8.93	4.804	1.86
195	1.66	2.05	77	BET RIVERVIEW RD & CONANTVILLE	0	2	2	0	23	13687499	5.4750007	2.44	4.2	4.072	1.03
195	3.28	3.28	77	AT BASSETT BRIDGE RD	1	1	2	2	20	18483600	.1368757	0.34	1.08	0.656	1.65
195	7.12	7.35	77	BET RT 275 & BOLTON RD	0	2	2	0	27	15001499	3.6003607	2.44	7.5	4.425	1.69
195	7.7	7.88	77	BET WILLOWBROOK & HORSEBARN	0	2	2	0	48	15001499	2.8502857	2.44	16.84	4.651	3.62
195	7.89	7.89	77	AT HORSEBARN HILL RD	0	2	2	2	18	15001500	.1500157	0.24	1.2	0.537	2.23
195	7.97	8.55	77	BET SSR 430 & MOULTON RD	0	2	2	0	73	18906999	11.1551287	2.44	6.54	3.603	1.82
195	8.57	9.38	77	BET MOULTON RD & RT 44	0	2	2	0	57	18906999	15.5037397	2.44	3.68	3.433	1.07
195	9.39	9.39	77	AT RT 44 (MIDDLE TPKE)	1	2	2	1	23	17447000	.1890707	0.76	1.32	1.271	1.04
195	9.4	9.45	77	BET RT 44 & RT 320	0	2	2	0	19	15986999	.9592217	0.19	1.19	0.438	2.71
195	11.66	11.66	77	AT RT 32 (STAFFORD RD)	1	1	2	1	23	12099750	.1219107	0.54	1.9	1.044	1.82
195	11.67	11.97	77	BET RT 32 & JONES CROSSING RD	0	1	2	0	19	12008499	3.7226367	1.51	5.1	3.019	1.69
32	43.17	44.52	160	BET RTE 74 + I-84 RAMP 273	0	1	22	0	23	5912999	8.0416797	1.64	2.86	2.744	1.04
6	93.15	93.15	163	AT RT 66 BOSTON POST RD	1	1	2	1	66	12775000	.1018137	0.54	5.17	1.032	5.01
6	93.75	93.75	163	AT NORTHRIDGE DR	1	1	2	2	20	26363950	.2175087	0.34	0.76	0.608	1.25
6	95	95	163	AT RT 203&N WINDHAM CENTER RD	1	1	2	1	18	16060000	.1729837	0.54	1.12	0.983	1.14
32	28.55	28.55	163	AT SOUTH ST+SR 661(THREAD CITY	0	2	2	1	16	9946250	.1011057	0.76	1.61	1.424	1.13
32	29	29	163	@ RT 289 (MTN ST)& PLEASANT ST	0	2	2	1	17	10530250	.0978207	0.76	1.61	1.407	1.15
32	29.13	29.13	163	AT BRIDGE ST	0	2	2	2	15	12647250	.1127857	0.24	1.19	0.56	2.12
32	29.25	29.27	163	AT RT 66,CON & RIVERSIDE DR	1	2	2	1	22	7008000	.4204807	0.76	3.14	1.54	2.04
32	30.1	30.1	163	AT WEST AVE & CDR TO SC	1	2	2	2	25	17888650	.1324957	0.63	1.4	1.08	1.29
32	30.11	30.28	163	BET WEST AVE + HOLBROOK AVE	0	2	2	0	32	13249499	2.3849117	2.44	13.42	4.84	2.77
32	30.29	30.29	163	AT HOLBROOK AVE	0	2	2	2	20	15074500	.1324957	0.24	1.33	0.537	2.47
32	30.56	30.65	163	BET SHOP CENTER & ROANOKE DR	0	2	2	0	20	16899499	1.6899537	0.19	1.18	0.432	2.74
66	34.96	35.26	163	BET RTE 32 + WILSON ST	0	2	2	0	43	21133499	6.5513897	2.44	6.56	3.939	1.67
66	35.28	35.34	163	BET WILSON ST + MANSFIELD AVE	0	2	2	0	22	21133499	1.4793447	0.19	1.04	0.409	2.54
66	35.75	35.83	163	BET HIGH ST + WALNUT ST	0	2	2	0	22	16899499	1.5209547	0.19	1.3	0.432	3.01
66	35.85	35.9	163	BET WALNUT ST + BANK ST	0	2	2	0	21	16899499	1.0139737	0.19	1.24	0.432	2.88
66	35.92	35.98	163	BET BANK ST + NORTH ST	0	2	2	0	15	16899499	1.1829647	0.19	0.89	0.432	2.05
66	36.21	36.21	163	AT JACKSON ST+SSR 661(THREAD C	1	2	4	1	47	17793750	.1689917	0.87	2.64	1.41	1.87
66	37.48	38.03	163	BET JEFFERY & CLUB RD	0	1	2	0	17	9270999	5.1917627	1.51	3.27	2.806	1.17
195	0.49	0.51	163	@ GORDON AVE, JACKSON & ASH ST	1	2	2	2	19	12236625	.1938157	0.63	1.55	1.168	1.33

Item #13

P.89

LOW

HEADING DESCRIPTIONS FOR THE TRAFFIC ACCIDENT SURVEILLANCE REPORT (TASR)

The TASR contains traffic accident rates for two types of locations: SPOTS which are either intersections with another highway or a segment between intersections less than 0.1 of a mile in length; and, SECTIONS which are either segments between intersections greater than 0.1 mile in length or interchange areas and between interchange areas on expressways.

- ROUTE - ROUTE NUMBER
- FROM MILE - BEGINNING MILEAGE POINT
- TO MILE - ENDING MILEAGE POINT
- TOWN NO. - TOWN NUMBER
- LANDMARK - LOCATION DESCRIPTION
- SIG - TRAFFIC SIGNAL INDICATOR (0 - NO SIGNAL PRESENT; 1 - SIGNAL PRESENT)
- RU - INDICATES WHETHER THE LOCATION IS IN A RURAL OR URBAN AREA (1 - RURAL; 2 - URBAN)
- RDTY - ROADWAY TYPE
 - 1, 2, 3 - NORMAL HIGHWAY WITH 1, 2 or 3 LANES
 - 4 - 4 LANE UNDIVIDED, UNLIMITED ACCESS
 - 5 - 4 LANE DIVIDED, UNLIMITED ACCESS
 - 6 - SERVICE ROAD
 - 7 - TRAFFIC CIRCLE
 - 9 thru 16 - EXPRESSWAY
 - 20 - TRANSITION
 - 22 - MISCELLANEOUS
- INTY - INTERSECTION TYPE
 - 0 - BETWEEN INTERSECTIONS
 - 1 - INTERSECTIONS WITH STATE ROADS
 - 2 - INTERSECTIONS WITH TOWN ROADS
 - 3 - BETWEEN INTERCHANGES OF AN EXPRESSWAY
 - 4 - INTERCHANGE AREAS OF AN EXPRESSWAY
 - 5 - SIGNALIZED PRIVATE DRIVE (SHOPPING CENTER, BUSINESS, INDUSTRY, ETC.)
- ACCS - NUMBER OF ACCIDENTS
- VEHICLES - THE NUMBER OF VEHICLES PASSING THROUGH THE LOCATION. OBTAINED BY MULTIPLYING THE AVERAGE DAILY TRAFFIC BY THE NUMBER OF DAYS IN 3 YEARS.
- MILLION VEHICLE MILES - MILLION VEHICLE MILES OF TRAVEL, OBTAINED BY MULTIPLYING THE NUMBER OF VEHICLES BY THE SEGMENT LENGTH.

(RAV)

AVG. ACC.

RATE - AVERAGE ACCIDENT RATE FOR THAT TYPE OF LOCATION. EXPRESSED IN ACCIDENTS PER MILLION VEHICLE MILES OF TRAVEL FOR 'SECTIONS'; AND, ACCIDENTS PER MILLION VEHICLES FOR 'SPOTS'

(RA) ACT.

ACC. RATE - ACTUAL ACCIDENT RATE FOR THAT LOCATION. EXPRESSED IN ACCIDENTS PER MILLION VEHICLE MILES OF TRAVEL FOR 'SECTIONS'; AND, IN ACCIDENTS PER MILLION VEHICLES FOR 'SPOTS'.

(RC) IMPROB.

ACC. RATE - THE CRITICAL ACCIDENT RATE FOR THAT LOCATION. DETERMINED BY THE RATE-NUMBER QUALITY CONTROL METHOD AND EXPRESSED IN ACCIDENTS PER MILLION VEHICLE MILES OF TRAVEL FOR 'SECTIONS'; AND, IN ACCIDENTS PER MILLION VEHICLES FOR 'SPOTS'

RA/RC

- THE RATIO OF THE ACTUAL ACCIDENT RATE (RA) TO THE CRITICAL ACCIDENT RATE (RC)

LISTED
ON SLOSSS

- IF THE RA/RC RATIO IS GREATER THAN 1.0 AND THE NUMBER OF ACCIDENTS EXCEEDS THE MINIMUM (14), THEN A 'YES' APPEARS AND THE LOCATION IS INCLUDED IN THE SUGGESTED LIST OF SURVEILLANCE STUDY SITES (SLOSSS)

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Marty -

Joan Back asked
a copy of this

Item #14

11-20-03

State educators push for more preschool programs

By JUDY BENSON
The Day

Mark Pavala would like for his 3 1/2-year-old son, Steven, to be spending his days listening to a teacher read stories, learning numbers and letters and getting used to the rules and routines of a classroom.

"I want him to be in a place where he can be learning and interacting with other kids," said Pavala, of New London, a divorced father with three other sons aged 5, 7 and 8.

Unable to find an affordable preschool with an opening, Pavala, a shop foreman at a truck equipment company, relies on Steven's 74-year-old great-grandmother to care for his youngest son during the day. She does her best, Pavala said, but health problems leave her with neither the energy nor the patience to work with Steven on the kinds of skills he'd be learning in a quality preschool.

Steven might spend a typical day with his great-grandmother accompanying her to doctor's appointments and stores, then watching educational videos and playing games on the computer in her mobile home in Groton.

Across the state, there are an estimated 15,000 other 3- and 4-year-olds like Steven. Their parents would like them to be enrolled in a preschool class with structured lessons, specific edu-

cational goals and teachers well trained in child development, but existing programs are either too expensive or have no openings.

The state Department of Education has begun a major initiative to end this supply-and-demand mismatch with a gradual expansion of state-funded preschool programs over the next decade. It plans to introduce legislation in the upcoming session of the General Assembly to move toward making sure all children have access to preschool.

Today in Portland, the state education department is hosting a major policy workshop bringing together legislators, business and community leaders and others to consider how to achieve this goal. The keynote speaker at "Closing Connecticut's Preparation Gap: Full Access to Quality Preschool for All Children" will be David Lawrence, Jr., president of The Early Childhood Initiative Foundation and past president and chairman of The Miami Herald. He will talk about Miami's universal preschool program.

There's a simple reason for the drive toward universal preschool, officials say. Children, particularly those from disadvantaged backgrounds, do better in kindergarten and on through the rest of their school careers when they start with a strong foundation from a good preschool program. Research has repeatedly reached

this conclusion. The kind of preschool programs in mind here are more highly structured and have a more distinct educational purpose than what's typically found in a daycare setting.

"Students who do not have access to a preschool experience find themselves behind when they start kindergarten," said Tom Murphy, spokesman for the state education department. "It's an achievement gap issue, an opportunity gap issue."

Finding funding for a new initiative in the current tough budget climate will pose some significant challenges. Connecticut already spends about \$40 million annually on its preschool programs and a \$5 million increase request is being contemplated. But state officials and other backers believe they can effectively argue that the investment would save the state money in the long run, because fewer children would need remedial education services when they get older.

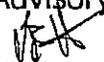
In a study released last year, the Committee for Economic Development, a national group of more than 200 business and university leaders, found that for every \$1 invested in preschool, \$7 is saved. The savings come from reduced demand for remedial services and the greater productivity seen in adult employees who attended preschool versus those who did not.

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TOWN OF MANSFIELD
MEMORANDUM
11/18/03

TO: Transportation Advisory Committee Member
FROM: Lon R. Hultgren 
RE: Updating our Priority List of Walkway Projects

The Town recently received a request from the UConn undergraduate student government for a walkway and improved safety along the section of Hunting Lodge Road North of North Eagleville Road.

This section was not included in our walkway or bikeway plans because the path that runs through the woods from the end of our bikeway at Celeron to the UConn motor pool served the same purpose and there were wetlands and other problems along Hunting Lodge Road.

We understand that UConn is planning to extend their sidewalks westward along North Eagleville Road to the Hunting Lodge Road intersection. This will put even more foot traffic on Hunting Lodge Road.

Accordingly, we should review the need for this as a project in the future and since we haven't looked at the priority list for three years, re-evaluate the whole list as well.

To: Mansfield Downtown Partnership Board of Directors
From: Cynthia van Zelm, Executive Director
Re: Comments on new town center
Date: November 25, 2003

cc: Ed Wilson, Looney Ricks Kiss Architects
Steve Maun, Storrs Center Alliance LLC

Listed below are comments received over the last few months at the numerous Mansfield committee meetings; meetings with students, etc., that Board member Al Hawkins and I attended. The comments are listed "as received" and are provided as additional public input for consideration.

Beautification Committee, September 8, 2003

- Four Corners needs to be improved aesthetically. Recommend acquiring open space next to Kathy Johns and old Rosals. Maybe have open space where old Wings used to be.
- King Hill Road area is a good area for commercial development.
- Would like to see trees in front of Chang's.
- Looking for more landscaping in front of Storrs Drug.
- The Committee usually only addresses Town-owned land in terms of providing plants, etc. Will work with individuals on special projects.
- Problem with Do Not Enter sign at driveway adjacent to Store 24. People do not often see it.
- Could the space where Fleet ATM is located be improved?
- Would like more banks and restaurants (ethnic) downtown but can they make it?
- There is a lack of parking at the Post Office.

Agriculture Committee, September 10, 2003

- There was discussion about suggestions to incorporate a farmer's market. Concern was expressed that this market coordinate with the existing farmer's market to compliment, not compete. Parking for this function was a concern.
- Enthusiasm about the addition of a town green.
- Interest in a town information center at the green.

UConn Admissions Office, September 12, 2003

- Graduate students need better amenities. Rooms are too small.
- Need more places for faculty to have lunch.
- Need more accommodations when peak times i.e., graduation.
- More variety with restaurants and shops.

- Four Corners area is first place students see. Take advantage of the tourist/visitor traffic here.
- Have jobs available for kids.

Community Center Building Committee, September 15, 2003

- Continue working on idea to plan for physical connection/walkway between Community Center and downtown.

Open Space Preservation Committee, September 16, 2003

- Al said kiosk on green could include trail maps.
- Like idea of pulling green down to border Route 195. More rural and breaks up the buildings. Would not like a large hard surface on green. But, some concerns about noise on Route 195/would you want to sit on green there?
- Provide for outdoor cafes sheltered from Route 195.
- Have local carts/street vendors to sell crafts, art on the green. Increases sense of security.
- Like idea of having a Farmer's Market on a weekday afternoon. Spillover parking could go in high school lot.
- Make sure there are trails done in conjunction with the housing development. Impose trails early on. Perhaps build a trail to high school playing fields and then to Hanks Hill Road.

Transportation Advisory Committee, September 18, 2003

- October 16, 2003 letter from Committee provided to Board in November Board packet and copy mailed to Ed Wilson and Steve Maun.
- Discussion about the need for traffic calming on Rt. 195.
- Need a transportation center.
- Need a parking structure.

Advisory Committee on the Needs of Persons with Disabilities, September 23, 2003

- Need to evaluate what needs to be considered in terms of access and mobility.
- Would like to review MDP.
- Does LRK and Storrs Center Alliance have a consultant re: accessibility issues?
- Would like to see a drive-up mailbox for U.S. Postal mail.
- Like idea of pedestrian crossing with a sound i.e., bird song used in Montpelier.
- The new town center needs to be a destination.
- Like idea of 24 hour diner.

Recreation Advisory Committee, September 24, 2003

- Concerned about businesses coming and going.

- Renting apartments for 12 months a year will help with issue of students leaving in the summer.
- Retiree housing adds stability to development.
- What about including active recreation amenities i.e., playground, skateboard park?
- Like idea of opening up town green to the front of Route 195.
- Like idea of gazebo on green.

Solid Waste Advisory Committee, September 25, 2003

- November 3, 2003 letter from Committee to be provided to Board in December Board packet and copy mailed to Ed Wilson, Steve Maun, and Lee Cole-Chu.
- Need to have containers for bottles and cans. Incorporate waste bins into design.
- Need room for recycling bin with waste bin.
- Set up compost outside of buildings/build it into design.
- Look at stipulations for new businesses coming in to use recycled material/not Styrofoam.
- Provide for bike racks. Idea of swapping bikes for people to use (tried at UConn several years ago with unsatisfactory results).
- Have public drinking fountains.

Ideas from school open houses, September 2003

- Would like to see antiques, gas station, bakery with fresh bread, movie theater, framing shop, day care, things for kids to do downtown.
- Is there enough parking in the plan?

Library Board, October 14, 2003

- Need public transportation to town center.
- What about access inside from building to building to deal with cold and snow?
- Trolley system.
- Could there be a place to do storytelling in new town center/storytelling festival on the green?
- What about a bus from downtown to the library?
- Incorporate the word "village" into title of project. Have heard some comments about calling it "town center" when we already have Mansfield Center which is the center of town.
- How will housing fit in with different cultures i.e., the graduate students?
- What will cost of housing be? (Costs \$700/month for 2BR at Northwood Apts (graduate student apts))
- How will diversity be incorporated into town center?

Graduate Student Senate, October 29, 2003

- Live at Woodhaven, graduate student dorm, and pay \$340 for a 2BR.
- Want to see quality apartments for graduate students. Maintenance is very important.

- Would like a common space.
- Look at Hilltop Apts. for lessons learned. Was privately owned and UConn took it over. Have mix of undergrads and grads (not conducive to graduate study and research). Utilities are included. Price is good. Issue is regulations i.e., cannot have candles in your room. This may not make sense for graduate students. It was not marketed to graduate students.
- Payment method for housing must be considered that makes sense for graduate students; a lump sum payment ala dorm living does not work well for graduate students.
- Need building/property manager on-site.
- Need common space in apartments.
- Need more restaurants, bars, coffee shops.
- Graduate students base their decision on where to live on how much noise there is.
- Live in Hunting Lodge apartments. Pay \$625 each for a 2BR. Utilities are included. Good maintenance.
- Would like to see grocery store.

Social Services Advisory Committee. November 6, 2003

- Discussion about housing.
 - What type of housing is currently planned?
 - Could assisted living units be included?
 - Interested in age diversity of housing.
- Need availability of public transportation. Existing WRTD and UConn shuttle services should be expanded.
- Concern about additional traffic created on Rt. 195.
- Concern about making traffic flow on Rt. 195 more pedestrian friendly.

Student Input: First Year Experience Class (Dana Wilder) (see attached dialogue on e-mail done prior to class); First Year Experience Class (Stefan Wawzyniecki); UConn Fraternity and Sorority Presidents. November 7, 2003

- Need bus to go into new town center/not just a stop on Storrs Road (a couple of responses).
- Have unique shops. Café atmosphere.
- Northampton, MA model is appealing.
- Like different facades/not monolithic.
- Need some place open all night to study.
- Need place to buy music.
- Fruits and vegetables stand
- Brew pub
- Place to see bands (a couple of responses).
- Supermarket (a couple of responses)
- Pool hall
- Want to use Husky Bucks at movies.
- Need some place to take a date.

- Improve parking in front of Store 24 building.
- Bring Wild Scallion downtown.
- Dance club/have bands perform for week.
- Have bands outside.
- Need clothes store.
- Do not want the area to look too urban/not real tall buildings.
- 24-hour diner (a couple of responses)
- McDonald's
- Gas station
- Arcade
- Bowling alley
- Dunkin Donuts drive-thru
- Panera bread
- Ethnic restaurants
- 24-hour copy service

Cynthia A. vanZelm

*In preparation for Cynthia's
meeting with Dana Wilder's First*

Year Experience class.

From: Kim Petrovich [ambylax01@snet.net]
Sent: Thursday, October 02, 2003 10:27 AM
To: vanzelmc@mansfieldct.org
Subject: student responses to their ideal town

Here are a few responses as of 10:30am:

I think it would be good to have little shops, and a college town atmosphere, almost like Northampton. I would like to see a lot of unique stores, and I think that would attract a lot of visitors to Uconn too. If it's too commercial, it won't stay very nice for long. I think there should be a really nice set up too, make sure things will look good for a while. If things look kinda just thrown together, it's just not even worth putting the effort into building this. Also, some nice dining, and some cheaper dining would be nice, but I don't want McDonald's or something like that. It should be a college town, not some crappy spot.

hhmmm...the perfect college town, kind of hard to picture. I guess there are the standard things that you would need, a mall/shopping center with clothing stores and such to make students happy. Restaurants like Applebee's or Outback would be very good. But i also think that there should be some fast food, for when student's are in a hurry. A Taco Bell or McDonalds would be perfect. A movie theater would have to be around, not just one screen, an actual complex. There should also be some parks for students to lounge out in on a nice day and do work, fields for football and wiffle ball. I think that is a pretty nice college town.

I totally agree with Meg. There has to be some cool unique shops in the area. It should have a college coffee shop kind of atmosphere. There should be cheap food but nothing that is just thrown together like a cheap McDonalds. And keeping grass around is a plus, it's nice to see green instead of pavement all the time.

I think the ideal college town would include a huge shopping mall with restaurants with reasonable prices for college students. There should be multiplex theater, an indoor amusement park with batting cages, skee ball, bowling alley, etc. Finally there should be a supermarket like Shoprite and stores like Walmart.

There should definitely be Q-zar, or some form of laser tag. Each dorm should have a game room, not just one

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for the entire cluster, and a pool table, ping pong table, and pinball machine would be standard. Also, pretzel and hot dog carts, can't have enough of those.

My ideal town would include improvements to the services and establishments that already exist in Mansfield. First, I would like more choices of restaurants where you could sit down and have dinner with a friend or a date. Right now, this is a major problem since there are not many places to eat, except for maybe the Chinese restaurant or Domino's Pizza. Secondly, there should be entertainment for those college students willing to pay. There should be a movie theater even though the new Student Union is supposed to have one. There should be miniature golf located at a place for recreational activities like batting cages and a driving range. Thirdly, I would like to see a park or playscape to attract families with young children. This should be within walking distance to a public library. This would help bring families to a downtown area near the University. Lastly, there should be retail stores to buy music, groceries or videos. All of these establishments would be for the people of Mansfield and not just the University students.

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Group picked to develop UConn commercial center

By Kurt Moffett
Journal Inquirer

STORRS — A team of national and state-based planners, designers, and property investors has been selected to develop a commercial town center at the south end of the University of Connecticut.

The Mansfield Downtown Partnership announced Tuesday it has tapped the Storrs Center Alliance as the project's master developer, according to the partnership's executive director, Cynthia van Zelm.

The alliance is a joint venture comprised of Leyland Alliance LLC of Tuxedo, N.Y., and Marquette Property Investments of Chicago, plus three Connecticut companies, including

Herbert S. Newman and Partners of New Haven, the engineering firm of Hartford-based BL Companies, and the Hartford law firm of Robinson & Cole, van Zelm said. Robert Gibbs, a retail consultant from Michigan, rounds out the team.

The companies will create a municipal development plan, which is like a site plan that includes placement of buildings and roads, van Zelm said.

In a prepared statement, Mansfield Downtown Partnership President Phillip Lodewick said, "This project is essential for enhancing the economic, cultural, social, and educational vitality

of the area. The partnership is committed to having the downtown be a place of destination — a gathering place — for residents of Mansfield, the university community, and neighbors from the region surrounding the main campus."

The partnership was created in 2001 as an independent organization to coordinate the enhancement of three of Mansfield's commercial areas. It operates with an 18-member board representing Mansfield, UConn, and local business owners, operators, and residents.

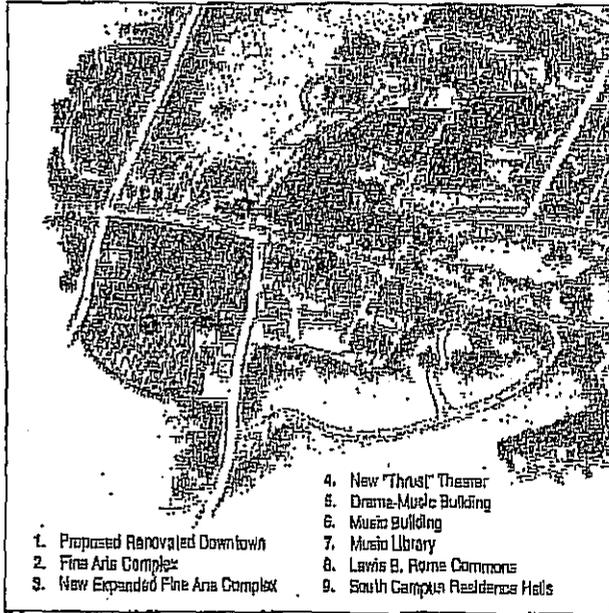
Plans call for a revitalized downtown area with a college atmosphere on about 35 acres across from E.O. Smith High School. Downtown will include a variety of shops, restaurants, cafes, a town green, office space, and a 400-bed graduate student apartment complex.

The town center also will complement the university's ongoing rebuilding program and the nearby fine arts center to be designed by architects Frank O. Gehry and Newman and his partners.

Leyland Alliance and Marquette are the two "major players" in the Storrs Center Alliance, van Zelm said.

Leyland is known for creating "traditional neighborhoods," she said.

According to Leyland's Web site, the company designs places for the "pedestrian first, rather than the automobile. When streets and sidewalks are thoughtfully assembled with well-crafted buildings, neighborhood parks, and a canopy of trees, an attractive public realm will emerge.



Jean Zahner / Journal Inquirer

"And when people are attracted to the public realm," the site continues, "they will walk through the neighborhood, pause in a park for a moment of reflection, and engage their neighbors in chance encounters."

Leyland projects include Madison Landing in Madison, as well as developments in Norfolk, Va.; North Augusta, S.C.; Warwick, N.Y.; and others in the South, van Zelm said.

Marquette's projects are similar to Leyland's, with an emphasis on preserving green space, van Zelm said. The company's projects have largely focused on the Midwest, she said.

"We thought they were a pretty good match in terms of their philosophy," van Zelm said of Leyland and Marquette.

Newman was a finalist to design the new UConn School of Fine Arts building. His firm has worked on other UConn buildings as well, van Zelm said.

BL Companies has been a part of the redevelopment of downtown Meriden, she said.

Gibbs is a retail, market research, and planning consultant who is "one of the earliest leaders of the new urbanism movement," van Zelm said. He also has worked with universities across the country, and that "was very attractive to us," she said.

The partnership and alliance hope to bring their plans before the UConn Board of Trustees, the Mansfield Planning and Zoning Commission, the Windham Region Council of Governments, the Mansfield Town Council, and the state Department of Economic and Community Development for their approvals next spring, van Zelm said.

Then, the partnership and alliance will need a variety of permits before construction can begin, she said. They would like to start building in the next 18 to 24 months, she said.

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Future development of campus discussed

By Diego Cupolo

Future development of the campus was discussed in Master Plan Advisory Committee (MPAC) and Parking Advisory Committee (PAC) meetings on Wednesday.

Now in the third phase of the plan, an update of 21st Century UConn, the committee focused on environmental sustainability, open spaces and parking.

The university will receive \$1.3 billion over the next 10 years for 21st Century UConn projects and the renovation of the regional campuses according to Karla Fox, associate vice chancellor and MPAC co-chair.

A preliminary plan was presented to the MPAC by Steve Troost of SmithGroup JJR Inc. Main topics of discussion included replacing Arjona and Monteith with a large academic building on the old co-op site, removing the West Campus residence halls, adding on to South Campus residence halls, replacing the Torrey Life Science buildings, a third parking garage, removing all old Greek houses on Gilbert Road, expanding the Fine Arts district, adding a new student health clinic, new administration buildings and new athletic facilities.

"We must establish a strong pedestrian core to allow smooth movement of students throughout the campus," Troost said.

The idea of creating cross-axial paths was important to Troost. The north to south movement through campus is efficient, but changes should be made in east to west paths he said.

The replacement of Arjona and Monteith is also a main focus of 21st Century UConn. The open area where the old Co-op once stood is a perfect central location for establishing a campus core, Troost said. Due to the size of the project and the possible disruption of Fairfield Way, many members of the MPAC opposed the idea and suggested building a smaller structure.

As a part of the plan, West Campus residence halls will be removed along with the neighboring Greek houses along Gilbert Road to leave open areas for future development. According to Troost, the residence halls are an under-utilization of space in an important location on campus. New residence halls are also being planned in South Campus. A third parking garage may be placed behind South Campus to accommodate the high occupancy of S-lot. A new road connecting South Eagleville Road to the garage would also be necessary to relieve the added congestion the garage would cause. This construction may inconvenience many people by temporarily removing parking from the

area, Fox said. But current parking problems are key focus of 21st Century UConn.

"The spaces are there but they may not be where people want to go," said Barbara Chance, Chance Management Advisors Inc. president and CEO. North and South parking garages have lower occupancy than expected at peak parking hours, said Chance.

The lowering of overnight parking rates for students was suggested by Chance to increase the use of the garages and reduce visitor parking problems.

Also discussed were new facilities for intramural purposes being planned west of Gampel. A large sports complex is expected to be built over the tennis courts. Open fields for intramural recreation are also in the plan near the Husky Village. The Memorial Stadium area is also a possible site for future athletic facilities.

A new student health clinic may be built near Buckley hall to create space for an academic building in place of the Williams Student Health Services building.

Safety was another high priority, as North Eagleville Road and the intersection of Hillside Road and Stadium Road were discussed. Troost suggested narrowing North Eagleville Road and stopping people from parking on the road.

The congestion of Hillside Road near the new Co-op has become a problem and the PAC is looking for ways to resolve it. Troost said Hillside Road should be closed to traffic during certain periods of the day, but the idea received criticism from the MPAC.

The PAC also addressed the problem creating a pedestrian-based campus would limit the vehicular access to some buildings making deliveries and supply transportation an issue.

Construction of current projects and the many upcoming 21st Century UConn projects will take many years, according to Chance. Some UConn students have become frustrated with the daily detours they must take to get around campus.

"It's inconvenient at times but the construction will eventually enhance the campus," said Amelia Arnold, a 1st-semester pre-pharmacy major.

The master plan has evolved over three phases, the first concentrated on the design of the buildings, the second phase focused on the perimeter of campus and the third focused on the use of space, Fox said. The next series of MPAC meetings are tentatively scheduled for February 2004, when the campus draft should be completed.

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**Technical Memorandum:
Downtown Mansfield Municipal Development Plan
Market Study**

Prepared for:

Mansfield Downtown Partnership

Prepared by:

Urban Partners

November 2003

- 1st 3 sheets of
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copies of entire report
available upon request.
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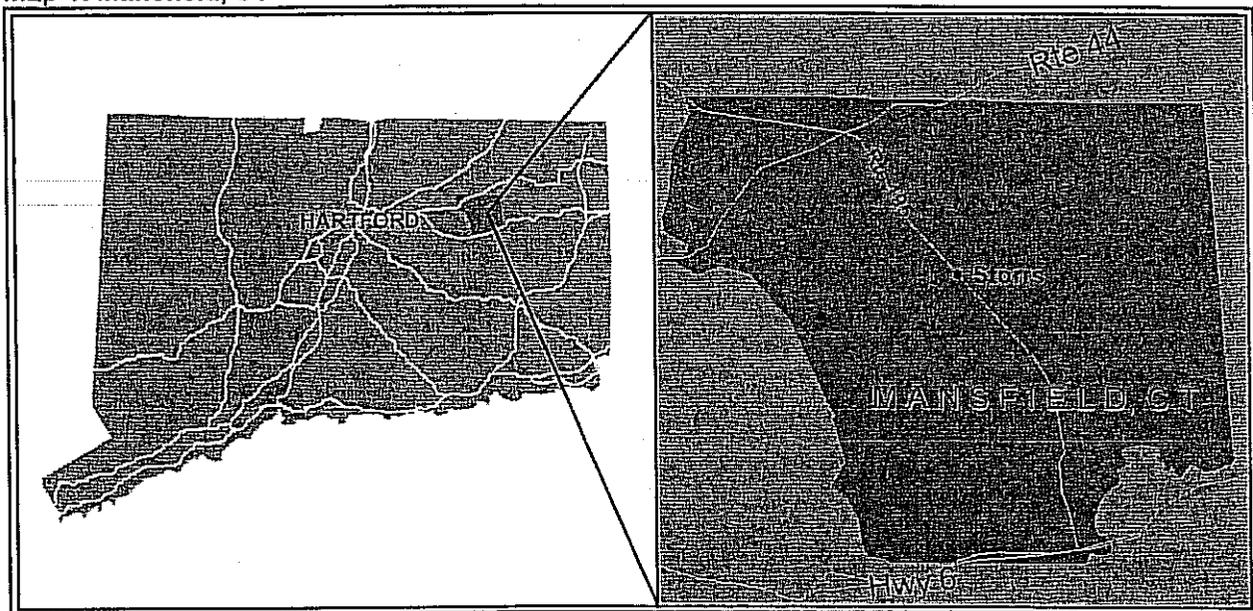
1.0 INTRODUCTION

Located in rural Tolland County, Mansfield is about 30 miles from Hartford and can be accessed by major interstate and state highways, such as interstates I-84, I-384, and I-395 (see **Map 1**). Routes 195, 44, and 32 are other primary arteries leading into Mansfield. The town is home to the main campus of the University of Connecticut at Storrs (the University), which is situated in the center of Mansfield and is the largest employer in the area. As a result of the University presence, commercial and real estate market conditions in Mansfield are affected by the fluctuations that stem from a seasonal college population. Retail activity in Mansfield is concentrated in these locations: (1) near the intersection of Storrs Road (Route 195) and Highway 6 (including the East Brook Mall); (2) near the intersection of 44 and 195, and (3) to a lesser extent, in Storrs.

The Mansfield Downtown Partnership has retained a consultant team led by Looney Ricks Kiss to prepare a Municipal Development Plan for Downtown Mansfield. Urban Partners is the subconsultant for the market analysis and economic development portions of this study. The 44-acre site proposed for the municipal downtown, referred to in this report as Storrs Center, is at the intersection of Dog Lane and Storrs Road (Route 195) and is just eight miles from I-84. The proposed Storrs Center is centrally located in Mansfield where there is already a concentration of retail activity and is adjacent to the post office, town hall, the high school, and the University.

In this technical memorandum, we present a market assessment of housing, retail, commercial, and entertainment uses, which may be appropriate for development in Storrs Center. The trade area for competitive analysis of real estate market conditions in this assessment varies depending on the development type and is determined by the distance that the typical customer is willing to travel for a particular product, as well as the proximity of the competition. For example, we have defined the trade area for senior housing as 15 miles, while the full trade area for retail analysis in this study was determined to be 10 miles. This memorandum includes a full retail, commercial, residential, entertainment, and hospitality market analysis as well as the results of surveys given to students and Mansfield residents.

Map 1: Mansfield, CT



2.0 SUMMARY OF DEVELOPMENT POTENTIAL FOR STORRS CENTER

The overall development capacity of Storrs Center will depend on site constraints, design, development controls, phasing, and sewer capacity limitations. However, the market analysis detailed in this report has identified the potential for Storrs Center to capture a broad range of residential, retail, and commercial market opportunities, the total of which may exceed the physical constraints of the site. The **chief market potential is for residential and retail development**, though this development can be supplemented by a limited amount of office and entertainment uses. Significant residential and retail development opportunities for the first five years of development include:

- **200 to 250 units of sales condominium flats and townhomes.** Most units will be in the 1,200 to 1,600 SF range, though some could be as large as 2,200 SF. Constructed in two- to four-story buildings, these units should sell in the \$165 to \$180 per SF price range (sales prices of \$215,000 to \$285,000 at 2003 prices).
- **125 to 150 units of townhome-style duplexes and small lot single-family homes.** Most units will be in the 1,800 to 2,400 SF range, priced at \$145 to \$175 per SF (sales prices of \$315,000 to \$350,000 at 2003 prices).
- **225 to 350 rental apartments targeted to non-student and graduate student households,** which could be accommodated in a range of building types—even mid-rise apartment towers—and could be priced at \$1.45 to \$1.55 per SF per month at 2003 prices.
- **A 100-household Continuing Care Retirement Community** with 70 independent living residential units, 20 assisted living units, and a 60-bed nursing facility.
- **38,000 SF of new convenience retail stores** serving immediately adjacent residents.
- **16,000 SF of full-service restaurants** to create an active evening atmosphere.
- **59,000 SF of apparel stores** creating a niche identity distinct from typical mall offerings.
- **70,000 SF of home furnishings, other shopping goods, and freestanding stores** attracting customers from throughout a 10-mile trade area.

In total, this potential yields **650 to 850 new housing units in the first five years of development and 183,000 SF of new retail space.** This core development program can be supplemented by a limited amount of **professional and service office space.** The area can also support a **six-to-eight screen movie theater**, but this scale of operation is too small to be economic without developer or institutional participation in ownership.

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Minutes of the Master Plan Advisory Committee Meeting
Wednesday, November 5, 2003
8:30 am – 12 pm
Bishop Center Room 7

- Members Present: Jane Bachand, Phil Barry, Leonard Blanks, Janine Caira, Craig Calvert, Joseph Comprone, David Cournoyer (for Kay Davidson), Eddie Daniels, Ann Denny, John DeWolf, Dale Dreyfuss, Ron Dubois, Karla Fox (Co-Chair), Janet Freniere, Sara Harkness, Robert Henning, Judy Brown (for Martha Keagle), Richard Kelley, Debra Kendal, Ian Hart (for Kirklyn Kerr), Donna Korbel, Ronad Langner, Meg Malmborg, Dana McGee, Richard Miller, Greg Padick, Carole Polifroni, Deborah Huntsman (for Krista Rodin), Larry Schiling, Richard Schwab (Co-Chair), Deborah Shelby, William Simpson, Peter Tanaka, Ted Yungclas, Ernie Zirakzadeh
- Members Absent: Lori Aronson, Ronald Blie, Scott Brohinsky, Thomas Callahan, Bruce Carlson, Jack Clausen, Linda Flaherty-Goldsmith, Carole Henry, Jacquelyn Joseph-Silverstein, Leslie Maddocks, Fred Maryanski, Edna McBreen, Peter Miniutti, Julia Simons, Alvin Wilson, Freidemann Weidauer
- Ex-Officio: Cynthia van Zelm
- Public Participants: Howard Reiter, Quentin Kessel, Maria Cantino, William Stwalley

Consultants: Steve Troost / SmithGroup JJR
Neal Kessler / SmithGroup JJR
Barbara Chance / Chance Management Advisors
Kirsten McGregor / Chance Management Advisors
Barry Svigals / Svigals+Partners
Dan Paulien / Paulien and Associates
Frank Markley / Paulien and Associates

1. Announcements by the Chair

Karla Fox called the meeting to order at 8:37 am. She introduced herself and gave a brief background of the Mater Plan. She pointed out that we have some new members and asked all the members to introduce themselves.

2. Acceptance of the Minutes

The motion was made by Ted Yungclas and seconded by Meg Malmborg. John DeWolf commented that the minutes did not indicate what the construction options were. It was accepted unanimously with the provision that the committee would receive slides from the previous meeting.

3. Conversation with the Master Plan Consultants

Fox announced that we have the consultants from JJR and would like to have an open conversation with them.

Steve Troost asked the members to ask questions and bring up any comments. Also additional comments can be sent to uconn@smithgroup.com.

DISCUSSION:

The primary purpose of this meeting was to review and dialogue on the consultant team's preliminary recommendations for the master plan update. The following notes were recorded:

Introduction:

- The planning process is on schedule. Our next visit, preliminarily scheduled for the first week of February, needs to be confirmed given the variety of planning activities underway and to ensure adequate university review by appropriate stakeholders. The consultants will work with L. Schilling's office to schedule the final round of review meetings and inform the various groups.
- The schedule for this visit was discussed to share with MPAC members other opportunities for themselves and their constituents to provide input.
- Today's meeting will focus on recommendations for assimilating 21st Century UConn projects into the campus fabric, reinforcing the planning principles. Concurrent studies are underway to 1) assess the Greater Hartford and Torrington Campus' space/facility needs, 2) develop a plan of conservation and development for the East Campus parcel, 3) establish sustainable design guidelines, and 4) provide "wayfinding" recommendations for vehicular and pedestrian circulation.
- Given the sizeable amount of new committee members, a brief review was provided of the 1998 Campus Master Plan's overarching planning principles, goals, and key elements. S. Troost encouraged that the university provide each new member with a copy of the 1998 full-color summary report for review.

Preliminary Master Plan Update Recommendations:

- The Torrey Life Sciences building will be rebuilt on its current site to address the existing need for more space for biological sciences. This site is also important in that it serves as the "trail head" for the north-south cross-axial path connecting the northern residential neighborhood into the academic core.
- The former Co-op site is ideal for a new academic/classroom facility. In addition, the current site of the Monteith Building is also identified for a new academic/classroom facility. Both sites/facilities must be programmed and designed to provide a unified physical solution both academically and physically.
- A discussion occurred regarding the massing and "footprint" for redeveloping the former Co-op site. There was general consensus that the curvilinear form of the Fairfield Mall be retained and that the building's northern most edge not penetrate as far north as suggested in the massing study shown. Given the goal of optimizing the development density adjacent to the campus core, some adjustments to the existing layout may be required. This will be studied and presented at the next meeting.
- Development infill within the South Residence Neighborhood is recommended to replace the West Residence Halls. Not only does this fulfill the master-plan goal of creating a pleasant hierarchy of open spaces by establishing a more intimate quadrangle, it also balances resources because the south dining hall has capacity to support additional students.
- The Intramural Recreation and Intercollegiate Facility is identified to occupy the current tennis complex site. Given the large building mass, this site is ideally nestled at the base of the forested hill. The competitive tennis venue will be relocated adjacent to Parking Lot I.
- Paulien and Associates' preliminary findings indicate the university does not have adequate facilities (indoor and outdoor) for student recreation. Given the university profile, it is reasonable to consider a facility ranging from 150,000 GSF to 180,000 GSF. The former football site is recommended for this facility given its large footprint, adjacent parking, and central campus

location. It was noted that this building project is not an identified line item in the 21st Century UConn initiative.

- There are limited acceptable sites for new recreation fields. With removal of the West Residence Halls and Arjona Building, these sites can provide informal recreational fields for years to come until such time as they are needed to support additional academic or residential facilities. In addition, a recreation complex should be considered adjacent to Parking Lot W given its gentle topography, adjacent parking, and university bus service. A shelter/operational building should be provided.
- Facility expansion to address growing research and science needs have numerous issues that pose challenges for the university. These buildings are typically large in footprint and mass, have specialized service needs, and belong on the campus' edge vs. buried within the academic core. The desire to focus research and science facilities within the Tech Quad Neighborhood also poses numerous challenges given the existing stock of buildings and lack of unencumbered sites. Each option has issues and opportunities. The following options are noted in order of desirability.
 - Rebuild a new science and engineering complex where the Gant facility exists. While this will be costly and a challenge to phase, it is believed (supported by Architectural & Engineering Services) that the optimal return on investment, in support of the university's research/academic mission, is through new construction rather than renovating a problematic facility. This site also sits adjacent to a major campus entrance pending the Hillside Road extension to Highway 44, beckoning for a high quality image.
 - Demolish the existing Student Health Center and warehouse to clear the way for a new science facility. The biggest issue is the limited available footprint and access requirements to the co-generation facility.
 - Phase the redevelopment of the Bronwell/Engineering II/UTEB site. Redevelopment is advantageous to optimize development density, allow for a state-of-the-art facility, and to energize the north-south cross-axial path.
 - The final option that was discussed by the committee was the relocation of the Jorgenson activities to the burgeoning arts district project and either finding an appropriate adaptive reuse for the facility or ultimately rebuilding on this site. This option has numerous issues and was not considered further.
- Multiple building additions are proposed in the 21st Century UConn initiative that will serve to reinforce the master planning principles.
- When the construction begins for the arts district, Parking Lot S will be eliminated, requiring the additional spaces afforded by the remote parking lot on the former landfill site. The third garage is required to provide parking for students, employees and events (either within the arts district or the Rome facility). Along with the additional cars and vehicular traffic volumes comes the need for an additional access road to South Eagleville Road, eliminating the pressure for added traffic on 195.
- Flexibility to accommodate future development is offered by the land between Gilbert and Whitney Roads. For the time being, this land should remain in conservation until such time as there is a programmatic need. Also with time, the existing Communication Sciences Building and Human Development and Family Relations Building both will reach a point where redevelopment is advantageous to overcome facility age and condition.
- Circulation improvements were presented for North Eagleville and Hillside Roads. The committee agreed with the recommendations including the restricted access of Hillside Road (between Stadium and Glenbrook) during peak pedestrian movement periods. Alumni Drive will need to be improved to safely accommodate increased vehicular volumes. It should be noted that

concern was raised during the B&G Committee meeting regarding snow removal complications due to the roadway modifications at the pedestrian crosswalks. This issue will be explored further. There was also discussion at B&G regarding closure of N. Hillside at ALL times except when an athletic event is taking place. Explore what it would mean to close it at all times.

- Providing a dedicated vehicular drop-off at the Student Union was proposed to help eliminate the abuse of the bus pull-offs as currently witnessed by the consultant team. Numerous institutions have such facilities and it should be studied further. Concern was raised that there might not be enough room to create the drop-off as envisioned. This issue will be explored further.
- A parking system assessment was provided. In summary, the university has enough spaces to meet demand; however, the bigger issues are location and policy related. A financial model is being prepared to enable a financially self-supported parking and transportation system.
- Numerous issues impact the size for the third garage including student and employee populations and special events related to the arts district and Rome activity center.

Discussion:

- Student use of cars is increasing and they all want to park by the dorms. We need to implement a parking system that does not reinforce unnecessary traffic in high pedestrian areas.
- Is there any logic to determining where walkways are located? Walkways are provided to accommodate “desire lines.” We need to let the current construction settle down so that we can see where new walkways are needed.
- Are we looking at the Depot Campus? Not as a part of this study; however, facilities are looking at new signage and upgrades as required to allow entities to function properly and safely.
- We need to address trucks utilizing what is supposed to be a pedestrian zone/walkway. This needs to be done through education and enforcement. Providing dedicated areas for service vehicle parking should be considered.
- Bike paths need to be incorporated into our vehicular circulation recommendations.
- Should Glenbrook be restricted to one-way travel? This will need to be studied further, but more often than not, one-way streets are confusing and problematic. This idea will be studied further to fully assess its implications.
- Comments were made that some people in Psychology are not happy with the plan for renovation and expansion of their building to the south. From a master planning perspective, expansion to the south is ideal given the planned service road to the library that will be constructed north of the building and the future academic facility that is identified east of the building.
- We need to provide for greater visitor access to campus and associated parking.
- As we push parking to the periphery and remote lots, we need to improve the “on call” shuttle service for evening use when the bus system is not running at full capacity.
- On any given weekend morning, parking lots around the dorms are overfilled, causing a safety concern (e.g., clear access for emergency vehicles). We should consider removing all small lots adjacent to the dorms, making people use the larger facilities (garages and lots). Give the students a break so they will park in the garages during evenings and on weekends.
- We need new policies on residential student parking that better manage expectations and allow flexibility to use garages during “off hours.”
- The users of Arjona and Monteith need participation in the planning. This will occur once an architectural consultant is selected and programming begins. This level of discussion is beyond the master plan effort, but very important.
- Consider locating the Student Health Center and clinics around Parking Lot 9 or the Visitor Center near ambulance staging and closer to student housing. The discussion included design and location criteria including being on a dedicated bus route, being centrally located, being accessible by ambulance and the accessible van service, and having adjacent parking. Also noted

were concerns regarding the adjacency of this function with the plan for Downtown Mansfield (would it fit in, is there room, etc.). If the clinic function would be beneficial to downtown, then the clinics should consider this site.

- Be careful of what we locate in the downtown project. We don't necessarily want it to be an extension of the university; it needs to be self-sufficient.
- Redevelopment of the Gant complex will be complicated, but given the age, composition, and condition of the building, it is worth looking into.
- Clarification was raised as to what the Intramural Recreation and Intercollegiate Facility will be used for. Scheduling priority will be for intercollegiate practice. Intramural activity will occur when not in use for intercollegiate needs. This reinforces the need for a student recreation center.
- There are pedestrian crosswalks throughout the campus that need the same attention as proposed for those along North Eagleville. A consistent approach across campus would be ideal.
- Could a road connect Alumni Drive with Stadium Drive just west of the Sherman Family Sports Complex? No; the topography is too tight.
- There was discussion as to other ways, besides buildings, to define space. Sculpture and landscape were two methods discussed.

Above notes taken by SmithGroup JJR.

4. Public Participation

Howard Reiter, Head of Political Science Department and occupant of Monteith, stated that his department occupies about half of the building. He stated that his department would appreciate sooner interaction with the consultants rather than later. He added that it is important to hear what the building occupants have to say and sometimes, a single liaison cannot handle it all. He also asked the consultants to consider having a common area for multiple departments such as lunch/kitchen area to share.

Quentin Kessel stated that perhaps the University should bite the bullet and buy the private land adjacent to Lot-9 (a.k.a. Farmer Brown's) and locate the Student Health Service in that area.

Maria Cantino stated that the downtown development is important for recruiting and that plan should be incorporated into our plan as an extension of the University. She asked about the classroom size. Troost responded that once the skeleton of the plan is in place, there would be more meetings for specific details.

William Stwally, head of Physics Department, asked if any other alternatives have been considered for vehicular circulation such as overhead or underground. Troost stated that it will certainly be considered but they are quite costly and do not get utilized much.

5. ANNOUNCEMENT

Fox thanked the attendees for coming. The committee would work virtually (via e-mail and such in between meetings) and the PowerPoint Presentation from September 11 meeting and today's meeting will be forth coming. She added that it is important for the committee members to communicate with their constituents.

Peter Tanaka made the motion to adjourn and it was seconded by Leonard Blanks. The meeting adjourned at 12:04 pm.

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UCONN STUDENTS LIVING ON CAMPUS AT STORRS, 1985-2003*

<u>cad. Year</u>	<u>Undergrad.</u>	<u>Grad.</u>	<u>Total</u>
all, 1985	9,233	440	9,673
pring, 1986	8,847	432	9,279
all, 1986	9,300	455	9,755
pring, 1987	9,070	442	9,512
all, 1987	9,566	419	9,985
pring, 1988	8,969	417	9,348
all, 1988	9,464	429	9,893
pring, 1989	8,911	437	9,348
all, 1989	8,772	432	9,204
pring, 1990	8,067	425	8,492
all, 1990	8,655	433	9,088
pring, 1991	7,915	405	8,320
all, 1991	8,191	441	8,632
pring, 1992	7,437	430	7,867
all, 1992	7,628	424	8,052
pring, 1993	6,889	428	7,317
all, 1993	7,152	465	7,615
pring, 1994	6,390	456	6,846
all, 1994	6,702	421	7,123
pring, 1995	6,100	414	6,514
all, 1995	6,567	390	6,957
pring, 1996	6,020	410	6,430
all, 1996	6,675	414	7,089
pring, 1997	6,089	372	6,471
all, 1997	6,473	418	6,891
pring, 1998	5,969	378	6,347
all, 1998	7,212	414	7,626
pring, 1999	6,635	417	7,052
all, 1999	7,818	430	8,248
pring, 2000	7,142	411	7,553
all, 2000	8,259	440	8,699
pring, 2001	7,952	421	8,373
all, 2001	9,247	543	9,790
pring, 2002	8,223	425	8,648
all, 2002	9,868	449	10,317
pring, 2003	9,409	560	9,969
all, 2003	10,567	423	10,990

*Mansfield Apartments included, Northwood Apartments not included

*As of 11/19/03, Off. of Resid. Life (486-2926)
alluconn

UCONN STUDENTS ENROLLED AT STORRS CAMPUS, 1985-2003*

Academic Year	Undergrad. F/T	Undergrad. P/T	Total Undergrad.	Total Grad.	Total
Spring, 1985	10,954	994	11,948	-----	
Fall, 1985	11,584	1,108	12,692	5,599	18,291
Spring, 1986	10,747	1,182	11,929	-----	
Fall, 1986	11,806	1,240	13,046	5,711	18,757
Spring, 1987	11,028	1,257	12,285	-----	
Fall, 1987	12,526	1,159	13,685	6,380	20,065
Spring, 1988	11,450	1,226	12,676	-----	
Fall, 1988	12,743	1,200	13,943	6,590	20,533
Spring, 1989	11,612	1,344	12,956	-----	
Fall, 1989	12,276	1,399	13,675	6,591	20,266
Spring, 1990	11,286	1,397	12,683	-----	
Fall, 1990	12,307	1,265	13,572	7,001	20,573
Spring, 1991	11,220	1,416	12,636	-----	
Fall, 1991	11,321	1,249	13,128	4,329	17,457
Spring, 1992	10,838	1,329	12,167	4,131	16,298
Fall, 1992	11,321	1,170	12,491	4,399	16,890
Spring, 1993	10,353	1,228	11,581	4,206	15,787
Fall, 1993	10,830	1,075	11,905	4,549	16,454
Spring, 1994	9,849	1,149	10,998	4,229	15,227
Fall, 1994	10,328	1,058	11,386	4,503	15,889
Spring, 1995	9,546	1,144	10,690	4,118 (est.)	14,808
Fall, 1995	10,271	1,059	11,330	4,405	15,735
Spring, 1996	9,475	1,184	10,629	4,068	14,697
Fall, 1996	10,271	1,059	11,330	4,405	15,735
Spring, 1997	9,557	1,106	10,663	3,882	14,545
Fall, 1997	10,362	956	11,318	3,863	15,181
Spring, 1998	9,567	1,142	10,709	3,287	14,355
Fall, 1998	10,740	942	11,682	3,646	15,328
Spring, 1999	9,894	732	10,626	3,187	13,813
Fall, 1999	11,411	576	11,987	3,347	15,334
Spring, 2000	10,662	718	11,380	3,152	14,532
Fall, 2000	12,234	728	12,962	3,246	16,708
Spring, 2001	11,309	728	12,037	3,222	15,259
Fall, 2001	13,017	571	13,588	3,367	16,955
Spring, 2002	12,103	928	13,031	2,867	15,898
Fall, 2002	13,688	525	14,213	3,705**	17,918
Spring, 2003	13,136	869	14,005	3,539	17,865
Fall, 2003	14,318	845	15,163	3,927	19,090

* As of 12/1/03, Off. of Inst. Resources (486-1904)

** Includes professional Pharmacy program

alluconn

I paid a certain amount of money and in During the past 16 years I have worked with

Mansfield Community Center is an instant hit

I won't have to wait until
n. 2 to turn over a new
af and start a fitness pro-
am.

No, I can actually begin
n. 1 because the new
Mansfield Community
center will be open that
ay. It's only closed on
hanksgiving and
hristmas, believe it or not.
And I suspect it will be

acked with swimmers, weight lifters, runners,
ead millers and cyclists of all ages with the
me idea: Why wait?

The generous hours (6 a.m. to 10 p.m. week-
ays and Saturday, 9 a.m. to 10 p.m. Sundays)
re just one of the many features that make this
ew center a model of how communities can
nd should treat their residents.

The community center (to call it a rec center
s I sometimes carelessly do would be to do it a
isservice) truly has something for everyone. A
ypical scenario: Parents swimming and lifting,
ids working out or hanging out in the teen-
enter, meetings being held in rooms designed
pecially for that, residents checking their e-
mail on two computers in the comfortable
obby, or just enjoying a cup of coffee and a
hat with their friends and neighbors.

From the moment the doors open each day,
he place is busy. Early on, people rush in —
heir clothes for work on hangers or their
tuffed gym bags swinging from their shoul-
ders. The lap swim is a popular morning activ-
ity as are the various fitness machines and
weight room on the second floor, where the
clanks and whirs of equipment provide a back-
ground of white noise throughout the day. And
ast week, true to their word, the staff opened
he track, cleverly constructed above the bas-
ketball court, which will open shortly, itself.

Sometimes there is a wait for the stationary
bikes or treadmills or ellipticals (you pedal at
n angle — it's my least favorite) and all six
anes of the 25-yard pool are filled. Early in the
morning, for instance, you may not get the
piece of equipment you seek right away, but at
other times — during the day for example — a
erson can sail in on their lunch hour and get a
good workout without waiting a second.

The center staff is well in tune with the needs:
within a few weeks of its opening, additional



Terese
Karmel

Commentary

elliptical machines and stationary bikes were
added to the second floor workout room.

Many of the people using the Mansfield center
are refugees from UConn fitness centers —
even employees who have privileges there —
because they're tired of limited hours and they
can never find a place to park near the facilities;
other members have moved from private gyms
for the user friendly — and, in some ways,
more challenging — equipment at the commu-
nity center. Still others are beginning to find out
what fitness is all about.

Years ago during the planning, occasionally
I'd hear people in Mansfield complain that they
didn't want their tax money supporting a fitness
center they're not going to use. At the time, this
struck me as a dangerous thought. For one
thing, the town has been careful in the planning
of the center, making sure that resident input
was sought at every turn, and finally, in a
November 1999 referendum, voters approved
\$6.5 million for the facility — although only
\$2.5 million is being bonded. The vote, 1,410 to
1,253 didn't seem to leave any doubt about its
acceptance.

But there is more to supporting a community
center than just a vote of approval. To live in a
community, people pay for all kinds of services
that they don't use. In my own case, these days
that would include schools, senior center activ-
ities, a bike trail. But if I give on those issues,
then why can't I expect others to give on this
one? It's what democracy is about.

A guest book in the lobby also records a few
other nitpicking issues: some people want the
radio on the second floor; others say they prefer
their own music on their headsets. (Probably
both are possible if your headset is loud enough
to drown out the background music.) The need
for things like coat racks and benches is also
mentioned but I'm sure in due time and with
donations and additional funds, these will be in
place. And then one comes across this note:
"What a beautiful facility to use on a blustery
morning." This writer knows its value.

In the scheme of things, the complaints are so
insignificant as to be almost embarrassing to
mention.

Energetic rec director Curt Vincente told me
earlier this week that around the Thanksgiving

holiday, the center had recorded 1,800 mem-
bers — a tad over the target for that time —
some of it due to aggressive marketing and
membership specials, he added. Vincente said it
is projected that in three years, the center would
hit the break-even point.

From what I can tell by the enthusiasm with
which it has been met, it could be earlier.

Even those indifferent or skeptical about the
idea are being convinced of its merits.

The other day I ran into an old acquaintance
who said she initially opposed the idea because
she feared the town would be unable to support
the center down the line and taxpayers would
have to make up the difference.

But from the first day she visited — from the
first day she set foot in the bright, cheerful
lobby and then after sizing up the pool (she is a
longtime swimmer) — she caved in and, now
like so many others, is singing its praises.

Those kinds of intangibles — the welcome
you get, the assistance on the machines, the
magazines for reading while working out —
make the community center truly special. "This
has brought the community together," is a popu-
lar sentiment among those who go regularly.

I have rekindled old relationships so many
times as I run into people at the center, some-
times I think I'm at some sort of reunion. All of
this and dumping some unwanted body fat too.
(I even decided to give a year's membership as
a Christmas gift to a close friend. Think of it.
The gift that keeps on taking.)

Early one morning a few weeks ago, I was
talking with Dave Roberts who works in the
town Public Works Department. He quit smok-
ing and started swimming at the same time, but
says it's purely coincidental.

He reminded me that our paths had crossed a
few years back when I wrote about the
Mansfield town employees' annual chili con-
test. He was a winner at that as well, taking the
blue ribbon in several different years. This year,
with the new community center open, the staff
can pig out on chili, cheese, salsa and nachos
and then walk a few hundred yards next door
and work it all off.

And, before long, Mansfield will be able to
claim another trophy: the fittest town in
Christendom.

Terese Karmel is features editor for the
Chronicle.

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Conservation Commission

OF THE

Town of Mansfield

STORRS, CONNECTICUT

Item #23

November 20, 2003

Mansfield Town Council
Town Office Building
South Eagleville Road
Storrs, CT 06268

Dear Town Council Members:

The Mansfield Conservation Commission herein forwards to you a November 10, 2003 letter we received from Samuel Dodd. The Commission shares his concerns and request that you discuss these matters with the University of Connecticut.

Sincerely yours,


Quentin Kessel
Secretary

CC: Town Manager Berliner
Rich Miller, UConn
Samuel Dodd

Mansfield Conservation Commission
Mansfield Town Office
4 So. Eagleville Rd.
Storrs-Mansfield, CT 06268

Dear Commissioners:

November 10, 2003

I am writing about a matter of concern of mine dealing with university property, namely the Albert E. Moss Sanctuary.

For many years I have served on a Moss Sanctuary Committee. Those of us on the committee have made many management recommendations, which unfortunately have generally not been carried out. In my opinion the sanctuary is now in a very sorry state.

I hesitated to write sooner for fear that you would not be concerned with any university property, but I have noted recently that you have.

Among the concerns that I have about the sanctuary are the following:

1. The numerous standing dead red pines, which should have been harvested when most of them were alive. They then had a value greater than the cost of the procedure.
2. Lack of control of invasive alien plants.
3. Poorly maintained trails.
4. Lack of any attempt to promote plant species diversity. This would seem important for student education.
5. Dam repairs are probably needed. I know that one expert's recommendations have not been carried out.
6. There is a total lack of any place to park near the entrance.

Please let me know whether or not you would be interested in pursuing this matter further. I would be willing to meet with the commission or, better, help with a tour of the property. I would prefer not to be involved further otherwise.

Sincerely,



Samuel G. Dodd
86 Puddin' Lane
Mansfield Center
CT 06250