



TOWN OF MANSFIELD
TOWN COUNCIL MEETING
MONDAY, October 25, 2004
COUNCIL CHAMBERS
AUDREY P. BECK MUNICIPAL BUILDING
7:30 p.m.

AGENDA

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CALL TO ORDER	
ROLL CALL	
APPROVAL OF MINUTES	1
OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL	
OLD BUSINESS	
1. Resolution Regarding the Use of LEED Building Standards for Municipal Buildings (Item #10, 10-12-04 Agenda)	9
2. University Spring Weekend and Campus/Community Relations (Item #8, 10-14-04 Agenda) (no attachment)	
NEW BUSINESS	
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EXECUTIVE SESSION

REGULAR MEETING-MANSFIELD TOWN COUNCIL-OCTOBER 12, 2004

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

I. ROLL CALL

Present: Blair, Clouette, Haddad, Hawkins, Koehn, Paterson, Paulhus, Redding, Schaefer

II. APPROVAL OF MINUTES

Ms. Blair moved and Mr. Hawkins seconded to approve the minutes of September 27, 2004 as presented.

So passed unanimously.

III. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

No persons appeared.

IV. PUBLIC HEARING

1. Open Space Acquisition-Morneau Property

Town Manager described the property on the corner of Clover Mill Road that abuts the Harrison Marsh portion of Schoolhouse Brook Park. The Open Space Committee approves this acquisition.

Ms. Betsy Parker, 710 Storrs Road, spoke in favor of the purchase.

2. MRRA-Amendment to Solid Waste Regulations

Mr. Haddad moved and Mr. Schaefer seconded the motion to adjourn as the Town Council and convene as the MRRA.

So passed unanimously.

Mr. Lon Hultgren, Director of Public Works, spoke on the amendment. The regulations will be amended to change three or more dwelling units to two or more dwellings that may have a dumpster.

No comments from the public.

Mr. Haddad moved and Mr. Paulhus seconded to adjourn as the MRRA and reconvene as the Town Council.

So passed unanimously.

V. OLD BUSINESS

3. Financial Statements Dated June 30, 2004

Mr. Schaefer moved and Mr. Clouette seconded that effective October 12, 2004, to accept the Financial Statements dated June 30, 2004 as prepared and submitted by the Department of Finance.

So passed unanimously.

4. Issues Regarding the UConn landfill including the UConn consent order, public participation relative to the consent order and well testing.

No action taken.

5. Open Space Acquisition

Mr. Haddad moved and Ms. Blair seconded that effective October 12, 2004, to authorize the Town Manager to execute the attached tentative purchase agreement for the .9 acre Morneau property on Clover Mill Road.

So passed unanimously.

6. MRRA-Amendment to Solid Waste Regulations

Mr. Haddad moved and Mr. Hawkins seconded to adjourn as the Town Council and convene as the MRRA.

So passed unanimously.

Mr. Haddad moved and Mr. Schaefer seconded that effective October 12, 2004, to approve the attached amendment to Section A196-6(L) of the Solid Waste Regulations.

So passed unanimously.

Mr. Haddad moved and Mr. Schaeffer seconded to adjourn as the MRRA and reconvene as the Town Council.

So passed unanimously.



Town of Mansfield
Agenda Item Summary

To: *Town Council*
From: *Martin Berliner*, Town Manager
CC: Lon Hultgren, Director of Public Works; Matt Hart, Assistant Town Manager
Date: October 12, 2004
Re: MRRA - Amendment to Solid Waste Regulations

Subject Matter/Background

As our solid waste collection system continues to evolve, the applicable Town regulations (first adopted in 1990) need to be revised from time-to-time. In this case, staff recommends changing the definition of a "multi-family" residence from three units to two units to accommodate the occasional need for a dumpster at a two-unit residence. To effect this change, staff has prepared the following amendment to Section A196-6(L) of the regulations:

L. For the purposes of these regulations only, multifamily residential establishments shall refer to apartments, trailer parks and condominiums which include ~~three~~ two or more dwelling units owned or managed by a common entity as well as buildings or parts thereof containing ~~three~~ two or more dwelling units, including apartments, row houses and townhouses. Dormitories (including fraternity and sorority houses) shall also be considered multifamily establishments.

7. Goal Setting and Strategic Planning

Information only, no action necessary. This is a copy of a presentation given to Town department heads concerning goal setting and strategic planning. The subject will be reviewed in more detail at further staff meetings, and the Council will be kept informed.

8. University Spring Weekend and Campus/Community Relations

Mr. Clouette spoke on the Town/Gown meeting, which was held earlier today. The University members reiterated their support of working with the Town to eliminate the instances of large parties off campus. They will be streamlining their procedures for discipline of students involved in such disturbances.

At 6:30 p.m. the Committee on the Community Quality of Life met. Two residents attended the meeting- Mr. Bob Cook and a Minister from an UConn Campus Ministry. Discussion continued on off campus parties and possible solutions. The committee had hoped that they would be able to bring to the Council a report by the end of October however; it will not be ready until November.

Mayor Paterson has met with the new interim Dean of Students to discuss a task force that will be meeting hopefully on a regular basis, perhaps twice a month. There are four students who will participate on this task force. The Mayor extended thanks to Sgt. Sean Cox of the Town Police Force, for his support dealing with these large gatherings/parties. The Mayor stated that these parties must end for the safety and well being of all Mansfield residents.

Mr. Hawkins requested that some of these committee meetings be held in the evening so working residents may attend.

Mr. Paulhus attended the Town/Gown meeting and felt that some progress has been made with the University on the problem of off-campus parties.

VI. NEW BUSINESS

9. Proclamation Designating the Month of October as "Meet the Blind Month" in Mansfield.

Mr. Paulhus moved and Ms. Blair moved that effective October 12, 2004, to authorize the Mayor to issue the attached proclamation designating the month of October as "Meet the Blind Month" in Mansfield.

So passed unanimously.



*Town of Mansfield
Proclamation*

Designating October 2004 as Meet the Blind Month in Mansfield

WHEREAS, the National Federation of the Blind (NFB) was founded in 1940 to end discrimination against the blind and to secure first-class citizenship for all blind persons; and

WHEREAS, today, the NFB, representing more than fifty thousand members across the country, continues to work to secure equal rights and opportunities for the blind; and

WHEREAS, the NFB works to change attitudes about blindness by providing information about blindness to parents, teachers and school administrators, as well as business, political, social and civic leaders; and

WHEREAS, since blind people and blindness are still frequently misunderstood, the National Federation of the Blind has developed a public education campaign, "Meet the Blind Month," to create opportunities for the people of Connecticut to learn firsthand that blind people are basically like everyone else; and

WHEREAS, Connecticut State law secures the right of blind persons to carry and use a white cane or be accompanied by a dog guide, whether on the streets and highways, traveling on public transportation, utilizing public accommodations, locating housing or working on the job, and whereas Connecticut law also requires motorists to exercise appropriate caution when approaching a blind person using a white cane or dog guide; and,

WHEREAS, the Connecticut affiliate of the National Federation of the Blind, now in its 33rd year, invites neighbors, coworkers, and classmates to join them at various "Meet the Blind" events throughout the month of October to learn how blind people lead full and active lives.

NOW, THEREFORE, I, Elizabeth C. Paterson, Mayor of the Town of Mansfield, do hereby proclaim the month of October, 2004, as National Federation of the Blind MEET THE BLIND MONTH and urge all the citizens of the Town of Mansfield and surrounding areas to accept this invitation to meet members of the National Federation of the Blind, the voice of the nation's blind.

Dated at Mansfield, Connecticut, this 12th day of October 2004.

Elizabeth C. Paterson
Mayor

10. Resolution regarding the Use of LEED Building Standards for Municipal buildings

Mr. Haddad moved and Ms. Blair seconded that effective October 12, 2004, to issue the attached resolution regarding the use of "LEED" building standards for municipal buildings.

Ms. Koehn moved and Mr. Schaefer seconded to table this issue until the next Council meeting.

So passed unanimously.

VII. QUARTERLY REPORTS

No comments.

VIII. DEPARTMENTAL REPORTS

IX. REPORTS OF COUNCIL COMMITTEES

Committee on Committees

Mr. Haddad moved the acceptance of the following reappointments to the following committees:

Commission on Aging: Carol Phillips and Kenneth Doeg
Correctional Facility Liaison & Public Safety: Richard Pellegrine and Major Ronald Blicher UConn
Board of Ethics: Gertrude Lamb and Nora Stevens
Transportation: Jack Stephens

So passed unanimously.

X. REPORTS OF COUNCIL MEMBERS

Carl Schaefer reported that there were two articles regarding the parties at UConn- one in the Daily Campus and an editorial in the Hartford Courant.

XI. TOWN MANAGER'S REPORT

There will be a meeting at the Bishops Center at UConn at 5:30 p.m. Wednesday, October 13, 2004 to discuss UConn's Master Plan.

There will be a meeting on October 21, 2004 at the Bishops Center at UConn at 6:30 p.m. to discuss the storm water management program at the Burton Building.

The Town Manager handed out the initial statement of CCM Priorities for 2005 for the State Legislative Committee.

UN Day will be held on October 25, 2004 from 5-6 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building. The UN flag will be raised outside the building.

The two newly purchased fire trucks have arrived in Mansfield.

Suggestion by a Council member: put progress reports on such projects at the Bikeways on the webpage.

XII. FUTURE AGENDAS

XIII. PETITIONS, REQUESTS AND COMMUNICATIONS

11.m. Ryan re: Small Town Economic Assistance Program Award for Downtown Revitalization and Enhancement Project

12. The Day-"Quiet Corner Tourism Gets a Boost"

13. Connecticut Council of Small Towns-"Town Leaders Bulletin"

14. J. Mordkoff re: Work on Gal Line Along Storrs Road

15. Transportation Advisory Committee Press Release-Mansfield Rideshare Page

16. C. & R. Pellegrine re: Recent Actions of Resident State Trooper

17. R. Miller re: Second Quarter 2004 Separatist Road, Storm Water Sampling Report date August 200.

XIV. EXECUTIVE SESSION

At 8:23 p.m. Mr. Schaefer moved and Mr. Paulhus seconded to go into executive session for a personnel matter.

So passed unanimously. At 8:26 p.m. the Council came out of executive session.

XV. ADJOURNMENT

At 8:27 p.m. Mr. Schaefer moved and Mr. Paulhus seconded to adjourn the regular meeting of the Mansfield Town Council.

So passed unanimously.

Elizabeth Paterson, Mayor

Joan E. Gerdson, Town Clerk

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Town of Mansfield
Agenda Item Summary

To: Town Council
From: Matt Hart, Assistant Town Manager *MWH*
CC: Martin Berliner, Town Manager; Lon Hultgren, Director of Public Works;
 Virginia Walton, Recycling/Refuse Coordinator
Date: October 25, 2004
Re: Resolution Regarding the Use of "LEED" Building Standards for Municipal Buildings

Subject Matter/Background

As requested by Town Council at the previous meeting, staff has attempted to better publicize the Council's review of this item, and has attached some information attesting to the validity of the LEED standards.

The Leadership in Energy and Environmental Design (LEED™) Green Building Rating System represents the US Green Building Council's effort to provide a national standard for what constitutes a "green building." Through its use as a design guideline and third party certification tool, it aims to improve occupant well being, environmental performance and economic returns of buildings using established and innovative practices, standards and technologies. Increasingly, green building objectives are making their way into mainstream practice in this country through legislative or government agency action, as well as through non-profit, or corporate leadership. The Commonwealth of Pennsylvania and New York City's Department of Design and Construction have developed High Performance Building Guidelines, which establish standards for new construction or renovation using the LEED Green Building Rating system. Further west, the cities of Seattle, Washington and Portland, Oregon have adopted green building ordinances. Locally, the buildings under construction at ECSU are being measured by LEED standards and UConn has included LEED standards in its new environmental policy statement. The US Green Building Council's web site spotlights an array of buildings that are also being constructed with the goal of high-performance and low environmental impact.

Most recently, town staff looked at three different draft municipal policies – the first requiring LEED silver rating certification, the second using LEED standards as a building guide as long as it is cost-effective over the life of the building, and the third recommending the use of recycled- content building materials.

It is our recommendation that the second policy be adopted by Mansfield to ensure that energy efficiency and environmental sustainability are key considerations in the planning, design and construction of future municipal building projects. This policy does have an "out clause" if the life-cost analysis deems it more expensive to follow the minimum LEED standards. However, from the information we have gathered, the

significant reduction in energy use and higher employee performance makes green building design cost-effective.

Financial Impact

Building projects may be more expensive up front. However, green buildings provide long-term financial benefits that conventional buildings do not. These benefits include energy and water savings, reduced waste, improved indoor environmental quality, greater employee comfort/productivity, reduced employee health costs and lower operations and maintenance costs.

Recommendation

For the reasons articulated above, staff recommends that the Town Council adopt the resolution as proposed by staff.

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

Resolved, effective October 25, 2004, to issue the attached resolution regarding the use of "LEED" building standards for municipal buildings.

Attachments

- 1) Proposed Resolution
- 2) Mansfield Press Release: "Mansfield Considers LEED (Green Building) Resolution
- 3) Commercial Building Case Studies – Balfour Guthrie Building
- 4) Minnesota Office of Environmental Assistance – "Building Greener: Minnesota Examples"
- 5) Correspondence from Citizens For Responsible Growth of Mansfield



*Town of Mansfield
Resolution*

Regarding the Use of "LEED" Building Standards for Municipal Buildings

WHEREAS, the Town of Mansfield is dedicated to the compatible goals of energy efficiency, environmental protection and economic growth; and

WHEREAS, the Town of Mansfield is dedicated to the environmental health and safety of its employees, and to efficient and effective work environments; and

WHEREAS, municipal government should assume a leadership role in promoting the efficient use of energy and natural resources in the interests of the long-term protection and enhancement of our environment, our economy and the health of our citizens and future generations; and

WHEREAS, the Town enjoys a unique and timely opportunity to design, construct and renovate buildings for the 21st century that will be adequate to serve the needs of its citizens and employees for years to come and that will realize reduced operating costs over the span of a building's life cycle; and

WHEREAS, the US Green Building Council's Leadership in Energy and Environmental Design (LEED) is a voluntary, consensus-based, market-driven green building rating system for new and existing commercial and institutional buildings that is used to determine what constitutes sustainable building by national standards; and

WHEREAS, it is in the best interests of the people of Mansfield that all municipal buildings be constructed, expanded or renovated as modern facilities of the 21st century, combining the most energy-efficient design, the most environmentally sustainable systems, and maximum access and benefit to employees and the public.

NOW, THEREFORE, BE IT RESOLVED, that it shall be the policy of the Town of Mansfield to finance, plan, design, construct, manage, renovate, maintain and decommission its facilities and buildings to be sustainable. Town staff and its architects and building committees are hereby directed to use the most recent version of LEED certification standards as a benchmark to achieve maximum energy efficiency and

environmental sustainability relevant to the scope of the new construction or major renovation, provided this can be accomplished on a cost-effective basis, considering construction and operating costs over the life cycle of the building being constructed, expanded or renovated. The Town encourages the use of higher LEED rating levels, if feasible, for all facilities and buildings.

All municipal department heads whose responsibilities include planning, designing, constructing or renovating Town-owned facilities shall be responsible for ensuring compliance with this policy.

Certified a true copy of a resolution adopted by the Town of Mansfield at a meeting of its Town Council on October 25, 2004, and which resolution has not been rescinded or modified in any way.

Joan E. Gerdson
Town Clerk

Date

SEAL

News Item for Immediate Release

For more information
Please contact Lon Hultgren
429-3332 or Virginia Walton
429-3333

Mansfield Considers LEED (Green Building) Resolution

The Mansfield Town Council tabled a resolution endorsing the Leadership in Energy and Environmental Design (LEED) Green Building rating system at its October 12, 2004 meeting to obtain input from the community. A Councilor remarked that they knew of support for the LEED program in the Town, but no one from the community at large was present to speak to the Council on this issue.

The resolution prepared by Town staff including the Public Works, Building and Town Manager's offices directs the Town's staff and future building committees to use the LEED building standards for all new Town buildings and major renovation projects. The LEED program aims to improve occupant well being, environmental performance and economic returns of buildings using established and innovative practices, standards and technologies. Increasingly, green building objectives are making their way into mainstream practice through legislative or government agency action, as well as through non-profit, or corporate leadership.

The Town staff has recommended a policy to be adopted by Mansfield to ensure that energy efficiency and environmental sustainability are key considerations in the planning, design and construction of future municipal building projects.

The Town Council will again consider the LEED resolution at its October 25, 2004 meeting.



RESIDENTIAL BUILDING

- Begin Here
- Case Studies
- Take Action
- Financial Incentives

COMMERCIAL BUILDING

- Learn More
- Case Studies
- Portland LEED™ Guide
- Tenant Improvements
- Financial Incentives

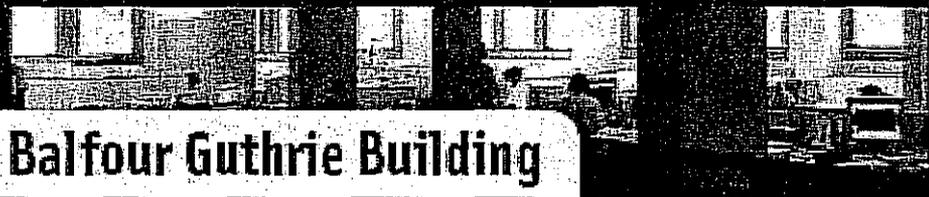
RESOURCE CENTER

- G/Rated Publications
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- Tools & Software
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OUR PROGRAMS

- ReThink
- Build It Green!
- BEST Awards

COMMERCIAL BUILDING Case Studies



Balfour Guthrie Building

List All Case Studies

Overview:

At A Glance

Process & Strategies:

- Pre-Design
- Design
- Construction
- Operation/Maintenance

Project Details:

- Costs & Benefits
- Project Team
- Photo Archive
- File Archive

Balfour Guthrie Building

Historic and LEED Silver Certified

Location: 733 SW Oak Street Portland, Oregon

Building Type: Commercial Office

Construction Type: Historic preservation/Tenant Improvement

Area: 6,000 ft² (floor plate)

Project Scope: 2 stories (ground floor & basement)

Project Cost: \$3 million (soft-\$1.6, hard-\$1.4)

Completion Date: May 2002

Ratings & Awards: LEED Silver

Summary:

The Balfour Guthrie Building is historic in nature and progressive in performance. Originally constructed in 1913, the stone structure has hosted a variety of tenants who have configured and used the space in a number of ways. Where once stood a production machine, however, now stands a daylight design station. The Balfour Guthrie Building's most recent tenant, Thomas Hacker Architects, Inc., redesigned the building and balanced objectives for historic preservation and sustainability by including such features as a high-efficiency heating and cooling system, exposed structural elements, and an integrated daylighting strategy among others. The design has renewed the historic integrity of the building while enhancing its performance 24% beyond energy code.

Project Highlights:

- Integrated daylighting design
- 24% better energy performance than code
- High efficiency, zoned HVAC system
- FSC-certified wood
- 75% C&D waste recycled
- Systems commissioning



Did You

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RESIDENTIAL BUILDING

- Begin Here
- Case Studies
- Take Action
- Financial Incentives

COMMERCIAL BUILDING

- Learn More
- Case Studies**
- Portland LEED™ Guide
- Tenant Improvements
- Financial Incentives

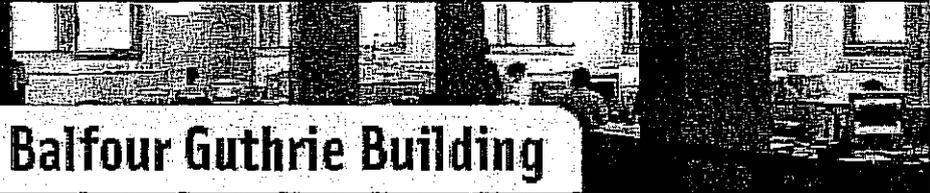
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- Build It Green!
- BEST Awards

COMMERCIAL BUILDING Case Studies



Balfour Guthrie Building

List All Case Studies

Overview:

At A Glance

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Pre-Design

Design

Construction

Operation/Maintenance

Project Details:

Costs & Benefits

Project Team

Photo Archive

File Archive

Costs & Benefits

Energy Loans

The State of Oregon Office of Energy provided the project a \$318,000 loan in support of its energy efficiency measures. Gray Purcell simply demonstrated in their application that the measures taken in the building would pay for themselves. Mike Purcell notes, "they (Office of Energy) turned the loan around in days...it was incredible."

BETC

The owners also received a Business Energy Tax Credit from the State of approximately \$50,000 due to their anticipated LEED Silver rating.

Daylight

LEED consultant Ralph DiNola points out that daylighting the basement was the most critical design move made in the project. "That building sat unoccupied for so long because nobody could make up a proforma that worked with the basement covered". Strategic interior design enables T·H·A to enjoy the well-known benefits of daylight such as reduced absenteeism, reduced energy consumption, and a comfortable indoor environment on both floors of the building.

Costs

LEED: Approximately 8% of the construction costs are attributable to LEED. This was considered about 3% higher than normal and was attributed to working with the existing shell.

LEED Costs

Energy modelling: \$5,240

System commissioning: \$10,685

Green Building Consulting: \$2,000



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Recycling of fluorescent bulbs and ballasts: \$1,152

New HVAC System: \$20,000 beyond code-compliant system

Additional fan wiring: \$1,484 for OSA fans

Lighting fitup: \$119,707 costs above standard lighting allowance of \$1.50/sf

Storm windows: \$25,884

Shower: \$743

Bike racks: \$200

Lockers: \$695

FSC certified wood: \$12,404

Wheatboard panels- upcharge: \$700

Roof insulation: \$8,500

Recycled drywall- upcharge: \$1,093



OEА home » Sustainable Building » Case Studies

Building Greener: Minnesota examples

The OEA develops brief case studies of new and renovated buildings in Minnesota to demonstrate real-world applications of sustainable building principles and strategies. Sustainable building involves a broad spectrum of choices about resource efficiency and pollution prevention. The result is buildings that are more economical to operate and maintain, healthier and more productive for occupants, and less burdensome on the environment.

- [Rogers High School, Rogers](#)
- [Hartley Nature Center, Duluth](#)
- [Town Hall, Livonia Township](#)
- [Municipal Center, Apple Valley](#)
- [Church of St. Joan of Arc, Minneapolis](#)
- [Dakota County Northern Service Center, West St. Paul](#)
- [Minnesota DNR's Consolidated Field Office, Windom](#)
- [Thompson Park Center/Dakota Lodge, West St. Paul](#)
- [Lebanon Hills Trail Head and Visitor Center, Eagan](#)
- [Pierre Bottineau Public Library, Minneapolis](#)
- [Minnesota DNR's Consolidated Field Office, Tower](#)
- [Ramsey County Law Enforcement Center, St. Paul](#)
- [St. Paul Public Housing Authority, St. Paul](#)

Rogers High School

Reducing operational energy costs was a primary design goal for the new high school in Rogers. The high-performance facility for School District 728 is anticipated to reduce annual operating costs by 55 percent. Sustainable design strategies such as optimal building orientation and daylighting of occupied spaces allow the ventilation and lighting systems to operate at highly efficient levels while creating a positive and inviting learning environment for students.

Sustainable Features

Site and Water

- Building's proximity to existing roads minimizes need for additional impervious, paved surfaces.
- Strategic placement of trees in parking areas and plazas reduces heat gains.
- Drainage paths retained by conserving existing wetlands, redefining swales, and creating a sediment control pond.



Key Statistics

Type of project:
Public/Educational, new construction

Location: Rogers, Minn.

Completed: August 2003

Size: 255,000 square feet

Cost: \$35.6 million

Contact: Ron Brattle, Director of Business and Operations, 763-241-3402

- Building orientation and configuration facilitates 100% daylighting and creates more efficient mechanical zones.

Energy

- Exterior sunscreens minimize heat gain on glass
- Interior light shelves and sloped ceilings allow penetration of natural daylight from large tall windows deep into internal spaces.
- Low-E glazing on windows reduces heat gain.
- Occupancy and photo sensors significantly reduce the need for artificial lighting during daytime hours.
- Infrared controls on all rest room plumbing fixtures.
- Highly insulated envelope.
- Highly efficient displacement ventilation system (2-year payback).

Indoor Environmental Quality

- 100% daylighting to all occupied spaces.
- Operable windows promote natural ventilation.
- Low-flow displacement ventilation system supplies clean air flow and returns air high to reduce the spread of germs between occupants.
- Low-VOC finishes.
- Minimal use of carpeting.

Materials and Waste

- Brick from local quarry.
- Post-consumer recycled content products.
- Highly durable, low-maintenance terrazzo flooring in circulation areas.
- Grouping of spaces requiring large amounts of plumbing, mechanical, and electrical (restrooms, science rooms) allows for cost effective future remodelings and expansions.

Project Team: KKE Architects;
Dunham Associates
(mechanical/electrical design);
Kraus Anderson Midwest Division
(construction manager)

Anticipated savings
\$114,000/year

Hartley Nature Center

Hartley Nature Center, a cooperative venture between the city of Duluth and a private non-profit corporation, provides environmental education and outdoor recreation programs to adults and children. A major objective of the design team was to create a new interpretive center that supports the learning process. The building's many sustainable features include extensive daylighting and ventilation; inclusion of renewable, efficient energy systems for heating and cooling; and materials with recycled content.



Key Statistics

Type of project: Public/private

Location: Duluth, Minn.

Sustainable Features

Site

- Located on 660 acres in Duluth's Hartley Park, the building's placement is sensitive to the site and its natural features.
- Emphasis on preservation of existing trees.
- Areas disturbed by construction were reseeded with native plant species.

Energy

- Solar-heated fresh air intake panels
- Roof-mounted photovoltaic cells
- Passive solar heating, daylighting, and lighting control via window configuration and orientation.
- Air-to-air heat exchanger.
- Destratification system, motor-operated clerestory windows will vent excess hot air in summer; ventilation system redistributes hot air in winter.
- Geothermal heat pump.

Indoor Environmental Quality

- Ample mechanical and natural ventilation.
- Maximized daylighting through building orientation, clerestory windows, high windows on east, west, and north.

Materials and Waste

- Post-consumer recycled-content products: paint, counter, restroom partitions, and shingles.
- Carpet has 25% post-industrial recycled content, contains no chlorine or plasticizers, and is low-VOC.
- Post-industrial recycled content ceramic tiles in restrooms.
- No PVC-based products.
- Sustainably harvested, FSC-certified exterior siding and trim, structural wood decking, framing and sheathing, interior wood board and batten, and custom wood cabinets.
- Energy-efficient insulated concrete forms (ICFs) serve as wall structure.

Completed: 2003

Owner: City of Duluth, leased to Hartley Nature Center Corporation

Size: 7,775 square feet

Cost: \$1,795,000

Contact: Gerry Johnson, Duluth City Architect, 218-723-3649; www.hartleynature.org

Project Team: Stanius Johnson Architects, The Weidt Group (consulting), Kraus Anderson (contractor)

Livonia Township Town Hall

This small Minnesota community built a new 3,500 square foot building using products and components that are environmentally friendly and energy efficient. The facility, used for township meetings and other community business, also reflects the hard work and determination of several town officials who were committed to making green building a relevant and workable concept in their community.

Sustainable Features

Materials selected

- Cabinets and countertops made from WheatBoard™, a formaldehyde-free wheat straw product.
- Carpet made from 100% recycled pop bottles.
- Resilient flooring that is free of VOCs and plasticizers.
- Metal roof containing 40% recycled aluminum.
- Restroom partitions made from recycled plastic.
- Interior trim from certified sustainable wood.
- Recycled-content cellulose ceiling insulation.
- Concrete containing 10% fly-ash for footings, foundation walls, slab on grade.
- Ceramic tile made from feldspar tailings, a postindustrial waste product.
- Ceiling tile containing 90% recycled content.
- Baby-changing stations made from 20% recycled plastic.
- Low-emissivity, argon-filled windows containing 100% recycled aluminum and 15% recycled glass.
- Fiber Cement siding containing 50% recycled cement.

Energy

- Geothermal heating/cooling system, which uses the earth's constant temperature to heat and cool the building.

Indoor air

- Flooring, cabinets, and paint with low- or no-VOC content.

Landscaping

- Shrubs from the old town hall were transplanted to the front of the new facility.
- Prior to ground breaking, trees on the construction site were transplanted to another area on the



Key Statistics

Type of project:

Public/Government, new construction

Location: Zimmerman, Minn.

Livonia Township contacts: Lila Spencer, town clerk, 763-856-5640 or e-mail <Townclerk@livoniatownship.org>

Project Team: Graeme Mahler & Associates (architects); Riverside Construction (general contractor); Consultants: Tim Doherty, Connexus Energy

Size of project: 3,500 sq. feet

property.

Environmental/economic benefits

- Anticipated payback of 5 to 7 years for the geothermal heating/cooling system.
- Minimal material landfilled.
- Use of durable, low-maintenance products should reduce life-cycle costs.

Apple Valley Municipal Center

Located in the heart of downtown Apple Valley, this municipal building was designed with an emphasis on worker health and safety and the responsible use of public funds. The expansion of an existing police station to include other city functions enabled the city to maximize the use of existing amenities while simultaneously minimizing the economic and environmental impacts of additional development.

Sustainable Features

Site and Water

- Stormwater controlled with onsite drywells and surge pond.
- Flexible design allows for expansion without added construction.
- Previously developed site away from farmland and environmentally sensitive areas.

Energy

- High-performance insulation.
- Solar screens on exterior windows.
- Energy-efficient lighting operated by master control system or occupancy sensors.
- Central location near public transportation.
- High-efficiency boilers and chillers.
- Building zoned to accommodate



Key Statistics

Project Type: Public/Government, new construction

Location: Apple Valley, Minn.

Completed: 2002

Owner: City of Apple Valley

Contact: Charles Grawe, Assistant to City Manager, 952-953-2508

Project Team: CNH Architects; Shaw-Lundquist (general contractor); Ericksen Ellison & Associate Inc (mechanical/electrical)

Size: 50,000 square foot addition to existing 25,000 square foot building

Cost: \$7.2 million, including furnishings

Design Tools Used: LEED, Minnesota Sustainable Design Guide

- different occupancy hours and activities.
- Energy Star appliances and equipment.
- Separate exhaust for maintenance areas.

Indoor Environmental Quality

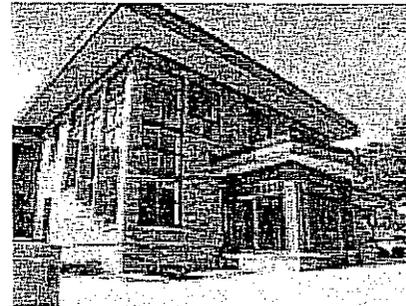
- Low- and no-VOC finishes and carpet adhesives.
- Central clerestory and perimeter windows provide extensive daylighting.

Materials and Waste

- Integration with existing police station helped reduce material use and construction waste.
- Natural linoleum flooring.
- Recycled-content carpet.
- Durable, easy-to-maintain ceramic tile used in high-traffic lobby.
- Collection/storage system for recyclables.

The Church of St. Joan of Arc

St. Joan of Arc Catholic Church is guided by an overall philosophy of stewardship and respect for the environment. The Parish Center, which opened in March 2001, was remodeled with the goal of making the project as environmentally friendly as possible. The project received a 2002 Governor's Award for Excellence in Pollution Prevention.



Sustainable Features

Site and Water

- Low-flow plumbing fixtures
- Native/low-maintenance/drought-resistant plantings
- Shading for west windows
- Expanded green space
- Salvaged and replanted trees
- Previously-developed site

Key Statistics

Type of project: Renovation of existing building

Location: Minneapolis, Minn.

Completed: 2001

Contact: Peter Eichten, Parish Administrator, 612-823-8205

Energy

- High-efficiency, operable windows.
- Occupant-sensing lighting controls.
- Heat-recovery system captures waste heat for reuse.
- Ample daylighting.
- High-efficiency HVAC system.
- Exceeded energy code by 50%.

Indoor Environmental Quality

- Low-VOC paints and finishes

Materials and Waste

- Construction waste separation and recycling
- Deconstruction of old building and reuse of salvaged materials
- Cork and natural linoleum flooring
- Certified-sustainable wood
- Wood beams salvaged from Lake Superior
- Furnishings made from sustainable agricultural and/or recycled materials
- Locally-purchased goods and services

Project Team: LHB Engineers and Architects; Watson-Forsberg Company (contractor)

Cost: \$2.7 million

Dakota County Northern Service Center

The third facility of its kind in Dakota County, the new Northern Service Center provides a host of services in a central location to county residents. The county's commitment to build to the 100-year mark has yielded a building that emphasizes durability and flexibility as well as ease of maintenance.

Sustainable Features

Site and Water

- Redeveloped brownfield.
- Reduced parking area (limits heat island and stormwater runoff).
- Prairie and low-maintenance turf areas.
- Accessible to public transportation.

Energy



Key Statistics

Type of project: Public/Government, new construction

Location: West St. Paul, Minn.

Completed: 2002

Size: 249,000 square feet building; 18.36-acre site

Cost: \$37.7 million + \$2.6 million for site.

- Exterior walls average R20 (code = R13).
- High-efficiency boilers, chillers, motors and heat recovery unit.
- Occupancy sensors for lighting.
- Daylight photosensors for atrium lights.
- Perimeter (hot water) heat allows for shutdown of ventilation system at night and on weekends.
- Fully thermally broken, low-E windows.

Anticipated Savings: Energy costs expected to be more than \$60,000 lower as compared to conventional building built to code.

Contact: Tom Burrows, Dakota County Capital Planning and Project Management Office, 651-438-4350

Indoor Environmental Quality

- Supplemental task lighting at workstations.
- Low- and no-VOC finishes.
- Sound-masking system.
- Glare reduced through indirect fixtures coupled with high-reflectance ceiling tile.
- Windows extend to ceiling, allowing more natural light in work areas.
- CO2 monitoring system along with ample ventilation.

Project Team: Wold Architects and Engineers; Knutson Construction Services (general contractor); Xcel Energy Design Assistance-Custom Consulting (energy analysis)

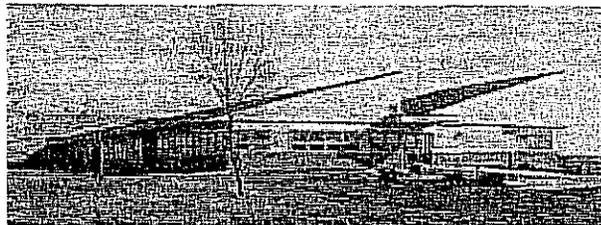
Materials and Waste

- Carpet tile with 40% recycled content.
- Terrazzo flooring with recycled glass content in main atrium.
- Construction waste recycling.
- Pre-existing building on site was deconstructed.
- Basic construction materials obtained locally or regionally (within 200-mile radius).

Minnesota DNR Consolidated Field Office

Located on the prairie of southwestern Minnesota, DNR-Windom minimizes site disruption with extensive native plantings to create three distinct but contiguous prairie landscapes. Building, road, and parking footprints are minimized compared with a typical DNR facility. The Minnesota Sustainable Design Guide provided the template for the project. Day-lit spaces are a key architectural feature of the building.

Sustainable Features



Key Statistics

Project Type: Public/government office/light industrial, new construction

Location: Windom, Minn.

Completed: June 2002

Owner: State of Minnesota

Contact: Mark Wallace, Minnesota DNR

Site and Water

- Biologically based storm water management features include swales, sediment control ponds and wetlands.
- No irrigation system provided.

Energy

- R-60 roof insulation in the office building.
- Low-E Argon filled glazing.
- High-efficiency lighting with occupancy sensors and manual dimming.
- Zoned with 5 separate furnaces (92.5% efficient) and air-handling units.

Indoor Environmental Quality

- Extensive south-facing wall with windows and clerestories provides daylight to penetrate central spaces.
- Windows provide connections to indoor and outdoor environments. All occupants are within 20 feet of a window.
- Exterior and interior shading provided. Low-VOC products and installation materials.
- Internal humidity controls for HVAC units.

Materials and Waste

- Material choices kept to a minimum. Emphasis on durability and longevity. Used stone block, cementitious siding, and a steel roof.
- Paints substituted for vinyl wall coverings.
- Open ceiling systems used instead of traditional ceiling tiles.

Project Team: Kodet Architectural Group

Size: 8,700 sq. ft. office space and 12,800 sq. ft. heated and unheated maintenance space

Cost: \$2.1 million (including design and construction)

Design Tools Used: The Weidt Group utilized sophisticated Department of Energy modeling to characterize energy savings, pollution prevented, and interactions among multiple alternatives for design, glazing, lighting, mechanical, and insulation.

Estimated Savings: Annual energy savings of \$2,700 or 25% better than code. Peak energy savings equal to 16 kW. Total air pollution (NOX, SOX, particulates) prevented over 30 years estimated at 10 million lbs.

More Information: Minnesota Sustainable Design Guide.

Thompson Park Center/Dakota Lodge

This multipurpose group rental facility and senior/community center was designed to provide a smooth transition from the built environment to the natural one. A partnership between Dakota County and West St. Paul provided for the development of a shared facility that cost-effectively and efficiently meets the needs of both public entities.



Sustainable Features

Site and Water

- Previously impacted site.
- Mature oak trees preserved and used as setting.
- Native plants.
- Settling pond and vegetation filter storm water prior to outflow to wetlands.
- Orientation to gain maximum passive solar.

Energy

- Emphasis on daylighting.
- Daylight-sensing dimming system for electric lights.
- Heat recovery system in combination with mechanical ventilation.
- Primary heating source: passive solar, with supplemental high-efficiency gas furnace.
- High-efficiency lighting.
- Windows are triple-glazed, low E, argon-filled.
- Highly insulated envelope.

Indoor Environmental Quality

- No-VOC interior finishes
- Natural ventilation through operable windows (located to enable cross and stack ventilation)
- Low-and no-VOC-emitting cabinets.

Materials and Waste

- Products made from renewable agricultural materials.
- Recycled-content, low-embodied, and durable/low maintenance materials used.
- Engineered wood using wood waste.
- Construction waste minimized through modularity of materials and efficient space planning.
- Flexibility of design allows for future retrofits.

Key Statistics

Project Type: Public, new construction

Location: West St. Paul, Minn.

Completed: 2002

Owner: Dakota County

Contact: Beth Landahl, 651-438-4664

Project Team: Partners & Sirny (architect); Westbrook Development, Inc. (general contractor)

Size: 10,000+ square feet

Cost: \$2.24 million

Design Tools Used: Dakota County Sustainable Design Construction Standards

Estimated Savings: \$1 million (land and capital costs avoided because of mutual decision by West St. Paul and Dakota County to build one shared facility in lieu of two independent ones)

Lebanon Hills Trail Head and Visitor Center

Dakota County's newest park facility, in the Schulze Lake area of Lebanon Hills Regional Park, was designed to strike a balance between ecological preservation and human utilization of natural park amenities. Much effort went toward preserving open space and minimizing impacts associated with development and construction. In addition, this is the first building in Minnesota to use all certified wood for the studs (rough framing), plywood sheathing, birch interior trim, and door veneers. The building incorporates sustainable design principles and showcases them through interpretive displays.

Sustainable Features

Site and Water

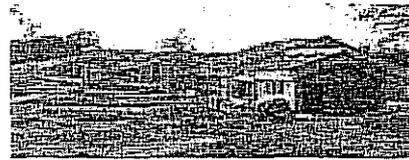
- Previously impacted site.
- Orientation to gain maximum solar exposure.
- Existing parking area reconfigured to correct previous road's impact on wetlands.
- Native plants, no irrigation .
- Green (vegetative) roof reduces stormwater runoff.
- Rain gardens and biofiltration system.
- Low-flow plumbing fixtures conserve water.

Energy

- Natural daylighting through windows and borrowed lites.
- Natural ventilation (via operable windows).
- Passive solar heat with supplemental in-slab, hydronic radiant heat.
- Heat recovery system.
- Highly insulated envelope.
- Daylight-sensing system for light dimming.
- Reduced material use via infrastructure exposure.
- Triple-glazed, argon-filled low 'E' windows.

Indoor Environmental Quality

- No-VOC interior finishes.
- Mechanical fresh-air ventilation.
- Non-toxic, emission-free binding agents used in particleboard made from agricultural residue.
- Greatly reduced use of carpet and carpet adhesives.



Key Statistics

Type of project:
Public/Government, new construction

Location: Eagan, Minn.

Completed: 2003

Size: 6,030 square feet (Reduced from initially programmed 16,000 sq. ft.)

Cost: \$2.6 million (\$1.4 million for building design/construction and immediate site improvements)

Contact: Beth Landahl, 651-438-4664

Project Team: Partners & Sirny (architect); L.S. Black Constructors (general contractor)

More information: Dakota County Parks Department

Materials and Waste

- Construction waste separation and recycling plan required of contractor.
- Certified sustainable wood used for framing, millwork, trim siding.
- Interior furnishing, casework and wall coverings made from renewable agricultural and forest products.
- Low-maintenance, durable materials.
- Materials with low-embodied energy.
- Recycled-content materials and materials that are easily recycled.

Pierre Bottineau Public Library

The Pierre Bottineau Library combines historic significance with new construction. Achieving sustainability through conservation was a motivating objective in this project. It incorporates two turn-of-the-century buildings along with a new addition in its design.

Sustainable Features

Site

- Previously impacted site (incorporation/renovation of existing buildings on historic Grain Belt campus).
- Pedestrian-friendly walkways and bicycle parking help to encourage low-energy methods of transportation.
- Many existing trees were retained as part of new landscaping.

Energy

- High-efficiency electrical and mechanical systems.
- Southeast orientation helps to maximize wintertime solar gain. Trees and building overhangs provide shade in summer.
- Occupancy sensors decrease demand for artificial lighting.
- End-of-day shutdown of mechanical/electrical systems conserves energy.

Indoor Environmental Quality



Key Statistics

Type of project: Public, new construction combined with renovation

Location: Minneapolis, Minn.

Completed: 2003

Owner: Minneapolis Public Library

Size: 12,355 square feet

Cost: \$3.1 million

Contact: Amy Ryan, Project Director, Community Libraries, 612-630-6206

Project Team: RSP Architects; Lund Martin (general contractor)

- Natural daylighting through skylights.

Materials and Waste

- Natural linoleum flooring.
- Reuse of materials salvaged onsite, such as reclaimed brick and ceiling beams.
- Composite roof panels made of wood fiber and insulation.

Minnesota DNR Consolidated Field Office

Located on a former gravel pit in Tower, Minnesota, this facility used gravel from the site for backfill, fill, and pervious surfaces for traffic areas. Site design focused on restorative efforts. Trees and plantings connect the site to the surrounding forest, allowing for unbroken passage of wildlife around the perimeter. The building design utilizes structurally insulated panels (SIP) and lumber from DNR forests that are in the process of being certified.

Sustainable Features

Site and Water

- Restorative design to reintegrate water on site.
- Native plantings reintroduced.
- Orientation of entrances and outdoor spaces take advantage of solar availability in summer.
- Trees protect against prevailing winds in winter.

Energy

- Buildings oriented to southern exposure, with 3-ft overhang to minimize heat gain.
- SIP panels in roof provide R-44.
- Walls are R-20 with insulation on both sides of framing to reduce thermal bridging.
- Occupancy and light sensors optimize daylight from clerestory windows and skylights.
- Efficient in-floor heating, heat recovery ventilators, and high efficiency furnaces.

Indoor Environmental Quality

- Low-VOC paints, sealants, and adhesives.
- Minimal use of carpet.



Key Statistics

Project Type: Public/government office/light industrial, new construction

Location: Tower, Minn.

Completed: Fall 2002

Owner: State of Minnesota

Contact: Mark Wallace,
Minnesota DNR

Project Team: LHB Architects,
Duluth

Size: 10,300 sq. ft. of office space, and 27,000 sq. ft. of heated and unheated storage space.

Cost: \$3.2 million (including design and construction)

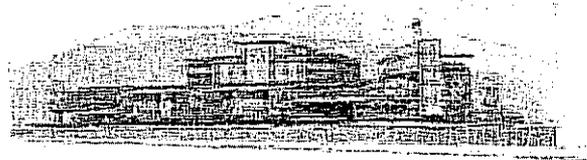
More Information: Minnesota Sustainable Design Guide.

- Sealed duct returns, vapor barrier, and careful positioning of air intake.

Materials and Waste

- Material choices kept to a minimum with emphasis on durability and low maintenance.
- Most office floors are polished concrete.
- Particleboard from recycled wheat/strawboard.
- Local Black Ash trim used throughout building.

Ramsey County Law Enforcement Center



An emphasis on consolidation of services, including unfinished space for future judicial expansion, guided the facility design. Extension of District Energy St. Paul Inc. heating and cooling to this previously developed site allowed the county to avoid construction (and emissions) of an on-site boiler stack and cooling tower. An existing structure on the site is being renovated as the new St. Paul Police Department headquarters.

Sustainable Features

Site and Water

- Redeveloped site with reuse of one structure.
- Building oriented to maximize daylight for office spaces.

Energy

- Building will use "green" power supplied by the District Energy St. Paul Inc. wood-waste-fired power plant.
- Building envelope has high thermal performance factor.
- Efficient lighting controlled by motion detectors.
- HVAC system with economizer cycles and heat recovery equipment.
- The months-long process of

Key Statistics

Type of project: Public detention facility, new construction

Location: St. Paul, Minn.

Owner: Ramsey County

Contact: Fred Shank, Ramsey County
<fred.shank@co.ramsey.mn.us>

Project Team: McGough Construction; Glenn Rehbein Excavating; Newman Mechanical; Electric Resources Contractors; Schadegg Mechanical; Aloha Landscaping

Size of project: 297,000 sq. feet

Design tools used: The Weidt Group used Energy Design Assistance (Xcel Energy) for modeling and recommendations on energy use.

Savings: Implementing energy recommendations expected to result in 35 percent less energy use.

More information: Ramsey County Property Management

commissioning the facility's heating and ventilation system was conducted by a specialty subcontractor.

Indoor Environmental Quality

- Conditioned air was circulated through the building for some time prior to the county taking possession to ensure that construction materials would properly dry and "off-gas."

Materials and Waste

- Approximately 650 gallons of recycled latex paint used as base coat.
- Demolition wastes separated and recycled: concrete, asphalt, steel, brick and mechanical equipment.
- Pre-cast components – cells, floor structure, columns, and beams – reduced construction waste, and can be disassembled.

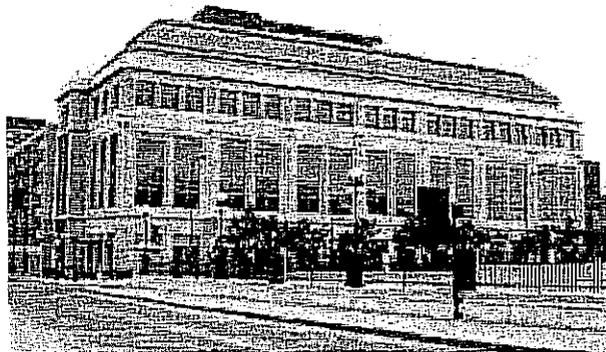
St. Paul Public Housing Agency

This high-performance building was designed to use 50% less energy than required by code. The four-story office building is located on the southern border of I-94 in downtown Saint Paul. In addition to a parking ramp and exterior garden, the building is equipped with a cafeteria and 1.5 floors of leasable space. Locker rooms and showers are in place awaiting finish-out when budgets allow. Flexible floor plans help to reduce churn rate (number of office transitions within a particular year). All workstations are within thirty feet of an exterior window.

Sustainable Features

Site and Water

- Rain garden on west side of



Key Statistics

Type of project: Public/Government Office Building, new construction

Location: St. Paul, Minn.

Completed: 2004

Owner: St. Paul Public Housing Agency

Size: 65,000 GSF (includes 19,000 SF of leasable)

building reduces stormwater runoff while naturally filtering pollutants.

- Use of previously developed site reduces sprawl.
- Water use reduction through sensor-operated and low-flow fixtures.
- Native plantings help to reduce water consumption.
- Erosion- and sedimentation-control fencing during construction.
- Construction recycling plan with a detailed section in specification for environmental considerations.

Energy

- Sun shades on the south and west elevations help reduce solar gain.
- Dimmable controls on direct and indirect light fixtures.
- Central location near public transportation
- Building orientation along east/west axis reduces heating and cooling demands, capturing low winter sun and shading from harsh summer sun.
- Exterior lighting shines on building only to reduce city light pollution.
- Variable speed drives, pumps, and fans.

Indoor Environmental Quality

- Extensive daylighting. All occupants have access to natural light and views.
- Mechanical system allows for greater thermal comfort with zoned controls in open office work areas and private offices.
- Reduced glare at computer monitors achieved through direct/indirect light fixtures and north-facing glass.

Materials and Waste

- Construction waste management plan included in special section of specifications given to all bidders.
- Use of certified wood products as rated by the Forest Stewardship

space), and parking for 119 cars.

Cost: \$12 million (less than 2% more than conventional construction budget)

Anticipated Savings: Paybacks for most strategies range from 2 years to no more than 6 years.

Contact: Marilyn Porter, 651-292-6059

Project Team: Hammel, Green and Abrahamson, Inc.; Rani Engineering, Inc. (Civil); Building Consulting Group, Inc. (Parking Ramp Structural), Total Lighting Design, and Lund Martin Construction, Inc.

Design Tools Used: LEED, Minnesota Sustainable Design Guide, Energy Design Assistance (Xcel Energy)

Council.

- Use of recycled-content countertops, concrete work, ceiling panels, and carpet.
- Use of low-emitting materials including paints, carpets, and adhesives specified as low VOC.
- Use of local materials (reduced embodied energy).

last update October 2004

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We Support

LEED Certification for all Public Building Projects

- . Environmental Responsibility
 - . Healthy Buildings
 - . Fiscal Responsibility

Are All Possible With Sustainable Building Design!

LEED standards have been developed by the US Green Building Council (USGBC) to help guide sustainable design. A building becomes LEED-certified by meeting standards addressing storm-water management, energy consumption, use of renewable energy, construction waste management, water consumption, outdoor light pollution, and indoor air quality, among many other environmental concerns

LEED is: Leadership in Energy and Environmental Design
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Consider These Facts

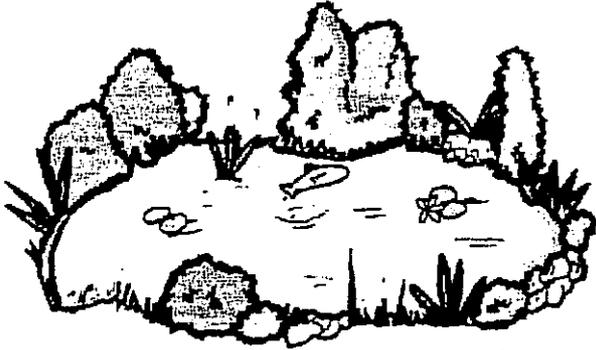
1. An analysis conducted by the City of Portland (Oregon) demonstrated that the City would have saved money if they had used the LEED process in the design of the three new buildings that were examined. In each case, the slightly increased up-front cost would have been outweighed by the measurable energy savings. There would have been additional unmeasurable savings as well, in the health of those working in the buildings and in the surrounding environment.
2. "Green" buildings also save the unquantifiable costs to people and the environment from contaminated water runoff, poor indoor air quality, wasteful water consumption, and so on.
3. According to *The Chronicle of Higher Education*, "University presidents, architects, and engineering consultants told those attending the annual conference of the Society for College and University Planning that the rise of environmentally friendly design is far and away the most important trend in campus construction today."
4. According to Carol Tomlinsom-Keasey, chancellor of the University of California's new Merced campus, the extra costs of implementing LEED standards at that campus are 5 percent or less, and the lifetime savings in energy costs are tremendous.
5. David Carter, president of Eastern Connecticut State University, has committed ECSU to seeking LEED certification for all new buildings
6. The Willimantic *Chronicle* recently reported that new LEED certified buildings at Eastern Connecticut State University will "operate on 35 percent less energy than facilities constructed under standard building codes."

Learn More

- . USGBC's web site on LEED: http://www.usgbc.org/leed/leed_main.asp
- . CFRG's web site on LEED in UConn/Mansfield: <http://www.cfrgmansfield.org/leed>

Yes! It's possible!

We can

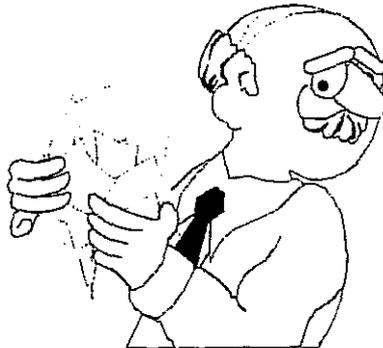


**Respect the
Environment**

**Protect our
health**



AND



**Save
Money**

At the same time!!

Obtaining LEED certification for all new building projects will help that happen.

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Assistant Town Manager *MWH*
CC: Martin H. Berliner, Town Manager; Gregory Padick, Town Planner
Date: October 25, 2004
Re: Proposed Conservation Easement, 97 Hunting Lodge Road

Subject Matter/Background

The University of Connecticut Foundation intends to convey an existing house and approximately five acres of land located on the westerly side of Hunting Lodge Road about midway between North Eagleville Road and Carriage House Drive. Consistent with the wishes of the donor of this property, the Foundation desires to place a conservation easement on undeveloped westerly portions of this property.

The Town currently has over forty conservation easements agreements covering over 300 acres of land. Most of the existing conservation easements have been accepted in conjunction with the Town's subdivision review/approval process. For this proposal, staff hereby submits for consideration a draft conservation easement that utilizes the Town's model format, with some modification.

Financial Impact

Financial issues that would need to be addressed include the delineation of proposed easement boundaries and potential monitoring/enforcement costs. Staff does not anticipate any short-term expenditure of funds with respect to this proposal.

Legal Review

Upon acceptance by the Town Council, the Town Attorney before execution would review the proposed conservation easement document. Since the Town's model format has been utilized for the draft document, legal review is not expected to be problematic.

Recommendation

Prior to considering action on this request, staff recommends that the Town Council refer this matter to the Planning and Zoning Commission, the Conservation Commission and the Open Space Advisory Committee for review and comment. We would expect the referral reports to be received prior to the Town Council's second meeting in November. The Town Council also has the option of scheduling a public hearing to solicit additional comment regarding the proposed easement, but a public hearing is not required or considered necessary.

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

Move, effective October 25, 2004, to refer the University of Connecticut Foundation's proposed conservation easement on 97 Hunting Lodge Road to the Planning and Zoning Commission, the Conservation Commission and the Open Space Advisory Committee for review and comment.

Attachments

1. October 11, 2004 letter from Suzanne M. O'Connor of UConn Foundation with attached draft conservation easement document
2. Map depicting subject easement area and abutting lots



The University of Connecticut
FOUNDATION
I N C O R P O R A T E D

October 11, 2004

REC'D OCT 13 2004

Mr. Martin Berliner
Town Manager
Audrey P Beck Municipal Building
4 South Eagleville Road
Mansfield, CT 06268

Re: 97 Hunting Lodge Road, Mansfield, Connecticut

Dear Mr. Berliner:

I write on behalf of The University of Connecticut Foundation, Inc. with regard to property owned by the Foundation that is located at 97 Hunting Lodge Road, Mansfield, Connecticut.

As you are aware, the Foundation has been reviewing with Greg Paddick the possibility of granting a conservation easement on a portion of the above referenced property to the town. We have reviewed with Mr. Paddick the Foundation's proposed changes to the town's standard conservation easement document. Attached please find the document (the proposed changes are black-lined), together with a map of the conservation easement area. We understand that the next step is for the town's planning and zoning board to review the easement.

We look forward to your response. Please do not hesitate to contact me at (860) 486-4436 if you need additional information. Thank you for your consideration.

Sincerely,

Suzanne M. O'Connor

c: Gregory Padick, Town Planner
Kevin A. Edwards

CONSERVATION AGREEMENT

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

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

THIS INDENTURE made this _____ day of _____, 20____, by and between THE UNIVERSITY OF CONNECTICUT FOUNDATION, INC., of the Town of Mansfield ~~Storrs~~, County of Tolland, State of Connecticut (hereinafter called "GRANTOR"), and the TOWN OF MANSFIELD, a municipal corporation incorporated under the laws of the State of Connecticut and the Charter of the Town of Mansfield (hereinafter called "GRANTEE"),

WITNESSETH:

WHEREAS the GRANTOR is the owner in fee simple of certain real property in the Town of Mansfield, County of Tolland and State of Connecticut, hereinafter called "The Conservation Easement Area" and described as follows: Approximately four (4) acres of land more particularly described in Schedule A attached hereto, which includes a naturally occurring pond and one existing structure (one shed).

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

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

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

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

WHEREAS the Grantor is willing, in consideration of one (1) dollar and other good and valuable considerations, receipt of which is hereby acknowledged, including a desire to conserve and protect the fauna, flora and hydrologic/geological features and the natural beauty of the property for posterity, to

grant to said Grantee the Easement and Covenants as hereinafter expressed concerning the Conservation Easement Area, thereby providing for its maintenance and conservation;

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

I Rights of the Grantee

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

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

II Covenants

The Grantor makes the following covenants for so long as the Grantor is the owner of the Conservation Easement Area: it being understood that all subsequent and future owners of the Conservation Easement Area will be obligated for such covenants which are deemed to run with the land:

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

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

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

III Reserved Rights

- A. The Grantor herein reserves the right to make use of the Conservation Easement Area for any and all purposes which are in keeping with the stated intent of this Conservation Easement Agreement and which shall in no way endanger the maintenance and conservation of the Conservation Easement Area in its natural state.
- B. The Grantor herein reserves the right to sell, give or otherwise convey the Conservation Easement Area or any portion or portions of the Conservation Easement Area, provided such conveyance is subject to the terms of this Easement and all applicable requirements of the Town of Mansfield and State of Connecticut.
- C. The Grantor retains the right to maintain, renovate, and replace the existing shed noted on Schedule A, in substantially the same location and size. The shed shall not be used for storage of hazardous materials or for any other purposes that are inconsistent with the goals and objectives of this Conservation Easement Agreement. Any expansion or replacement may not substantially alter the character or function of the structure and shall be consistent with the goals and objectives of this Conservation Easement Agreement. Prior to beginning renovation or replacement of the

existing structures, the Grantor will provide a written plan to the Grantee for the Grantee's review and approval. Such approval shall not be unreasonably withheld.

D. The Grantor retains the right for itself, its guests, employees and invitees, to use the Conservation Easement Area for primitive recreational purposes which may include, without limitation, hiking, skiing, snowshoeing, picnicking, bird watching, fishing, canoeing, or skating.

IV Public Access

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

V Subsequent Transfers

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

VI Other Provisions

- A. The Grantor agrees to pay any real estate taxes or other assessments levied by competent authorities on the Conservation Easement Area.
- B. If any provision of this conservation easement agreement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of the easement and the application of such provisions to persons or circumstances other than those as to which it is found to be invalid shall not be affected thereby.
- C. The covenants agreed to and the terms, conditions, restrictions and purposes imposed with this grant shall not only be permanent and binding upon the Grantor, but also upon his lessees, agents, personal representatives, successors and assigns, and all other successors to him in interest, and shall continue as a servitude running in perpetuity with the Conservation Easement Area.
- D. The Grantee agrees to hold the Grantor harmless and without liability from and against any and all claims, causes of action, damages, losses, costs (including reasonable attorneys' fees) and liabilities of any nature which may at any time be asserted against the Grantor, directly or indirectly, arising out of or related to enforcement of this Easement by Grantee or its agents.

TO HAVE AND TO HOLD the said conservation agreement unto the said Grantee, it successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed and sealed this document the day, month and year first above written.

Witness:

The University of Connecticut Foundation, Inc.
By John K. Martin, President

Witness:

The University of Connecticut Foundation, Inc.
By David R. Vance, V.P. for Finance and Controls

Grantee – Town of Mansfield

STATE OF

COUNTY OF

date _____

Personally appeared signer of the foregoing instrument, and acknowledged the same to be their free act and deed, before me.

Commissioner of the Superior Court/
Notary Public

My commission expires:

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Assistant Town Manager *MWH*
CC: Martin Berliner, Town Manager; Jeffrey Smith, Director of Finance
Date: October 25, 2004
Re: Vantagecare RHS Employer Investment Program (EIP)

Subject Matter/Background

As you know, the Town established a Medical Pension Trust Fund several years ago to provide a vehicle to pre-fund the Town's share of retiree health costs. Those funds are currently invested in a variety of long-term investment instruments (e.g. stock and bond funds) and cash pursuant to the Town's Long Term Investment Policy.

Subsequent to the Town's establishment of this fund, the International City Management Association's Retirement Corporation (ICMA-RC) has created an employer investment program that provides a protected and dedicated investment vehicle for safeguarding these assets. With the ICMA-RC's proven track record for long term investing, staff believes it is in the Town's best interest to transfer the assets currently held within the Medical Pension Trust Fund into an ICMA-RC account. We should note that the Town has successfully used the Vantagecare retiree health savings plan to buyout accrued employee sick leave for nonunion employees.

Financial Impact

Staff does not anticipate any additional impact beyond the current obligation.

Recommendation

Staff recommends that the Town Council approve the use of ICMA-RC's Vantagecare RHS Employer Investment Program for the investment of assets held in the Medical Pension Trust Fund. If the Town Council supports this recommendation, the following resolution is in order:

Resolved, effective October 25, 2004, to approve the attached "Resolution for Adoption of the Vantagecare RHS Employer Investment Program," and to authorize staff to transfer the assets held within the Medical Pension Trust Fund into the new Employer Investment Program account.

Attachments

- 1) Suggested Resolution for Adoption of the Vantagecare RHS Employer Investment Program
- 2) Program Brochure on Vantagecare Retirement Health Savings Plan Employer Investment Program

SUGGESTED RESOLUTION FOR ADOPTION OF THE
VANTAGECARE RHS EMPLOYER INVESTMENT PROGRAM (EIP)

Plan Number: 8 00841

Name of Employer: Town of Mansfield State: Connecticut

Resolution of the above-named Employer (the "Employer"):

WHEREAS, the Employer has employees rendering valuable services; and

WHEREAS, the Employer has determined that the provision of retiree health benefits for such employees serves the interests of the Employer by enabling it to provide reasonable security regarding such employees' health needs during retirement, by providing increased flexibility in its personnel management system, and by assisting in the attraction and retention of competent personnel; and

WHEREAS, the Employer has determined that the establishment of the retiree health savings plan (the "Plan") serves the above objectives;

NOW, THEREFORE BE IT RESOLVED, that the Employer hereby adopts the Plan in the form of the ICMA Retirement Corporation's VantageCare RHS Employer Investment Program.

BE IT FURTHER RESOLVED that the assets of the Plan shall be held in trust, with the Employer serving as trustee ("Trustee"), for the exclusive benefit of Plan participants and their beneficiaries, and the assets of the Plan shall not be diverted to any other purpose prior to the satisfaction of all liabilities of the Plan. The Employer has executed the Declaration of Trust of the Town of Mansfield (name of Employer) Integral Part Trust in the form of: (Select one)

The model trust made available by the ICMA Retirement Corporation

The trust provided by the Employer (executed copy attached hereto).

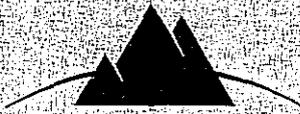
BE IT FURTHER RESOLVED, that the Director of Finance (use title of Employer's official, not name) shall be the coordinator and contact for the Plan and shall receive necessary reports, notices, etc.

I, _____, Clerk of the (City, County, etc.) of _____, do hereby certify that the foregoing resolution, proposed by ~~(Council Member, Trustee, etc.)~~ _____ was duly passed and adopted in the (Council, Board, etc.) _____ of the (City, County, etc.) of _____ at a regular meeting thereof assembled this _____ day of _____, 20____, by the following vote:

AYES:
NAYS:
ABSENT:

(Seal)

Clerk of the (City, County, etc.)


ICMA RETIREMENT CORPORATION
The Public Sector Expert

FRM080-015-200312-C855

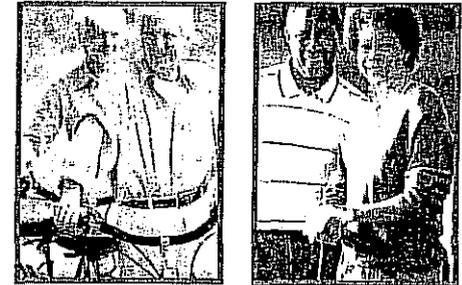
VantageCare

Retirement Health Savings Plan

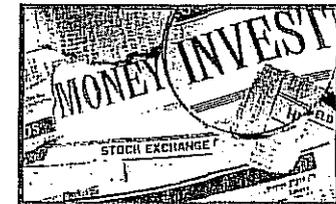
EMPLOYER INVESTMENT PROGRAM

Now employers can fund
their future retiree health care
obligations in an
exclusive trust by
investing in ICMA
Retirement Corporation's
Vantagepoint Funds.

Vantagepoint securities are distributed by ICMA-RC
Services, LLC., a broker-dealer affiliate of ICMA-RC,
member NASD/SIPC.



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ICMA RETIREMENT CORPORATION

777 North Capitol Street, NE
Washington, DC 20002-4240
1-800-669-7400

Para asistencia en Español llame al 1-800-669-8216
www.icmarc.org

BRC000-104-1203-12-C847



ICMA RETIREMENT CORPORATION
The Public Sector Expert



Public sector employers face a major concern today: How to meet rising retirement health care liabilities in an environment of soaring costs and regulatory change.

Four years ago, we at the ICMA Retirement Corporation set out to tackle this mounting challenge by developing the VantageCare Retirement Health Savings Plan (RHS) – enabling public employees to establish tax-preferred investment accounts to save for health expenses in retirement.

Now VantageCare includes a new program specifically for public sector employers who have promised health care benefits to retirees: a dedicated funding vehicle designed to help meet those obligations. The VantageCare RHS Employer Investment Program.

Whether you are paying for retiree health costs on a pay-as-you-go basis or pre-funding, you may be investing retiree health assets in your general funds, in a short-term, low return vehicle. ICMA-RC's Employer Investment Program provides a protected and dedicated vehicle for pre-funding these liabilities. Here's what the program offers:

- **An exclusive trust for employers to invest retiree health assets.** This protects both you and your

retirees. Setting aside assets in a trust rather than in the general fund provides security that the assets will be used specifically for retiree health and not diverted for other purposes.

- **An offset to retiree health liabilities on your financial statements.** The upcoming Governmental Accounting Standards Board pronouncement on "Other Post-Employment Benefits" will require financial statement reporting of retiree health liabilities. These new requirements are anticipated to become effective after June 15, 2006, for the largest employers. Only assets held in a segregated trust such as the trust provided by the Employer Investment Program will be available to offset these liabilities.

- **Access to ICMA-RC's Vantagepoint Model Portfolio Funds.** These funds are designed to provide a complete investment program that employers may find appropriate for the longer-term nature of retiree health liabilities. Experienced ICMA-RC investment professionals manage these Model Portfolio Funds – allocating assets, selecting investments and rebalancing the funds. All you need to do is focus

on what you know best: your goals, needs and tolerance for risk.

- **IRS-approved funding vehicle.** ICMA-RC sought and obtained a Private Letter Ruling enabling us to offer this IRS-approved "integral part trust" funding vehicle in the original VantageCare RHS Plan. Now, the tax-free trust is available for use in the new Employer Investment Program as well.

Your retiree health funding situation is unique to your organization. Why not call an RHS team member to discuss how VantageCare can help you. Either contact your ICMA-RC Retirement Plans Specialist or call 1-800-326-7272 and ask to speak to one of our VantageCare RHS Employer Investment Program Specialists.

Please consult the current Vantagepoint Funds prospectus carefully prior to investing any money. Vantagepoint securities are distributed by ICMA-RC Services, LLC, a broker-dealer affiliate of the ICMA Retirement Corporation, member NASD/SIPC.

Mansfield Commission on Aging Agenda
Monday, Sept 13, 2004 2:30 PM – Senior Center

PRESENT: S. Thomas (Chair), C. Phillips, E. Norris, N. Stevens, M. Thatcher, B. Acebo, P. Hope (staff), P. Secker, D. Mercier, C. McMillan, K. Grunwald (staff)

REGRETS: K. Doeg,

- I. **Call to Order:** Meeting was called to order at 2:34 PM by S.Thomas.
- II. **Appointment of Recording Secretary:** K. Grunwald agreed to take minutes for the meeting,
- III. **Acceptance of Minutes** of the July 12, 2004 meeting: The minutes were accepted as written.
- IV. **Correspondence** - Chair and Staff: S. Thomas circulated information that she received from the National Committee to Preserve Social Security and Medicare on proposed changes to Medicare and Social Security.
Phil Secker shared two articles from the Willimantic Chronicle: one on the start of the new bike path on Rt. 44, which will affect residents of Jensen's, and one on unlicensed homecare agencies.
- V. **Optional Reports on Services/Needs of Town Aging Populations**
 - A. **Health Care Services**
Wellness Center and Wellness Program – P. Hope reported for Jean Kenny, who is currently out on medical leave. Monthly reports for June and August were distributed. Part of Jean's client activity in August involved assessing the needs of client's who participate in the Town's "At Risk" program.
Staff are still in the process of evaluating how to best respond to the health and wellness needs of seniors. M. Thatcher raised a question about the potential shortage of flu shots; P. Hope stated that the VNA has not identified any concerns at this time.
 - B. **Social, Recreational and Educational**
Senior Center – P. Hope distributed her report for the month of August. She noted that the Senior Center was closed for one week in the month for cleaning and repairs. P. Hope pointed out that while participation in the Windham Hospital meal program is down, the TVCCA meal participation has increased. As a result, the Windham Hospital meal will only be available on Wednesday, and the menu can be varied. S. Thomas raised a question about how many people are receiving home-delivered meals: 10-12 daily.
P. Hope also reported that we are working with the CT Association for Community Transportation to explore the development of a volunteer driver program.

Senior Center Assoc. – John Brubacher was not present; no report. K. Grunwald reminded the Commissioners that the Association will be sponsoring a “Festive Fall Bazaar” on October 8 & 9 at the Senior Center.

C. Housing

Assisted Living Project: representatives from the Coalition On Assisted Living visited Summerville to explore possible interest in development of a similar facility in Mansfield. S. Thomas and M. Thatcher visited Creamery Brook.

C. Phillips brought in information from the Leyland Alliance presentation on the Mansfield Downtown Partnership’s proposed plan. K. Grunwald reported that the Alliance would be willing to do a presentation to the Commission.

Juniper Hill, Jensen’s Park, Other: no report.

D. Related Town and Regional Organizations

Com. on Physically and Sensorily Impaired - Mary Thatcher is no longer a member of this committee.

Senior Resources of Eastern CT: no report.

Town Plan of Conservation and Development – Carol Phillips: no report.

Town Community Center: no report.

VI Old Business

Status of Nominations - Nora Stevens: C. Phillips, K. Doeg and S. Thomas have agreed to be reappointed; now waiting for a formal appointment by the Committee On Committees. The Commission voted unanimously to support these appointments.

Process for up-dating **the Long Range Plan (2004-2014)** – K. Grunwald distributed information on “Senior Friendly Communities”, which identified eight dimensions of a “Senior Friendly” community: Physical Environment, Health, Economy, Technology, Safety/Security, Social/Cultural Involvement, Services/Support, and Resource Planning/Stewardship. These areas are then evaluated on the following dimensions: Existence, Adequacy, Accessibility, Efficiency/Duplication, Equity, and Effectiveness/Quality. It was agreed that we will use this framework as a template, and will review our existing Long Range Plan in this context. At the next meeting the Commission agreed to divide up these areas among members and devise questions for the survey that will provide us with data for the long range plan.

VII New Business: none

VIII Adjournment

(next meeting set for Tuesday, Oct 12 , 2004 at 2:30, Senior Center)

Meeting was adjourned at 4:17 PM.

Respectfully submitted,
Kevin Grunwald, Director of Social Services

Minutes, Mansfield Historic District Commission, October 12, 2004

Present: I. Atwood, A. Bacon, G. Bruhn, J. Newmyer

The minutes of the September meeting were approved.

J. Newmyer was directed to write an annual report and submit it to Joan Gerdson, Town Clerk.

Telephone calls have come to G. Bruhn from two churches: the Mansfield Center Congregational Church has put up a "peace pole," and wanted approval for it. Since it is a temporary structure, the Commission gave approval. The Spring Hill Baptist Church has put up a driveway barrier and wanted approval; the Commission felt that it was inconspicuous and appropriate and found it acceptable.

Some churches have inquired about altering their signs. G. Bruhn will look into church signs in other towns with historic districts to get ideas.

I. Atwood and A. Bacon's terms are expiring. Both have indicated they would like to continue on the Commission.

J. Newmyer read a letter from Judith Mordkoff regarding the preservation of maple trees and farmland in the Spring Hill area where the new pipeline is being laid by UConn. After discussion it was concluded that, though we appreciate her concerns, the preservation of trees does not fall within our province.

The next meeting is scheduled for November 9.

Respectfully submitted,

Jody Newmyer
Clerk

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

Thursday, September 9, 2004

3:30 PM

AUDREY P. BECK BUILDING, CONFERENCE ROOM A

**PRESENT: E. Passmore, K. Grunwald (staff), J. Krisch, J. Peters, J. Heald
REGRETS: M. Hauslaib**

- I. **MINUTES:** Minutes of June 3, 2004 meeting: minutes were accepted as written.

- II. **NEW BUSINESS:**
 - A. Review of Departmental Quarterly Report: K. Grunwald reviewed the quarterly report that was submitted to the Town Manager for the period 4/1-6/30/04.
 - B. Discussion regarding priority areas for new/expanded services: the discussion was tabled, due to the absence of several key members of the Advisory Committee.
 - C. Veteran's Recognition: K. Grunwald reported that the Department is working with other local agencies to host a Veteran's Recognition event on November 9, which will be coordinated with a Veteran's retreat at the Salvation Army's Camp CONNRI.
 - D. Other: none.

- III. **OLD BUSINESS:**
 - A. Linkages to other advisory committees/proposed meeting schedule: a tentative schedule was presented for meetings with other advisory committees.
 - B. Other: none

- IV. **COMMUNICATIONS/REPORTS:**
 - A. Review of Department activity and other items in packet and discussion with SSD Director, including the following items:
 - UConn Spring Weekend 2004 Summary Report
 - News release from CT. Voices for Children on the "State of Working Connecticut"
 - Announcement for the Senior Center's Fall Bazaar- 10/8-9
 - Minutes from the Mansfield School Readiness Committee, Commission on Aging, YSB Advisory Board
 - Comments and Observations memo on the Discovery initiative.

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TOWN OF MANSFIELD
Solid Waste Advisory Committee
Minutes of the Meeting
August 26, 2004

Present: Gogarten (chair), Squires, Smith, Roberts, Ames, Knox, Hultgren (staff), Walton (staff)

The meeting was called to order by Chair Gogarten at 7:35 p.m.

The minutes of April 15, 2004 were reviewed and no corrections made.

Walton and Smith attended an April workshop on community-based social marketing, which uses techniques that foster sustainable behavior change. Since attending the workshop, Walton has met with E.O. Smith High School and UConn to see if they are interested in using some of these strategies. A UConn marketing professor has volunteered to conduct and analyze a recycling attitudes survey at the high school this year in order to develop an effective high school recycling program. UConn is hoping to kick off a recycling promotional campaign this fall. Walton will contact host communities that work closely with their universities on recycling programs to bring to the next UConn meeting. Walton will be using some of the community-based social marketing strategies at the back to school nights, Know Your Town Fair and Festival on the Green. These include giving out sticker and washable tattoos and making America recycles day promises public knowledge.

Walton reported on a trip to NYC, hosted by the Green Building Council, to visit the Solaire. This is a high-rise residential building that received LEED silver rating. Although it looks like any other building, it features green roofing, building integrated photovoltaic panels, on-site water recycling, and recycled building materials. Its occupancy rate was full long before completion.

Hultgren stated that there was a request for the transfer station hours to be extended. It was decided to enter the time from each ticket that is input into the database of the transfer station study. Once this information is gathered, the transfer station hours will be evaluated.

Hultgren reported that while most of the issued stickers have been entered into the transfer station study database, staff is just beginning to enter individual ticket information. Already there are two interesting findings – 1) the number of tickets that have been issued has far surpassed staff's expectations and 2) a significant number of these tickets have been issued to households with collection service. By the next SWAC meeting, staff will have some information entered into the database to evaluate.

Hultgren reported that two trash compactors have been installed and should pay for themselves within several months based on reduced container haul costs.

Walton stated that the six clear recycling containers used at Lions and Southeast fields are

working very well and Public Works staff is in the process of building a few more to install at other parks. Public Works staff is pleased with these containers as well.

Hultgren said that the landfill closure effort is half to two thirds finished and should be complete by mid October as planned.

Walton explained how the September 18, 2004 Festival on the Green will be a low-waste event. DEP has given approval to compost the event waste at the transfer station. Willimantic Waste Paper donated \$300 to purchase utensils made from corn. Walton has been meeting with food vendors to ask for their help by providing food service on paper only. There will be 20 waste areas around the festival, and she needs volunteers to be nearby to help attendees sort their waste. There will be a recycling center at the festival with information about the low waste event.

Walton reported that an agreement has been signed with the master developer, Storrs Center Alliance, and the Downtown Partnership. The developer will be introducing themselves to the community, Sept 8 at 7 PM in the Bishop Center. Walton continues to advocate for the incorporation of LEED certification in the municipal development plan. The developer's approach appears to be ecologically-focused.

Walton reported that PZC does not want to post anti-litter signs. Walton will be publicizing anti-litter with stickers and washable tattoos at the upcoming public events. It was suggested that free litter disposal be better publicized. Staff will continue to enforce litter complaints through the solid Waste Ordinance until a litter ordinance is adopted. The prison-crew did a litter patrol in the late spring. Members were encouraged to give staff a list of roads that need a clean-up and the prison-crew will be contacted.

Hultgren stated that he received a request for a dumpster at a duplex this summer. The Solid Waste Ordinance does not allow for dumpsters at duplexes, as it is not considered a multi-family residence. It was recommended by the Committee to allow duplexes the option of having dumpster service. It is anticipated that very few will elect this option since it is over twice the expense of the highest single-family service.

Hultgren said that the committee to study LEED ("green building") concepts for the Town made a proposal to the Town Manager to use the LEED standards as a guideline for any major renovations, expansions and new building as long as it is cost effective. Cost effectiveness will be based on a life-cost analysis. From the information gathered by the committee, the life of a LEED structure is cost effective.

Walton stated that Citizens for Responsible Growth has taken interest in promoting the use of LEED. They asked if the Solid Waste Advisory Committee would be interested in co-sponsoring an informational LEED training. Hultgren suggested that the committee wait until the Town Manager's office makes a decision on staff's LEED proposal.

Walton said that a composting workshop is scheduled for September 11, 2004 at Mansfield Supply. The transfer station compost demonstration area has been dismantled, so the three

composters from this site will be given away at the workshop.

The next meeting was set for October 14, 2004.

The meeting was adjourned at approximately 9:00 p.m.

Respectfully Submitted,

Virginia Walton
Recycling/Refuse Coordinator

Cc: Lon R. Hultgren, Director of Public Works, Members, file, Town Manager, Town Clerk

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**TOWN/UNIVERSITY RELATIONS COMMITTEE
COMMITTEE MEETING
Tuesday, September 14, 2004
Audrey P. Beck Municipal Building
Council Chambers**

Minutes

Present: P. Barry, T. Callahan, E. Daniels, R. Hudd, R. Miller, AJ Pappanikou,
E. Paterson, L. Schilling,

Absent: A. Barberet, B. Clouette, W. Simpson

Staff: M. Berliner, S. Cox, M. Hart, G. Padick

1. Opportunity for Public to Address the Committee

None. Martin Berliner introduced Sergeant Sean Cox, Mansfield's new resident trooper sergeant. SGT Cox has previous experience working as a resident trooper in Mansfield, and is a town resident.

2. July 13, 2004 Meeting Minutes

Philip Barry made a motion, seconded by Chief Hudd, to approve the minutes from July 13, 2004 and to add a discussion of spring weekend to the next agenda. The motion passed unanimously.

3. Update re: Mansfield Downtown Partnership

Betsy Paterson reminded the committee that the Partnership's Festival on the Green is scheduled for September 18th from 2:00 to 6:00 p.m., following the Know Your Town Fair. Depending on the weather, the Partnership may move the event to the rain date on September 19th.

Martin Berliner reported on the recent public presentation concerning the Storrs Center project, conducted by Storrs Alliance and the development team. The presentation was well attended, and staff has received favorable comments. Tom Callahan added that the Partnership and the development team have met its objectives with this first presentation, and that the organization has laid out what is expected to occur next.

4. Update re: UConn 2000 Act Projects

Larry Schilling provided an update regarding the following key projects:

- Student union – the university has begun phase II, and expects to complete the entire project by September 2005. The theater has opened and has shown its first film.

- Pharmacy building – the project is ahead of schedule, and staff expects the building to open by fall of 2005. The university will demolish the older buildings, and leave that portion of the site as green space.
- Cogeneration facility – there are approximately 10 months of work left on this project. The university hopes to test the facility in April/May 2005, and to be fully operational in August 2005. Staff anticipates that the work on the gas line will continue for another month or so.
- Burton football complex and adjacent athletic facilities – the start of construction is targeted for mid-October, and staff hopes to complete the project by July 2006.

5. Community-Campus Partnership on Substance Abuse

Martin Berliner reviewed the fact that President Austin had commissioned a task force to develop recommendations to deal with substance abuse issues, and that the town and the university had committed to establishing a partnership committee to carry the task force's recommendations forward. The town has identified its representatives for the partnership, with the mayor serving as co-chair, and has passed that information on to Tom Callahan. Tom reported that President Austin has asked interim Dean of Students Julie Bell-Elkins to serve as co-chair, and that she has identified potential university representatives.

Mayor Paterson asked if the university representatives would be decision makers. Tom replied that they would be, with respect to substance abuse issues.

6. Community Quality of Life Issues

AJ Pappanikou asked if the new council Committee on Community Quality of Life is similar to the Community-Campus Partnership on Substance Abuse. The Mayor said that it was not. The council committee has been established to serve for only a short period, and is looking at other matters beyond substance abuse. AJ stated that he thought the council committee had done a good job identifying the various problems.

AJ Pappanikou asked if the community-campus partnership would be designed to address tangential issues as well? Martin Berliner replied that he could not prejudge, as the partnership has not met yet. AJ also inquired about the recent law enforcement activity at Carriage House Apartments and in the Hunting Lodge Road area, and whether this was expected to continue. Marty explained that law enforcement personnel was working proactively with the landlords, and that hopefully the problems would abate with the onset of colder weather.

7. Other

Rich Miller reported that, in response to requests from residents, the university would be holding another public hearing on Burton Football Complex project. The public hearing is scheduled for 6:30 p.m. on October 21, 2004, and will be held at the Bishop Center. Mayor Paterson commended the university for its efforts in this regard.

Matt Hart extended regrets from Bruce Clouette that he was not able to attend today's meeting, and that Bruce had asked Matt to distribute copies of the minutes from the recent meetings of the Committee on Community Quality of Life.

Tom Callahan asked about the reasons why the town wished to amend the Ordinance Regulating the Possession of Alcohol by Minors. SGT Cox explained that the town needs to lower the fee slightly in order to bring the citation down to the level of an infraction, which is easier for both the officers and the court to administer.

The committee adjourned the meeting at 4:45 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Matt W. Hart". The signature is written in a cursive, flowing style.

Matthew Hart
Assistant Town Manager

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INTENTIONALLY

Town of Mansfield
Transportation Advisory Committee
Minutes of the Meeting
September 23, 2004

Present: Stephens (Chair), Hall, Koehn, Hultgren (staff)

The meeting was called to order by Chair Stephens at 7:35 p.m.

The minutes of the June 22, 2004 meeting were approved on a motion by Hall/Koehn.

Hultgren circulated the marked-up draft of the Mansfield section of the Regional Transportation Plan which showed the Town Planner's suggestions for edits. These incorporated TAC comments made at a previous meeting. He also circulated a short article on the Birch Road bikeway that was in the Hartford Courant.

Hultgren passed out data sheets showing the ridership and prepaid fare calculations for the WRTD bus system. He said that he and Dennison had given all of this information to the Undergraduate Student Government (USG), but it had not acted on it yet. If and when the USG does vote to support the program, a request will be sent to the UConn Administration to continue its support as well. In the interim, the program is being continued for Mansfield Residents only.

Hultgren updated committee members on the status of the following projects:

1. Birch Road Bikeway – Route 44 section is under construction
2. Separatist Road bikeway – Easement maps are being prepared. Appraisals are next.
3. Maple Road reconstruction – All right-of-way activity is complete. Next step is for the State to bid the project.
4. Clover Mill loop reclamation – waiting DOT approval of final plans
5. Birch Road roundabout – construction deferred to 2005
6. Route 89 hump at Mt. Hope Road – design not begun yet by DOT

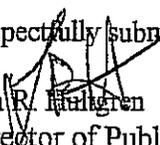
A letter requesting a regional walkway/bikeway along Route 6 between High Street and Mansfield Avenue was distributed and discussed. Staff will get the length, cost and other data needed to evaluate this segment on the walkway priorities project list.

How to publicize the ride-share page on the Town web site was discussed. It was decided to send out a press release/notice to the media and interested groups, to put a notice on the Cable Access Channel and to make up some small notices for key bulletin boards/town buildings.

The next meeting was set for October 26th and representatives of the Downtown Partnership will be invited to attend.

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

Respectfully submitted,


Lon R. Hultgren
Director of Public Works

cc: ✓ Town Manager, Town Clerk, Town Planner, Assistant Town Engineer, Project Engineer, Social Services Director, Janet Freniere, file

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To: Town Council/Planning & Zoning Commission
 From: Curt Hirsch, Zoning Agent
 Date: October 14, 2004



Re: *Monthly Report of Zoning Enforcement Activity*
For the month of September, 2004

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits Issued	18	19	21	57	62
Certificates of Compliance Issued	11	22	15	58	39
Site Inspections	58	82	42	191	113
Complaints received from the Public	8	6	2	16	11
Complaints requiring inspection	6	4	2	12	11
Potential/Actual violations found	3	2	1	13	5
Enforcement letters	9	13	6	30	16
Notices to issue ZBA forms	0	1	5	2	10
Notices of Zoning Violations issued	7	1	1	13	6
Zoning Citations issued	3	2	0	5	1

Zoning permits issued this month for single family homes = 2, multi-fm = 0
 2004/05 Fiscal year to date: s-fm = 7, multi-fm = 0

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TOWN OF MANSFIELD
OFFICE OF THE ASSESSOR

WALTER E. TOPLIFF, JR., CCMA II, ASSESSOR
 IRENE E. LAPOINTE, CCMA II, PROEPRTY APPRAISER
 KATELYN CROWTHER, ASSISTANT TO THE ASSESSOR

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

Memorandum

Date: October 8, 2004
 To: Jeff Smith, Finance Director
 From: Walter E. Topliff, Jr.
 Re: Update of Local Ambulatory Vehicle Exemption

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

	<u>2002</u>	<u>2003</u>
Number of Exemptions	9	11
Total Reduced Assessment	\$73,716	\$97,689
Total Applications Rejected	0	0
Total Tax Revenue Exempted	\$2,207.06	\$3,021.52
Mill Rate	29.94	30.93

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**TOWN OF MANSFIELD
DEPARTMENT OF PUBLIC WORKS**

Lon R. Hultgren, P.E., Director

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
MANSFIELD, CONNECTICUT 06268-2599
(860) 429-3331 TELEPHONE
(860) 429-6863 FACSIMILE

**News Item for Release
on October 14, 2004**

for more information please contact
Lon Hultgren 429-3332 or
Mark Kiefer 429-1483

**Maple Road to be Closed to through traffic
(open for local traffic only) beginning October 18, 2004**

The Mansfield Department of Public Works announces that it will resume drainage work on Maple Road between Lodi Drive and Davis Road on or about October 18th. This phase of the project on Maple Road (that was begun three years ago) will be constructed by Town crews.

Maple Road will be closed to through traffic from Davis Road to Spring Hill Road during working hours (open most evenings and weekends).

This project is a federally funded Surface Transportation Program (STP) -rural project funded through a regional grant set up by the Windham Region Council of Governments.

Work on this phase is expected to take three to four weeks. The project will be completed in 2005.

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TOWN OF MANSFIELD
November 2, 2004 State Election

The Elector of the Town of Mansfield are hereby warned to meet at their respective polling places in said town on Tuesday, November 2, 2004, for the following purposes:

- I. To cast their votes for Presidential and Vice-Presidential electors, United States Senator, Representative in Congress, State Senator, State Representative, Registrar of Voters

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

Voting District	Location of Polling Place
#1	Audrey P. Beck Municipal Building South Eagleville Road
#2	Eagleville Fire Station, Route 32 Stafford Road
#3	Southeast School, Rte. 89 Warrenville Road

Absentee ballots will be counted at the following central location:

Room A of the Audrey P. Beck Municipal Building

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

Dated at Mansfield, Connecticut, this 13th day of October, 2004.

Joan E. Gerdson, Town Clerk, Mansfield

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**MANSFIELD PUBLIC SCHOOLS
MEMORANDUM**

TO: Board of Education Members
 FROM: Gordon Schimmel
 SUBJECT: Enrollment
 DATE: October 1, 2004

Item #8

MIDDLE SCHOOL		
	10/1/03	10/1/04
5 th grade	172	141
6 th grade	168	172
7 th grade	176	170
8 th grade	161	173
Total	677	656
GOODWIN ELEMENTARY SCHOOL		
	10/1/03	10/1/04
Preschool	13, 11	11, 13
Kindergarten	16, 19	16, 15
1 st grade	14, 14, 15	12, 12, 12
2 nd grade	13, 13, 13	15, 14, 14
3 rd grade	21, 21, 22	12, 12, 12
4 th grade	18, 18, 18	19, 21, 20
Total	259	230
SOUTHEAST ELEMENTARY SCHOOL		
	10/1/03	10/1/04
Preschool	11, 12	9, 10
Kindergarten	16, 17	18, 17
1 st grade	14, 13, 14, 13	14, 15, 15
2 nd grade	19, 21	16, 18, 18
3 rd grade	15, 16, 15	14, 15, 14
4 th grade	15, 17	25, 24
Total	228	242
VINTON ELEMENTARY SCHOOL		
	10/1/03	10/1/04
Preschool	10, 11	11, 12
Kindergarten	16, 18	13, 18
1 st grade	15, 16, 6	14, 14, 15
2 nd grade	15, 15, 15	15, 16, 16
3 rd grade	15, 15, 15	16, 17, 16
4 th grade	19, 19, 19	17, 17, 18
Total	249	245
Total -- All Schools	1,413	1,373

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Judith E.C. Mordkoff
934 Storrs Road
Storrs, CT 06268

860-429-1089
jecmk@juno.com

Thomas P. Chizinski
Dir., CNG & SNG Engineering
60 Marsh Hill Road
Orange, CT 06477-3624

Larry Schilling
Dir. of Engineering Services, U-3038
Univ. of Connecticut
Storrs, CT 06269

10 October 2004

Gentlemen:

The disturbance caused by construction work on the gas pipeline in the vicinity of the university property at 950 Storrs Road has now well exceeded even State regulations. On the most offending occasion (Friday 8th / Saturday 9th October), work commenced at approximately 6:30 AM and continued, under stadium lights, until *after 1:00 AM!* And *this*, made worse by the strobe-lights of police cars needed to protect the highway, was what residents were subjected to after the preceding (Thursday) night, when work in the same area continued until about 11:00 PM.

I am now not only outraged; I am sleep-deprived and have not been able to pursue my usual work.

As my previous letter of 26th September (copy enclosed) to Mr. Chizinski¹ (cc: Mr. Schilling) reminded you, I was promised by you, Mr. Chizinski, in person on 21st September that night work under lights "will not happen again." Instead, it escalated.

I also made a point of asking you, Mr. Chizinski, on that occasion who is in charge — who is *responsible* — for the work being done. You said you did not know; but when I pressed you for an answer, you said you presumed it was "the Project Manager" — but you did not know who that person is.

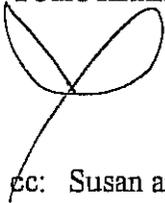
I understand now from Ms Susan Schur, who in the past few days has spoken to CNG and UConn officials by telephone, that the blame is being put on the crews of subcontractors. Since neither of you will take responsibility, I now require from you the following information so that I may identify the responsible parties:

¹ In the first paragraph of my letter of 26th September, I erroneously stated that the date of work first having gone on under portable stadium floodlights in the hayfield behind my house was on the night of Thursday 23rd September; it was in fact the Thursday the 16th.

The name, address, and affiliation of "the Project Manager" referred to by Mr. Chizinski.
The names and addresses of all subcontracting companies.
The names of the responsible officer at each subcontracting company.
The names, titles, and company affiliations of every person directly responsible (foremen and/or their supervisors) for directing the work of the crew of each subcontractor.
The name of the company that rented the stadium lights.

Please comply with my request promptly.

Yours faithfully,



cc: Susan and Paul Schur
51 Eldredge Road
Willington, CT

Richard Miller
Dir. of Environmental Policy
Univ. of CT

Martin Berliner
Town Manager, Town of Mansfield
Audrey Beck Bldg.
Storrs CT, 06268

✓ Town Council
Town of Mansfield
Audrey Beck Bldg.
Storrs CT, 06268

Curt Hirsch
Zoning Agent, Town of Mansfield
Audrey Beck Bldg.
Storrs CT, 06268

Rep. Denise Merrill
185 Old Turnpike
Storrs, CT 06268

Sen. Donald Williams
email: senatedems.state.ct.us/Williams

Judith E.C. Mordkoff
934 Storrs Road
Storrs, CT 06268

Thomas P. Chizinski
Dir., CNG & SNG Engineering
60 Marsh Hill Road
Orange, FT 06477-3624

Sunday 26 Sept. 2004

Dear Mr. Chinzinski,

When you dropped in on me this past Tuesday in response to my complaint about construction work having gone on under portable stadium floodlights in the hayfield behind my house on the night of Thursday 23rd [error for 16th] September until approximately 10:00 PM, you promised explicitly that this kind of after-hours activity would not happen again. Your excuse (unacceptable) that it had ever happened was that work needed to be done that night to prepare for the arrival of subcontractors' materiel the following morning. You brushed aside without reasonable explanation the possibility that any of the work or the delivery of the materiel could have been delayed until the following Monday, during regular construction hours.

As I made clear to you in that encounter between you and me, I do not find your lack of an explanation (exigency, e.g.) an acceptable or reasonable excuse for the serious disturbance to local residents by night-time heavy construction work..

Furthermore, your explicit promise that this would not happen again was breached on both Thursday and Friday the 23rd and 24th of September *after* our meeting and your promise. On the 23rd heavy construction work continued until 7:13 PM directly behind my house at 934 Storrs Road, and on Friday the 24th until 8:20 PM behind Mr Clark's at 940 Storrs Road — not using the stadium lights (which, N.B., are still on the construction site, though they *may not be used*, according to your promise) but by the headlights of the construction vehicles.

I have tape-recorded the noise audible *inside my house* on the night of Friday the 24th and simultaneously photographed the activity at my fence-line; and I have done likewise from Mr Clark's house with witnesses. I have a witness also to your promise that this sort of thing would not again occur.

I also remain concerned about proper drainage being maintained along the property at 940 Storrs Road, as do the owner's children. To date I have seen no evidence of an attempt to maintain the previous means of drainage but rather the destruction of it, which I have documented with photographs.

In addition, the new road-bed along the northern edge of the hayfield behind my property at 934 Storrs Road but more behind Mr Clark's at 940 has been elevated without any means of drainage beneath it, which will cause water to drain *into* the hayfield from the dip in it rather than away from it, as formerly, into the stream at its northern edge. I believe you are required to apply to the Town's Inlands Wetlands Agent for permission for this diversion of a natural waterway/drainage area. You have not done so.

You may expect to hear further from me and Susan and Paul Schur, Mr Clark's daughter and son-in-law, in the near future.

Yours faithfully,

cc: Susan and Paul Schur
51 Eldredge Road
Willington, CT

Larry Schilling
Engr. Services
U-3038
Univ. of CT

Grant Meitzler
Inlands Weland Agent
Town of Mansfield
Audrey Beck Bldg.
Storrs CT, 06268

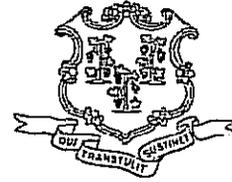
Richard Miller
Dir. Environmental Policy
Univ. of CT

Martin Berliner
Town Manager, Town of Mansfield
Audrey Beck Bldg.
Storrs CT, 06268

Curt Hirsch
Zoning Agent, Town of Mansfield
Audrey Beck Bldg.
Storrs CT, 06268

Rep. Denise Merrill
185 Old Turnpike
Storrs, CT 06268

Sen. Donald Williams
email: senatedems.state.ct.us/Williams



News

FOR IMMEDIATE RELEASE
October 13, 2004

Connecticut Department of Public Health
Contact: William Gerrish
(860) 509-7270

Connecticut Agricultural Experiment Station
Contact: Dr. Theodore Andreadis
(203) 974-8510

State Reports Bird Positive for West Nile Virus Found in Mansfield Bird Testing Concluded for the 2004 Season

Hartford - The State Mosquito Management Program today announced that a crow found in Mansfield on September 28 has tested positive for West Nile virus (WNV). Collection of dead wild birds for testing ended September 30 for this season. During 2004, twenty-seven (27) WNV positive birds were identified in a total of eighteen (18) Connecticut towns. Positive birds or mosquitoes were identified in a total of twenty (21) towns.

"Mosquito abundance and biting activity have declined significantly in recent weeks due to colder temperatures," said Theodore Andreadis, PhD, Chief Medical Entomologist for the Connecticut Agricultural Experiment Station. "However, the mosquito season will not end entirely until we have a killing frost, and West Nile virus and eastern equine encephalitis are still present in mosquitoes. We will continue to trap and test mosquitoes until the end of the month."

"Fortunately no cases of serious illness has been attributed to West Nile virus infection acquired in Connecticut this year," said Connecticut Department of Public Health Commissioner J. Robert Galvin, MD, MPH. He added, "However, last year several people became ill during October therefore we are urging all Connecticut residents to continue to take this threat seriously until the weather is cold enough to end the mosquito season."

Crows are particularly susceptible to fatal illness caused by WNV. Sightings of dead crows, spring to fall, are a sensitive indicator of the presence of WNV. To date, 2,385 dead bird sightings have been reported including 479 identified as crows from 86 towns in all eight counties. Of 117 birds submitted by local health departments and suitable for testing, 27 tested positive (22 crows, 2 blue jays, 2 hawks, 1 grackle), 90 tested negative. The positive birds were found in 18 towns, Bethel, Branford, Cheshire (2), East Haven, Fairfield (6), Hampton, Mansfield, Milford, New Milford, Newtown (3), Orange, Plainville, Southington (2), Somers, Vernon, Waterbury, Westport and West Haven from June 3 to September 28.

The Connecticut Agricultural Experiment Station (CAES) conducts mosquito trapping and testing in cooperation with local health departments at 91 sites throughout the state from June to October. The 43 mosquito isolations of WNV this year, trapped at these sites, were collected in New Haven (24), West Haven (13), Bridgeport (2), Fairfield (3) and Stamford (1). West Nile virus infected mosquitoes were also trapped in Stratford and Stamford where mosquito research is being conducted. The 37

mosquito isolations of EEE this year were trapped in Chester (14), Stonington (10), Ledyard (5), North Stonington (5), and Voluntown (3).

The State of Connecticut Mosquito Management Program is an interagency program consisting of the Department of Environmental Protection, the Connecticut Agricultural Experiment Station, the Department of Public Health, the Department of Agriculture, and the University of Connecticut Department of Pathobiology and Veterinary Science.

Precautions to avoid mosquito bites include:

- Minimize time outdoors at dusk and dawn.
- Be sure door and window screens are tight fitting and in good repair.
- Wear shoes, socks, long pants, and long-sleeved shirts. Clothing material should be tightly woven.
- Use mosquito netting when sleeping outdoors.
- Consider using mosquito repellent when it is necessary to be outdoors and always use them according to label instructions.
- When using DEET (the most widely used insect repellent), use the lowest concentration effective for the time spent outdoors (for example, 6% lasts approximately 2 hours and 20% for 4 hours) and wash treated skin when returning indoors. Do not apply under clothing, to wounds or irritated skin, the hands of children, or to infants less than 2 months.

Measures to reduce mosquitoes around the home include:

- Dispose of water-holding containers, such as ceramic pots, used tires, tire swings.
- Drill holes in the bottom of containers such as those used for recycling.
- Clean clogged roof gutters.
- Turn over objects that may trap water when not in use such as wading pools and wheelbarrows.
- Change water in bird baths on a weekly basis.
- Clean and chlorinate swimming pools, and when not in use, pool covers.
- Use landscaping to eliminate areas where water can collect on your property.

Additional resources for information on West Nile virus and mosquito management include:

- The Department of Public Health website at <http://www.dph.state.ct.us>
- The Department of Environmental Protection website at <http://dep.state.ct.us> or 24-hour (toll-free in Connecticut) recorded mosquito information line (866) WNV-LINE (1-866-968-5463) or (860) 424-4184.
- The Connecticut Agricultural Experiment Station website at <http://www.caes.state.ct.us>
- The Department of Agriculture website at <http://www.state.ct.us/doag>
- The Centers for Disease Control and Prevention website at <http://www.cdc.gov>

###



M. JODI RELL
GOVERNOR

REC'D OCT 06 2004

STATE OF CONNECTICUT
EXECUTIVE CHAMBERS

4 OCT - 1 PM 5: 01
EPT. OF SOCIAL SERVICES
CONTRACTS/PURCHASING

MEMORANDUM

To: Vendors Conducting Business with the State of Connecticut
From: M. Jodi Rell, Governor *mjr*
Subject: State Ethics Policy
Date: September 28, 2004

As you are undoubtedly aware, state government is striving to improve how it conducts its business. The task force charged with analyzing the state contracting process recently recommended to me several areas which require improvement. I expect to implement a number of those recommendations. Your assistance is needed in order to facilitate change.

While the state ethics code does not prohibit gifts to state employees altogether—for example, the law permits employees to accept a gift in celebration of a major life event and up to \$50 per calendar year in food and beverage—the intent of the code is clear. State employees should not just avoid impropriety, but even the mere appearance of impropriety, and should forego accepting gifts from those with whom the state does business.

I would also call your attention to section 1-84(m) of the Connecticut General Statutes, which prohibits state employees from accepting gifts from those who do business, or seek to do business, with the employee's agency or department. Vendors and prospective vendors are also prohibited from knowingly giving gifts to state employees in violation of this section.

My request to you is this, no matter how well-intentioned or appreciative you may be of an employee's assistance, I would ask that you refrain from offering a state employee a gift of any kind, including, but not limited to, meals and beverages. Offering a gift to an employee puts the employee in the rather uncomfortable position of having to decline the gift or ascertain its monetary value and consult with an attorney and/or the state Ethics Commission.

I expect—and indeed the residents of this state deserve—state government employees to adhere to the highest ethical standards, which may entail more stringent practices than even the ethics code provides. With your assistance, the state should be well on its way to restoring the public's faith in state government.

I would appreciate it if you would communicate this message to your employees. Thank you for your cooperation and understanding.

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OFFICE OF THE VICE MAYOR

Item #12

Marjorie C. Decker
Vice Mayor

Thursday, October 14, 2004

Dear Mansfield City Council Members,

At the Cambridge City Council meeting on September 27, 2004, I read out the names of 55 American men and women that have been killed in the fighting in Iraq. I believe that we all have a responsibility to be aware of every death that occurs during this war and thus I am continuing to read out those names at every Council meeting in the months to come until the fighting and the dying comes to an end.

I am doing this because I feel that it is important for all of us to be mindful that our soldiers are really our neighbors, our coworkers, our sons and our daughters -- so many of them younger than 30 -- and that they are dying every day in Iraq. As of October 13, 2004, 1080 US soldiers have died in the war in Iraq. While we do not have an exact number of Iraqi citizens killed, the estimate is to be believed between 11,000 and 15,000. Over thirty percent of that number is non-combants.

While I don't agree with this war -- and believe that we must question our motives for getting into it and our game plan for ending it -- I want to honor the courage of those who have been willing to serve our country at the cost of their own lives.

After I have read out the names of our honored dead at Council meetings, Mayor Michael Sullivan has called for a moment of silence in which my fellow councilors and members of the public attending the meetings have joined.

May I suggest that you consider asking your municipal body to join with us in so honoring the sacrifices being made by our fighting men and women? Please contact my office at 617-349-4325 if you do so, as I hope that you will.

Sincerely,

A handwritten signature in cursive script that reads "Marjorie Decker".

Vice-Mayor Marjorie Decker

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Minutes of the Master Plan Advisory Committee
June 15th, 2004
Bishop Center, Room 7

Attendees present included: Jane Bachand, Phil Barry, Leonard Blanks, Janine Caira, Tom Callahan, Craig Calvert, Jack Clausen, David Cournoyer, Eddie Daniels, John DeWolf, Dale Dreyfuss, Ron Dubois, Ralph Edwards, Neal Eskin, Linda Flaherty-Goldsmith, Janet Freniere, Ian Hart, Rob Henning, Debbie Kendall, Donna Korbel, Ronald Langner, Erin Lirot, Meg Malmborg, Rich Miller, Michael Neumann, Gregory Paddock, Carol Polifroni, Krista Rodin, Larry Schilling, Richard Schwab, Deborah Shelby, Peter Tanaka, Cynthia van Zelm, Alvin Wilson, Paul White, Ted Yunglas

Call to Order: The Master Plan Advisory Committee meeting of Tuesday, June 15, 2004 convened at 3:05 p.m. at the Merlin D. Bishop Center, Room 7. The presiding officer was Karla Fox, Chairman.

Introduction

Dean Rich Schwab stated that faculty have raised concerns that they have not heard about matters discussed in master planning. He stated that the Master Plan Advisory Committee is a committee of thousands because we really want to get as much information as we can about what's going on on-campus to as broad an audience as possible. He reminded the members that part of the responsibilities of committee membership is to spread the information received at the Committee meetings to colleagues to keep them aware of what the group is trying to accomplish as well as the agenda. This should include updates received from Larry Schilling, Executive Director for Architectural and Engineering Services.

Dr. Fox stated that the meeting agenda was lighter than usual which will include a report from Dale Dreyfuss, Vice President for Operations on the Master Plan process. UConn 2000 is coming to conclusion, and the planning for 21st Century UConn has begun. The meeting is intended to be an information update, the purpose of which is to provide the Committee with information and engage in a dialogue of insights and questions. If after discussion there are additional questions, Dr. Fox suggested e-mailing those questions and concerns to either herself or Rich Miller, Director of Environmental Policy.

Dr. Fox stated that the minutes of the February 25, 2004 meeting were voluminous and an abbreviated form of the minutes was posted at: www.masterplan.uconn.edu. Minutes with more content will be sent out to all members before the fall. This is why "Acceptance of the Minutes" is not on the agenda for this meeting and all minutes will be accepted with any changes in the fall.

Update on Master Plan Project

Dr. Fox asked Vice President Dreyfuss to update the members on the progress of the Master Plan project. Mr. Dreyfuss stated that the Fairfield Mall is closed and this will create some dislocations as determinations are made on how to make deliveries to a couple of buildings in the campus core. One of core buildings, Pharmacy, will only be a problem for a year until that School moves to its new location. This will be a much more pedestrian-friendly environment without delivery and service vehicles. The new South Campus walkway leads to the library quadrangle from South Campus is completed and in use. Additional construction projects that are nearing completion are:

- Gentry – scheduled for completion in July, 2004
- Co-Gen Plant – scheduled to come on-line in summer 2005; permits are pending in DEP
- Pharmacy/Biology Building – anticipated completion in summer 2005; Larry Schilling stated the project is ahead of schedule and once new building complete and open, the old Pharmacy Building will be demolished.
- Phase II of the Student Union – scheduled for completion and occupancy in summer 2005, the last of the student groups and the food court will take occupancy. The new food court will have three branded concepts: a Wendy's, a Panda and a Blimpie's, in addition to some of the other food chains that have been there previously.
- Chicken Coop – Under construction on the edge of Horsebarn Hill Road, next to the other chicken coops, anticipated completion in October 2004
- Nafe Katter Thrust Theater – anticipated completion late summer 2004; kick off production will be "Julius Caesar" in October 2004.
- Burton Family Football Complex - construction begins in October 2004; Larry Schilling showed the attendees what the complex is going to look like; it is to be located at the site of the current tennis courts and parking lot where Stadium Rd. circles around South Garage; this will require relocation of the tennis courts to the I-lot.

A question was raised about what was going to be done with the concrete stadium stands at Memorial Stadium. Mr. Schilling replied that the stadium seating would be demolished. Future plans for the site have not been identified. The field will continue to be used for various activities, but the stadium will be removed. A commission letter has been signed and specifics will be developed for the demolition. There is the possibility of relocating some of the bleachers to the soccer field for a larger seating capacity. While the indoor practice facility is not in use by the football team, it will be available for other recreational programs. There is a need for an additional 180,000 sq. ft. of program space. A meeting with the Athletic Director and other members of the Athletic Department staff is anticipated in July to develop an "Athletics Master Plan", which will be blended with the recreational component to comprehensively look at how the whole university, including athletics, will be developed in the future. It was brought up that the Master Plan Consultants mentioned, at the last meeting, more possibilities for that recreational center and that they were being looked at. It

was discussed whether or not the Master Plan committee members would have input into that discussion and decision. Mr. Schilling stated that members would have input. He also stated that the Master Plan Consultants, JJR, are expected back on campus in September, and by then they'd have some good ideas that will come back to this committee. Concern was voiced about placing the athletic fields next to the facility. Mr. Schilling responded central campus is limited in open space.

- Torrey Life Science Building – an architect has been selected and they are verifying the program right now; various concepts are being reviewed with the biologists as to what the building could and should be like and there should be some preliminary ideas in the fall re: a quad, one large public art component (Pharmacy and Torrey LS).
- Lakeside Apartments –the site will be renovated for University Communications' use; an architect has been selected and is currently preparing plans – same architect as on the Bio/Physics building
- New Classroom Building – for replacing Arjona and Monteith in a few years; architectural selection beginning. They are not anticipated to be demolished at the same time, as there isn't sufficient space for that. It's likely to build a building that's half the current building size, maybe a little larger, then take down one of current structures and move those people; build a replacement for the other half and then take that down. Mr. Schilling stated that there has been an internal debate about the location of the temporary structure. Some think it's a much better park than it is a building. It's an obvious location for part of the Arjona/Monteith replacement, though it's not the only possible location. So at that point, a decision will have to be made. The Building and Grounds Committee will ultimately make the decision. Dr. Fox stated her belief that this is a real master plan issue. She also reiterated Dean Schwab's concerns from earlier in the meeting that committee members need to go back to their departments and schools and share what was done in the meeting with their colleagues.

John DeWolf then asked when that input would be appropriate. Mr. Schilling responded that the architects have yet to be hired as well as the program be developed. In the 21st Century UConn program a certain size building is specified, inflated from the current size of the building. CLAS helped to develop what departments will be in the building and along with the classroom committee, what types of classrooms. Building size still needs some determination and some sight analysis and then bring it to the committee. Dean Schwab pointed out that they are still in the "First Programming Phase" where needs are determined. Later in the fall the discussion for the Siting will begin.

- Student Union Quad – a landscape architect has been chosen who is very inventive and engaging with wonderful ideas; includes the area down to the Benton Museum, all the way to the Hillside Roadside of the Student Union and then from Glenbrook (around Castleman) over to Fairfield Road. The architect is meeting with the various building committees to get everyone's input for the process and then will be coming back to the MPAC for a presentation in the fall. Programming this coordination activity begins in a few weeks. Larry Schilling introduced the idea of an outside

commencement, possibly *one* commencement ceremony in this area, because it is so large. Rob Henning raised a question concerning a clock tower being raised in this area. The response was that a site has been determined where the vent is and awaits a donor. This is a very large philanthropic opportunity and is a very large investment for somebody.

Discussions

Jack Clausen asked about the of closing the Fairfield Mall and said that he saw three delivery vehicles driving on the sidewalks because they couldn't drive down the mall. He pointed out that he sees maintenance being needed for tire tracks on almost all sidewalks on campus because of this traffic. He asked if there was a Master Planning effort to consider sidewalks, not from pedestrian point of view but because they are going to be used now by a lot of vehicles. He mentioned that they are too narrow for a lot of vehicles that are using them so there is constant maintenance. Mr. Schilling responded that whenever a sidewalk requires replacement or repair, a minimum eight-foot sidewalk is installed. This is not to allow delivery trucks to drive down the sidewalks, but because they are going to get plowed by pickup trucks. Trucks should not be on the sidewalks unless they are plowing snow. He also pointed out that with any new construction loading docks and delivery access to the buildings are created. Some of the older buildings are not laid out to create a delivery point.

Meg Malmberg asked if there would be a way to put 'pavers' in the areas where students are walking where there are just small grassy areas, such as near the School of Business by the Graduate School. Mr. Schilling replied that it could be looked at. He stated that the biggest problems occur when you get close to a tree, because the roots will push up the pavers.

Donna Korbel voiced her concern regarding the handicap accessible vans driving onto Fairfield Way now that it is closed. Larry Schilling replied that they could drive near Babbidge Library and on the east side of the old School of Business building.

Peter Tanaka asked if the loading dock for the Information Technology building was connected to the Babbidge Library loading dock. Larry Schilling confirmed that the library loading dock would be used for both buildings.

Rob Henning inquired how design considerations that have been discussed by the consultants are factored in. The replacement building for Monteith was described at the last meeting and one design consideration was to build a 'neighborhood effect'. He asked which priorities were more important than the others and how do those priorities factor in to the program design planning that is done. Mr. Schilling replied, that we start working with a building committee for the project, which is made up of groups that are going to occupy the building as they drive the program. Then a review is made of the siting issues. What is the program inside the building? What is the program outside of the building? That group comes up with ideas, which are then brought to the Buildings and Grounds Committee and subsequently to the Master Planning Advisory Committee for

input. Mr. Henning asked when the architects come into that process. Mr. Schilling responded that the architects are the ones that do the programming with the Building and Grounds Committee. Dr. Fox mentioned that the Building and Grounds Committee is reviewing a "flowchart" that explains how the whole process works and it will be forthcoming once it is finalized. This document will go up on the Architectural and Engineering website to explain to the reader the various stages of the design process and who is working on it at that time.

Carol Polifroni raised a question about those people who are not tenants of the buildings that are being renovated, but are required to use the space because their own buildings do not have enough space. She asked, "When do our opinions get factored into the programming needs of the building?" Larry Schilling responded that there is a central classroom committee that is made up of various constituents of the University and their part of the review process was to offer input into the size of the classroom, the level of technology installed, and seating type; and campus-wide what type of classrooms are necessary for the future.

Mr. Dreyfuss returned to the subject of other projects currently in progress:

- North Hillside Road Extension – Currently the University is plowing through the permits, and the toughest is the Army Core of Engineers Permit
- Fine Arts Complex – Is in the programming phase; models of the spaces been drawn out and constructed; programming is continuing side by side with fundraising.
- Hillside Road Landfill Site – In the permitting stage; when closed, it will be paved over and provide an additional 700 parking spaces and will be served by the shuttle bus system

A question was raised asking if the huge air conditioner that is sitting sideways on the skyline of the Thrust Theater will be camouflaged as it looks as if it was just placed there. Larry Schilling asked if it was green because it may be a transformer. He stated that there should not be an air conditioner there. It is probably an air-handling unit for ventilation but he offered to find out what it was.

The next question raised if parking was to be removed from both sides of North Eagleville Road this fall. Mr. Dreyfuss responded that was the plan. Dean Schwab asked what was the reason for removing the parking. Mr. Dreyfuss responded that the reason for removing the parking is 'pedestrian-vehicular interaction'. There is a significant on-going safety problem because of the pedestrian volume crossing that road at all hours. Larry Schilling added that, approximately 5,000 students live north of North Eagleville Road. A question was asked about parking on only one side of the road. Mr. Dreyfuss answered that they are going to allow parking on North Eagleville during the day on Saturdays and Sundays because of the religious services. Traffic calming devices will be used to keep driver speeds down. He has investigated what can be done during the daytime such as restrict the outside lane, the lane closest to the curb, for bus traffic, which would improve service of the transit system and provide a lot easier way to make

schedules on the buses, as well as keeping the cars to the center to keep the speeds down. Which devices to be used have not been decided on yet.

Janine Caira mentioned that she recalls hearing that having cars on North Eagleville would serve to slow traffic down because the idea would be that if they left some cars parked on one side that it would focus where the pedestrians are crossing...she asked if this is a bad idea? Mr. Dreyfuss replied that after many years of trying out different possibilities, they have found that this is a bad idea and keep returning to the idea of removing the cars from the road and trying to deal with the safety problem and getting the road to the point where traffic can be controlled. Janine then asked if it would be possible to streamline the pedestrian traffic, maybe by using "brickwork". Dale responded if brick walls are used it gives a kind of 'prison camp' look and if you just put in chains, the students will just step over them. A review of what might work is planned. Larry Schilling suggested maybe they could do what was done on Gilbert Road; raising the crosswalks so that people know they have to slow down.

Karla Fox asked if there were any other issues and one person said that they are having a problem with "way-finding" a.k.a. giving directions. He said he has given directions approximately ten times during the previous week stated that there is nothing really to give directions by. He said he uses the gold dome and the silver dome as directions. He suggested that something needs to be done to help solve this problem. Larry Schilling said that one of the components of the Master Plan is a way-finding component, specifically how to get people to their arrival point and then to where they need to get to from there. He said that they are looking, along with JJR and Chance Management, to come up with way-finding solutions. There should be something more definitive in the September timeframe.

Another person said that the new connector that goes from South Campus over to the library and the Dodd Center and when the road alongside Gentry is complete would make for a more "sane" environment, making it easier to give straightforward directions. Larry Schilling also added that part of this improvement would be the installation of some "Informational Kiosks". He also added that there are building signs, but they get plastered with all kinds of material and we want to create kiosks where material can be posted and then things are not posted on light poles, stop signs, and building signs or directories. Another person said that his class once worked on a project where they tried to design a kiosk system, but determined that an electronic one would be a good idea. It was unclear who would manage such a thing, but one of the student groups might be interested in doing that.

Deb Kendall raised the topic of communication once again and stated that she remembered that there was once going to be an interactive portion of the Master Plan website, where people could log in comments and questions about issues. She feels it would be really helpful. People could see these options up on the website and you could tell people to go look, this is what happened at the meeting...go look at the website. Karla Fox noted that she was "moved" just that morning to look at the website to see what was up there and they did not have the minutes from the February meeting, but JJR

has the minutes ready. There is a very full description of the really long meeting in November where JJR laid out the basic concepts. It's all there along with an up-to-date map that appears to be the February map. Also, there is a button that looks like you can communicate with JJR. A couple of us tried after the last meeting, not recently, but that was a great idea but has anyone been successful at using that? Does the campus community know that is there? People might be very interested in it as it provides an avenue for some input. Dr. Fox will check into that with JJR to see if there's a problem with it, but they should be putting up the Torrington Master Plan, which was recently signed off on. There's just one open issue on West Hartford and that will be posted along with the Space Needs Assessment and the Master Plan.

Pete Tanaka brought up the need for a place for helicopters to land on campus. Is there any thought on designing that new lot on the landfill for that purpose? Recently there has been a lot of helicopter traffic as the University's new chairman of the Board of Trustees often travels by helicopter and is a frequent visitor to the campus. Some of the University's larger donors may also need to utilize this type of service.

John DeWolf asked to return to the discussion of Fairfield Way and the Academic Way, stating that it "looks beautiful". The intersection has sort of an island and nice grass as well as a path right across from it. Is something going to be done about that? A concept was developed to do it, however, the problem is utilities and the University is reviewing its options. The first proposal was close to \$300,000 because of the location of utilities. There are some steam lines, water lines, and irrigation lines that can be moved. The contractor has been asked to develop a way to try to cut through that hill with a sidewalk straight across with budget. A suggestion was made to put plants in to prevent cutting across. The Athletic facility, has a chain-link fence and the lawns always look nice; perhaps that something that could be done elsewhere. The group agreed that would be a good idea. Vehicles are seldom seen on the sidewalks in that area.

Dr. Fox announced that this would be the last meeting of the committee for the summer, and asked those in attendance to make their final comments. Peter Tanaka raised a question about demolition timeframe for the houses on Gilbert Road and the old SUBWAY Sandwich Shop location as well as a number of other venues. There just needs to be a sewage ejector pump installed into the SUBWAY and once that is complete, the building can be removed. The University is waiting for permission from the State Historic Commission for demolition of the Gilbert Road houses. Permission was requested approximately 6 months prior to the meeting. There have been some discussions with the Commission as well as providing additional correspondence. The University is in the design components of tearing down the two wings of the yellow barn, once permission is obtained from the State Historic Commission. Dr. Fox asked Vice President Dreyfuss if he would detail the plans for the Yellow Barn. He stated that the wings would be removed because they are decrepit and falling down. The plan is to remove the wings and pave those areas and increase parking, which will help the churches as well as the Ag Biotech area where there is very little parking and will increase the parking there by at least double.

“Are there any plans to renovate Hawley Armory?” someone asked. A comment was made that it was just done ten or twelve years ago. The building has some water infiltration issues and a consultant is looking at what needs to be done to stabilize the problem.

John DeWolf asked if Route 195 is a suitable area for a parking lot at the entrance to campus.

Dr. Fox reminded those present to sign in and reiterated that “communication is very important and that this is definitely not a secret meeting, so feel free to go forward and spread the word about what you heard...it’s especially important, as you know, because the UConn Advance doesn’t publish during the summertime, so that’s a good way to get the word out.”

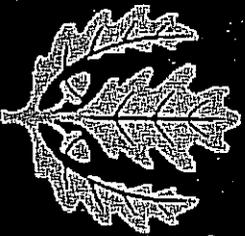
Adjournment

The meeting was adjourned at 4:15 p.m. and Dr. Fox thanked everyone for coming.

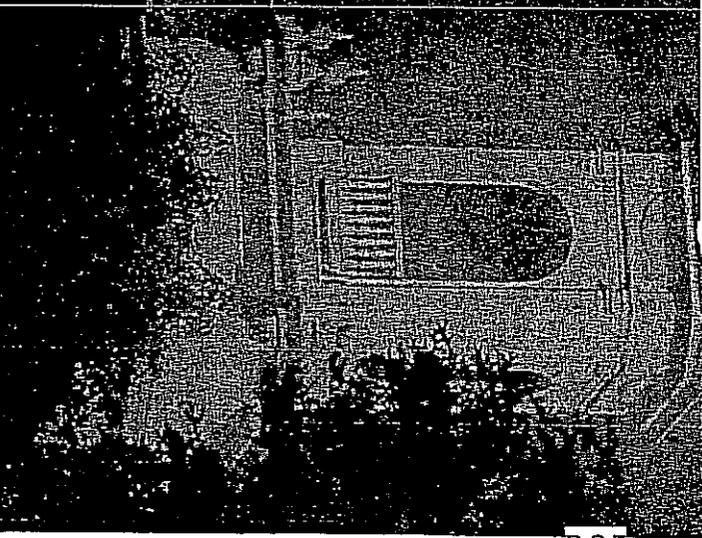
Campus Master Plan Update

Master Plan Advisory Committee Meeting

October 13, 2004



University of
Connecticut



JJR

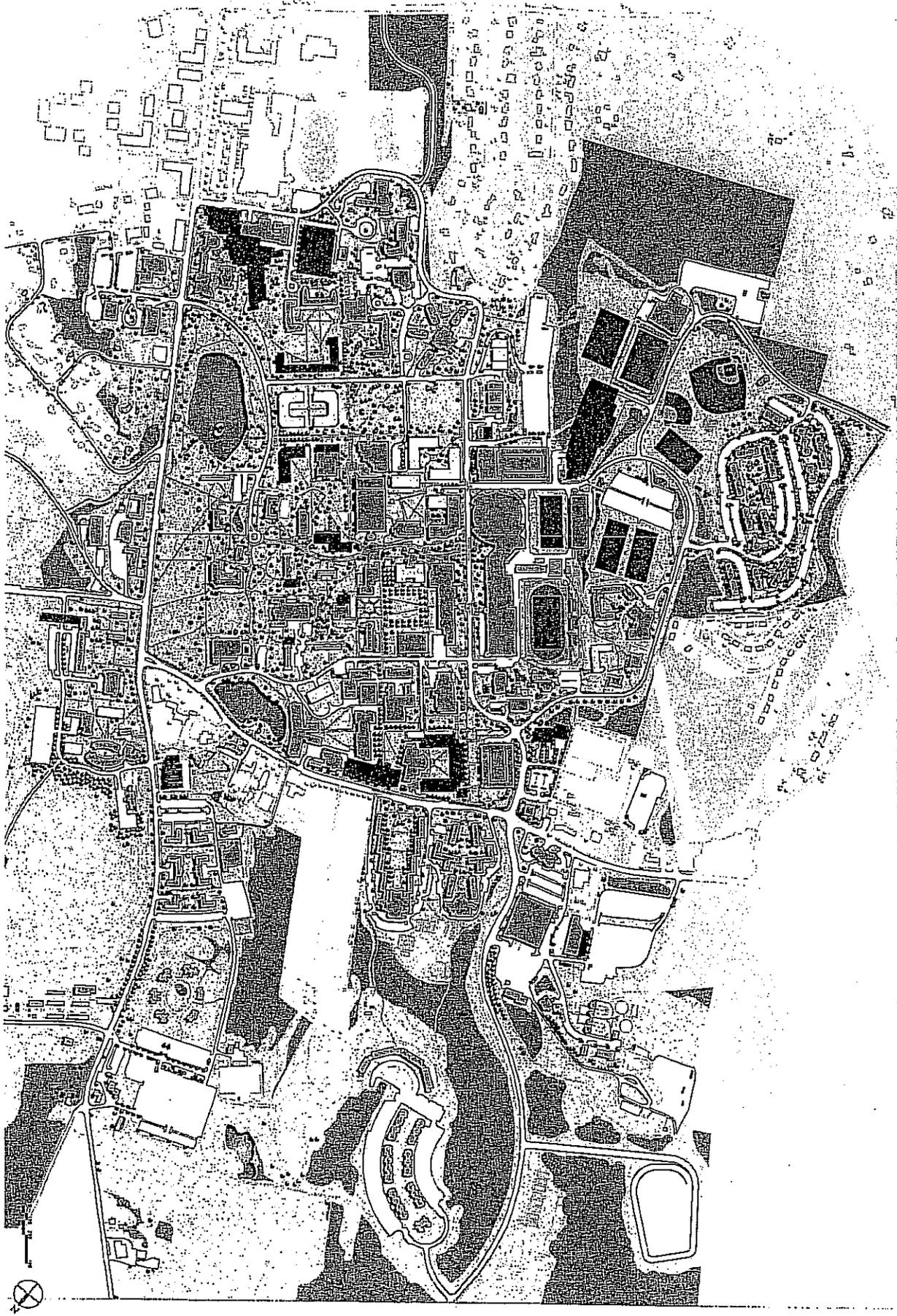
■ PAULIEN & ASSOCIATES, INC. ■

5 V I G A L S
+ P A R T N E R S

■ CHANCE
Manufacture Architects, Inc.



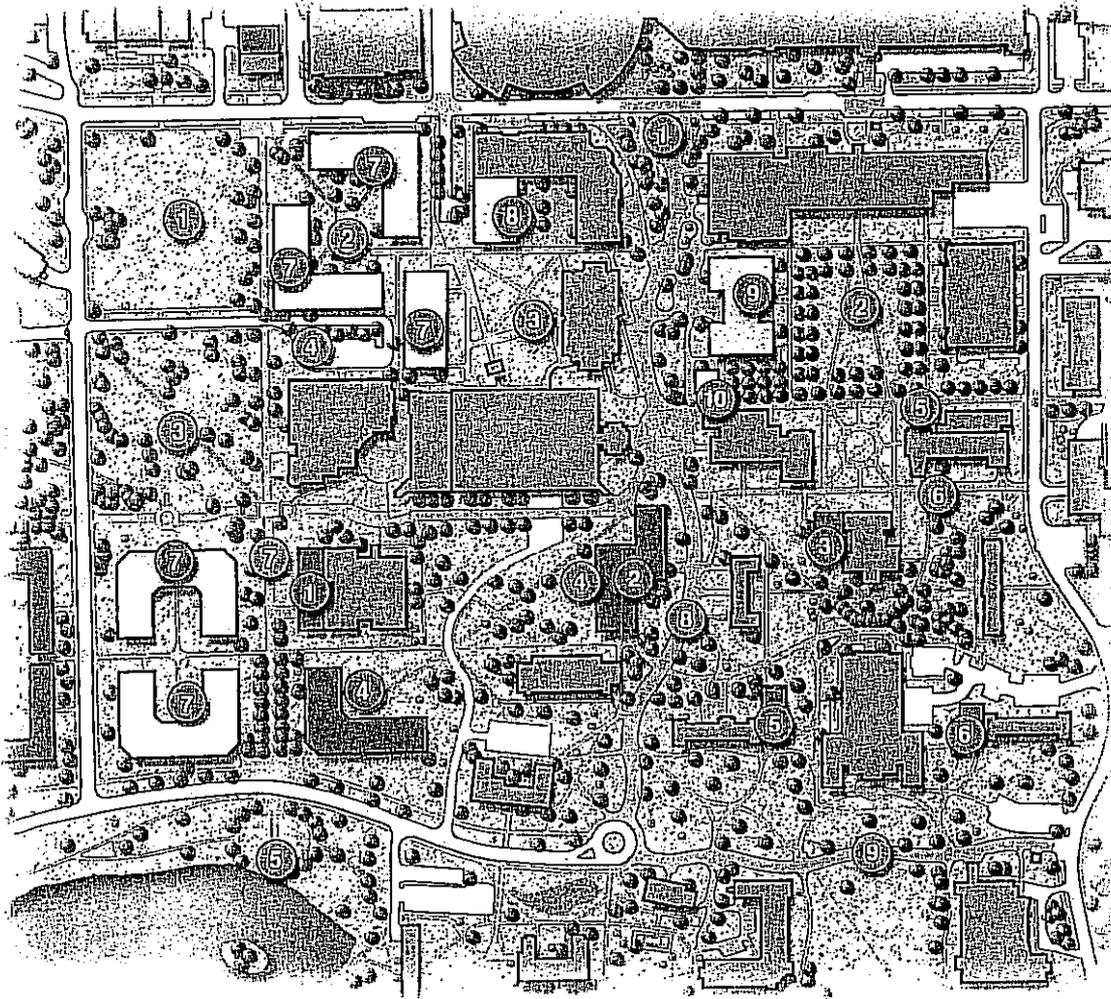
CAMPUS MASTER PLAN UPDATE



JJR

OSBORN
MUNY & ANDERSON
ARCHITECTS

CENTRAL CAMPUS NEIGHBORHOOD



Buildings and Facilities

- 1 - Psychology Building Addition
- 2 - New Classroom Building
- 3 - Benton Art Museum Addition
- 4 - New Classroom Building
- 5 - Koons Hall Addition
- 6 - Storrs Hall Addition
- 7 - Academic / Research Building
- 8 - Future Business School Expansion
- 9 - Future Academic / Student Services Building
- 10 - Bell / Clock tower

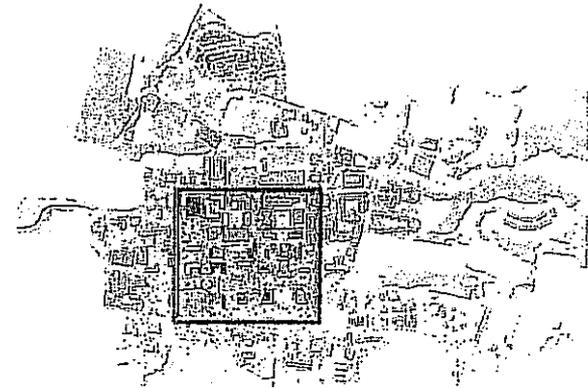
Open Space

- 1 - New Intramural / Recreation Field
- 2 - Central Campus Open Space Redesign
- 3 - Retain the "Oak Lawn"
- 4 - New Open Space and Pedestrian Walkways
- 5 - Reinforce Connection to Mirror Lake

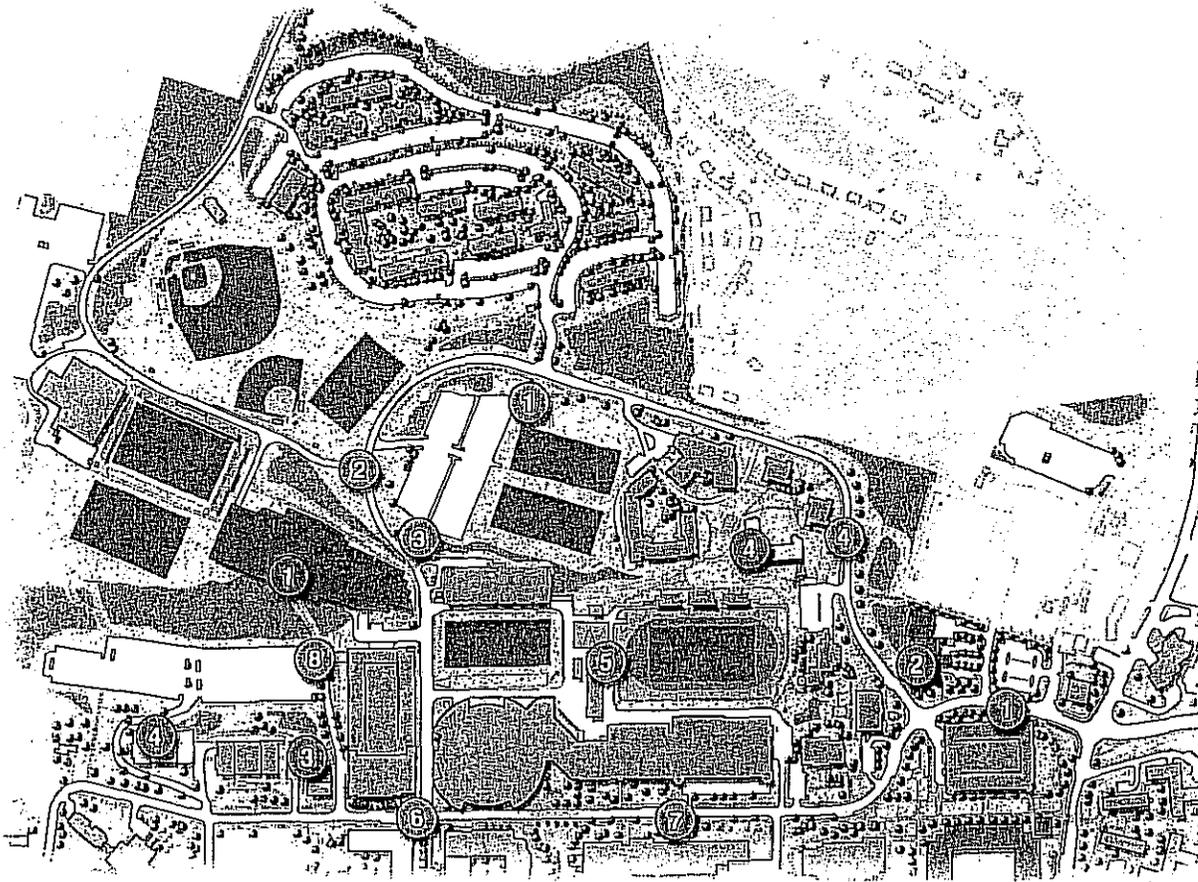
Circulation

- 1 - Improve Mall Gateway
- 2 - New Open Space and Pedestrian Walkways
- 3 - Reconfigure Walks to Reflect Pedestrian Desire Lines
- 4 - New Drop-off and Accessible Parking Spaces
- 5 - Develop and Reinforce Academic Way
- 6 - Create Combined Pedestrian Walkway / Service Corridor
- 7 - Whitney Road Converted to Pedestrian Walkway / Service Corridor
- 8 - Realign Fairfield Mall to Accommodate New Classroom Building
- 9 - Busway Improvements

KEY PLAN



WEST CAMPUS NEIGHBORHOOD



Buildings and Facilities

- 1 - Barton Family Football Complex
- 2 - Student Health Services
- 3 - Museum of Natural History Addition
- 4 - Future Residence Hall

Open Space

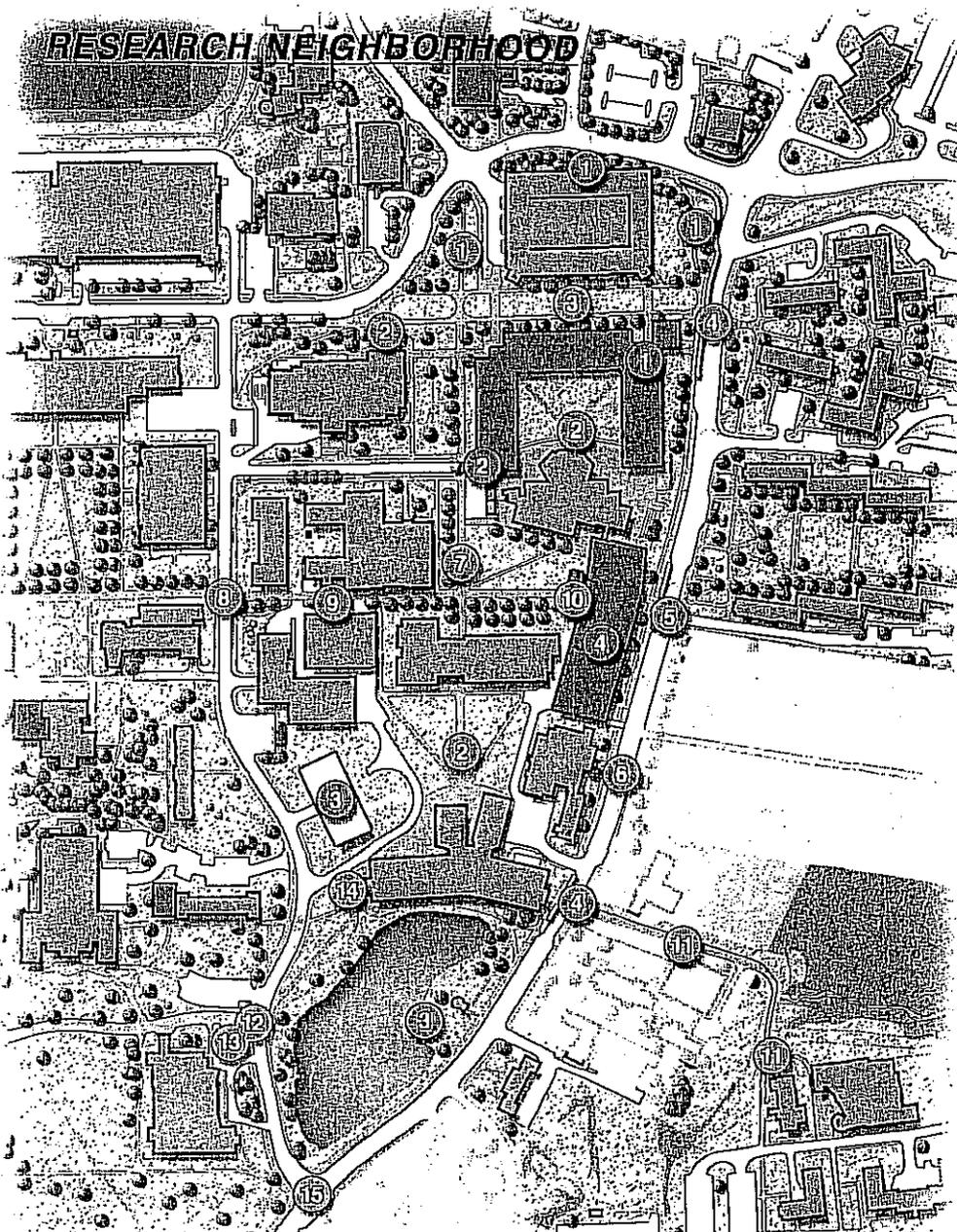
- 1 - Enhance Landscape Image

Circulation

- 1 - New Pedestrian Connection
- 2 - Alumni Drive / Stadium Road Intersection Realignment
- 3 - Pathway and Stair Improvements
- 4 - Alumni Drive Improvements
- 5 - Improved Pedestrian Connection
- 6 - New Four-way "Smart" Traffic Signal
- 7 - New Crosswalk
- 8 - Allow Ingress / Egress at South Entry to Stadium Road Garage

KEY PLAN





Buildings and Facilities

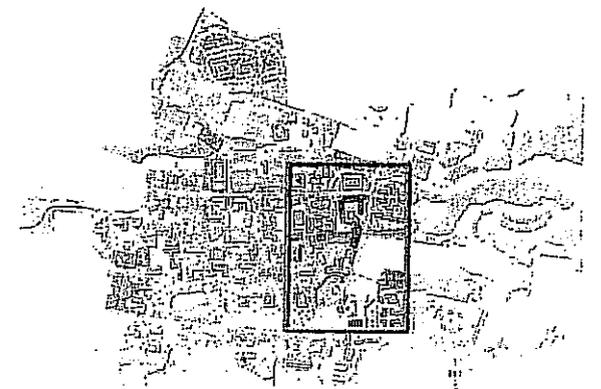
- 1 - Gant Science Complex Replacement
- 2 - New Combined Loading / Service Dock
- 3 - Future Research Building
- 4 - Torrey Life Sciences Replacement

Open Space

- 1 - Enhance Landscape Image
- 2 - New Open Space
- 3 - Enhance Swan Lake Environs

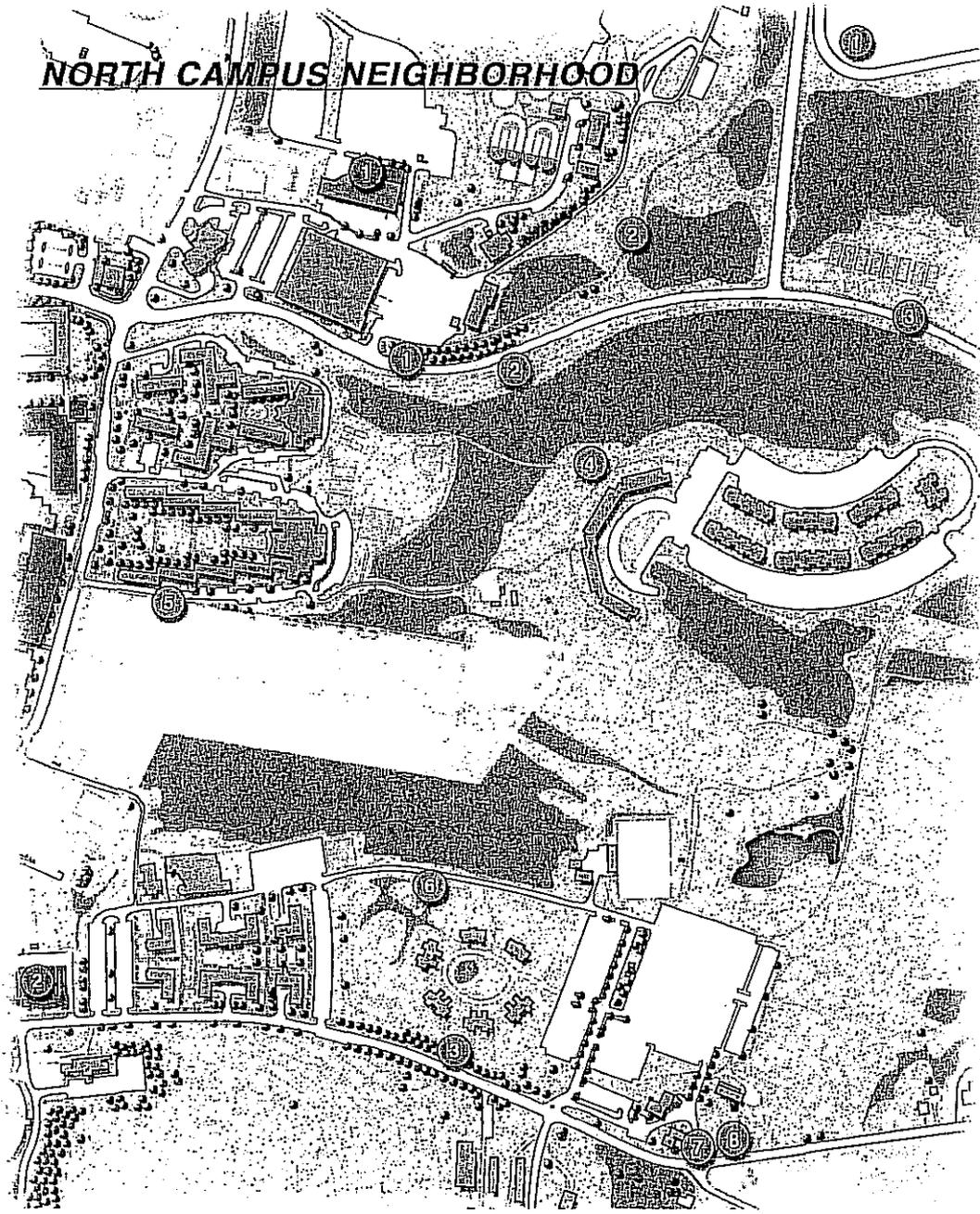
Circulation

- 1 - Walkway and Landscape Enhancements
- 2 - Enhance Entry Plaza
- 3 - New Pedestrian Mall
- 4 - Pedestrian Crosswalk
- 5 - Signalized Crosswalk
- 6 - Remove On-street Parking; Reduce Street Cross-section
- 7 - Replace Auditorium Road with Pedestrian Mall
- 8 - Pedestrian Crosswalk
- 9 - Develop Academic Way
- 10 - Facilitate Pedestrian Connection from Academic Way to North Eagleville
- 11 - Improve Pedestrian Connection to Student Housing and W Lot



KEY PLAN

NORTH CAMPUS NEIGHBORHOOD



Buildings and Facilities

- 1 - New Architectural and Engineering Services Building
- 2 - Floriculture Greenhouse and Headhouse Replacement

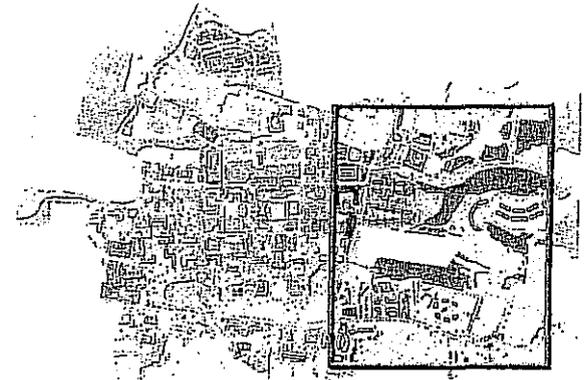
Open Space

- 1 - Landscape Screening of Vehicle Storage/Central Recoliving
- 2 - Enhance Right-of-Way Aesthetics / Image
- 3 - Landscape Buffer for Husky Village

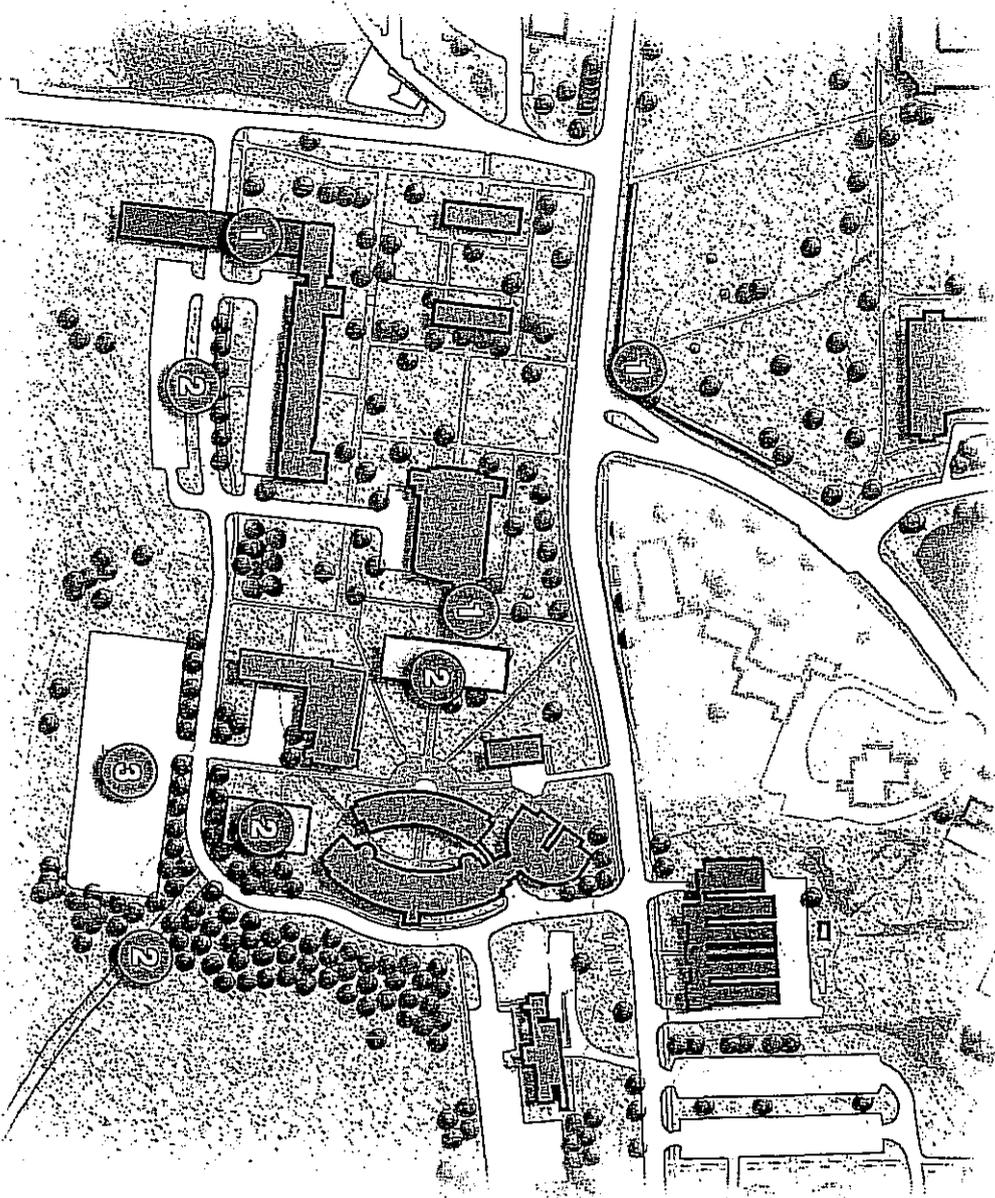
Circulation

- 1 - Landfill Parking Lot
- 2 - Walkway Enhancements
- 3 - North Hillside Road Extension to Highway 44
- 4 - New Pedestrian Walk to Charter Oaks
- 5 - Walkway Enhancements
- 6 - New Pedestrian Walk to W Lot
- 7 - Remove "University of Connecticut" Sign
- 8 - Improve Vehicular Circulation

KEY PLAN



EAST CAMPUS NEIGHBORHOOD



BUILDING AND FACILITIES

- 1 - Young Building Addition
- 2 - Future Agriculture Research Building

OPEN SPACE

- 1 - Campus Gateway / Entry Image
- 2 - Landscape Buffer to Protect Views from Route 195

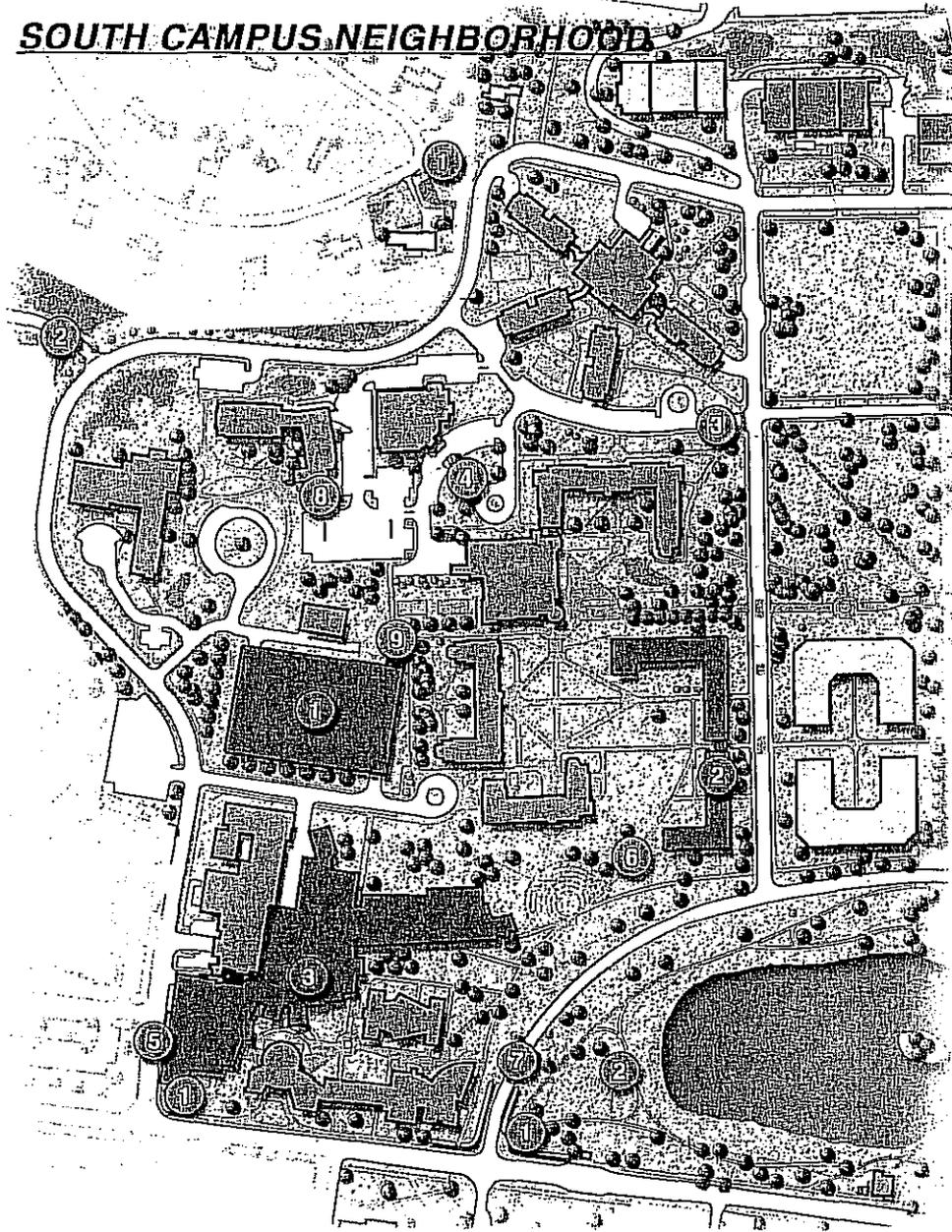
CIRCULATION

- 1 - Convert Roadway to Pedestrian Walk
- 2 - Reconfigure Parking
- 3 - Additional Parking

KEY PLAN



SOUTH CAMPUS NEIGHBORHOOD



Buildings and Facilities

- 1 - Bolton Road Parking Garage
- 2 - New Residence Halls
- 3 - Fine Arts Complex

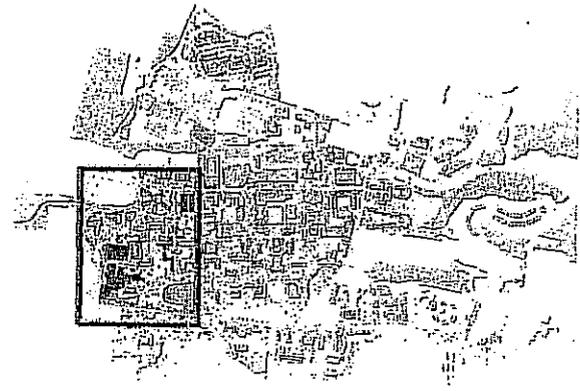
Open Space

- 1 - Campus Gateway / Entry Image
- 2 - Enhance Mirror Lake Environs

Circulation

- 1 - Change Roadway Configuration
- 2 - Connect Bolton Road to South Eagleville Road
- 3 - Close Connection to Gilbert Road
- 4 - Parking Lot Enhancement
- 5 - Bolton Road Improvement
- 6 - New Pedestrian Connection
- 7 - Mansfield Road Improvements
- 8 - Pedestrian Access
- 9 - Provide Garage Access at Top and Base of Hill

KEY PLAN





Item #14

Member Towns: Ashford
Columbia
Coventry
Hampton
Mansfield
Windham

WINDHAM REGION TRANSIT DISTRICT
968 MAIN STREET
WILLIMANTIC, CONNECTICUT 06226
(860) 456-2221 • FAX: (860) 456-1235
wrtd@snet.net

NOTICE

Windham Region Transit District is proposing a fare increase for the transportation services the District provides. The proposed increases are as follows:

Service	Current Fare	Proposed Fare	Current 10-ride Pass	Proposed 10-ride Pass	Current Monthly Pass	Proposed Monthly Pass
City Bus	\$.50	\$.70	\$3.75	\$5.25	\$15.00	\$21.00
Storrs-Willi (within Willimantic)	\$.60	\$.70	N/A	N/A	N/A	N/A
Storrs-Willi (within Mansfield)	\$.90	\$1.00	N/A	N/A	N/A	N/A
Storrs-Willi (between Willimantic and Storrs)	\$1.20	\$1.30	\$9.00	\$10.00	\$36.00	\$40.00
Dial-A-Ride (General Public)	\$2.00	\$3.00	N/A	N/A	N/A	N/A
Dial-A-Ride (Persons with disabilities)	Donation	\$3.00	N/A	N/A	N/A	N/A

Fares for the ADA complementary paratransit service will continue to be twice the fare charged for the same trip using the fixed route service.

Fares for the Rt. 32 Commuter Service will remain unchanged.

A Public Hearing will be held on the proposed fare increases on Wednesday, October 20, 2004 at 2:00 p.m. and 7:00 p.m. at the WINCOG/WRTD offices, 968 Main Street, Willimantic, CT 06226. Written comments may also be submitted in advance of the hearing and should be mailed to WRTD at the address listed above.

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October 18, 2004

The Honorable Elizabeth Paterson
Mayor
Town of Mansfield
4 South Eagleville Road
Storrs, CT 06268

Dear Mayor Paterson:

The Town of Mansfield was selected by the National League of Cities earlier this year to be part of the *Freddie Mac Foundation Early Childhood Challenge* technical assistance project. I hope you will join us for a special luncheon discussion about the project on Friday, December 3, 2004, during NLC's Congress of Cities (CoC) Conference in Indianapolis, IN.

The *Freddie Mac Foundation Early Childhood Challenge* was designed to help municipal leaders create and adopt strong, outcome-oriented early childhood plans for their communities addressing such issues as early learning, health care, and parent education and support. Your city was one of twelve municipalities chosen to be part of this project because of its commitment to early childhood efforts. Staff from NLC's Institute for Youth, Education, and Families have been working with representatives from your city throughout the year to support local planning efforts.

This luncheon discussion will be held from 12:30 - 1:30 p.m. on Friday, December 3, 2004 at the Indiana Convention Center and RCA Dome in Indianapolis. Lunch will be provided. (Please be sure to bring your CoC lunch ticket to this session).

I hope you will be able to join us to learn more about the technical assistance project and the progress that participating cities have made in supporting young children. Please RSVP to Kirsta Millar on my staff at (202) 626-3004 or millar@nlc.org by **November 19, 2004**. She will be able to answer any questions you may have and will provide the room location for the luncheon.

Sincerely,

Clifford M. Johnson
Executive Director
Institute for Youth, Education, and Families

cc: Kevin Grunwald, Department of Social Services, Mansfield Team Lead
Sandy Baxter, Mansfield School Readiness Coordinator, Mansfield Team Lead

Fast Presidents: Karen Anderson, Mayor, Minnetonka, Minnesota • Clarence E. Anthony, Mayor, South Bay, Florida • William H. Hudnut, III, Vice Mayor, Town of Chevy Chase, Maryland • Sharpe James, Mayor, Newark, New Jersey • Brian J. O'Neill, Councilman, Philadelphia, Pennsylvania • Directors: Lorraine Anderson, Councilmember, Arvada, Colorado • Ronald Bates, Mayor Pro Tem, Los Alamitos, California • Phil Brazzara, Mayor Pro Tem, Monroe, North Carolina • Daniel Beardsley, Jr., Executive Director, Rhode Island League of Cities and Towns • Conrad W. Bowers, Mayor, Bridgeton, Missouri • Rozelle Boyd, Councilor, Indianapolis, Indiana • Kenneth Bueche, Executive Director, Colorado Municipal League • Leo V. Cheney, Jr., Councilmember, Dallas, Texas • Roger C. Clear, Mayor, Bolingbrook, Illinois • Roosevelt Coats, Council Member, Cleveland, Ohio • Lisa Dooley, Executive Director, West Virginia Municipal League • C. Virginia Fields, Manhattan Borough President, New York, New York • Clay Ford, Jr., Mayor Pro Tem, Gulf Breeze, Florida • Dol Haug, Councilmember, Buffalo, Minnesota • S. Ellis Hankins, Executive Director, North Carolina League of Municipalities • Ken Harward, Executive Director, Association of Idaho Cities • Lester Helke, Mayor, Wilmar, Minnesota • Ruth Hopkins, Councilmember, Prairie Village, Kansas • Ted Jennings, Mayor, Brewton, Alabama • Willa Johnson, Councilwoman, Oklahoma City, Oklahoma • Helen Kawagne, City Clerk, Carson, California • Joseph Maestas, Councilor, Española, New Mexico • Cynthia McCollum, Council Member, Madison, Alabama • Rudolph McCollum, Jr., Mayor, Richmond, Virginia • Don Moler, Executive Director, League of Kansas Municipalities • Carlton Moore, Commissioner, Fort Lauderdale, Florida • Joe Moore, Alderman, Chicago, Illinois • Nancy Nathanson, Councilmember, Eugene, Oregon • Kathleen M. Novak, Mayor, Northglenn, Colorado • Alex Padilla, City Council President, Los Angeles, California • Bart Peterson, Mayor, Indianapolis, Indiana • Margaret Peterson, Councilmember, West Valley City, Utah • Terry Riley, Council Member, Kansas City, Missouri • John Russo, City Attorney, Oakland, California • Joanne E. Smith, Executive Director, Mississippi Municipal League • Shep Stahel, Deputy Mayor Pro Tem, Plano, Texas • Ted Todorco, Mayor, Ames, Iowa • Libby P. 105 Mayor, Flagstaff, Arizona • Dan Thompson, Executive Director, League of Wisconsin Municipalities • Dick Traini, Assembly Chairman, Anchorage, Alaska

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