



**TOWN OF MANSFIELD**  
**TOWN COUNCIL MEETING**  
**MONDAY, March 14, 2005**  
**COUNCIL CHAMBERS**  
**AUDREY P. BECK MUNICIPAL BUILDING**  
**7:30 p.m.**

**AGENDA**

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**EXECUTIVE SESSION**

REGULAR MEETING-MANSFIELD TOWN COUNCIL-FEBRUARY 28, 2005

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, Haddad, Hawkins, Paterson, Paulhus  
Absent: Clouette, Koehn, Redding, Schaefer

II. APPROVAL OF MINUTES

Mr. Paulhus moved and Mr. Hawkins seconded to approve the minutes of the Special Meeting of February 10, 2005.

So passed unanimously.

Ms. Blair moved and Mr. Paulhus seconded to approve the minutes of the Regular Meeting of February 14, 2005.

So passed unanimously.

III. MOMENT OF SILENCE

Mayor Paterson requested a moment of silence to remember all those persons serving in uniform abroad and for the victims of the Tsunami disaster.

IV. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

No comments from the public.

V. PUBLIC HEARING

1. An Ordinance Regulating Litter

Mr. Robert Cook, 319 Separatist Road, read a statement regarding Section 14 of the proposed litter ordinance. He feels that the ordinance is very revenue negative and explains his opinion in the attached statement. He would like to see the areas especially around No. Eagleville Road, Hunting Lodge Road, Birch Road, etc. cleaned up, but urged equality in enforcement so that the town is not sued for being arbitrary in administering the ordinance.

At 7:40 p.m. the Public Hearing was closed.

That aside

Enforcement of Section 14 will be very revenue negative.

For sake of analysis suppose 20 minutes to get from the town hall to the offending site 20 minute at the site and 20 minutes back to the town hall. An additional 30 minutes to initiate a notice of violation and get it in the mail. Another trip back to the site to ensure that it is in compliance. Two and one half hours per violation, and no revenue.

Every property on North Eagleville Road is a candidate for cleanup perhaps 20 different properties. Every property on Hunting Lodge Road is a candidate for cleanup perhaps 30 properties. Birch Road is another 10, Baxter 20, Cedar Swamp 20, Rte 44 30, Rt 195 30 and we haven't gotten to far away from campus. About 160 properties at two and one half hours per property is 400 person hours and no revenue and the property won't stay clean while school is in session.

I understand that not all these properties are the target of this ordinance but if the ordinance is not enforced equally the town will be sued for being arbitrary and capricious in the administration of this ordinance.

VI. OLD BUSINESS

2. Application(s) to Department of Economic and Community Development for Small Cities Program Fund.

Mr. Hawkins moved and Mr. Paulhus seconded to reschedule the March 14, 2005 public hearing to solicit public comment regarding an Application to the Department of Economic and Community Development for Small Cities Program Funds until 7:30 p.m. at the Town Council's regular meeting on March 28, 2005.

So passed unanimously.

3. An Ordinance Regulating Litter

Town Attorney Dennis O'Brien and Assistant Town Manager Matt Hart spoke with Council on a proposed amendment to the proposed litter ordinance. Questions were raised by Council members regarding term "Blight" and "Litter" and concerns over the lien that may be placed on real estate against which the fine was imposed.

Ms. Blair moved and Mr. Haddad seconded to table this issue.

So passed unanimously.

4. University Spring Weekend and Campus/Community Relations

No action taken. The Council's subcommittee on the Community Quality of Life has met. A draft of their report will be brought to the Council shortly.

VII. NEW BUSINESS

5. WPCA-Proposed Willimantic Sewer Budget 2004/05

Mr. Haddad moved and Mr. Hawkins seconded to recess as the Council and convene as the WPCA.

So passed unanimously.

Mr. Haddad moved and Ms. Blair seconded that effective February 28, 2005, to adopt the proposed Willimantic Sewer Budget for 2004/05 as presented by the Department of Finance.

So passed unanimously.

TOWN OF MANSFIELD  
WILLIMANTIC SEWER ENTERPRISE FUND BUDGETS

	2003/04 Actual*	2004/05 Proposed
<b>OPERATING REVENUES:</b>		
Sewer Charges	\$98,000	\$98,000
Other Revenues	842	500
Total Operating Revenues	98,842	98,500
 <b>OPERATING EXPENSES:</b>		
Sewer Billings	63,980	51,302
Purchased Services & Supplies	2,706	25,000
Depreciation	14,273	14,273
Total Operating Expenses	80,959	90,575
Operating Income	17,883	7,925
Retained Earnings/(Deficit), July 1	690,091	707,974
Retained Earnings/(Deficit), June 30	\$707,974	\$715,899

Estimate of Willimantic Sewer Expense 2004/2005

Over-Estimate for Jan - Jun 2004	\$	(5,106.98)
Actual for July - December 2004		26,998.98
Estimate for January through June 2005 15.50 m/gallons at \$1,897.40 m/gallons		29,409.70
Total	\$	51,301.70

\* Agrees with Exhibit H of 2003/04 CAFR

Mr. Paulhus moved and Ms. Blair seconded to adjourn as the WPCA and reconvene as the Town Council.

So passed unanimously.

6. MRRA-Amendment to Solid Wasted Regulations, Section A196-12(G)

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

So passed unanimously.

Mr. Haddad moved and Mr. Hawkins seconded that effective February 28, 2005, to schedule a public hearing for 7:30 p.m. at the Town Council's regular meeting on March 14, 2005, to solicit public comment regarding the proposed amendment to Section A196-12(G) of the Solid Waste Regulations.

So passed unanimously.

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

So passed unanimously.

7. Zoning Board of Appeals Concerns, Legal Issue

Mr. Paulhus moved and Ms. Blair seconded to table this issue.

So passed unanimously.

VIII. DEPARTMENTAL REPORTS

The Council noted the voting of the Board of Education on the proposed fulltime Kindergarten class.

The Council noted the usage of the Community Center.

IX. REPORTS OF COUNCIL COMMITTEES

X. REPORTS OF COUNCIL MEMBERS

Mr. Hawkins presented a photo of the fire engine tanker truck that was given to the Eastern Connecticut Fire School by the Town of Mansfield. The engine has the acknowledgment of this gift on the truck itself.

Mr. Hawkins asked if all the Council members had received an e-mail from the Director of the Housing Authority regarding the litter ordinance. All members had received the email. By consensus the Council requested the staff and Mayor to respond to the email.

#### XI. TOWN MANAGERS REPORT

The Town Manager has received a notification from CCM regarding the draft letter sent by Probate Court Administrator James Lawlor. He has now introduced a spending cap that should keep towns with populations less than 45,000, considered local courts, to keep their courts as long as they operated within a certain per person budget. This will allow the Mansfield/Coventry Court to continue without having the town help pay for the court.

There is a Downtown Partnership meeting to be held on Tuesday at 4:00 p.m. in their office.

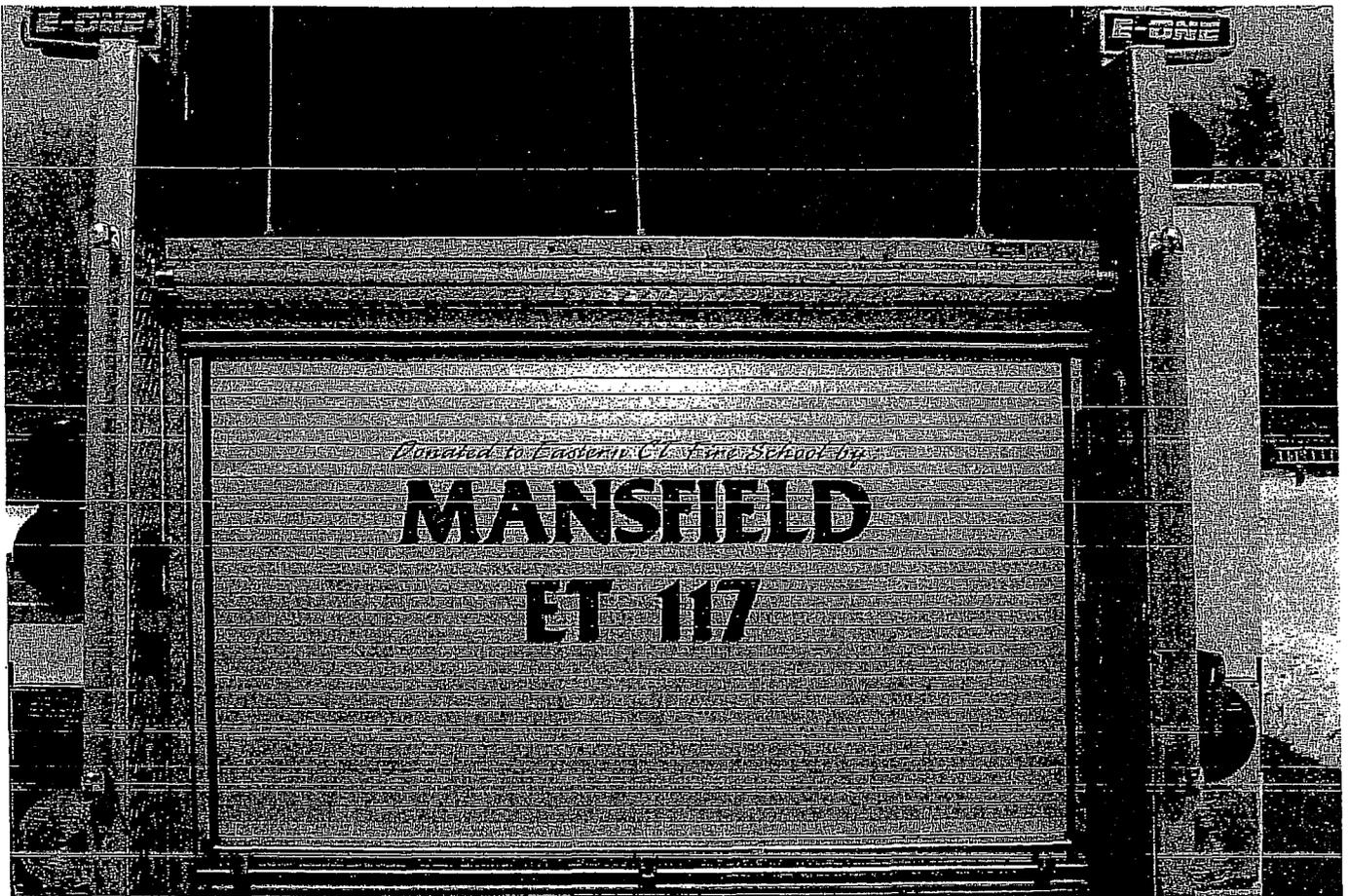
The Town/University committee will be meeting a week from tomorrow in the Council Chamber.

Mayor reported that she would be attending the National League of Cities Meeting from Saturday to Tuesday. She will be meeting with Legislators; Dodd, Liberman and Simmons regarding support and funding for the Downtown Partnership.

#### XII. FUTURE AGENDAS

#### XIII. PETITIONS, REQUESTS AND COMMUNICATIONS

8. The Daily Campus, February 18, 2005-"Mansfield Council Supports litter ban."
9. National League of Cities re: FY 2006 Federal Budget Proposal
10. M. Hart re: Public Safety Committee Annual Report
11. Connecticut Conference of Municipalities re: Governor's Proposed Budget: Impact on Towns and Cities FY 2005-06
12. Connecticut Conference of Municipalities re: Summary of Governor's Transportation Investment Proposal
13. Connecticut Council of Small Towns re: Town Leaders Pass School Funding Resolution: Urge "Fierce Fight"



14. Testimony of G. Schimmel, J. Smith and M. Callahan re: An Act Concerning Energy Conservation and School Construction Funding.

15. Friends of the Mansfield Public Library re: February 2005 Book Sale

XIV. EXECUTIVE SESSION

Not needed.

XV. ADJOURNMENT

At 8:36 p.m. Mr. Paulhus moved and Ms. Blair seconded to adjourn the meeting.

So passed unanimously.

Elizabeth Paterson, Mayor

Joan E. Gerdson, Town Clerk

PUBLIC HEARING-MANSFIELD TOWN COUNCIL  
AMENDMENT TO THE SOLID WASTE REGULATIONS  
MARCH 14, 2005 7:30 P.M.

The Mansfield Town Council, acting as the Mansfield Resource Recovery Authority, will hold a public hearing for 7:30 p.m. at the Town Council's regular meeting on March 14, 2005, to solicit public comment regarding the proposed amendment to Section A196-12 (G) of the Solid Waste Regulations

This amendment would allow for twice-a-week collection of eight-cubic yard dumpsters. The proposed fee for the new service is \$566.00 per month.

At this hearing persons may be heard and written communication received.

Dated at Mansfield, this 2<sup>nd</sup> day of March, 2005.

Joan E. Gerdson, Mansfield Town Clerk

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**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** *Martin Berliner*  
 Martin Berliner, Town Manager  
**CC:** Matt Hart, Assistant Town Manager; Lon Hultgren, Director of Public Works  
**Date:** March 14, 2005  
**Re:** Amendment to Solid Waste Regulations, Section A196-12(G)

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**Subject Matter/Background**

Attached please find a proposal from staff to amend Section A196-12(G) of the Solid Waste Regulations to allow for twice-a-week collection of eight-cubic yard dumpsters. This proposal results from a request by a manager of one of the multi-family units in town, who finds that the once-per-week collection is insufficient.

**Financial Impact**

The proposed fee for the new service is \$566.00 per month. As explained by staff, we calculated the proposed fee using the same ratio used to create the twice-a-week collection rate for the six-cubic yard dumpster.

**Recommendation**

Staff believes that the new service would benefit the various multi-family complexes in town, by enabling those customers to better control trash and garbage. We recommend that, unless the public hearing raises some issue or concern that needs investigation, the Town Council acting as the Mansfield Resource Recovery Authority (MRRA) adopt the amendment as proposed.

If the MRRA supports this recommendation, the following motions are in order:

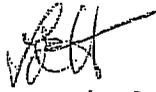
*Move, to convene as the Mansfield Resource Recovery Authority.*

*Move, effective March 14, 2005, to adopt the amendment to Section A196-12(G) of the Solid Waste Regulations, to allow for twice-a-week collection of eight-cubic yard dumpsters.*

**Attachments**

1) Staff proposal, including text of proposed amendment to Solid Waste Regulations

TOWN OF MANSFIELD  
MEMORANDUM  
2/14/05

TO: Martin H. Berliner, Town Manager  
FROM: Lon R. Hultgren, Director of Public Works   
Virginia Walton, Recycling/Refuse Coordinator *V. W.*  
RE: Change to solid waste regulations 8-cubic-yard twice a week collection (set fee)

Recently one of the Town's multi-family managers requested a change in their trash service. The owners of the 160-unit apartment complex want to keep the area around the dumpsters more tidy. In certain locations where the quantity of trash has gotten out of hand, they would like to go to twice a week collection of 8 cubic yard dumpsters. They currently are being serviced with 10 cubic yard dumpsters, our largest dumpster service, but this is inadequate. The solid waste regulations provide rates for once per week dumpster service, with the exception of six cubic yard dumpsters. There are two multi-family locations where twice a week collection has been warranted (one due to space constraints and the other with dining services). To reduce their service to six cubic yard containers emptied twice a week would not provide the extra capacity that this apartment complex needs.

We are recommending that this new multi-family service (8 cubic yard collected twice a week) be added to the Town's solid waste regulations. The rate that we suggest is based on the same ratio that was used to create the twice a week collection rate for the six cubic yard dumpster. The weekly collection of an 8 cubic yard dumpster is now \$303 per month, which ratios to \$566 for twice a week. In order to reflect this change, section A196-12 (G) of the solid waste regulations needs to be modified. Below is the proposed regulation change:

G. 8-cubic-yard container (twice a week)	Providing and emptying a 8-cubic-yard covered refuse container twice per week. Pickup of mixed paper, flattened corrugated cardboard and commingled containers in centralized recycling containers at or adjacent to the refuse container every week.	\$566
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Council's action, acting as the Mansfield Resource Recovery Authority, is respectfully requested to adopt this regulation change.

Cc: File



**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
*Martin Berliner*  
**From:** Martin Berliner, Town Manager  
**CC:** Matt Hart, Assistant Town Manager; Gregory Padick, Director of Planning  
**Date:** March 14, 2005  
**Re:** Zoning Board of Appeals Concerns, Legal Issue

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**Subject Matter/Background**

As distributed at the Town Council's previous meeting, attached please find the request for advice from the Zoning Board of Appeals (ZBA).

In response to the first question presented, the town attorney did issue an opinion on July 14, 2004 (see attached), which states that the Mansfield Zoning Regulations provide the Planning and Zoning Commission with the authority to interpret those regulations.

Concerning the second question, the town attorney does not have a conflict of interest with respect to providing legal representation to the ZBA.

**Attachments**

- 1) February 10, 2005 Correspondence from Zoning Board of Appeals
- 2) July 12, 2004 Correspondence from Town Attorney

TOWN OF MANSFIELD  
ZONING BOARD OF APPEALS



AUDREY P. BECK BUILDING  
FOUR SOUTH EAGLEVILLE ROAD  
MANSFIELD, CT 06268  
(860) 429-3386

February 10, 2005

Mansfield Town Council  
Mansfield, CT 06268

Re: ZBA Concerns, Legal Issue

Dear Town Council:

About a year ago the Zoning Board of Appeals discussed the idea of using signs on applicant's property to notify neighbors and passerby's of an upcoming hearing. The sign would be temporary, like a building permit, and state the date, time, location and phone number for the hearing. We had seen such signs in neighboring towns, and thought that they might open the process to more people, even though we presently notify abutters by mail, and issue a public notice in the newspaper. We discussed the idea with Curt Hirsch and Greg Padick.

When the idea was presented to the Planning and Zoning Commission, they directed it to their Regulatory Review Committee. They appropriately addressed issues of concern including administration, legality and aesthetics. We knew there were items to discuss, and looked forward to trying the concept out, for a possible trial period. At this time, however, the PZC rejected the idea at their January 20, 2004 meeting.

The Zoning Board of Appeals then sought a legal opinion from Town Attorney, Dennis O'Brien as to the right of the ZBA to make its rules for application. Although the Zoning Regulations provide the PZC authority to make regulations, Attorney O'Brien suggested a meeting with officers of the ZBA and PZC, along with Planning Office staff. The PZC would not reconsider their decision, and would not meet with us. They also questioned an "appearance of impropriety" in that a ZBA officer was an assistant clerk in the Windham Probate Court where Attorney O'Brien serves as Judge.

The Zoning Board of Appeals, at its January 12, 2005 meeting instructed me to communicate with you with regard to this issue. Our concerns are:

1. We are in need of a legal opinion as to our use of a sign or notice, not a request for permission to use them.

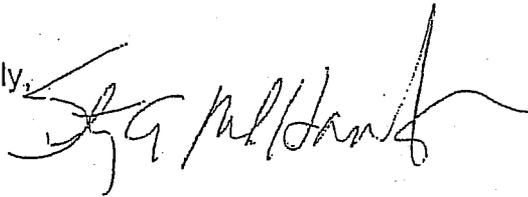
Mansfield Town Council  
Re: ZBA Concerns, Legal Issue  
February 10, 2005  
Page 2

2. In that Attorney O'Brien cites an "apparent conflict of interest" do we, the ZBA, have legal representation on any matter?

The ZBA believes that the purported "conflict of interest" must be questioned, very closely scrutinized, and its implication for the resolution of future disputes examined very closely. The ZBA hopes that the Town Council will consider this situation and advise it of its opinion.

Thank you.

Sincerely,



Stephen Marks-Hamilton  
Chairman, Mansfield Zoning Board of Appeals

SMH/ch

cc: Martin Berliner, Town Manager  
Gregory Padick, Town Planner  
Curt Hirsch, Zoning Agent  
Rudy Favretti, PZC Chair

# Attorney Dennis O'Brien

120 Bolivia Street, Willimantic, Connecticut 06226 Tel (860) 423-2860 Fax (860) 423-1533

July 12, 2004

Mr. Stephen Marks-Hamilton  
Chairman  
Zoning Board of Appeals  
Town of Mansfield  
11 Old Mill Court  
Storrs, CT 06268

Dear Steve:

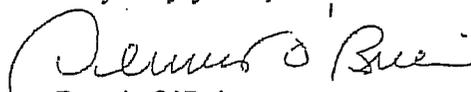
In a recent voicemail and telephone conversation, you advised me that by way of a memorandum dated April 15, 2004, the Zoning Board of Appeals of the Town of Mansfield had informed the Planning and Zoning Commission that it wishes to require persons who apply to the ZBA for variances or special permits to "use a simple sign\* posted on the applicant's property which is to be displayed for the 10 days prior to the hearing." Your members believe that the signage you propose to require is authorized by Article X, Section C.4.a. of the Zoning Regulations of the Town of Mansfield, and you have asked for my opinion as town attorney.

Subsequent to our conversation, I learned that in a memo to the Mansfield Zoning Board of Appeals dated January 22, 2004, Town Planner Greg Padick had previously informed the ZBA that at a meeting held on January 20, 2004, "... the PZC unanimously agreed to communicate to the ZBA that the proposed signage is not considered a public sign pursuant to Article X, Section C.4.a."

Article XI, Section A. of the Zoning Regulations provides the PZC with the authority to make its January 20, 2004 determination. Your request for advice has, however, raised issues I would like to discuss with you, as ZBA Chairman, along with PZC Chair Rudy Favretti, Greg Padick, and Zoning Agent Curt Hirsch.

It is my understanding that Rudy Favretti is abroad and unavailable to meet with us for a few weeks. It is therefore my recommendation that after he returns, a meeting of the five of us be convened by Town staff to discuss this matter. Please contact me at your convenience if you have any questions.

Very truly yours,

  
Dennis O'Brien  
Town Attorney

cc: Greg Padick  
Curt Hirsch



**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** *Martin Berliner*  
 Martin Berliner, Town Manager  
**CC:** Matt Hart, Assistant Town Manager; Kevin Grunwald, Director of Social Services  
**Date:** March 14, 2005  
**Re:** Fair Housing Policy and Proclamation

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**Subject Matter/Background**

In order to apply for and receive funding under the Small Cities Community Development Block Grant Program, the town is required to maintain its fair housing policy. As you know, the town's Small Cities grant-funded projects such as the housing rehabilitation revolving loan program have proven very successful in the past, and we would like to maintain this funding in the future. In addition, as a policy matter it makes sense for a local government such as the town of Mansfield to maintain a fair housing policy to help ensure that all citizens are afforded a right to full and equal housing opportunities. Consequently, staff recommends that the Council re-endorse the town's existing fair housing policy and authorize Mayor Paterson to issue the attached proclamation designating the month of April as "Fair Housing Month" in Mansfield.

**Recommendation**

If the Town Council supports this recommendation, the following resolution and motion are in order:

*Resolved, effective March 14, 2005, that the Mansfield Town Council hereby endorses a fair housing policy to ensure equal opportunity for all persons to rent, purchase and obtain financing for adequate housing of their choice on a nondiscriminatory basis; and, be it further resolved, that the town manager or his/her designated representative is responsible for responding to assisting any person who alleges to be the victim of an illegal discriminatory housing practice in the town of Mansfield.*

*Move, effective March 14, 2005, to authorize the mayor to issue the attached proclamation designating the month of April as "Fair Housing Month" in Mansfield.*

**Attachments**

- 1) Fair Housing Resolution
- 2) Fair Housing Policy Statement
- 3) Proclamation Designating the Month of April as "Fair Housing Month" in Mansfield

**TOWN OF MANSFIELD**

**FAIR HOUSING RESOLUTION**

Whereas, All American citizens are afforded a right to full and equal housing opportunities in the neighborhood of their choice; and

Whereas, State and Federal Fair Housing laws require that all individuals, regardless of race, color, religion, sex, national origin, ancestry, marital status, age, mental or physical disability, lawful source of income, sexual orientation, familial status, be given equal access to rental and homeownership opportunities, and be allowed to make free choices regarding housing location; and

Whereas, The Town of Mansfield is committed to upholding these laws, and realizes that these laws must be supplemented by an Affirmative Statement publicly endorsing the right of all people to full and equal housing opportunities in the neighborhood of their choice.

NOW, THEREFORE, BE IT RESOLVED, That the Town Council of the Town of Mansfield hereby endorses a Fair Housing Policy to ensure equal opportunity for all persons to rent, purchase and obtain financing for adequate housing of their choice on a non-discriminatory basis: and BE IT FURTHER RESOLVED, That the Town Manager of the Town of Mansfield, or his/her designated representative is responsible for responding to and assisting any person who alleges to be the victim of an illegal discriminatory housing practices in the Town of Mansfield.

Adopted by the \_\_\_\_\_ on \_\_\_\_\_

\_\_\_\_\_  
Martin H. Berliner  
Town Manager

**TOWN OF MANSFIELD**

**FAIR HOUSING POLICY STATEMENT**

It is both the policy and strong commitment of the Town of Mansfield to promote Fair Housing opportunities in all its programs and housing development activities and to take affirmative action through education and implementation to ensure equal housing opportunities for all persons and families.

The Town of Mansfield will take affirmative action to ensure that all tenants, applicants, residents are treated fairly without regard to their race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, learning disability, mental or physical disability, including but not limited to blindness, age, individuals with children or lawful source of income.

The Town of Mansfield will continue to make a good faith effort to comply with all Federal and State laws and policies which speak to fair housing practices.

It is the policy of the Town of Mansfield that all Housing related personnel be trained and educated in the principles of Fair Housing and Equal Opportunity so that Equal Housing Opportunity may be available to all qualified applicants.

This Fair Housing Policy Statement reaffirms our personal commitment to the principles of fair housing and equal opportunity housing practices.

The Fair Housing Officer, Kevin Grunwald, or their designated representative is responsible for the enforcement and implementation of the Fair Housing Regulations/Plan and the enforcement of this policy. The Fair Housing Officer may be reached at (860) 429-3314.

Complaint(s) pertaining to discrimination in any program funded by the Town of Mansfield may be filed with the Fair Housing Officer. The Town's Grievance Procedure will be utilized in this case(s).

Complaints also may be filed with the Commission on Human Rights and Opportunity, 21 Grand Street, Hartford, CT 06106.

TOWN OF MANSFIELD

\_\_\_\_\_  
Martin H. Berliner  
Town Manager

\_\_\_\_\_  
Date



**Town of Mansfield  
Proclamation**

**Designating the Month of April as Fair Housing Month in the Town of  
Mansfield**

**WHEREAS**, the month of April is National Fair Housing Month; and

**WHEREAS**, the town of Mansfield, Connecticut is steadfast in its long public commitment to the promotion of fair housing in the community; and

**WHEREAS**, the town of Mansfield, Connecticut continues to be represented on the Windham Regional Fair Housing Task Force, which initiates actions and cooperates with housing related organizations in the promotion of the awareness of and compliance with fair housing laws; and

**WHEREAS**, the town of Mansfield takes this opportunity to focus attention on the importance of fair housing by declaring April to be "Fair Housing Month" in Mansfield;

**NOW, THEREFORE, I**, Mayor Elizabeth Paterson, on behalf of the Town Council and the citizens of Mansfield officially proclaim the month of April as "Fair Housing Month" in the town of Mansfield.

**IN WITNESS WHEREOF**, I have set my hand and caused the seal of the town of Mansfield to be affixed on this 14<sup>th</sup> day of March in the year 2005.

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Elizabeth C. Paterson  
Mayor, Town of Mansfield



**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** *Martin Berliner*  
 Martin Berliner, Town Manager  
**CC:** Mati Hart, Assistant Town Manager; Jeffrey Smith, Director of Finance  
**Date:** March 14, 2005  
**Re:** Appointment of Auditor to Conduct Financial Audit for Fiscal Year 2004/05

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**Subject Matter/Background**

Sections 7-392(c) and 4-232 of the Connecticut General Statutes, as amended, require that each municipality annually designate an independent public accounting firm to audit the books and accounts of that government. Kostin, Ruffkess and Company has provided the town's audit services for the last six years. In the past it has been our policy to change auditors every four to five years. The director of finance is proposing that we change this practice and reappoint Kostin, Ruffkess and Company for a three-year engagement, with the understanding that the current audit team will be replaced.

The director is recommending this change for two reasons:

1. The primary reason to change audit firms is to get a fresh look at our accounting structure and internal controls among other things. The director believes we could accomplish the same objective by changing the audit team, without the loss of the backroom support the firm has developed in preparing the audit report.
2. The appointment of new auditors would cause us to change our current workload emphasis from innovation to working with a new audit company. The director does not feel that the time spent training a new firm in our system is well spent or as productive as our current emphasis. With this said, this decision falls within the purview of the Council and I would like to have this item referred to the Finance Committee for its consideration.

**Financial Impact**

The director of finance has included \$28,330, a three percent increase over the current fee, in the town's General Fund Budget to cover the cost of this year's audit.

**Recommendation**

I recommend that the Town Council refer this item to the Finance Committee. If the Town Council supports this recommendation, the following motion is in order:

*Move, effective March 14, 2005, to forward this item to the Finance Committee for its review and recommendation.*

**Attachments**

- 1) Correspondence from Kostin, Ruffkess and Company

February 24, 2005

Jeffery Smith  
Finance Director  
Town of Mansfield  
4 South Eagleville Road  
Mansfield, CT 06268

Dear Mr. Smith:

Based upon our discussion earlier this week regarding the 2005 audit, I propose that in order to provide the Town with a "fresh set of eyes" that we change the audit manager and senior accountant on your engagement. This will provide the Town a new perspective in that the new team will have to learn how the Town operates and processes transactions. Questions will be asked from an unbiased perspective which will provide management and the Town Council confidence that they continue to receive thorough and quality audit services. We have used this approach with several of our clients with great success and a continued high level of service.

I would ask that the Town consider a two or three year appointment since this change in staff would have an impact on our efficiency in the first year.

If this will be acceptable to the Town, please let me know and I will send you an engagement letter.

It has been a pleasure working with the Town and your staff in the past and we look forward to the opportunity to continue to do so.

Please call me with any questions you may have.

Sincerely,

Joseph Centofanti, CPA, CFE, CGFM  
Member of the Firm



**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** *Martin Berliner*  
Martin Berliner, Town Manager  
**CC:** Matt Hart, Assistant Town Manager; Jeffrey Smith, Director of Finance  
**Date:** March 14, 2005  
**Re:** WPCA, Proposed UConn Water/Sewer Budget 2004/05

---

**Subject Matter/Background**

Attached please find the proposed UConn Water/Sewer Budget for 2004/05, as prepared by the Department of Finance. The budget funds the water and sewer service for those Mansfield residents connected to the UConn system. The budget is based on actual water/sewer billings from UConn for the 12-month period from November 2003 through October 2004.

**Financial Impact**

As explained by the director of finance, the proposed budget anticipates no change in revenue. However, we do estimate that retained earnings would increase to \$333,297 as of June 30, 2005.

**Recommendation**

Staff recommends that the Town Council acting as the Water Pollution Control Authority (WPCA) approve the budget as proposed.

If the WPCA supports this recommendation, the following motions are in order:

*Move, to convene as the Water Pollution Control Authority.*

*Move, effective March 14, 2005, to adopt the proposed UConn Water/Sewer Budget for 2004/05, as presented by the Department of Finance.*

**Attachments**

- 1) Proposed UConn Water/Sewer Budget
- 2) Comparison of Proposed Water/Sewer Billing

TOWN OF MANSFIELD  
UCONN WATER/SEWER ENTERPRISE FUND ESTIMATED BUDGETS

	<u>2003/04</u> <u>Actual*</u>	<u>2004/05</u> <u>Proposed</u>
OPERATING REVENUES:		
Water/Sewer Charges	<u>\$80,000</u>	<u>\$80,000</u>
Total Operating Revenues	80,000	80,000
OPERATING EXPENSES:		
Water/Sewer Billings	55,783	58,805
Purchased Services & Supplies <sup>(1)</sup>	6,466	6,789
Depreciation	<u>9,272</u>	<u>9,272</u>
Total Operating Expenses	<u>71,521</u>	<u>74,866</u>
Operating Income/(Deficit)	8,479	5,134
Retained Earnings, July 1	<u>319,684</u>	<u>328,163</u>
Retained Earnings, June 30	<u><u>\$328,163</u></u>	<u><u>\$333,297</u></u>

<sup>(1)</sup> Primarily electricity for sewer pumps

\* Agrees with Exhibit H of 2003/04 CAFR

UCONN WATER/SEWER FUND  
 COMPARISON OF PROPOSED WATER/SEWER BILLING  
 BY CUSTOMER 04/05 VERSUS ACTUAL 03/04

	03/04 Actual	04/05 Proposed	Increase (Decrease)	%
Wrights A - Sewer Only	\$4,310	\$4,140	(\$170)	-3.9%
Wrights B - Sewer Only	885	1,075	190	21.5%
Holinko - Sewer Only	3,225	2,110	(1,115)	-34.6%
Senior Center - Water and Sewer	2,440	2,310	(130)	-5.3%
Total Town of Mansfield	10,860	9,635	(1,225)	-11.3%
Wrights A - Water Only	4,310	4,050	(260)	-6.0%
Wrights B - Water Only	885	1,045	160	18.1%
Holinko - Water Only	3,225	2,060	(1,165)	-36.1%
Total Mansfield Housing Authority	8,420	7,155	(1,265)	-15.0%
Mansfield Retirement Comm. (Juniper Hills) Water and Sewer	26,140	24,480	(1,660)	-6.4%
Mansfield Retirement Co-op (Glenn Ridge) Water and Sewer	11,120	12,240	1,120	10.1%
Center for Rehabilitation and Nursing Water and Sewer	23,460	26,490	3,030	12.9%
	<u>\$80,000</u>	<u>\$80,000</u>		

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**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** *Martin Berliner*  
Martin Berliner, Town Manager  
**CC:** Jeffrey Smith, Director of Finance; Matt Hart, Assistant Town Manager  
**Date:** March 14, 2005  
**Re:** Tax Abatement for the Society of Jesus of New England

---

**Subject Matter/Background**

Attached please find a request for reimbursement/abatement of property taxes from the Society of Jesus of New England (St. Thomas parsonage), for a residence the Society has purchased on Hillyndale Road. The Society has provided satisfactory proof of its tax-exempt status to the assessor and the appropriate sale documents to the collector of revenue.

**Financial Impact**

If approved, the Society would receive a refund totaling \$4,363.81 for taxes paid in July 2004 and January 2005.

**Recommendation**

Staff recommends that the Town Council grant the Society's request for reimbursement, which is clearly permitted under state law.

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

*Move, effective March 14, 2005, to abate or reimburse property taxes amounting to \$4,363.81 to the Society of Jesus of New England for taxes paid to the town of Mansfield in July 2004 and January 2005.*

**Attachments**

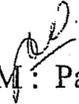
- 1) Correspondence from Collector of Revenue
- 2) Request for Reimbursement or Abatement of Property Taxes

TOWN OF MANSFIELD

MEMORANDUM

DATE: February 16, 2005

TO: Jeffrey Smith, Director of Finance

FROM:  Pamela Wells, Collector

RE: Tax Abatement for The Society of Jesus of New England per C.G.S. Sec. 12-81B  
162 Hillyndale Rd. purchased 8/17/04 for St. Thomas parsonage

Please submit the attached request for reimbursement/abatement of property taxes form to Town Council for their approval.

The Society of Jesus of New England has provided satisfactory proof of tax-exempt status to the Assessor and appropriate sale documents (copies attached) to the Collector of Revenue. They will receive a refund of \$1,871.20 for taxes paid in July 2004 and an abatement of \$2,492.65 for taxes due on January 1, 2005.

REQUEST FOR REIMBURSEMENT OR ABATEMENT OF PROPERTY TAXES  
BY TAX-EXEMPT ORGANIZATIONS  
Sec. 12-81B, as amended

This is to certify that The Society of Jesus of New England  
(Organization)

has presented satisfactory proof that they are entitled to exemption on the assessment List of October 1, ~~2003~~ and 2004, according to Sec. 12-81B, as amended.

Walter E. Repilly  
Assessor

To Pam Wells, Collector, Town of Mansfield, State of Connecticut.

We, The Society of Jesus of New England of 162 Hillyndale Road  
England (Address)

in the town of Mansfield, hereby apply for abatement or reimbursement\* of such part of the tax as shall represent Sec. 12-81B, as amended.

The Society of Jesus of New England  
(Organization Title)  
R. [Signature]  
(Authorized Signature)

Date of Sale 08/17/04 Date of Application 09/01/04

Property Location: 162 Hillyndale Road, Mansfield, CT

REIMBURSEMENT\*: Adjustment for Fiscal Year - July 1, 2004 to June 30, 2005.

Seller \$ 621.45 Buyer \$ 1,871.20 Total \$ 2,492.61

GRAND LIST - October 1, 2003 TAX PAID \$ 2,492.61

ABATEMENT\* Assumed Taxes for Fiscal Year - July 1, 2004 to June 30, 2005.

Tax Installment(s) due 7/1/04 \$2,492.65 (paid); 11/1/05 \$2,492.65

GRAND LIST - October 1, 2003 TAX DUE \$ 2,492.65 (2nd half)

COLLECTOR'S CERTIFICATION AS TO AMOUNT OF ABATEMENT OR REIMBURSEMENT\*

This is to certify that an abatement or reimbursement\* of property taxes in the amount of \$ 1,871.20 is due to the above-named tax-exempt organization in accordance with the provision of Sec. 12-82B, as amended.

*1,871.20 per Adjustment sheet attached*

Dated at Mansfield, Conn., the 2/5<sup>th</sup> day of Oct., 2004

*2,492.65 Abatement for taxes due 11/05*

[Signature]  
Tax Collector

APPROVED AND REFERRED TO GOVERNING BODY

Dated at Mansfield, Conn., the 2/5<sup>th</sup> day of Oct., 2004

[Signature]  
Director of Finance

ACTION TAKEN BY GOVERNING BODY

At a regular meeting of the Town Council held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, it was voted to abate or reimburse\* Property Taxes amounting to \$ 4,363.81 to

the Society of Jesus of New England.  
(Organization)

*2,492.65 Refund of Taxes Paid  
2,492.65 Abatement of Taxes due 11/05  
4,363.81*

MANSFIELD TOWN COUNCIL

By \_\_\_\_\_ (Clerk)

\*Cross out abatement or reimbursement as required.

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**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** *Martin Berliner*  
Martin Berliner, Town Manager  
**CC:** Matt Hart, Assistant Town Manager; Jeffrey Smith, Director of Finance  
**Date:** March 14, 2005  
**Re:** Regional School District No. 19, Superintendent's Proposed FY 2005/06 Budget

---

**Subject Matter/Background**

Attached you will find the Superintendent's Proposed FY 2005/06 Budget from the Regional School District No. 19.

**Attachments**

- 1) Proposed Budget
- 2) Proposed Budget, Abbreviated Version

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**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** *Martin Berliner*  
Martin Berliner, Town Manager  
**CC:** Matt Hart, Assistant Town Manager; Sara Ann Chaine, Management Assistant  
**Date:** March 14, 2005  
**Re:** Town of Mansfield Annual Report for Fiscal Year 2003/04

---

**Subject Matter/Background**

We have attached the Annual Report for Fiscal year 2003/04. The report was prepared primarily by Sara Ann Chaine, management assistant in the Town Manager's Office, and we commend her on a job well done.

**Attachments**

1) Annual Report

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## MINUTES

### MANSFIELD ADVOCATES FOR CHILDREN

Wednesday, January 19, 2005

UCONN Child Development Labs

6:30-8:30 PM

**PRESENT:** K. Grunwald (staff), J. Buck (Chair), D. Adams, B. Lehmann, N. Hovorka, J. Goldman, M.J. Newman, L. Bailey (Staff), K. Paulhus, M. Brown

#### I. INTRODUCTION/MINUTES:

- A. **Introductions:** There was some discussion re: starting and ending meetings on time. J. Buck apologized for the meeting going over time last time.
- B. **Adoption of minutes of November 17, 2004:** The minutes were accepted as written.

#### II. COMMUNICATIONS: A "consent calendar" approach was used for this section of the agenda, and all items were approved unless questions or a need for discussion was raised.

- A. **"Mansfield Advocates for Children: A Report to the Town Council":** J. Buck collected suggested changes for this document, and will pass them along to Sandy Baxter for revision.
- B. **Decision-Making Option (provided by Jeff Daniels)**
- C. **Proposed 2005 meeting calendar**
- D. **Graustein Community Planning & Assessment Tool and Action Plan:** J. Buck noted that this was completed in October by herself, working with K. Grunwald and S. Baxter.
- E. **Press Release: "New Report on School Readiness of Mansfield's Young Children Released":** A question was raised re: the source of the data that was used in this report. K. Grunwald distributed copies of Mansfield's 2004 Early Childhood Indicators, the source for this information.
- F. **"Findings from the Full-Day Kindergarten Survey"**

#### III. PROGRAM UPDATES

- A. **Community Conversation Sub-Committees:** B. Lehmann reported that she has been calling the public schools recently while distributing "Family Fun in Mansfield" flyer, and schools have requested additional Family Information Packets. N. Hovorka is creating a new logo for the packet. They are going to be including a detailed map of Uconn, and other materials as they become available. Ferrigno Realtors has also been distributing them to prospective clients, along with Mansfield Pediatrics practice. Residents have also been pleased to be

able to get access to the listing of licensed childcare providers, that is in the packet and on the web page.

J. Goldman reported briefly on the Provost's Council's survey. They have collected Center data to determine the number of slots available, and are in the process of collecting information from graduate students and staff; have a 60% return rate on their survey. They are looking for information from undergraduates as well. They hope to complete data collection by March. Veronica Macowsky and Terry Domingues are chairing the committee.

**B. Full-Day Kindergarten :** K. Grunwald referenced information in the packet, and K. Paulhus reported on her visits to full-day kindergarten programs. In general she is very impressed with Mansfield's approach to developing a program. In addition to presentations at the Board of Ed. Meetings on 1/20 & 27, Gordon Schimmel will also be presenting to the Town Council at their meeting on January 24. M. Brown also feels that the proposed plan supports parent's choice to only enroll their children in a half-day program. Core curriculum will only be offered in the morning session. Some question raised re: the impact that this will have on the private Early Care Centers that also offer full-day kindergarten. The need for before and after school kindergarten programs was also discussed. Some questions were also raised regarding details of the model that Mansfield is proposing. J. Goldman raised some concern about using higher grade teachers as kindergarten teachers, unless they have early childhood training.

**C. Community Conversation Follow-Up:** J. Buck reported that the sub-committee on assessing needs will be meeting on Feb. 3. K. Grunwald reported that New Haven Mayor John DeStefano

**D. "Other"**

#### **IV. Old Business**

**A. Brief discussion re: communication with Town Council and the Board of Education:** K. Grunwald reported on the meeting with Bruce Clouette, and possible reapplication for School Readiness funds. Question raised about staff representatives voting, and specifically L. Bailey and R. Leclerc. B. Lehmann asked if there has been a move to make the School Readiness Coordinator's position a town-funded position? K. Grunwald explained that this will be included in the FY 2007 budget in anticipation of Graustein funding ending.

**B. Report on discussion with Bruce Clouette:** see above.

**C. Status of CCC:** P. Wheeler has resigned from this committee. J. Buck will send a thank-you letter to her on behalf of this committee.

**V. New Business**

**A. Other (motion to include other new business needs a 2/3 vote of the members present)**

K. Grunwald announced that the Mansfield LWV will be sponsoring a legislative breakfast on January 29.

Pre-school Fun Fair: first Saturday in April (April 2) at the Library.

**VI. Next Meeting: March 9**

**Meeting adjourned at 8:10 PM**

Respectfully submitted,

Kevin Grunwald

**AGRICULTURE COMMITTEE  
MINUTES OF FEBRUARY 9, 2005 MEETING**

PRESENT: Al Cyr, Charlie Galgowski, Carolyn Stearns, Bill Hopkins, Vicky Wetherell

1. Al Cyr was acting chairman.

2. Minutes of the January 12 meeting were approved.

3. Agricultural leases for town properties

The committee drafted a report form that would be submitted to the Parks Coordinator by those leasing Town land for agricultural uses. To reduce the paperwork being required and to make the reports more accurate, the committee decided to recommend that a lease require only one report due on November 30. This report would be in two sections: one to report on activities during the past growing season and the other to report soil test results and planned activities in the following year. If the report were not returned in a timely fashion, the committee recommends that the Town notify the lessee that the lease could be terminated if the report were not submitted.

4. Agriculture Brochure Mailing

The committee discussed the annual mailing to participants in the annual agriculture brochure. It will be sent out in March along with a notice about a local Ct. Farmland Trust presentation concerning farmland preservation.

5. Agricultural Zoning

The committee received information from Susan Westa of the Green Valley Institute concerning methods of agricultural zoning in other towns. Copies will be distributed for discussion at the next meeting with the goal of making recommendations for the Town Plan.

6. Farmland/Open Space Preservation

The committee decided to make a presentation to the Town Council recommending a proactive approach to preservation of farmland and open space. Options for generating additional funds for this project would also be recommended. A time table for preparing this presentation was decided, and the Open Space Preservation Committee and Conservation Commission will be invited to attend the next meeting on March 9 to continue planning the presentation.

7. Membership

The committee discussed the remaining vacancy on the committee. Carol will ask George Bailey if he wishes to serve on the committee.

Animal Control Activity Report

REPORT PERIOD

2004 / 2005

PERFORMANCE DATA	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	This FY to date	Last FY to date
<b>Complaints investigated:</b>														
phone calls	221	242	209	228	201	225	180	193					1699	1546
road calls	12	12	6	22	21	15	15	16					119	162
dog calls	93	74	40	56	56	36	36	34					425	794
cat calls	59	68	40	40	22	31	13	15					288	515
wildlife calls	14	8	5	6	3	2	6	4					48	90
Notices to license issued	10	10	2	2	8	5	11	7					55	145
Warnings issued	4	4	5	164	5	7	5	4					198	78
Warning letters issued	2	3	1	1	0	0	0	1					8	0
Infractions issued	1	2	0	0	4	2	0	2					11	2
Misdemeanors issued	0	0	1	0	0	0	0	0					1	0
Dog bite quarantines	0	0	0	0	0	1	0	1					2	10
Dog strict confinement	0	0	0	0	0	0	0	0					0	5
Cat bite quarantines	0	3	0	1	1	0	0	2					7	1
Cat strict confinement	0	0	0	0	0	0	0	1					1	0
Dogs on hand at start of month	6	4	4	4	9	5	4	2					38	51
Cats on hand at start of month	27	15	23	15	7	15	10	5					117	77
Impoundments	38	39	31	33	31	30	15	17					234	199
<b>Dispositions:</b>														
Owner redeemed	8	7	4	4	4	1	8	1					37	24
Sold as pets-dogs	9	3	7	2	10	19	5	4					59	49
Sold as pets-cats	23	17	25	28	12	14	9	10					138	102
Sold as pets-other	0	0	0	0	0	0	0	0					0	0
Total destroyed	12	3	3	2	1	2	0	3					26	15
Road kills taken for incineration	0	2	2	0	0	0	0	2					6	7
Euthanized at owner's request	0	0	0	0	0	0	0	0					0	0
Euthanized as unplaceable	12	1	1	2	1	2	0	1					20	8
<b>Total dispositions</b>	<b>52</b>	<b>31</b>	<b>39</b>	<b>36</b>	<b>27</b>	<b>36</b>	<b>22</b>	<b>18</b>					<b>261</b>	<b>190</b>
Dogs on hand at end of month	4	4	4	9	5	4	2	4					36	61
Cats on hand at end of month	15	23	15	7	15	10	5	2					92	77
<b>Total fees collected</b>	<b>1,890</b>	<b>850</b>	<b>1,526</b>	<b>1,435</b>	<b>916</b>	<b>1,510</b>	<b>536</b>	<b>970</b>					<b>\$ 9,633</b>	<b>\$ 7,199</b>

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ARTS ADVISORY COMMITTEE

Meeting of Monday, 7 February 2005

Mansfield Community Center Conference Room

MINUTES

1. The meeting was called to order by Acting Chair Jay Ames at 7:11p. Members present: Jay Ames, Scott Lehmann, Derri Owen. Members absent: Carol Pellegrine, Steve Pringle, Blanche Serban. Others present: Jay O'Keefe (staff), Cynthia van Zelm.
2. Storrs Downtown development. Cynthia Van Zelm updated the Committee on the progress of the mixed retail & residential redevelopment of downtown Storrs. It's hoped that the approval/permit process will be completed in time to permit phased construction to begin in 2006. Derri urged that planners consider microshops for artists with affordable rents; Ms. Van Zelm noted that the Downtown Partnership and the master developer's retail consultants were interested in this kind of tenant and that small businesses of all types will be encouraged to submit proposals. The planners are aiming 80% of the retail businesses to be local. Derri also suggested that the development would be more attractive if its architecture were not homogeneous; perhaps it could even incorporate old buildings moved to the site. Jay A. suggested including a small indoor space for community theatre (such as the 'black box' theatre that didn't make it into the final plan for the Mansfield Community Center).
3. Festival on the Green. The Downtown Partnership has started planning another Festival, tentatively scheduled for Sunday, 25 September 05. Ms. Van Zelm would like the Committee to help recruit artists again this year - or to suggest someone who could do this. Scott observed that the Festival might have more success in attracting artists if indoor display space were available.
4. Minutes of the 03 Jan 05 meeting were accepted as written.
5. Correspondence. Jay O'K. brought two pieces of correspondence to the Committee's attention: (i) ArtSpace Windham is advertising for an Office Manager, (ii) a user of the Community Center suggests "something more cheerful" in the display cases - "perhaps children's art".
6. Community Center art displays. Derri reported that Pat Beckert buys hands and heads, which she then paints, for her dolls. The committee discussed whether use of ready-made items of this kind should cause works to be classified as crafts rather than art; by such a criterion, last year's flamingos and some of the woodworkers' pieces now on display would be crafts, as would metal sculpture that incorporated pistons or other manufactured items. No decision was reached on Ms. Beckert's application. Jay O'K. urged the Committee to formulate a written policy on what kinds of displays are suitable for the Community Center, lest disappointed applicants feel mistreated; members were urged to think about this and to bring written proposals to the next meeting. Jay A. will contact Larry Wasjle and Derri will contact Dick Sallee to arrange for exhibits in the second quarter (15 April to 15 July). More rods and hooks are needed for the rail hanging system. Jay O'K. will look into ordering them. Lighting for the lower sitting room display area is poor. Derri will investigate supplementary track lighting. Derri brought photos by Mary Perry that might be used for the background of a flier advertising display opportunities. Scott has revised the application form and a proposed text for use on such a flier; he will send Derri copies.
7. Membership. Carol Pellegrine is resigning from the Committee. Jay A. has enrolled in a second graduate course and will not be able to attend meetings until June.
8. Next meeting. Monday, 7 March 05, 7:00p, chaired by Derri.

*John Clark*

**Mansfield Board of Education Meeting**  
**February 10, 2005**  
**Minutes**

**Attendees:** William Simpson, Chair; Mary Feathers, Vice Chair; April Holinko, Secretary; Chris Kueffner, Shamim Patwa; Mary Perry, Anneliese Reilly; John Thacher; Gordon Schimmel, Superintendent

**Absent:** Dudley Hamlin, Jeff Smith

**I. Call to Order**

The meeting was called to order at 7:35 p.m. by William Simpson, Chairman.

**II. Approval of Minutes from 1/27/05**

- MOTION: by Mr. Thacher, seconded by Dr. Patwa, to approve the minutes of 1/27/05
- VOTE: unanimous in favor

**III. Hearing for Visitors**

- Kurt Schletter, 19 Boulder Lane, spoke in opposition of full-day kindergarten.
- Gordon Clark, 263 Browns Road, spoke in support of full-day kindergarten.
- John Vampatella, 16 Woodmont Drive, spoke in opposition to full-day kindergarten.
- Monica Vanbeusekom, 98 Candid Lane, spoke on behalf of herself and Samuel Martinez, in support of full-day kindergarten.
- Mark Sheehan, 42, Bassettes Bridge Road, spoke in support of full-day kindergarten.
- Tyler Morrison, 32 Caya Lane, spoke in support of full-day kindergarten.
- Sarah Cook-Curtis, 10 Fern Road, spoke in support of full-day kindergarten.
- Michael Coyne, 310 Gurleyville Road, spoke on behalf of himself and Susannah Everett, in support of full-day kindergarten.
- Sally Milius, 148 Chaffeeville Road, spoke in support of full-day kindergarten.
- Teri Bohn, Stonemill Road, spoke in support of full-day kindergarten.

**IV. Communications**

- Ms Holinko noted letters from Deborah Pacik, in support of full-day kindergarten and from Reese Lacasse, opposing full-day kindergarten.
- Ms Reilly spoke on behalf of Jamie Pociask, 34 Willowbrook Road, who does not support an "imbedded" half-day kindergarten program.

V. Additions to present Agenda

- Because of a scheduling conflict, Jeff Smith, Director of Finance, was not able to attend the meeting, to discuss budget transfers. In his place, MMS Technology Coordinator, Jamie Russell will speak on a grant recently received by the district.

VI. Committee Reports

- Mr. Kueffner spoke about the continued Region 19 discussion to convert the Reynold's school building into an alternative, special needs high school.
- Mr. Thacher announced that the boys and girls basketball team both advanced to the finals in the NECCA and congratulated them on their second place trophies.

VII. Report of the Superintendent

- Jeffrey Cryan, MMS principal, reported on a possible China School Partnership and presented a slide show with highlights.
- Fred Baruzzi, Assistant Superintendent, reviewed Mansfield's Connecticut Mastery Test results.

- Dr. Schimmel presented 2005-2006 school year calendar

MOTION: by Mr. Thacher, seconded by Ms Feathers to accept the 2005-2006 school year calendar as presented.

VOTE: unanimous in favor

- Mr. Russell presented details of a technology grant received that could potentially be as much as \$150,000 to install a town wide fiber optic network.

- Dr. Schimmel recommended Mary Kegler for a Mansfield vacancy on Region 19's Agricultural Consulting Committee.

MOTION: by Ms Holinko, seconded by Mr. Thacher to appoint Mary Kegler, MBOE Representative on the Region 19 Agricultural Consulting Committee

VOTE: unanimous in favor

- Dr. Schimmel recommended the Board approve the MBOE 2005-2006 school budget as proposed.

MOTION: by Mr. Thacher, seconded by Ms. Feathers to approve the MBOE 2005-2006 budget as presented.

Friendly amendment by Chris Kueffner to separate the budget into two components: one without full-day kindergarten and one with full-day kindergarten. Amendment accepted by Mr. Thacher.

MOTION: by Mr. Thacher, seconded by Ms Feathers to approve the MBOE 2005-2006 budget as submitted, excluding the full-day kindergarten component

VOTE: Unanimous in favor

MOTION: BY Mr. Thacher, seconded by Mr. Kueffner to approve the 2005-2006 MBOE budget including full-day kindergarten component.

ROLL CALL VOTE: Dr. Patwa, aye; Mr. Thacher, aye; Ms Feathers, aye; Ms Holinko, nay; Mr. Kueffner, nay; Ms Reilly, nay; Ms Perry, aye. The motion carried.

- Dr. Schimmel recommended the BOE grant maternity leave to Susan Irvine.

MOTION: by Ms Feathers, seconded by Mr. Thacher to grant Susan Irvine maternity leave as outlined in the MBOE contract.

VOTE: unanimous in favor

VIII. Suggestions for Future Agenda

- Dr. Patwa asked to discuss the food program; Ms Holinko asked for a report on the Spanish program; Mr. Thacher requested a report on diversity.

IX. Executive Session

- None

X. Adjournment

MOTION: by Ms Holinko, seconded by Dr. Patwa to adjourn at 11:53 p.m.

VOTE: unanimous in favor

*April Holinko, Secretary BOE*  
April Holinko, Secretary, Board of Education



Mansfield Downtown Partnership

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

March 1, 2005

Board of Directors  
Mansfield Downtown Partnership

**Re: Item #3 - Meeting Minutes**

Dear Board members:

Attached please find the minutes for the Board meeting held on February 1, 2005.

The following motion would be in order:

*Move, to approve the minutes of February 1, 2005.*

Sincerely,

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

Cynthia van Zelm  
Executive Director

Attach: (1)

**MANSFIELD DOWNTOWN PARTNERSHIP, INC.  
BOARD OF DIRECTORS MEETING  
Mansfield Downtown Partnership Office  
Tuesday, February 1, 2005**

**MINUTES**

Present: Steve Bacon, Martin Berliner, Tom Callahan, Dianne Doyle, Al Hawkins,  
Philip Lodewick, Betsy Paterson, Steve Rogers, Betsy Treiber

Staff: Cynthia van Zelm

**1. Call to Order**

Philip Lodewick called the meeting to order at 4:05 pm.

**2. Opportunity for Public to Comment**

Dolly Whitham, Mansfield resident since 1955 and Chair of the Land Grant Preservation Committee, spoke about the yellow barn on the UConn campus. Ms. Whitham said the yellow barn was a teaching laboratory and she would like to see it used to educate children about the agriculture in the area. She said that UConn had recently stabilized and painted the barn and had also received permission to take off the wings on the barn. Her concern is planned parking adjacent to the barn. Ms. Whitham is seeking Mansfield Downtown Partnership support for the yellow barn as it is on the other end of the Storrs neighborhood. She is interested in honoring the agricultural history of the University.

Dwight Damon asked if there was any final word on the transfer of land from UConn to the development team. Mr. Lodewick and Tom Callahan said there has been an executed letter of intent that defines the terms of the transfer.

**3. Approval of Minutes**

Betsy Paterson made a motion to approve the January 4, 2005 minutes. Steve Bacon seconded the motion. The motion was approved unanimously.

**4. Review and Discussion of DRAFT Municipal Development Plan (MDP)**

Cynthia van Zelm said the DRAFT MDP had been submitted to the Department of Economic and Community Development (DECD) on January 10. She said representatives at DECD wanted to review it first, then provide comments to the Partnership before it goes out to the other state agencies for the 30-day state review. Ms. van Zelm said efforts are being made to move this along more quickly if possible.

Ms. van Zelm said that members of the Partnership Board had a good meeting with State Senator Don Williams and State Representative Denise Merrill in Hartford, and Congressman Simmons with respect to state and federal assistance for the parking garage and streetscape improvements on Storrs Road.

## **5. Director's Report**

Cynthia van Zelm reported on the series of business workshops being offered by the Tolland County Chamber of Commerce in April and May.

Ms. van Zelm said she had completed the interviews for an administrative assistant and was checking references. She hopes to hire someone in the next few days.

Ms. van Zelm said that she and Macon Toledano, Project Manager from LeylandAlliance, had met with the Storrs Heights neighborhood group and were meeting with the Dog Lane/Willowbrook neighbors tomorrow night.

Dianne Doyle announced that the Mansfield Business and Professional Association was hosting State Senator Don Williams and State Representative Denise Merrill at its meeting tomorrow morning at 8 am at the Community Center. She encouraged Board members to attend and invite others.

## **6. Executive Director Evaluation**

Mr. Lodewick said the Executive Committee would be conducting Ms. van Zelm's annual evaluation soon. She asked Board members present to fill out the evaluation form and return it to him by February 16. Ms. van Zelm will mail out forms to Board members who are not present. The Executive Committee will meet on March 1 at 3 pm before the next Board meeting.

## **7. Committee Reports**

### Business Development and Retention

On behalf of Chair Mike Gergler, Ms. van Zelm said that Macon Toledano met with the Committee and the Committee discussed again the casting process and relocation issues.

### Festival on the Green

Ms. Paterson said the Committee would not be having the Festival on the same day as Know Your Town Fair. The event will be held over a mealtime in response to feedback from people. The next meeting is Monday.

## Finance and Administration

Mr. Callahan said the Committee reviewed the December 31 financials and the draft FY05/06 budget. With regard to this year, the Partnership is on target with projections of expenses. The Committee will bring forth its recommended budget for FY05/06 to the Board at its March meeting for the Board's review.

## Membership Development

Betsy Treiber said the Committee has been contacting people personally who were members but have not renewed their membership yet. Since July 1, the Partnership has 196 paid members. The revised budget goal is \$13,000. The Committee will also be tapping former members and people listed on the Interested Parties list for new members.

Steve Bacon asked if there was discussion about including extended memberships, i.e., 3 years. Ms. Treiber will add it to the Membership Development Committee agenda for next month.

## Planning and Design

Mr. Bacon said the Committee met with Macon Toledano and reviewed the draft design guidelines. The good news is that the guidelines reflect a lot of the work that the Committee did early on with respect to their design goals. There was some discussion on the height of buildings with the realization that the height increased when the project building site was decreased to protect the vernal pool.

## **8. Adjourn**

Steve Bacon made a motion to adjourn. Betsy Treiber seconded the motion. The meeting adjourned at 4:30 pm.

*Minutes taken by Cynthia van Zelm.*

## MINUTES

### MANSFIELD INLAND WETLAND AGENCY

Regular Meeting, Monday, February 7, 2005

Audrey P. Beck Municipal Building

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

Chairman Favretti called the meeting to order at 7:05 p.m., appointing both alternates to act as voting members, and Mr. Plante to act as Secretary *pro tem*.

W1280. continued Public Hearing, Highland Dev. Assoc., LLC, proposed 13-lot subdivision at Browns/Crane Hill Rds. – The Public Hearing was called to order at 7:06 p.m. Members and Alternates present were Favretti, Gardner, Goodwin, Hall, Kochenburger, Plante, Pociask and Ryan. Since this was a continued Hearing, there was no legal notice. Communications noted since the last Hearing were a 1/31/05 memo from the Wetlands Agent; 1/31/05 comments from Chairman Favretti outlining his concerns regarding the proposal, and 2/2/05 comments and recommendations from S. Gravatt, Eastern CT Conservation District. In light of these communications, project engineer E. Pelletier submitted a letter requesting a 30-day extension so that the owners can decide how to proceed with the application.

Linda Blum, 144 Crane Hill Rd., expressed concerns regarding potential wetlands impacts, drainage, and erosion issues; she felt that, if the project is approved, future owners of the lots should be advised of potential complications from these issues. She stated that, in her opinion, the proposal would overdevelop the site and that too many driveways are proposed. She inquired whether at least some of the septic systems could be designed to be shallower than presently planned.

At 7:20 p.m., Hall MOVED, Pociask seconded to accept the applicant's request for a 30-day extension of the Public Hearing; MOTION PASSED unanimously, and the Public Hearing was recessed until 2/22/05.

#### Minutes

1/3/05 – Plante, who had heard tapes of the meeting, MOVED, Ryan seconded to approve the Minutes as presented; MOTION CARRIED, all in favor except Kochenburger (disqualified).

1/13/05 field trip – Goodwin MOVED, Favretti seconding, to approve the Minutes as presented; MOTION CARRIED, Goodwin, Favretti and Ryan in favor, all else disqualified.

1/18/05 – Noting the addition on p. 2, line 2 of the comments of C. Parker, of the words “in her yard,” Gardner MOVED, Goodwin seconded to approve the Minutes as amended; MOTION PASSED unanimously.

Communications – 1/19/05 and draft 12/15/05 Conservation Commission Minutes with comments regarding W1282 (Kohl's Dep't. Store); W1284, Grover; W1280 (Highland Dev. Assocs.); W1278 (Kielbania); W1279 (Fredericks), and W1281 (Abramson). The Wetlands Agent's 2/2/05 Monthly Business memo was acknowledged without comment.

#### Old Business

W1277. McCarthy, Bassetts Bridge Rd., proposed office construction and use within 150 ft. of wetlands – Proposed construction activities are an enlarged parking area and system work to divert drainage to Bassetts Bridge Rd. After brief discussion, it was agreed to nominate Mrs. Holt to work on a motion.

W1281. Abramson, Wormwood Hill Rd., proposed garage/studio within buffer area – Mr. Hall disqualified himself on this issue. Communications were noted from H. and C. Abramson to Mr. Meitzler (1/31/05) and from Mr. Meitzler to the Agency (2/2/05). Stating that they had considered existing alternatives, the Abramsons submitted an undated revised sketch plan which brings the proposed building 3 feet further away from wetlands. The size had previously been reduced from 25 x 25 sq. ft. to 22 x 22 sq. ft. The Abramsons stated that the new plan is sensitive to the wetlands and complementary to the design and appearance of the existing house. Mrs. Abramson

noted that the existing stone wall is not now in good condition, but the northern portion is to be retained and the southern portion replaced.

Robert Dahn, 199 Mulberry Rd., Chairman of the Conservation Commission but speaking as a private citizen, spoke in favor of the application, stating he anticipated no serious impacts on the wetlands as a result of the project.

Gardner MOVED, Ryan seconded to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to Hal and Carol Abramson (file W1281) for an office/studio building accessory to an existing home on property owned by the applicants at 214 Wormwood Hill Road, as shown on a revised undated map received at the 2/7/05 meeting. This action is based on a finding of no anticipated significant impact on the wetlands and is conditioned upon the following provisions being met:

1. Appropriate sediment and erosion controls shall be in place prior to construction; the applicant shall call the Wetlands Agent for approval of placement before proceeding further;
2. Water service to the building shall be limited to that for a heating system and shall not include interior plumbing or a septic system;
3. Roof drainage is to be contained with gutters and receiving pipes directing flow away from the wetlands;
4. No excavated material is to be placed in the adjacent wetlands;
5. The construction area is to be surrounded with a double row of silt fence backed with a ½ to ¾-inch peastone barrier placed between the rows of the silt fencing;
6. This approval is valid for a period of five years (until 2/7/10), unless additional time is requested by the applicant and granted by the Inland Wetland Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this agency for further review and comment. MOTION PASSED unanimously.

W1282, Kohl's Department Store, East Brook Mall, proposed building alterations and work within 150 ft. of wetlands – Comments from the Conservation Commission and the Wetlands Agent's 2/2/05 memo with attached copy of P.A. 04-203 were noted. Applicant's representative D. Gustafson stated he had reviewed all previous comments. He said the landscaped area has now been moved further from the wetlands, and the barberry bushes will be deleted. Following brief discussion, Hall MOVED, Plante seconded to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to Kohl's Department Stores, Inc., Eric Borkenhagen, applicant (file W1282) for retail redevelopment of former Caldor building with new access drive on property owned by Mansfield-Eastbrook Development Corporation located at the East Brook Mall, as shown on a map dated 12/14/04 revised through 1/28/05, Sheet C-2 and as described in other application submissions. This action is based on a finding of no anticipated significant impact on the wetlands and is conditioned upon the following provisions being met:

1. Appropriate erosion and sedimentation controls, as shown on the plans, shall be in place prior to construction, maintained during construction, and removed when disturbed areas are completely stabilized;
2. Exterior site work shall not begin until April 1<sup>st</sup>, 2005;
3. Invasive plant species shall be removed from the construction area and from the plant replacements on the landscaping list. The applicant shall consult Public Act 04-203 of the State of Connecticut for a list of banned invasive plants;
4. This approval is valid for a period of five years (until 2/7/10), unless additional time is requested by the applicant and granted by the Inland Wetland Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this agency for further review and comment. MOTION PASSED unanimously.

W1284, Grover, Hickory Ln., proposed driveway within 150 ft. of wetlands – Mr. Meitzler's 2/2/05 memo and the Windham Water Works' 2/7/05 comments were noted. Mr. Grover explained his plans to the Agency; there was no public comment. Gardner then MOVED, Hall seconded to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to Kurt Grover (file W1284) for construction of a single-family home on property owned by the applicant on Hickory Lane, as shown on a map dated 7/5/91 revised through 1/28/05, and as described in other application submissions. This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned upon the following provisions being met:

1. Appropriate erosion and sedimentation controls, as shown on the plans, shall be in place prior to construction, maintained during construction, and removed when disturbed areas are completely stabilized;
2. The Agency emphasizes that all silt fencing shall be properly installed before any other construction begins;

3. The engineered plans for the septic system shall be submitted to the Agency as a modification as soon as they are available;
4. Any changes to the approved plans or deviations from the plans will be cause for the applicant to notify the Agency for further approval or denial;
5. This approval is valid for a period of five years (until 2/7/10), unless additional time is requested by the applicant and granted by the Inland Wetland Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this agency for further review and comment. MOTION PASSED unanimously.

New Business – The Wetlands Agent’s 2/4/05 memo discusses all of the items below.

W1285. Ballas, Woodland Rd., construction of a barn within 150 ft. of wetlands – Goodwin MOVED, Ryan seconded to receive the application submitted by Nicholas J. Ballas (file W1285) under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for the construction of a steel barn at 370 Woodland Rd. on property owned by the applicant, as shown on a map dated 1/4/05 and as described in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment. MOTION PASSED unanimously.

W1286. Dorwart Family Trust, Wormwood Hill Rd., proposed 5-lot subdivision - Goodwin MOVED, Pociask seconded to receive the application submitted by Reinhold A. and Juanita M. Dorwart Family Trust (file W1286) under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for a 5-lot residential subdivision and onsite septic and wells on 19 acres of the applicant’s property on Wormwood Hill Road, as shown on a map dated 12/14/04 and as described in other application submissions, and to refer the application to the staff and Conservation Commission for review and comment. MOTION PASSED unanimously.

W1287. Town of Mansfield, Separatist Rd. bikepath – Goodwin MOVED, Ryan seconded to receive the application submitted by the Department of Public Works of the Town of Mansfield (file 1287) under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for the construction of a 3,700 foot by 8-ft.-wide bituminous trail with drainage, well and fence, to be located on property owned by the Town of Mansfield on the east side of Separatist Road, from Hunting Lodge Road to Route 275, as shown on a map dated 1/24/05 and as described in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment, and to schedule a Public Hearing on March 7, 2005. MOTION PASSED unanimously.

W1288. Ross, proposed single-family house within 150 ft. of wetlands on Candide Ln. - Goodwin MOVED, Ryan seconded to receive the application submitted by Larry Ross (file W1288) under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for the construction of a single-family residence with onsite well and septic system on property owned by Murphy Sewall and Marilyn Nelson located between 80 and 98 Candide Lane, as shown on a map dated 1/27/05 and as described in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment. MOTION PASSED unanimously.

W1289. BT Partners, LLC, work within regulated areas at 1768 Storrs Rd. - Goodwin MOVED, Ryan seconded to receive the application submitted by Holmes and Henry Associates (file W1289) under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for installation of a septic system under an existing parking lot at 1768 Storrs Rd. on property owned by BT Partners, LLC, as shown on a map dated 1/27/05 revised through 2/2/05 and as described in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment. MOTION PASSED unanimously.

W1290. Smith Farms Dev. Group, proposed 25-lot subdivision, Mansfield City Rd. - Goodwin MOVED, Gardner seconded to receive the application submitted by Smith Farms Development Group (file W1290) under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for a 25-lot residential subdivision with onsite well and septic on property owned by the applicant at Mansfield City Rd., as shown on a map dated 1/05 and as described in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment and to set a Public Hearing for April 4, 2005. MOTION PASSED unanimously.

W1291. Moran/Dorwart Family Trust, Mulberry/Wormwood Hill Rds., proposed single-family home with onsite well and septic - Goodwin MOVED, Hall seconded to receive the application submitted by Michael Moran (file W1291) under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for construction of a single-family residence with onsite well and septic, on property owned by the Reinhold A. and Juanita M. Dorwart Family Trust at Mulberry and Wormwood Hill Roads, as shown on a map dated 2/1/05 and as described in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment. MOTION PASSED unanimously.

Field trip – By consensus, a field trip was scheduled for 1 p.m. on Tuesday, March 1<sup>st</sup>, 2005.

The meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Peter Plante, Secretary *pro tem*.

## MINUTES

### MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, February 7, 2005  
Council Chambers, Audrey P. Beck Municipal Building

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

Chairman Favretti called the meeting to order at 8:18 p.m., appointing both alternates to act as voting members for this meeting and Mr. Plante was designated Secretary *pro tem*.

**Minutes** – 1/18/05 – Hall MOVED, Kochenburger seconded to approve the Minutes as presented; MOTION PASSED unanimously. Plante stated that he had heard the tapes of the meeting.

**Zoning Agent's Report** – Acknowledged as listed on the Agenda, without comments or additions.

#### Old Business

Kohl's Department Stores, East Brook Mall, 95 Storrs Rd., proposed site modification request, file 432-2 – Written comments had been received from the Town Planner (2/2 and 2/7/05); Ass't. Town Engineer (2/3/05) and Fire Marshal (2/2/05). The elevation plans previously promised by the applicant have now been received. The "cultured stone" used in other areas of the building facing will be continued on the southeastern and southwestern sides of the building. Mr. Patrick O'Leary, representing the applicant, submitted newly-revised elevation plans showing a chain link fence with privacy effects, to replace the present CMU units, near the loading docks. The applicant also seeks permission for two internally-lighted exterior signs, which Mr. Padick feels could be authorized by the PZC. Downward-directed wall lighting, which, Mr. O'Leary stated, would have no impact on surrounding areas, is proposed along the eastern, southern and western sides of the building. He stated that window sizes and framing were reduced as part of the overall architectural design plan, but when questioned about their scale relationship to the store's entrance, stated that they could just as well be left at their current sizes. IWA approval and center-line striping are needed along the southern side of the building. Mr. O'Leary clarified that the primary entrance to Kohl's would still be from Rt. 195. Mr. O'Leary stated that lighting intensity studies are being conducted and will be submitted.

Hall MOVED, Plante seconded that the PZC Chairman and Zoning Agent be authorized to approve the modification request of Kohl's Department Stores, Inc. for building and site alterations at the East Brook Mall, as described in applicant submissions. This authorization is subject to incorporation on final plans of Inland Wetland Agency requirements, a striping recommendation from the Assistant Town Engineer, and appropriate site lighting for the new driveway connection around the southerly portion of the building. This approval accepts the applicant's proposal for a second attached identity sign on the westerly façade, pursuant to Article X, Section C.6.e. MOTION PASSED unanimously.

Proposed Verizon telecommunications tower inside steeple of Storrs Congregational Church, file 1224 – Communications were noted from the Town Planner (2/2/05) and Ass't. Town Engineer (2/1 and 2/3/05). Att'y. K. Baldwin, representing Cellco Partnership, described the applicant's plans to install a tower approximately 85 feet high inside the church steeple, behind windows in the cupola level. He described how the equipment and utilities would be routed through the church attic and then underground to the community center. The applicant plans to construct a small portico over the door at the eastern end of the community center building so the cables could be housed in the hollow columns of the portico. The standard-size air-conditioning equipment alongside the south community center wall would be largely hidden by landscaping. No outside generator is now proposed. Mr. Baldwin explained that Verizon Wireless needs this tower to supplement its existing towers in the vicinity and to meet anticipated future telecommunications needs in that area. He stated that there is no more room on the nearby

towers for additional capacity. In response to a question regarding radiation from the tower, he emphasized that the planned radio frequency is less than .4 % of the Federal Communications Commission's allowable safety standards. The applicant was then asked to provide a color representation of what the finished project would look like, including all details. The applicant's representatives stated that all materials would match the existing materials and would be consistent with the existing architectural design. No part of the antennae would be visible. He said that the Church Building Committee approves of the portico addition, and there would be no interference with the carillon from the telecommunications equipment. Mr. O'Leary agreed to a post-construction visit to be attended by the PZC and Church Council members and Verizon Wireless representatives.

Paul Schor Chairman of the Church Council, stated that the new portico would be a welcome addition and that it trusts Verizon Wireless' claim that the project would not be visible and would not endanger nursery school children or others in the church school building. Mr. Schor reiterated that the Storrs Congregational Church supports the venture. There were no additional comments from the public.

Mrs. Gardner MOVED, Mr. Hall seconded that the PZC Chairman and Zoning Agent be authorized to approve the modification request of Celco Partnership, d/b/a Verizon Wireless, to install telecommunication facilities at the Storrs Congregational Church property, 2 North Eagleville Road, as described in applicant submissions. This authorization is subject to incorporation of the 3 recommendations contained in a 6/29/04 letter from the Deputy State Historic Preservation Officer. This authorization is further subject to a meeting subsequent to the completion of the tower with the PZC, with the applicant willing to make whatever accommodations are necessary to fulfill the intent of their original application that there would be no signs of the tower visible from the street. MOTION PASSED unanimously.

Proposed modification request for new dance studio use within existing commercial building at 1768 Storrs Rd., file 864-3 – Memos were received from the Town Planner (2/2/05), Eastern Highlands Health District (2/2/05) and the Fire Marshal (2/3/05). Newly-revised plans have been submitted which include a separate septic system for the proposed dance studio. Since IWA approval would be required, permission is now requested for use of the existing bathroom by the dance studio with a condition that a separate restroom can be installed subject to IWA approval. The matter was tabled pending staff review of the adequacy of existing parking for the proposed use (see memos from EHHD and Fire Marshal).

Proposed revisions to approved building/development envelopes, Lot 26, Chatham Hill, Sec. 2 subdivision, file 1131-2 – A 2/3/05 memo from the Zoning Agent was noted. Mr. Padick reported that an alternative house design is in process which will save the oak tree. The proposed house appears similar to the original plan; a new stone wall would be installed to lessen grading impacts. Minor adjustments are being made to the development area envelope. After brief discussion, Hall MOVED, Pociask seconded that the PZC authorize the PZC Chairman and the Zoning Agent to approve the 12/17/04 minor modification request of M. Dilaj and L. and E. Scigliano for a revision of the Development Area Envelope on Lot 26, Chatham Hill II subdivision, as shown on the undated submitted plan received 2/3/05. MOTION PASSED unanimously.

Proposed horse facility, Foxfire Farm, 85 So. Bedlam Rd. – A 2/2/05 memo from Town Planner/Zoning Agent was noted. L. Santee was present to discuss her request for the keeping of horses on her 140-acre farm. While it is clear that the existing agricultural uses are permitted by right, it is less clear whether boarding of horses and riding lessons would also be permitted "as of right." Staff members' opinion, after review of the proposal, is that they could be so permitted. There were no comments from the public, and, after discussion, Gardner MOVED, Hall seconded that the Planning and Zoning Commission authorize the Zoning Agent, pursuant to Article VII, Section I.14 of the Zoning Regulations, to issue a Zoning Permit and Certificate of Compliance for structures and uses associated with a planned equestrian facility on the Foxfire Farm property 85 Bedlam Road, as described in a 1/13/05 letter from property-owner Elisa Santee and as depicted on submitted mapping. This authorization is subject to the "lessons" element of the plans remaining an accessory use. In the event lessons or other equestrian-related activities or events become a significant use, the PZC reserves the right to reconsider this authorization and require special permit approval, pursuant to Article VII, Section I.16, for activities which have not been clearly authorized by this action. Any questions regarding this approval or future uses on the subject site shall be reviewed with Planning staff and, as necessary, with the PZC. MOTION PASSED unanimously.

Mansfield Downtown project: Discussion regarding draft MDP and proposed approval processes – Mr. Padick reported that a draft Municipal Design Plan has been submitted for State review, which may be completed by the

end of February. It will then be unveiled to Town agencies and submitted to WINCOG. Meanwhile, work continues on proposed design standards and approval processes for the project.

Proposed PZC fee revisions – Information on fee schedules from 20 other CT towns is still being gathered and assessed by staff, so this matter was tabled.

UConn landfill closure plan – A DEP Hearing was recently held, and the public comment period will close 2/22/05. DEP feels the plan is acceptable, and will issue its recommendation after the close of the public comment period. It is estimated that the closure process will take about a year. The surface is expected to be paved and used as a parking lot.

North Hillside Road Extension project – Applications for the road have been submitted to the Army Corps of Engineers and the State DEP, which will refer the project to the Mansfield IWA, and a DEP Public Hearing may later be scheduled. The plans depict a roadway, and possibly a bikepath, debouching between the two banks at Rt. 44, where a stop light will be installed. The project may lead to water and sewer installation in the Four Corners area, as recommended in the Town's water supply plan and Plan of Conservation and Development. Mr. Padick discussed the benefits of the completion of this section of the road and said \$4,000,000 of Federal funds have been appropriated. It is anticipated that construction will start in 2006 and be completed in 2007.

Univ. of CT Center for Off-Campus Services – Noting the information in members' packets, Mr. Padick said the Town is supportive of the project.

#### New Business

New special permit application, proposed live music at Coyote Flaco restaurant, 50 Higgins Highway, A. Cabrera, o/a, file 724 – Hall MOVED, Gardner seconded to receive the special permit application (file 724) submitted by A. Cabrera for live music in association with a restaurant use on property located at 50 Higgins Highway (Route 31) owned by the applicant, as described in other application submissions, and to refer said application to the staff for review and comments, and to set a Public Hearing for March 7, 2005. MOTION PASSED unanimously.

New subdivision application, Mulwood East, 5 proposed lots on Wormwood Hill Rd., R.&J. Dorwart Family Trust, o/a, file 1225 – Hall MOVED, Pociask seconded to receive the subdivision application (file 1225) submitted by Reinhold A. and Juanita M. Dorwart Family Trust for a 5-lot subdivision, "Mulwood East," on property owned by the applicant and located on Wormwood Hill Road, south of Mulberry Road, as shown on plans dated 12/14/04 and as described in other application submissions, and to refer said application to the staff, Design Review Panel, Town Council, Conservation Commission, Open Space Preservation Committee, Parks Advisory Committee and Recreation Advisory Committee. MOTION PASSED unanimously.

Request to reduce performance bond requirement, Wild Rose Estates subdivision, file 1113-2 – Noting the listing of items to be completed when the weather breaks, this request from KMC, LLC was by consensus referred to staff for review and comment.

New special permit application, proposed efficiency unit, Lot 7, Jonathan Lane, KMC, o/a, file 1226 – Goodwin MOVED, Gardner seconded to receive the special permit application (file 1226) submitted by KMC, LLC for an efficiency unit on Lot 7 of the Wild Rose Estates subdivision owned by the applicant and located on Jonathan Lane, as shown on plans dated 11/05/04 revised through 12/2/04, and as described in other application submissions, and to refer said application to the staff for review and comments. A Public Hearing shall be scheduled for March 7, 2005. MOTION PASSED unanimously.

New subdivision application, "Sunrise Estates," 25 proposed lots off Mansfield City Rd., file 1214-2 – Goodwin MOVED, Hall seconded to receive the subdivision application submitted by Smith Farms Development Group, LLC for a 25-lot subdivision, "Sunrise Estates," on property owned by the applicant and located off Mansfield City Rd., as shown on plans dated Jan., 2005 and as described in other application submissions, and to refer said application to the staff, Design Review Panel, Town Council, Conservation Commission, Open Space Preservation Committee, Parks Advisory Committee and Recreation Advisory Committee for review and comments, and to set a Public Hearing for April 4, 2005. MOTION PASSED unanimously.

**Reports of Officers and Committees**

**Regional Planning Commission** – Mrs. Gardner reported that WINCOG's listing of recreational facilities located in Mansfield is now available for review in the Planning Office.

**Plan of Conservation & Development Committee** – Mr. Padick outlined progress to date and said a special meeting of the Town Council and full PZC may be scheduled sometime in March for a public review of the completed draft update. A 65-day public review period must take place after the public presentation before the PZC's Public Hearing may take place.

**Communications and Bills** – As listed on the agenda or distributed at the meeting.

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

Respectfully submitted,

Peter Plante, Secretary *pro tem*.

## MINUTES

### MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Tuesday, February 22, 2005  
Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), B. Gardner, R. Hall, K. Holt, P. Plante, G. Zimmer  
Members absent: J. Goodwin, P. Kochenburger  
Alternates present: B. Ryan  
Alternates absent: B. Mutch, B. Pociask  
Staff present: G. Padick (Town Planner)

Chairman Favretti called the meeting to order at 7:45 p.m., appointing Alternate Ryan to act as a voting member.

**Minutes** – 2/7/05 – Hall MOVED, Holt seconded to approve the Minutes as presented; MOTION PASSED unanimously, Holt and Zimmer noting that they had heard tapes of the meeting.

Favretti MOVED, Holt seconded to add to the agenda under “New Business” the live music permit application of C.O. Jones restaurant; MOTION PASSED unanimously.

**Zoning Agent’s Report** – The January Monthly Zoning Enforcement Activity Report was acknowledged without comment. Mr. Hirsch’s 2/9/05 memo regarding student rental housing was received and discussed briefly; Mr. Padick reported that Mr. Hirsch is more actively pursuing off-campus possible housing violations and the situation seems to be improving.

#### **Old Business**

Proposed dance studio, 1768 Storrs Rd., N. Smith, appl., file 864-2 – The Town Planner’s 2/9/05 memo was noted. In this memo, Mr. Padick raises questions regarding parking adequacy for future uses at the site and notes that neighborhood notification notices were sent out only recently. Therefore, consensus of members was reached that the request should be tabled until a future meeting, pending information from the applicant regarding future uses and to make sure neighboring property-owners have an opportunity to speak to the Commission in response to the dance studio proposal.

Wild Rose Estates bond reduction request, file 1113-2 – Comments from the Town Planner (2/9/05) and Ass’t. Town Engineer (2/15/05) were noted. After brief discussion, Gardner MOVED, Holt seconded to approve \$64,970 as the cost of remaining subdivision improvements for the Wild Rose Estates subdivision, and to authorize the PZC Chairman, with staff assistance, to sign a new bond agreement that will allow the sale of individual lots. MOTION PASSED unanimously.

Mansfield Downtown project – Mr. Padick reported no new information since the last Commission briefing. After outlining the process up to this point, he asked that members review the materials they have received and previous discussions at meetings, and relay any comments, questions or suggestions to him as soon as possible. Members repeated their need for more specific information on such matters as parking, scale, etc., before they could approve or reject any proposed design standards or approval processes and ultimately revise the Zoning Regulations.

Proposed PZC fee revisions – awaiting staff report

Proposed subdivision, Mulwood East, 5 lots on Wornwood Hill Rd., file 1225 – awaiting referral reports

#### Upcoming Public Hearings

3/7/05

Proposed commercial buildings at 452 Storrs Rd., Home Selling Team, LLC – file 452-2  
Live Music special permit application, Coyote Flaco restaurant – file 724  
Proposed efficiency unit, Lot 7, Jonathan Ln., Wild Rose Estates – file 1226

4/4/05

Proposed subdivision, Sunrise Estates, 25 lots off Mansfield City Rd. – file 1214-2

**Field Trip – scheduled for Tuesday, March 1, 1 p.m.**

**New Business**

Freedom Green request for construction of remaining 15 units in Phase IV-B, file 636-4 – Gardner MOVED, Holt seconded to refer the 2/9/05 request from Dennis Poitras, Esq., Escrow Agent for The Villages at Freedom Green, to construct the remaining 15 units in Phase IV-B, to staff for review and comment and to inform the homeowners association for The Villages at Freedom Green of the request. MOTION PASSED unanimously.

C.O. Jones restaurant, live music special permit application, file 887 – Holt MOVED, Gardner seconded to receive the special permit application (file 887) submitted by Richard Piscatelli for live music at the C.O. Jones Mexican restaurant on property located at 1254 Storrs Rd., owned by the State of Connecticut, as described in application submissions, and to refer said application to the staff for review and comments and set a Public Hearing for March 21, 2005. MOTION PASSED unanimously.

**Plan of Conservation and Development Committee** – Next meeting scheduled for Thursday, February 24, 2005, at 3 p.m.

**Communications and Bills** – As listed on the agenda. A packet of sequential materials regarding a signage issue raised by the Zoning Board of Appeals was noted.

The meeting was adjourned at 8:07 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary

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

**Thursday, February 10, 2005**

**3:30 PM**

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

**REGRETS: J. Peters**

- I. **MINUTES:** Minutes of January 13 & 20, 2005 meetings were accepted as written.
  
- II. **NEW BUSINESS:**
  - A. **Social Service Advisory Committee: Director's Vision Statement (revised):** K. Grunwald distributed copies of a draft action plan, prioritizing six different objectives and identifying proposed tasks and expected outcomes for each. J. Heald pointed out that she feels that the issue of domestic violence needs to be promoted; given more visibility. We should look at ways of publicizing this; work with local agencies and providers who deliver services and those who may be serving victims in another capacity. There is still a question of what the role of the Advisory Committee would be relative to these objectives: some discussion of Assisted Living in the context of the objective to expand services to seniors in Town. K. Grunwald will be taking on some educational activities around this issue, including a presentation at the Senior Center in March. M. Hauslaib brought up the option of Adult Day Care as an important element of a continuum of care for seniors. She feels that we should look at the possibility of linking a program like this to the Senior Center to provide for easier transitions. J. Heald suggested that the committee might want to work on putting together a directory of services for low-income residents. M. Hauslaib suggested that we could use student interns to do that. J. Heald asked why transportation is not on the list? She brought in information about commuter ride sharing. M. Hauslaib strongly advocated for the use of volunteer drivers; suggested applying for a grant for a coordinator or dispatcher for this program. K. Grunwald agreed to pursue creation of a directory of services that are focused on low-income residents.
  
  - B. **Agency Funding Requests: review of applications.**

J. Krisch followed up on Sexual Assault Crisis Services for college students. She reported that the services offered through this agency are not available on their college campuses.

J. Heald provided information about Holy Family Home and Shelter: She was impressed by the comprehensive scope of services that are

provided, and suggested that we fund them at the requested level of \$3200. K. Grunwald raised the question of why they only receive funds from Mansfield and Windham? M. Hauslaib raised a concern about this being a large percentage increase from last year, and she wondered why this is so high? J. Heald responded that the information that they provided indicated that expenses have gone up significantly. In light of this discussion, J. Krisch recommended amending the award to the Sexual Assault Crisis Center to be \$4500. M. Hauslaib suggested funding Holy Family Home in the amount of \$2750. In general, the suggestion was made that we look not just at the amount requested, but also the increase over the previous year's funding. Agreed to recommend funding in the amount of \$2750.

J. Heald presented Literacy Volunteers; recommended that we fund them in the amount of \$1500. Agreed.

M. Hauslaib presented United Services; recommended that we fund them at the level of \$8000, a 3% increase over last year. Agreed.

Veteran's Advisory Center: E. Passmore presented the information that this request is based on per capita use by Mansfield residents. His feeling is that the need and demand for these services is increasing. M. Hauslaib suggested that this is a lot of money (over \$10,000), and feels that the Town should look at taking over this service next year. It was agreed that the recommendation would be to fund them in the full amount of their request.

CT Legal Services: E. Passmore reported on this request. He feels that they serve the most needy population. Their projection for the number of cases for this year seems high, based on current use and last year's utilization. His recommendation is to fund at \$4500; same level as last year. Agreed.

C. Other: none.

### III. **OLD BUSINESS:**

A. Other: none.

### IV. **COMMUNICATIONS/REPORTS:**

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

- B. Program updates
- Early Care and Education
  - Adult Services
  - Senior Services
  - Youth Services

C. Other: none

**V. PLANS FOR FUTURE MEETINGS**

The next meeting will be on Thursday, March 3, 2005.

**VI. ADJOURNMENT**

Meeting adjourned at 5:00PM

Respectfully submitted,

Kevin Grunwald, Director of Social Services

**TOWN/UNIVERSITY RELATIONS COMMITTEE  
COMMITTEE MEETING  
Tuesday, February 8, 2005  
Audrey P. Beck Municipal Building  
Council Chambers**

Minutes

Present: P. Barry, T. Callahan, E. Daniels, R. Hudd, AJ Pappanikou, E. Paterson,  
W. Simpson

Staff: M. Berliner, M. Hart, G. Padick, C. van Zelm (MDP)

Visitors: R. Adams (Chamber of Commerce), A. Knor, A. Rabinowitz

**1. Opportunity for Public to Address the Committee**

None.

**2. January 11, 2005 Meeting Minutes**

Mr. Callahan made a motion, seconded by Mr. Simpson, to approve the minutes of January 11, 2005. The motion passed unanimously.

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

Ms. van Zelm reported that the state Department of Economic and Community Development (DECD) has the municipal development plan (MDP) for Storrs Center. In addition to the DECD, the state Departments of Environmental Protection (DEP) and Transportation (ConnDOT) will also review the plan. Once the state has completed its review, the MDP will return for local review by the Planning and Zoning Commission, the Town Council and other agencies.

In other news, the partnership has started to plan its Festival on the Green event, which is scheduled for September 25, 2005. Also, the partnership has hired Ms. Elaine Mirkin as Administrative Assistant.

Mr. Simpson asked if the partnership was concerned about President Bush's proposed budget, and how that could affect the project. Ms. Van Zelm and Mayor Paterson appeared confident that the requested federal assistance was not in jeopardy.

**4. Community-Campus Partnership on Substance Abuse**

Mr. Berliner reported that Mr. John Soucy, head of the state Department of Liquor Control, was the featured guest at the last CC Partnership meeting. Mr. Soucy gave

a good overview of the state's liquor laws, and discussed various local and regional enforcement efforts. Also, the CC Partnership began to review in some detail the recommendations set out in President Austin's Task Force on Substance Abuse.

Mayor Paterson stated that she had attended a presentation at Superior Court, and that she had expressed the town's concerns to the judges who were present. She learned that the judges are not allowed to sentence defendants to perform community service for specific agencies, they can only prescribe community sentence in general. Also, Mr. Matthew Gedansky, the prosecutor at Rockville Superior Court, has agreed to speak at a future meeting of the CC Partnership.

## **5. Community Quality of Life Issues/Spring Weekend**

Mr. Hart reported that town staff is currently preparing a draft report for review by the committee in February.

Mr. Pappanikou referred to the minutes of the October 2004 meeting, which show that the committee had agreed to ask the university to consider revising the student code of conduct to include expulsion as a sanction for certain behavior, and asked if the university had addressed this issue as of yet. Mr. Callahan agreed to look into this and to report back at the next meeting.

Ms. Andrea Knor, UConn graduate student, asked when the draft report of the Committee on Community Quality of Life would be available. Mr. Hart stated that the report would be available in February and that he would send the draft to Mr. Callahan to distribute at the university.

Mr. Barry asked as to how the recommendations of Committee on Community Quality of Life would be implemented. Mayor Paterson replied that the town would need to develop an action plan in conjunction with various community partners, such as the university.

## **6. UConn Center for Off-Campus Services**

Mr. Adam Rabinowitz, president of the Graduate Student Senate, reviewed the proposal to establish a Center of off-Campus Services at the Storrs campus. In essence, the center would serve as a clearing house for off-campus services, providing information on housing, daycare, transportation and a host of other items. One of the featured services would be a web-based housing listing, to be coordinated and maintained by a private company.

Mr. Simpson stated that he supported the proposal. Mr. Pappanikou asked if Mr. Rabinowitz had received any feedback from the university administration. Mr. Rabinowitz explained that the Student Life Committee and the administration were currently reviewing the proposal.

Mr. Callahan stated this is one of the best thought-out proposals that he has reviewed during his tenure at UConn. He asked how important were the regional campuses to this initiative? Mr. Rabinowitz explained that the housing listing was the most important, and that most of the other aspects are Storrs-specific. Mr. Callahan commented that Storrs would be a logical place to start.

Mayor Paterson stated that the university had a similar office in the past, and that this proposal is consistent with some of the recommendations being considered by the Committee on Community Quality of Life. The timing is good.

Mr. Callahan explained that the university will review the proposal further and discuss with the town some time in March.

## 7. Other

Mr. Berliner reported that the Town Council had authorized staff to find a firm to conduct a market feasibility study for assisted living.

The committee meeting adjourned at 5:15 p.m.

Respectfully submitted,



Matthew Hart  
Assistant Town Manager

WINDHAM REGION COUNCIL OF GOVERNMENTS  
MINUTES  
February 4, 2005

A meeting of WINCOG was held on February 4, 2005 at the Coventry Town Hall Annex, 1712 Main St., Coventry, CT. Chairman Daniel McGuire called the meeting to order at 8:35 a.m.

Voting COG Members Present: Rusty Lanzit, Chaplin; Robert Skinner, Columbia (alt) John Elsesser, Coventry (alt); Dan McGuire, Lebanon; Martin Berliner, Mansfield (alt); Liz Wilson, Scotland; Michael Paulhus, Windham.

Staff Present: Barbara Buddington

Public Present: Roberta Dwyer, NE Alliance; Jeff Beadle, WRCC; Tom McNally, WRTD Vice Chairman; John Jackman, Mansfield Emergency Management Director; Anthony Householder and Michelle Halloran Gilman, Senator Dodd's office.

#### MINUTES

**MOVED** by Mr. Lanzit, **SECONDED** by Mr. Paulhus, to approve the minutes of the 1/7/05 regular meeting as submitted. **MOTION CARRIED**, with Mr. Elsesser abstaining. **MOVED** by Mr. Elsesser, **SECONDED** by Mr. Berliner, to approve the minutes of the 2/2/05 special meeting. **MOTION CARRIED UNANIMOUSLY.**

#### TRANSPORTATION

STIP amendments: **MOVED** by Mr. Elsesser, **SECONDED** by Mr. Berliner, to endorse the STIP amendments as listed on the agenda. **MOTION CARRIED UNANIMOUSLY.**

Ms. Buddington reported that CL&P and Northeast Utilities representatives were unable to attend today's meeting, but Patrick Foley from Northeast Utilities will be at the March meeting to discuss the streetlight rebates .

#### SENATOR DODD'S STAFF

Anthony Householder and Michelle Halloran Gillman were introduced and described some of the services that the senator's Connecticut office staff can offer, including providing support for federal grants and appropriations (Assistance for Firefighters grants were specifically mentioned). Ms. Halloran provided brief updates on the Senator's efforts to introduce reform legislation to provide full funding and more flexibility for the No Child Left Behind program, and full funding for federally required special education services. Mr. Paulhus expressed concern about the EDA budget. Mr. Elsesser noted that Coventry is in the middle of a 5-phase sewer project through Rural Development, and is concerned about the funds that will be available in future years to complete the project. Mr. Paulhus said that Windham is also ready for a major expansion of its system. Mr. Householder and Ms. Gillman offered to assist in finding funding for these projects. The Mansfield Downtown Partnership project and Lebanon's proposed horse park were described, and the Senator's staff offered assistance as they develop. Ms. Buddington will provide them with a list of email addresses for WINCOG members.

#### WRTD Local Match for FY 2006 transit services

Mr. McNally reported that the WRTD board is issuing an RFP for all of its subcontracted transit services for FY 2006. He noted that one subcontractor, WRCC, has historically requested and received from towns the local funds used to match state and federal funds for paratransit and ADA paratransit services. The Transit District has requested the local match for the fixed route services (City Bus and Storrs/Willimantic services). WRCC has already submitted to municipalities requests for the FY 2006 local match and is in the process of meeting with town officials to discuss these requests. The WRTD Board requests that all local funds for transit be directed to the Transit District. Mr. McNally noted that this action does not reflect any dissatisfaction with the program that WRCC is operating, but is just a process change which gives the Transit District better flexibility in planning for and coordinating transit services. WRTD has discussed this with WRCC and they are in agreement with the change. Towns will receive written notice of this change.

On a related matter, Mr. Beadle reported that the bill to fund a statewide dial-a-ride program will be scheduled for a public hearing soon. The bill would provide \$5 million for the program and allocate funds to municipalities based 50% on the percentage of senior citizens in the town and 50% on the percentage of square miles covered. **MOVED by Mr. Elsesser, SECONDED by Mr. Wilson, that WINCOG support this legislation. MOTION CARRIED UNANIMOUSLY.** Ms. Buddington will write a letter of support for consideration at the public hearing. [Staff note: the bill that is moving forward to do this is SB 813].

### **HOSPITALITY CENTER**

Mr. McNally distributed information and statistics about the No-Freeze Hospitality Center and asked municipalities for support. Within a week, he will submit written requests to municipalities for consideration in their budget processes.

### **REGIONAL RADIO SYSTEM**

Mr. Berliner asked if any other towns were interested in the feasibility study to look into a regional radio system. Mr. Jackman explained that such a system could assist not only with emergency communications, but also on a day to day basis. Mr. Elsesser noted that the Tolland fire service dispatch center is adamantly opposed to switching to a trunking system. Mr. Jackman noted that this would be a separate system, but that UHF equipment would work with it.

Mr. Elsesser reported that he has just become aware of a pseudo-trunking system operated through Cisco - a software based trunking system. Coventry will have a presentation on this in March. Coventry is interested in the feasibility study conceptually. Mansfield plans to schedule a meeting and will invite other towns to attend. Such a study would be an appropriate use of the regional portion of the municipal allocations from the FFY 2004 Homeland Security funds. One thing that a feasibility study would do would be to look at alternatives such as a software based system. Windham also expressed an interest.

### **OTHER LEGISLATION UPDATES**

*Ethics bill*- After discussion, it was **MOVED by Mr. Elsesser, SECONDED by Mr. McGuire, that WINCOG take the position that any bill requiring full financial disclosure of all persons serving on municipal commissions would mean an end to the volunteer system in the state. WINCOG recommends that if any bill is passed requiring the formation of ethics commissions, the bill should (1) limit the requirement for financial disclosure to a few key people or (preferably) leave it up to the municipality to determine who will be required to comply with financial disclosure and (2) allow the option of forming a regional ethics commission rather than requiring it of each municipality.**

**MOTION CARRIED UNANIMOUSLY.**

*STEAP bill* - Bill # 5774 will have a public hearing on February 7. This would provide \$20 million in bonding for the STEAP program.

### **PUBLIC COMMENT**

Ms. Dwyer invited WINCOG members to attend a Northeast Alliance reception for legislators on February 22 at the ECSU President's Dining Room at 4:00 p.m. The purpose is to support legislation introduced that would provide significant funding to the Alliance for economic development financial assistance to small businesses in northeastern CT (Bill # 5905, sponsored by Rep. Michael Caron).

### **DIRECTOR'S REPORT**

Ms. Buddington distributed a written director's report. She called attention to the section on the Pre Disaster Hazard Mitigation Plan and noted that the drafts as they develop will be posted on WINCOG's web site to improve the opportunities for public review and comment. She also asked if any of the towns had responded to the DEMHS notice of the availability of Mark I kits for use by first responders. Mansfield has responded; Columbia passed on the information to its fire department.

**AGENDA ITEMS for March 4, 2005**

Streetlight rebates - Patrick Foley from Northeast Utilities

Designation of nominating committee for April election of officers

Mr. Paulhus offered to host the March meeting in Windham.

**PUBLIC INPUT**

There being no further business, the meeting adjourned at 10:30 a.m.

Respectfully submitted by Barbara Buddington, staff.

Mansfield Youth Service Advisory Board  
Meeting Minutes  
Tuesday, February 8, 2005  
10am @ YSB

**In attendance were:** Ethel Mantzaris, Resident/ Chairperson Frank Perrotti, Resident/Assistant Chairperson; Janit Romayko, YSB Coordinator;. Pat Michalak, YSB Counselor; Jerry Marchon, Mansfield Police Dept.

**Regrets:** ; Eileen Griffin, Altrusa Service Organization; Michael Collins (both ill)

**Agenda items included:**

**1. Update included:**

- a. Cope, The children's loss groups at the elementary schools has begun again. We have two UConn students helping at two of the schools and Vinton is due to start after vacation. The groups are 30 minutes each session, including divorce/separation, parental death and foster home placement due to parental rights termination. Several of the children are awaiting adoption. The process length is a difficult concept for an 8 year old to grasp.
- b. CS and Homework Groups continue to meet. CS made a Power Point video stream for the Tsunami Dance and it raised \$1700. CS will be making Valentines for the bus drivers and Juniper Hill. Homework Group had a Parent Workshop component on Feb 1 and again on Feb 15<sup>th</sup> conducted by Ellen Boehle. There will be two more sessions in March to finish off.
- c. The Mansfield Ashford Willington Summer video group will be presenting their "Summer Experience" as a group at the 11<sup>th</sup> Annual Peers Are Wonderful Support (PAWS) Conference on Friday, March 18<sup>th</sup> to 200 middle school peer outreach students. The are working together as a group on Monday afternoons rehearsing their presentation. Their video is 14 minutes in length and Chris would like the YSB Advisory to view it soon.
- d. The Special Education Parent group evening meeting was held in late January with 90% attendance. The Assistant Principal was the guest speaker and she talked about expectations regarding behavior, and communication with parents and administrators. Upcoming speakers will be the librarian, the computer lab teacher and an end of the year cook-

- out. This has become a popular partnership endeavor between the school and YSB. Another is the AA Bus Group and Homework Group.
- e. Support Enforcement moved back closer to the courthouse in downtown Rockville. Amy will be invited back to appear to the AA Bus group. Clients in Mansfield have always been serviced professionally by the SE Staff. We appreciate their efforts.
  2. **Other: Attendance:** Rachel LeClerc is interested in remaining on the Advisory Board and will receive minutes although she may not be able to attend all meetings. She is usually at PPTs. Janit Romayko has another parent in mind that she will approach and then will have Ethel ask her formally. Ethel expressed some concern about the SS Directors absence from 3 meetings.
  3. **NECASA Request:** NECASA requested \$650 (attached). Group voted on "\$700 to donate and if not available, then \$650". Moved by Frank Perrottie, seconded by Ethel Mantzaris.
  4. **Natchaug Feedback:** Janit Romayko sent individual thank you cards to Lilly Rhodes and the three presenters at the January meeting. Feedback from the four students was positive.

Janit Romayko has arranged to have the next meeting on Tuesday, March 8, 2005 at Right Turn, 70 Park Street, Willimantic. We will supply soda, chips and sandwiches. Vicki Barbero will present the programs of Right Turn. We will do the Town Hall/High School pickup at 11:30AM, MMS pickup at 11:45AM and due to arrive at Right Turn at 12N to return by 1:15PM. Ethel requested that the minutes and notice of next meeting be sent out earlier.

April meeting will be April 5<sup>th</sup> as Mr. Perrotti will be away on April 12<sup>th</sup>. May meeting will be tentatively on the 10<sup>th</sup> at Juvenile Court.

Meeting adjourned 11:15am

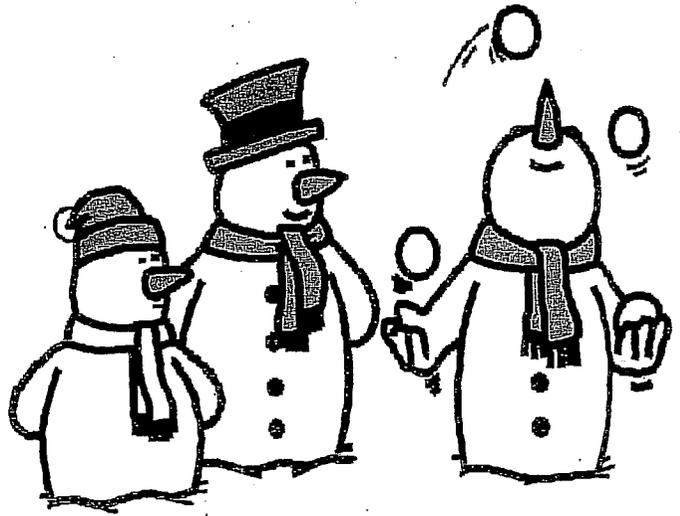
Respectfully submitted,

Janit P. Romayko  
Secretary

JR/klt

February 8, 2005

To: YSB Advisory Board  
Fr: Janit Romayko, Coordinator  
Re: January 2005 Activities



The following were activities of note that occurred in January 2005:

1. COPE, the children's loss groups, are meeting once a week at the three elementary schools. There are two groups each at the schools, grouped for first and second graders and for third and fourth graders. The groups meet at lunchtime and are thirty minutes in length. We have two UConn students helping at Goodwin and Southeast schools.
2. The Community Service and Homework groups continue to meet on a weekly basis. The CS group made a PowerPoint videostream for the Student Council sponsored Tsunami Fundraiser on January 28<sup>th</sup>, which raised \$1700. CS will be making valentines for the AA Bus drivers and for 94 residents of Juniper Hill. Homework group is fortunate to have a 4 part Parenting component offered by Ellen Boehle, the Mansfield Middle School psychologist.
3. Eleven students representing the YSBs of Mansfield, Ashford and Willington will be making a presentation to the 11<sup>th</sup> annual PAWS Conference in March. This past summer, they made a 14-minute video and they will present their video in a workshop format to their peers.
4. The Special Education Parent Student Dinner was held on January 25<sup>th</sup>. This is a monthly series that partners parents with the school in an informal way encouraging communication with administrators and special education teachers. Candace Morrell, the Assistant Principal, presented an overview of the Parent Handbook, the expectations for behaviors and responsibilities of parents and students.
5. Support Enforcement in Rockville will be moving to the downtown section at the end of January. The clients of Mansfield are always serviced professionally even though issues are adversarial in nature.

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**TOWN OF MANSFIELD**  
MANSFIELD TOWN COUNCIL

Elizabeth C. Paterson, Mayor

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

February 23, 2005

The Honorable Chris Dodd  
US Senator  
448 Russell Office Building  
Washington, D.C. 20510

**Re: Downtown Mansfield Revitalization and Enhancement Project – Storrs Road  
Improvements**

Dear Senator Dodd:

The Town of Mansfield, in association with the University of Connecticut and private property-owners, has been working diligently to redevelop an existing commercial area on Storrs Road (Route 195) into a vibrant and economically successful mixed-use downtown that will be the heart of our community. The development of a town center that will create exciting new opportunities for Mansfield residents, visitors, and University of Connecticut students is a priority project for the Town of Mansfield. The proposed University of Connecticut School of Fine Arts complex, adjacent to the town center, will be an asset to the project, and we expect to see visitors at events held at the School of Fine Arts, and other University of Connecticut facilities, utilize the amenities in the new town center. Great progress has been made in the downtown project over the last year to the point where we expect construction to begin in late 2006. We ask for your help in securing a directed federal appropriation in the amount of \$2.5 million for streetscape improvements on Storrs Road for the Town of Mansfield. The total \$20 million in public investment from local, state, and federal resources we are seeking will leverage \$150 million of private investment.

Our downtown project will create a traditional town center with a Main Street, a town square, new streets supporting mixed retail, commercial, and residential uses, and a range of residences of row house, individual homes, and condominium apartments. The town center will be characterized by a series of small neighborhood enclaves bound together by a shared public realm and several common civic spaces. The project area will be bordered on one side by the current civic and educational district – Town Hall, the regional high school, the University of Connecticut – and on the other by preserved woodlands. Fifteen acres of the redevelopment area will be dedicated to the creation of the new village, and 30 acres will be reserved for conservation as part of a responsible effort to establish an environmentally balanced approach to the use of the land.

In order to facilitate the creation of the town center, the Town is requesting near term assistance to undertake traffic and safety improvements for Storrs Road. Storrs Road is an integral component of the downtown project serving as the main entryway into the new town center. Immediate

improvements will assist in ensuring vehicular and pedestrian safety and decreasing vehicle collisions. Pedestrian traffic in the area is increasing significantly due to the proximity to and growing enrollment of the University of Connecticut and various retail and community buildings. This local and state partnership will also help to facilitate the transformation of downtown Mansfield, an enormously important economic opportunity for northeastern Connecticut.

Needed improvements for Storrs Road include widening of the pavement area to accommodate the addition of a travel lane, dedicated and clearly defined turning lanes, pedestrian collection points and crosswalk zones, installation or widening of sidewalks including a combined bicycle/pedestrian bike pathway, installation of bus stops and pull-off zones, addition of parallel parking zones, definition of building entry areas, and burial of overhead power lines. Key intersections at Bolton Road and Dog Lane, including the surrounding public circulation areas will require improved definition with respect to turning lanes onto Storrs Road, signalization, and definition of pedestrian circulation zones. Delineation of street edges with hardscape elements and landscaping and the introduction of medians will contribute to an environment in which cars, bicycles, buses, and pedestrians can operate safely together, lending a recognizable local and civic quality to the experience of Storrs Road and allowing for improving manageability and traffic capacity on the road itself.

There has been great progress over the past few years toward our goal of an improved downtown for residents, students, and visitors. In 2001, the Mansfield Downtown Partnership, Inc. ("Partnership") was organized with an 18-member Board of Directors representing community members, the Town of Mansfield, and the University of Connecticut to spearhead the downtown project. Much planning work has been undertaken since then, and most significantly, in June of this past year, the Partnership chose the firm of LeylandAlliance from Tuxedo, New York to be the master developer for the project. LeylandAlliance brings over thirty years of development experience to the project and has focused its efforts in the last few years on building traditional neighborhood communities.

The creation of a vibrant town center in Mansfield has strong local, regional, and state support. Over 280 local individuals, organizations, and businesses have now joined the Partnership. The Town was awarded two State of Connecticut Small Town Economic Assistance Program grants of \$500,000 each for planning, streetscape elements, and the construction of the town square. Planning has also been supported by three grants from the USDA-Rural Development Rural Business Enterprise Grant program. The Town of Mansfield and the University of Connecticut are fully committed to the project and have contributed significant financial resources including the funding of the Mansfield Downtown Action Agenda, an Environmental Impact Evaluation for the Storrs Center area, the Downtown Mansfield Concept Master Plan, and the operations of the Mansfield Downtown Partnership.

In summary, the town center project will benefit local, regional, and state interests. The local business climate will benefit through the retention and strengthening of existing businesses and the creation of new business opportunities. In addition, a successful town center will allow residents to have access to a wide range of goods and services at the local level, and will alleviate some of the need to drive long distances to obtain those goods and services. Increased sales and property tax revenue from the town center project will strengthen our state and local economy. The commercial development will create jobs for residents of Mansfield, University of Connecticut students, and the surrounding communities. The University of Connecticut students, staff, and visitors will benefit from increased off-campus amenities and an overall improvement of the University atmosphere, which will enhance the recruitment of students, faculty, and staff. Lastly, we believe that the project will similarly benefit the residents of area communities and enhance our regional economy.

Funding for streetscape improvements on Storrs Road/Route 195 will greatly promote this exciting economic development and community enhancement project. We will be contacting you to set up a meeting in Washington so that we can share more information about the project with you. In the meantime, if you have any questions, or need additional information, please do not hesitate to contact me at 860-429-3336. Thank you again for consideration of our request.

Sincerely,

*Elizabeth Paterson*

Elizabeth Paterson  
Mayor

cc: Edward Mann, State Director for Senator Chris Dodd  
Jeffrey Regan, Legislative Assistant for Senator Chris Dodd  
✓ Mansfield Town Council  
Philip Austin, President, University of Connecticut  
Mansfield Downtown Partnership, Inc. Board of Directors

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**TRANSPORTATION, TREASURY and GENERAL GOVERNMENT  
REQUEST FORM FOR FY 2006**

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**State:** CT

**\*Member:** Senator Chris Dodd

**Staff Contact (name / phone):**

**Agency:** Federal Highway Administration

**Account:** Surface transportation account (e.g., Section 117 in FY05) or Transportation and Community and System Preservation Pilot Program projects account.

**Request Amount:** \$2.5 million

**Numerical Priority:**

**President's Budget:** N/A

**Project Name:** Storrs Road Realignment and Improvement Project – Town of Mansfield, CT

**Has the project already received any federal, state, or private funding, including federal discretionary grants or State federal-aid highway or transit formula apportionment funding? (Yes/No)**

Yes, the Town of Mansfield received a Connecticut Small Town Economic Assistance Program (STEAP) grant for planning and construction related to the Storrs Center downtown project.

**If yes, how much, from what source, and when?**

The Connecticut STEAP grant was in the amount of \$500,000, of which \$155,000 was designated for streetscape improvements while the balance was for planning including the development of a Municipal Development Plan. The grant was awarded in 2002 with work beginning in 2003.

**If this is a transportation project, have you confirmed either with USDOT or your state DOT that this project is eligible for funds provided under the requested account? (Yes/No)**

Yes. We have confirmed through our own research.

**Specific amount received in prior year appropriations (by year if applicable):**

No appropriations have been received in prior years.

**Other federal funds that have or will be committed to this project (TEA-21, other appropriations bills):**

**Amount of anticipated non-federal match in 2005, prior years and future years:**

The Town of Mansfield has requested \$15 million from the State of Connecticut for partial funding of streetscape improvements on Storrs Road/Route 195 and a parking garage. The state and federal requests are leveraged by private equity which will provide the balance of an estimated \$175 million mixed-use village project.

**Please identify any reason why the funding requested could not be obligated in full on the date of enactment of the Transportation, Treasury and General Government Appropriations Act:**

Funding could be obligated in full on date of enactment.

**Local Project Contact Information:** Mansfield Downtown Partnership, Inc., acting as municipal development agent for the Town of Mansfield, 1244 Storrs Road, PO Box 513, Mansfield, CT 06268.

**Contact Person and Title:** Cynthia van Zelm, Executive Director

**Organization:** Mansfield Downtown Partnership, Inc.

**Phone:** 860-429-2740

\*Note: Please enter your member, if this is a joint request please enter one name with a slash then the other (i.e. Shelby / Murray) and enter the state of the first member listed.

**TOWN OF MANSFIELD**  
MANSFIELD TOWN COUNCIL



Elizabeth C. Paterson, Mayor

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

February 23, 2005

The Honorable Joseph Lieberman  
US Senator  
706 Hart Office Building  
Washington, D.C. 20510

**Re: Downtown Mansfield Revitalization and Enhancement Project – Storrs Road  
Improvements**

Dear Senator Lieberman:

The Town of Mansfield, in association with the University of Connecticut and private property-owners, has been working diligently to redevelop an existing commercial area on Storrs Road (Route 195) into a vibrant and economically successful mixed-use downtown that will be the heart of our community. The development of a town center that will create exciting new opportunities for Mansfield residents, visitors, and University of Connecticut students is a priority project for the Town of Mansfield. The proposed University of Connecticut School of Fine Arts complex, adjacent to the town center, will be an asset to the project, and we expect to see visitors at events held at the School of Fine Arts, and other University of Connecticut facilities, utilize the amenities in the new town center. Great progress has been made in the downtown project over the last year to the point where we expect construction to begin in late 2006. We ask for your help in securing a directed federal appropriation in the amount of \$2.5 million for streetscape improvements on Storrs Road for the Town of Mansfield. The total \$20 million in public investment from local, state, and federal resources we are seeking will leverage \$150 million of private investment.

Our downtown project will create a traditional town center with a Main Street, a town square, new streets supporting mixed retail, commercial, and residential uses, and a range of residences of row house, individual homes, and condominium apartments. The town center will be characterized by a series of small neighborhood enclaves bound together by a shared public realm and several common civic spaces. The project area will be bordered on one side by the current civic and educational district – Town Hall, the regional high school, the University of Connecticut – and on the other by preserved woodlands. Fifteen acres of the redevelopment area will be dedicated to the creation of the new village, and 30 acres will be reserved for conservation as part of a responsible effort to establish an environmentally balanced approach to the use of the land.

In order to facilitate the creation of the town center, the Town is requesting near term assistance to undertake traffic and safety improvements for Storrs Road. Storrs Road is an integral component of the downtown project serving as the main entryway into the new town center. Immediate

improvements will assist in ensuring vehicular and pedestrian safety and decreasing vehicle collisions. Pedestrian traffic in the area is increasing significantly due to the proximity to and growing enrollment of the University of Connecticut and various retail and community buildings. This local and state partnership will also help to facilitate the transformation of downtown Mansfield, an enormously important economic opportunity for northeastern Connecticut.

Needed improvements for Storrs Road include widening of the pavement area to accommodate the addition of a travel lane, dedicated and clearly defined turning lanes, pedestrian collection points and crosswalk zones, installation or widening of sidewalks including a combined bicycle/pedestrian bike pathway, installation of bus stops and pull-off zones, addition of parallel parking zones, definition of building entry areas, and burial of overhead power lines. Key intersections at Bolton Road and Dog Lane, including the surrounding public circulation areas will require improved definition with respect to turning lanes onto Storrs Road, signalization, and definition of pedestrian circulation zones. Delineation of street edges with hardscape elements and landscaping and the introduction of medians will contribute to an environment in which cars, bicycles, buses, and pedestrians can operate safely together, lending a recognizable local and civic quality to the experience of Storrs Road and allowing for improving manageability and traffic capacity on the road itself.

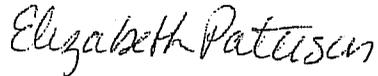
There has been great progress over the past few years toward our goal of an improved downtown for residents, students, and visitors. In 2001, the Mansfield Downtown Partnership, Inc. ("Partnership") was organized with an 18-member Board of Directors representing community members, the Town of Mansfield, and the University of Connecticut to spearhead the downtown project. Much planning work has been undertaken since then, and most significantly, in June of this past year, the Partnership chose the firm of LeylandAlliance from Tuxedo, New York to be the master developer for the project. LeylandAlliance brings over thirty years of development experience to the project and has focused its efforts in the last few years on building traditional neighborhood communities.

The creation of a vibrant town center in Mansfield has strong local, regional, and state support. Over 280 local individuals, organizations, and businesses have now joined the Partnership. The Town was awarded two State of Connecticut Small Town Economic Assistance Program grants of \$500,000 each for planning, streetscape elements, and the construction of the town square. Planning has also been supported by three grants from the USDA-Rural Development Rural Business Enterprise Grant program. The Town of Mansfield and the University of Connecticut are fully committed to the project and have contributed significant financial resources including the funding of the Mansfield Downtown Action Agenda, an Environmental Impact Evaluation for the Storrs Center area, the Downtown Mansfield Concept Master Plan, and the operations of the Mansfield Downtown Partnership.

In summary, the town center project will benefit local, regional, and state interests. The local business climate will benefit through the retention and strengthening of existing businesses and the creation of new business opportunities. In addition, a successful town center will allow residents to have access to a wide range of goods and services at the local level, and will alleviate some of the need to drive long distances to obtain those goods and services. Increased sales and property tax revenue from the town center project will strengthen our state and local economy. The commercial development will create jobs for residents of Mansfield, University of Connecticut students, and the surrounding communities. The University of Connecticut students, staff, and visitors will benefit from increased off-campus amenities and an overall improvement of the University atmosphere, which will enhance the recruitment of students, faculty, and staff. Lastly, we believe that the project will similarly benefit the residents of area communities and enhance our regional economy.

Funding for streetscape improvements on Storrs Road/Route 195 will greatly promote this exciting economic development and community enhancement project. We will be contacting you to set up a meeting in Washington so that we can share more information about the project with you. In the meantime, if you have any questions, or need additional information, please do not hesitate to contact me at 860-429-3336. Thank you again for consideration of our request.

Sincerely,



Elizabeth Paterson  
Mayor

cc: Sherry L. Brown, State Director for Senator Joseph Lieberman  
Matt Doyle, Transportation Appropriations staff for Senator Joseph Lieberman  
✓ Mansfield Town Council  
Philip Austin, President, University of Connecticut  
Mansfield Downtown Partnership, Inc. Board of Directors

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**TRANSPORTATION, TREASURY and GENERAL GOVERNMENT  
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**Phone:** 860-429-2740

\*Note: Please enter your member, if this is a joint request please enter one name with a slash then the other (i.e. Shelby / Murray) and enter the state of the first member listed.

PZC file # 1113-2

## APPLICATION REFERRAL

## Mansfield Planning &amp; Zoning Commission

TO:  Public Works Dep't., c/o Ass't. Town Eng'r.  
 Health Officer  
 Design Review Panel  
 Committee on Needs of Persons w/Disabilities  
 Fire Marshal  
 Traffic Authority

Recreation Advisory Committee  
 Open Space Preservation Committee  
 Parks Advisory Committee  
 Town Council  
 Conservation Commission

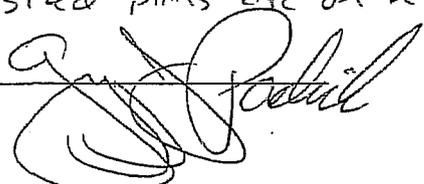
The Planning and Zoning Commission has received a 25 lot subdivision application and will consider the application at a Public Hearing ~~meeting~~ meeting on May 2, 2005. Please review the application and reply with your comments to the Planning Office before April 28, 2005. For more information, please contact the Planning Office, 429-3330.

## APPLICATION INFORMATION

Applicant: The Miniutti Group LLC  
Owner: Byron Thompson  
Agent(s): Milore and MacBrien (engineering/surveying)  
Proposed use: 25 lot subdivision  
Location: off of Mansfield City Road  
Zone classification: RAR-40  
Other pertinent information:

- The proposal would extend Junction Lane approved in phase 1 and nearing completion and loop the road to a new Mansfield City Road intersection near Deerfield Lane.
- An application also is pending before the Inland Wetland Agency who will also conduct a public hearing on 5/2/05
- Full sized plans are on file in the Planning Office

signed



date

3/8/05

**MANSFIELD PLANNING & ZONING COMMISSION**  
**APPLICATION FOR SUBDIVISION OR RESUBDIVISION APPROVAL**

Name of subdivision Wild Rose Estates Phase II

Name of subdivider (applicant)

The Miniutti Group LLC Phone # 860-429-0696

(please PRINT)

Address 11 Storrs Heights Road Mansfield ct. 06268  
(street) (town) (state) (zip)

Signature  (owner Agent of Owner  
(optionee) \_\_\_\_\_) Date 2.14.05

OWNER (IF OTHER THAN SUBDIVIDER)

Name Byron Thompson Phone # 860.456.2795

(please PRINT)

Address 706 Mansfield City Rd. Mansfield ct. 06268  
(street) (town) (state) (zip)

Signature  (AGENT) Date 2.14.05

FEES – See Town Council-approved Fee Schedule and  
Eastern Highlands Health District Plan Review Fee Schedule

SUBDIVISION DATA

Location:

The proposed subdivision is located at 706 Mansfield City Road.

Zoning district RAR 40 Total # of acres 53  
Total # of lots 25

EXTENSION OF TIME

Pursuant to Section 8-26d, subsection (b) of the Connecticut General Statutes, the undersigned applicant hereby consents to an extension of time within which the Planning and Zoning Commission is required by law to approve, modify and approve or disapprove a subdivision plan known as

and located at/on \_\_\_\_\_

It is agreed that such extension of time shall not exceed 65 days and it is understood that this extension of time is in addition to the first 65-day period after the receipt of the application by the Planning & Zoning Commission.

Signature \_\_\_\_\_ Date \_\_\_\_\_

The following is a statement of intent for the property located at 706 Mansfield City RD. The intended project called "Wild Rose Estates Phase II", is a proposed 25 lot single family subdivision. Each house lot will be a minimum of 40,000 square feet in size. nine of the lots will share three common driveways. The remaining lots will be accessed by the construction of a new public road. All lots will have on-site septic and water supply. The current physical characteristics of the site vary. The majority of the site is cleared uplands. This is where the majority of the work is proposed. A portion of the site was at one time used for the production of sand and gravel. This area has since been filled and is no longer being used as a fill operation. A small portion of the site contains a cedar swamp, an ecologically important resource. No work is being proposed within this area or within 300' of it. The remainder of the site consists of wooded areas and wetlands.

Respectfully,  
Peter Miniutti A.S.L.A.

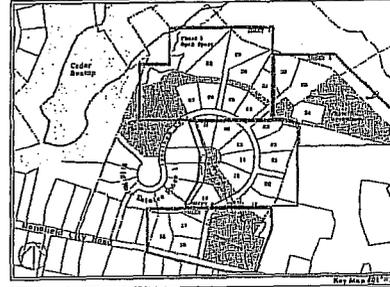
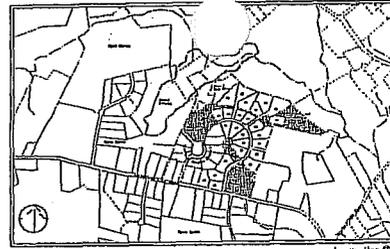


*The Miniutti Group is a multi-disciplinary design firm offering: Community Planning Architectural Design Landscape Architecture Interiors*  
website: [www.miniuttigroup.com](http://www.miniuttigroup.com) phone: 860-429-0896 email: [peter@miniuttigroup.com](mailto:peter@miniuttigroup.com) email: [welch@miniuttigroup.com](mailto:welch@miniuttigroup.com)

March 2, 2005

**\* Note:**

To address bonding and road exception issues, no lots within the "Wild Rose Estates Phase II" subdivisions shall be sold until all subdivision improvements (road surface, drainage, etc) are either completed and accepted by the Town of Mansfield or fully bonded in the amount of \$ \_\_\_\_\_ with appropriate signed agreement, to the satisfaction of the PZC Chairman with staff assistance. No certificates of compliance for new homes having access off Jonathan Lane shall be issued until all roadway, drainage and other public improvements are completed and accepted by the town. No site work shall begin until a cash site development bond in the amount of \$ \_\_\_\_\_ (10 % of the full cost of subdivision improvements, \$ \_\_\_\_\_) is submitted by the applicant and approved by the PZC chairman with staff assistance. Once subdivision improvements are fully-bonded or a cash site development bond is accepted, final subdivision maps may be signed and filed on the Land Records, provided all other filing requirements are met.



Project:

# Wild Rose Estates Phase II

Re-Subdivision of Land  
@ 706 Mansfield City Road

Owner:

**Byron L. Thompson**

706 Mansfield City Road  
Mansfield Ct. 06268

Applicant:

**The Miniutti Group LLC**

11 Stans Heights Road  
Mansfield Ct. 06268

Site Planning,  
Landscape Architecture &  
Landscape Assessment:



**The Miniutti Group, LLC**

11 Stans Heights Road  
Stans, Connecticut 06268  
(860) 429.0696  
www.miniuttigroup.com

Survey and Engineering:

**Milone & MacBroom**

716 South Main Street  
Cheshire, Ct. 06410  
(203) 271-1773 fax (203) 272-9733  
www.miloneandmacbroom.com

Soil Scientist:

**Harvey Luce**

528 Bassetts Bridge Rd.  
Mansfield Center, Ct. 06250

Approved By The Town Of Mansfield Inland Wetland Agency

Approved By The Mansfield Planning And Zoning Commission

Approved By The Director Of Health

Approved By The Director Of Public Works

Zoning Table	Zoning Table
Zone:	RAR40
Min. Lot Area:	40,000 SQFT.
Min. Lot Frontage:	150 FT.
Min. Front Yard Setback:	50 FT.
Min. Side Yard Setback:	25 FT.
Min. Rear Yard Setback:	50 FT.
Max. Height:	35 FT.

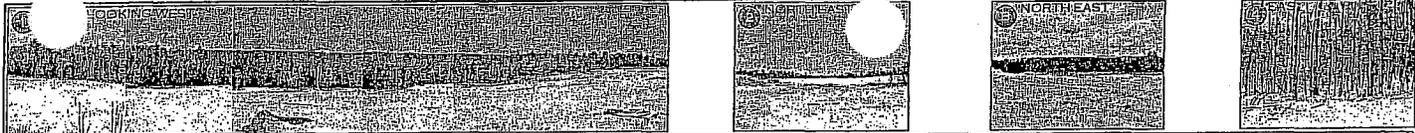
**OPEN SPACE PROVISIONS**

PHASE II = 48 ACRES  
 UPLAND AREA = 40 ACRES (87 % OF PHASE II)  
 WETLAND & SLOPE OVER 20 % = 8 ACRES  
 SITE X IS 16 = 8.34 ACRES  
 OF WHICH 7.6 ACRES MUST BE UPLANDS WITH NO SLOPE OVER 20 %  
 PROPOSED OPEN SPACE = 21.54 ACRES  
 OF WHICH 15.6 ACRES IS UPLAND AREA WITH NO SLOPES OVER 20 %

**Sheet Index:**

Sheet	1	Cover Sheet
Sheet	2,3	Existing Conditions Map
Sheet	4-7	Site Development Plan
Sheet	8,9	Roadway Plan And Profile
Sheet	10-12	Site Details
Sheet	1of5-5of5	Re-Subdivision Map
Sheet	L1	Site Analysis
Sheet	L2	Landscape Requirements
Sheet	Y1	Yield Plan A
Sheet	Y2	Yield Plan B





**VIEWS OFF SITE**  
 AT WOODS EDGE OF THE ADJACENT CEDAR SWAMP VALLEY.  
**TOWN OPEN SPACE**  
 AT AN EXTENSIVE TOWN OPEN SPACE NETWORK EXISTS ADJACENT TO THE SITE. FUTURE OPEN SPACE WOULD BE BEST LOCATED ADJACENT TO THIS SYSTEM.  
**CEEDAR SWAMP** SEE NOTE ON BUFFERING  
**STORMWATER DETENTION BASIN**  
 AT THE DETENTION BASIN DESIGNED AND CONSTRUCTED IN PHASE I WAS DESIGNED TO ACCEPT ADDITIONAL FLOW FROM PHASE I.  
**STEEP SLOPE**

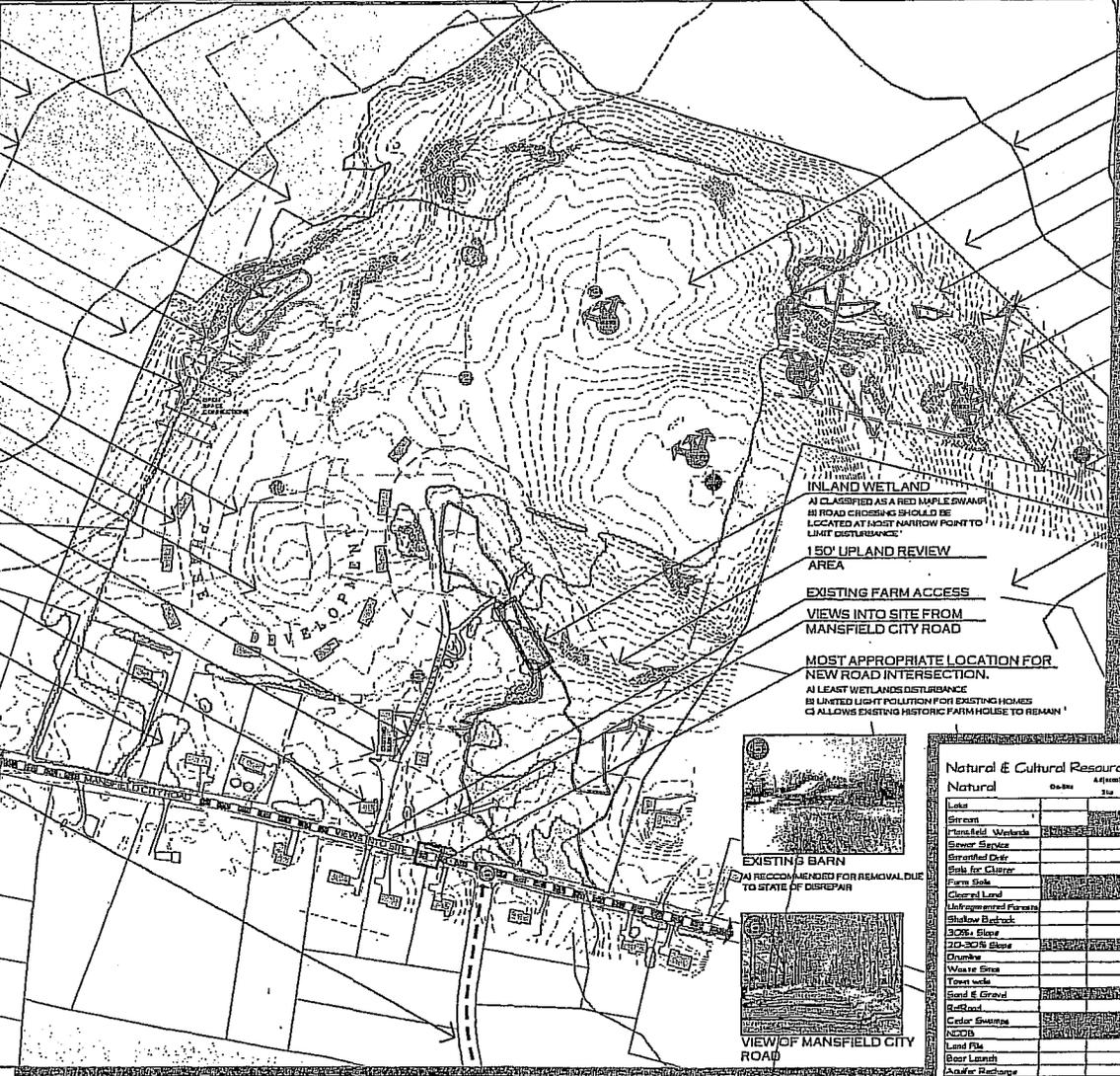
**WETLANDS BOUNDARY**  
**300' CEDAR SWAMP BUFFER**  
 AT STUDIES CONDUCTED FOR PHASE I DISCUS KEEPING A 300' BUFFER FROM THE EDGE OF THE EXISTING WHITE CEDAR SWAMP.

**PHASE I OPEN SPACE CONNECTION**  
**PHASE I OPEN SPACE**

**EXISTING FARM ROAD**  
**EXISTING BARN**  
**EXISTING HISTORIC FARM HOME**

**EXISTING ACCESS TO PHASE I**

**DEERFIELD LANE**

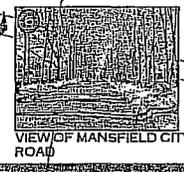


**INLAND WETLAND**  
 AT CLASSIFIED AS A RED MAPLE SWAMP. ALL ROAD CROSSINGS SHOULD BE LOCATED AT MOST NARROW POINT TO LIMIT DISTURBANCE.

**150' UPLAND REVIEW AREA**

**EXISTING FARM ACCESS**  
**VIEWS INTO SITE FROM MANSFIELD CITY ROAD**

**MOST APPROPRIATE LOCATION FOR NEW ROAD INTERSECTION.**  
 AT LEAST WETLANDS DISTURBANCE IS LIMITED LIGHT POLLUTION FOR EXISTING HOMES  
 (C) ALLOWS EXISTING HISTORIC FARM HOUSE TO REMAIN



**Natural & Cultural Resources**

**Natural**      De-Bits      Adjacent      Size

Resource	De-Bits	Adjacent	Size
Wetlands			
Stream			
Wetland Wetlands			
Shrub Swales			
Grassland			
Soils for Cattle			
Farm Soils			
Open Land			
Unmanaged Forests			
Shrub Swales			
30% Slope			
20-30% Slope			
Drumbe			
Waste Sites			
Open fields			
Sand & Gravel			
Roadbed			
Cedar Swamps			
NODS			
Land Fill			
Beer Lumps			
Animal Structures			

**Cultural**      De-Bits      Adjacent      Size

Resource	De-Bits	Adjacent	Size
Bicycle Routes			
Historic Villages			
Cemeteries			
Historic Sites			
Historic Structures			
Archaeological			
Historic Districts			
State Owned Land			
Federal Land			
Government Land			
Open Space			
Trail			
State Parks			

- OPEN AGRICULTURAL FIELD
- OFF SITE WATERCOURSE
- EXISTING TREE LINE
- UN-DEVELOPED FOREST
- BOUNDARY
- SOME FILTERED VIEWS OF VALLEY
- EXISTING TRAIL SYSTEM
- EXISTING STONEWALLS
- LOW POINT OF SITE
- UN-DEVELOPED FOREST

**WILD ROSE ESTATES PHASE I**  
**RE-SUBDIVISION OF LAND**  
 @  
**MANSFIELD CITY ROAD**  
**MANSFIELD, CT.**

1000 Main Street  
 Mansfield, CT 06108  
 Phone: 860.339.1111  
 Fax: 860.339.1112  
 www.milone.com

**MILONE & MACERONE**  
 Surveyors & Engineers  
 710 Main Street  
 Mansfield, CT 06108  
 Phone: 860.339.1111  
 Fax: 860.339.1112  
 www.milone.com

**SITE DESCRIPTION**

**OVERVIEW**

THE ORIGINAL SITE SIZE TO BE ACRES AND HAS BEEN LARGELY OPEN FOR CATTLE FROM THE FORTIES, WHICH OCCURSE OF A H. BARN AND A COUPLE SMALL BUILDINGS LOCATED IN CLOSE PROXIMITY TO HILARIOUS ROAD. USABLE CITY ROAD PROVIDES USUAL ACCESS TO THE PROPERTY. AT THIS TIME, THERE WAS A SMALL BARN, PASSENGER VEHICLE LOCATED TO THE NORTHWEST PROPERTY, ABOUT 65% OF THE LAND IS OF PINE.

**34% OF THE SITE IS WOOD**  
 THERE ARE THREE TRACTS OF FORESTED LAND NORTH OF SITE.  
 WHITE CEDAR SWAMP AREA WHICH IS COMPOSED OF CEDARS, SPRUCE, HEALDINGS, WHITE PINE, CHERRY AND ASH.

**NORTHEAST OF SITE**  
 UNDEVELOPED FOREST COMPOSED OF HEMLOCK, WHITE PINE, MAPLE, ASH AND CHERRY.

**SOUTHEAST OF SITE**  
 RED MAPLE AND OAK ON WETLAND.

**1,800 L.F. OF STONEWALL**  
 THE MAJORITY OF THE WALLS ARE LOCATED ALONG PROPERTY LINES. THE MOST IMPROVED WALLS IS LOCATED ALONG HILARIOUS CITY ROAD. THE REMAINDER OF WALLS ARE IN SEVERAL DISPERSED.

**2 ± ACRES OF STEEP SLOPE**  
 THE MAJORITY OF THE STEEP SLOPE ALONG THE PERIMETER OF THE SITE ARE OF NATURALLY OCCURRING IN THE FORESTED MICHIGANIST COOPED AND AN AREA OF STEEP SLOPES ADJACENT TO THE NORTHWEST PORTION OF THE SITE.

**5.8 ACRES OF WETLANDS**  
 THERE ARE TWO AREAS OF WETLANDS. THE CEDAR SWAMP TO THE NORTH AND A PINE WETLAND TO THE SOUTH.

**VIEWS:**  
 THERE ARE VIEWS BOTH INTO AND OUT OF THE SITE. THE VIEWS OUT OF THE SITE ARE OF THE CEDAR SWAMP AND SURROUNDING VALLEYS. ONLY VIEWS INTO THE SITE OF THE CEDAR SWAMP WETLANDS.

Approved By The Town Of Mansfield Planning Board

Approved By The Mansfield Planning and Zoning Commission

Approved By The Director Of Public Health

Approved By The Director Of Public Works

Checked By: Bryan Thompson, Surveyor  
 Applied: The Milone Group LLC

Scale: 1" = 100'

3/10/08

**SITE ANALYSIS**



Wild Rose Estate  
Phase II  
Subdivision of Land  
Mansfield City Road Mansfield

Owner's Survey Prepared by the undersigned and recorded in  
Public Record Office  
A valid Registration Certificate  
Number 811 issued on 14/08/2008  
Issue Date 14/08/2008  
14/08/2008

Map Notes:

ZONING TABLE

R1 6,300 SQ. FT. LOTS  
50 FOOT YARD  
50 FEET WIDE  
25 FOOT WIDE  
150 FOOT WIDE

SITE SIZES

SITE 77 ACRES +/-  
PHASE I 235 ACRES +/-  
PHASE II 515 ACRES +/-  
UPLAND 450 ACRES  
SLOPE OF PHASE I  
STEP 1 27 ACRES  
7% OF PHASE I  
NET 5.53 ACRES  
9% OF PHASE I

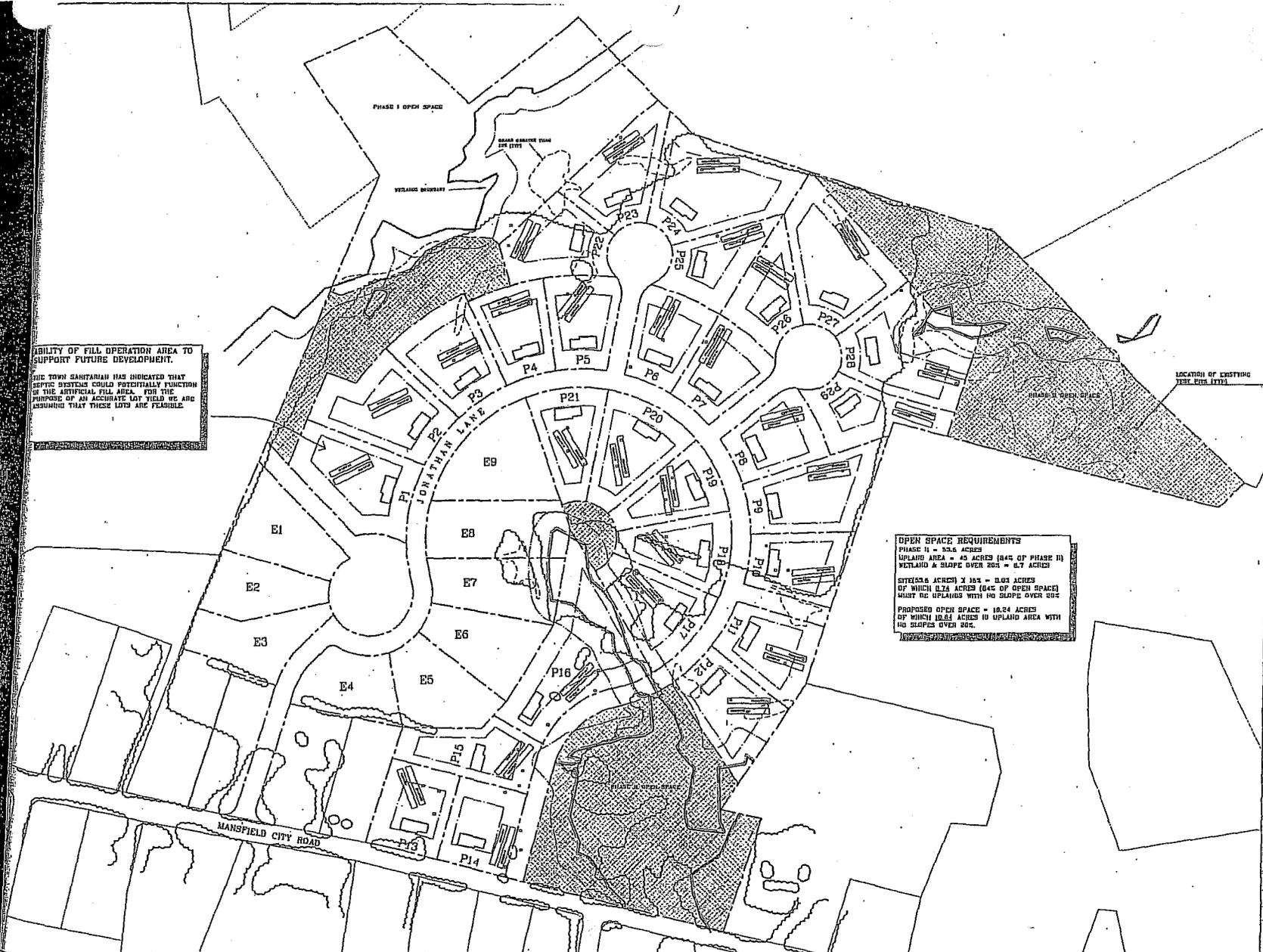
YIELD

20 COHESIVE LOTS  
IN PHASE I  
20 PHASE I  
PH I 50 SITE ACRES FROM WELLS  
PH I 30,000 SQ. FT. BUILDING ENVELOPE

ABILITY OF FILL OPERATION AREA TO SUPPORT FUTURE DEVELOPMENT.

THE TOWN SANITARIAN HAS INDICATED THAT SEPTIC SYSTEMS COULD POTENTIALLY FUNCTION IN THE ARTIFICIAL FILL AREA. FOR THE PURPOSE OF AN ACCURATE LOT YIELD WE ARE ASSUMING THAT THESE LOTS ARE FEASIBLE.

OPEN SPACE REQUIREMENTS  
PHASE II = 53.6 ACRES  
UPLAND AREA = 45 ACRES (84% OF PHASE II)  
WETLAND & SLOPE OVER 20% = 6.7 ACRES  
SITES (5 ACRES) X 10% = 0.49 ACRES  
OF WHICH 0.24 ACRES (64% OF OPEN SPACE)  
MUST BE UPLANDS WITH NO SLOPE OVER 20%  
PROPOSED OPEN SPACE = 10.24 ACRES  
OF WHICH 10.24 ACRES IS UPLAND AREA WITH  
NO SLOPE OVER 20%.

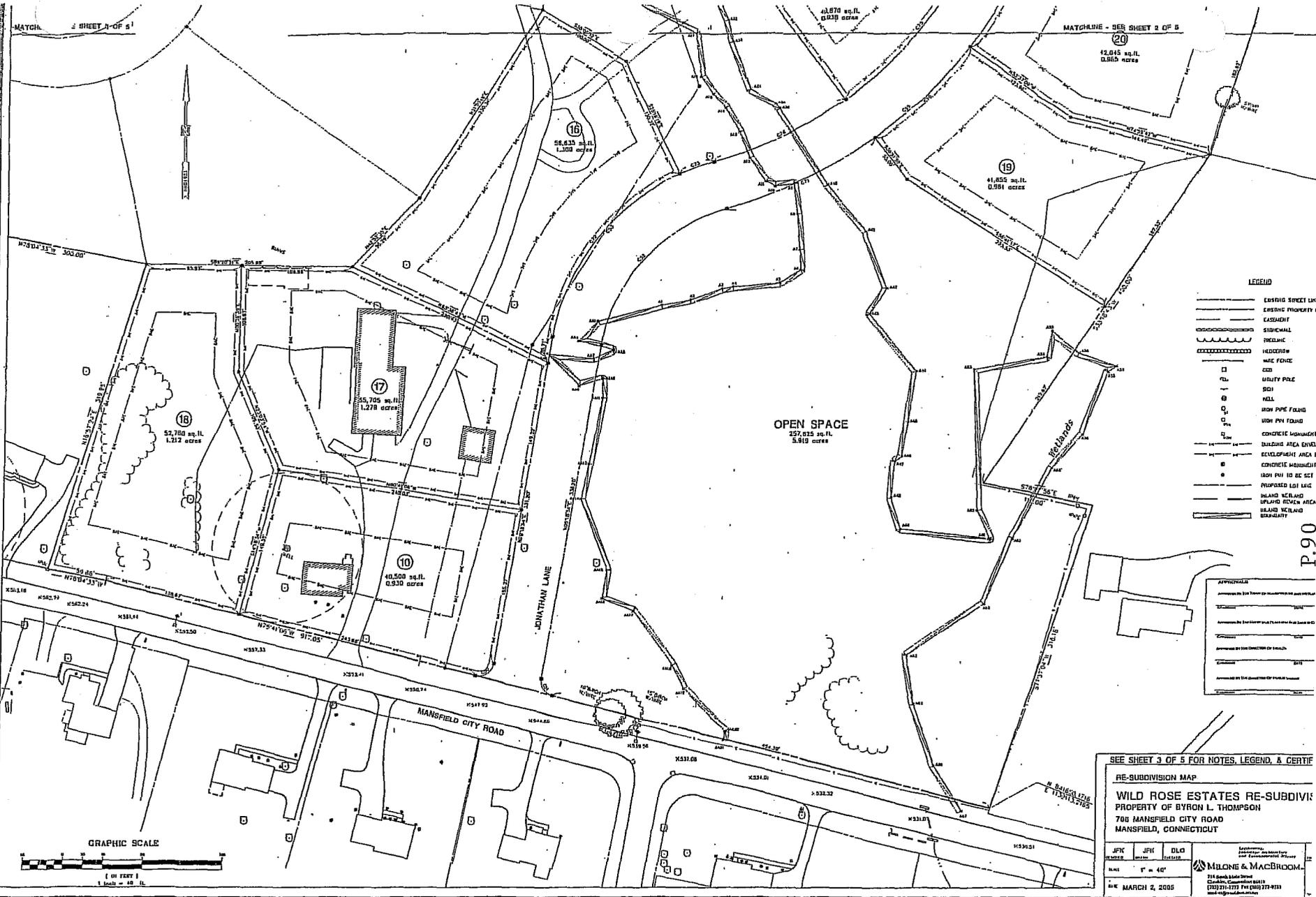


Approved By The Town Of Mansfield  
Approved By The Mansfield Planning And Zoning Commission  
Approved By The Director Of Health  
Approved By The Director Of Public Works

Scale	1" = 100'
Date	3/22/08
Author	

YIELD PLAN A



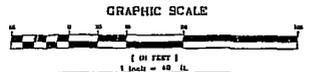


LEGEND

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- EXISTING PROPERTY LINE
- EASEMENT
- SIDEWALK
- TIE LINE
- (Dashed line) ELEC. CONDUIT
- (Dashed line) GAS
- (Dashed line) WATER
- (Dashed line) SANITARY
- (Dashed line) TELEPHONE
- (Dashed line) CABLE
- (Dashed line) FENCE
- (Dashed line) UTILITY POLE
- (Dashed line) HILL
- (Dashed line) HOLE
- (Dashed line) IRON PIPE FOUND
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- (Dashed line) CONCRETE FOUNDMENT
- (Dashed line) BUILDING AREA ENCL.
- (Dashed line) DEVELOPMENT AREA I
- (Dashed line) CONCRETE FOUNDMENT
- (Dashed line) IRON PIPE TO BE SET
- (Dashed line) PROPOSED LOT LINE
- (Dashed line) ISLAND WETLAND
- (Dashed line) SPLASH ROCK AREA
- (Dashed line) ISLAND WETLAND
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APPROVALS

Approved by the State Planning and Development Council	DATE
Approved by the State Planning and Development Council	DATE
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Approved by the State Planning and Development Council	DATE



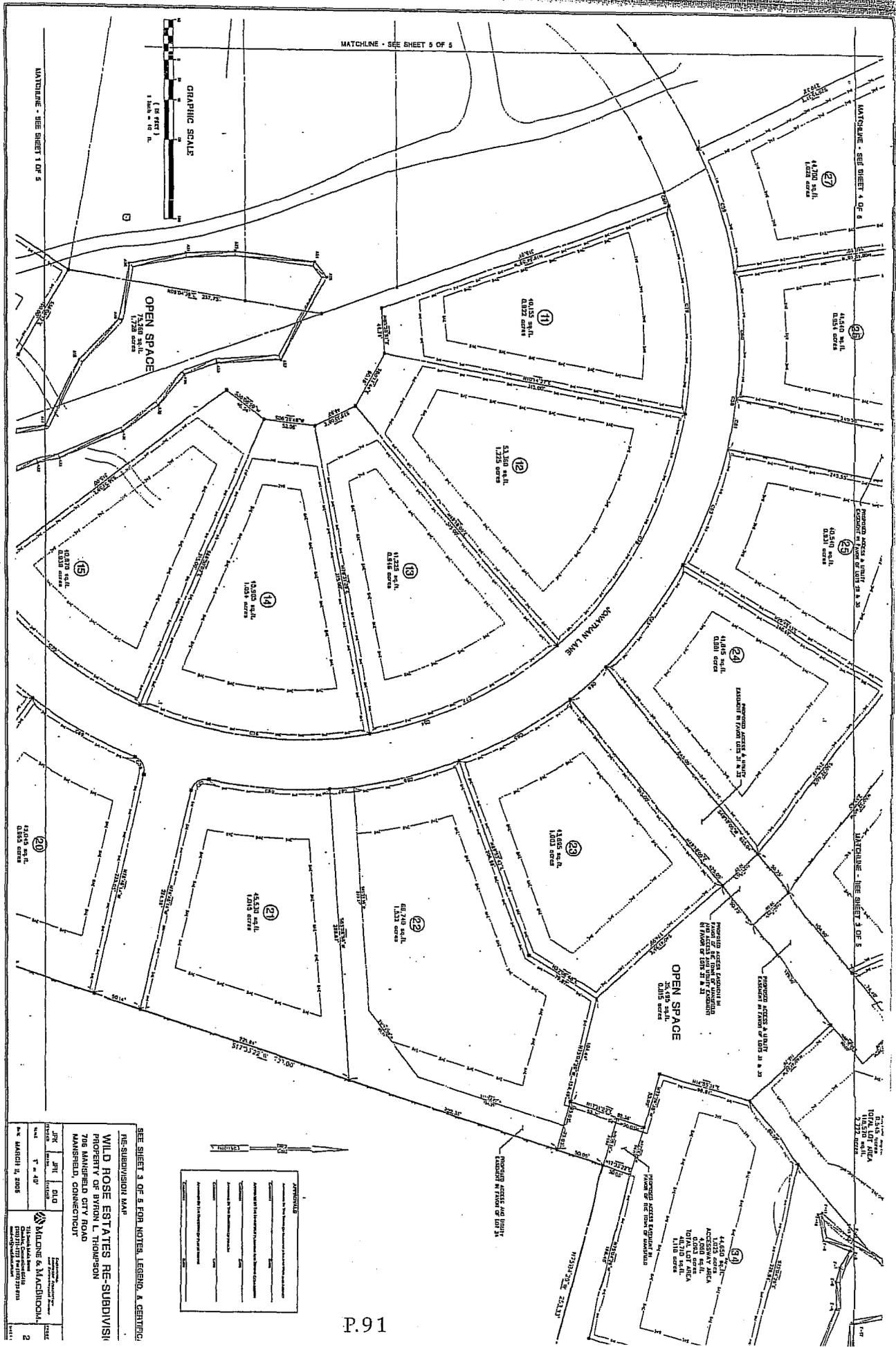
SEE SHEET 3 OF 5 FOR NOTES, LEGEND, & CERTIFICATE

RE-SUBDIVISION MAP

**WILD ROSE ESTATES RE-SUBDIVISION**  
PROPERTY OF BYRON L. THOMPSON  
708 MANSFIELD CITY ROAD  
MANSFIELD, CONNECTICUT

JPK	JPK	DLG
DESIGNER	DRAWN	CHECKED
DATE	SCALE	DATE
DATE	SCALE	DATE

MILONE & MACBROOM, INC.  
214 South Main Street  
Cheshire, Connecticut 06024  
(860) 271-1777 FAX (860) 271-9191  
www.miloneandmacbroom.com



MATCHLINE - SEE SHEET 5 OF 6

GRAPHIC SCALE  
1" = 100 FT.  
1" = 100' = 100 FT.

MATCHLINE - SEE SHEET 1 OF 5

OPEN SPACE  
17,568 sq. ft.  
17,728 sq. ft.

B

27  
14,700 sq. ft.  
1,328 acres

28  
14,550 sq. ft.  
1,321 acres

29  
14,550 sq. ft.  
1,321 acres

11  
10,155 sq. ft.  
0,928 acres

12  
23,380 sq. ft.  
2,145 acres

13  
11,225 sq. ft.  
1,025 acres

14  
14,550 sq. ft.  
1,321 acres

15  
14,550 sq. ft.  
1,321 acres

24  
14,550 sq. ft.  
1,321 acres

29  
14,550 sq. ft.  
1,321 acres

31  
14,550 sq. ft.  
1,321 acres

22  
42,710 sq. ft.  
3,900 acres

OPEN SPACE  
0,315 acres

TOTAL LOT AREA  
17,728 sq. ft.



AMENDMENTS	
1	As Shown on the Original Plan
2	As Shown on the Original Plan
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29	As Shown on the Original Plan
30	As Shown on the Original Plan
31	As Shown on the Original Plan

SEE SHEET 3 OF 5 FOR NOTES, LEGEND, & CERTIFICATES.

RE-SUBDIVISION MAP

**WILD ROSE ESTATES RE-SUBDIVISION**  
PROPERTY OF BYRON L. THOMPSON  
708 MANSFIELD CITY ROAD  
MANSFIELD, CONNECTICUT

DATE: 7-1-01

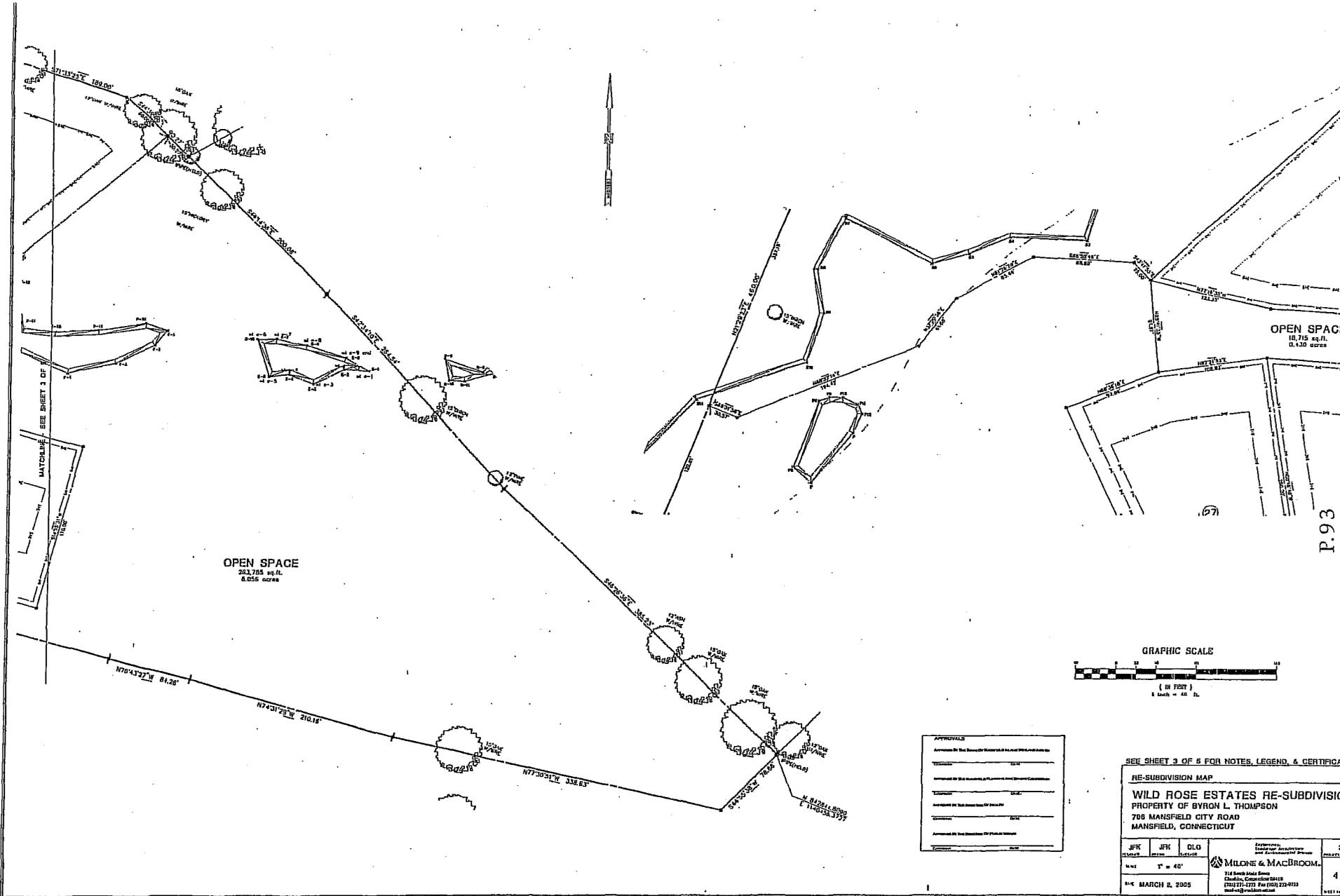
SCALE: 1" = 100'

DATE: APRIL 11, 2008

**MILONE & MACHIGOMI, INC.**  
1000 WEST MAIN STREET  
MANSFIELD, CT 06250  
(860) 339-1111  
www.miloneandmachigomi.com

DATE: 2





OPEN SPACE  
10,715 sq.ft.  
0.243 acres

OPEN SPACE  
263,705 sq.ft.  
6.056 acres



GRAPHIC SCALE

( IN FEET )  
1 inch = 40 ft.

APPROVALS	
Approved By: Subdivider	Signature: _____

SEE SHEET 3 OF 5 FOR NOTES, LEGEND, & CERTIFICATION

RE-SUBDIVISION MAP  
**WILD ROSE ESTATES RE-SUBDIVISION**  
 PROPERTY OF BYRON L. THOMPSON  
 706 MANSFIELD CITY ROAD  
 MANSFIELD, CONNECTICUT

JFK	JFK	OLD	Scale	Sheet
1	2	3	4"	24
4	5	6	7"	4
DATE: MARCH 2, 2005				24

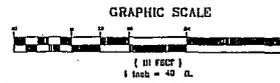
**MILONE & MACBROOM**  
 214 South Main Street  
 Hartford, Connecticut 06115  
 (860) 525-1177 Fax (860) 525-1173  
 milone@miloneandmacbroom.com

MATCHLINE - SEE SHEET 4 OF 5

OPEN SPACE  
280,465 sq. ft.  
6.439 acres



APPROVALS	
Approved by the Town of Mansfield	DATE
Approved by the Connecticut Department of Transportation	DATE
Approved by the Connecticut State Police	DATE
Approved by the Connecticut State Department of Public Safety	DATE



SEE SHEET 3 OF 5 FOR NOTES, LEGEND, & CERTIFIC

RE-SUBDIVISION MAP  
**WILD ROSE ESTATES RE-SUBDIVISION**  
 PROPERTY OF BYRON L. THOMPSON  
 708 MANSFIELD CITY ROAD  
 MANSFIELD, CONNECTICUT

DATE	BY	DESCRIPTION
MAR 2, 2005	JFK	PREPARED
	JFK	CHECKED
	DLO	DESIGNED

Registered Professional Engineer  
**MILONE & MACBROOM**  
 718 South Main Street  
 Storrs, Connecticut 06268  
 (860) 251-1773 Fax (860) 252-4718  
 www.milone-macbroom.com

## UCONN STUDENTS LIVING ON CAMPUS AT STORRS, 1985-2004

<u>Acad. Year</u>	<u>Undergrad.</u>	<u>Grad.</u>	<u>Total</u>
Fall, 1985	9,233	440	9,673
Spring, 1986	8,847	432	9,279
Fall, 1986	9,300	455	9,755
Spring, 1987	9,070	442	9,512
Fall, 1987	9,566	419	9,985
Spring, 1988	8,969	417	9,348
Fall, 1988	9,464	429	9,893
Spring, 1989	8,911	437	9,348
Fall, 1989	8,772	432	9,204
Spring, 1990	8,067	425	8,492
Fall, 1990	8,655	433	9,088
Spring, 1991	7,915	405	8,320
Fall, 1991	8,191	441	8,632
Spring, 1992	7,437	430	7,867
Fall, 1992	7,628	424	8,052
Spring, 1993	6,889	428	7,317
Fall, 1993	7,152	465	7,615
Spring, 1994	6,390	456	6,846
Fall, 1994	6,702	421	7,123
Spring, 1995	6,100	414	6,514
Fall, 1995	6,567	390	6,957
Spring, 1996	6,020	410	6,430
Fall, 1996	6,675	414	7,089
Spring, 1997	6,089	372	6,471
Fall, 1997	6,473	418	6,891
Spring, 1998	5,969	378	6,347
Fall, 1998	7,212	414	7,626
Spring, 1999	6,635	417	7,052
Fall, 1999	7,818	430	8,248
Spring, 2000	7,142	411	7,553
Fall, 2000	8,259	440	8,699
Spring, 2001	7,952	421	8,373
Fall, 2001	9,247	543	9,790
Spring, 2002	8,223	425	8,648
Fall, 2002	9,868	449	10,317
Spring, 2003	9,409	560	9,969
Fall, 2003	10,567	423	10,990
Spring, 2004	10,257	485	10,742
Fall, 2004	10,658	497	11,155
Spring, 2005	10,323	509	10,832

\*Mansfield Apartments included in totals, but not Northwood; Northwood Apartments had 88 grad. student/family-occupied

\*As of 2/22/05, Off. of Resid. Life (486-2926)

omn

UCONN STUDENTS ENROLLED AT STORRS CAMPUS, 1985-2004

Academic Year	Undergrad. F/T	Undergrad. P/T	Total Undergrad.	Total Grad.	Total
Spring, 1985	10,954	994	11,948	-----	
Fall, 1985	11,584	1,108	12,692	5,599	18,291
Spring, 1986	10,747	1,182	11,929	-----	
Fall, 1986	11,806	1,240	13,046	5,711	18,757
Spring, 1987	11,028	1,257	12,285	-----	
Fall, 1987	12,526	1,159	13,685	6,380	20,065
Spring, 1988	11,450	1,226	12,676	-----	
Fall, 1988	12,743	1,200	13,943	6,590	20,533
Spring, 1989	11,612	1,344	12,956	-----	
Fall, 1989	12,276	1,399	13,675	6,591	20,266
Spring, 1990	11,286	1,397	12,683	-----	
Fall, 1990	12,307	1,265	13,572	7,001	20,573
Spring, 1991	11,220	1,416	12,636	-----	
Fall, 1991	11,321	1,249	13,128	4,329	17,457
Spring, 1992	10,838	1,329	12,167	4,131	16,298
Fall, 1992	11,321	1,170	12,491	4,399	16,890
Spring, 1993	10,353	1,228	11,581	4,206	15,787
Fall, 1993	10,830	1,075	11,905	4,549	16,454
Spring, 1994	9,849	1,149	10,998	4,229	15,227
Fall, 1994	10,328	1,058	11,386	4,503	15,889
Spring, 1995	9,546	1,144	10,690	4,118 (est.)	14,808
Fall, 1995	10,271	1,059	11,330	4,405	15,735
Spring, 1996	9,475	1,184	10,629	4,068	14,697
Fall, 1996	10,271	1,059	11,330	4,405	15,735
Spring, 1997	9,557	1,106	10,663	3,882	14,545
Fall, 1997	10,362	956	11,318	3,863	15,181
Spring, 1998	9,567	1,142	10,709	3,287	14,355
Fall, 1998	10,740	942	11,682	3,646	15,328
Spring, 1999	9,894	732	10,626	3,187	13,813
Fall, 1999	11,411	576	11,987	3,347	15,334
Spring, 2000	10,662	718	11,380	3,152	14,532
Fall, 2000	12,234	728	12,962	3,246	16,708
Spring, 2001	11,309	728	12,037	3,222	15,259
Fall, 2001	13,017	571	13,588	3,367	16,955
Spring, 2002	12,103	928	13,031	2,867	15,898
Fall, 2002	13,688	525	14,213	3,705**	17,918
Spring, 2003	13,136	869	14,005	3,539	17,865
Fall, 2003	14,318	845	15,163	3,927	19,090
Spring, 2004	13,642	899	14,541	3,815	18,507**
Fall, 2004	14,752	508	15,222	3,692	19,857**
Spring, 2005	14,170	937	15,107	3,807	19,073**

\* As of 2/25/05, Off. of Inst. Resources (486-1904)

\*\* Total only: Includes professional Pharmacy program students (159)

To strengthen  
and promote  
cities as centers  
of opportunity,  
leadership, and  
governance.

Item #14

March 1, 2005

Mr. Kevin Grunwald  
Director of Social Services  
Town of Mansfield  
4 South Eaglesville Road  
Storrs, CT 06268

Dear Mr. Grunwald:

We are pleased to inform you that you have been selected by the National League of Cities' (NLC) Institute for Youth, Education, and Families (YEF Institute) to participate in the *Cities Supporting Parents of Young Children Leadership Academy*. You are part of a distinguished group of municipal officials and city staff who will convene in Washington, D.C., to build municipal capacity to support families with young children.

The Academy will be held at the Washington Court Hotel at 525 New Jersey Avenue, NW, Washington, DC. The program will begin on Thursday, March 31<sup>st</sup> at 8:30 A.M. and conclude on Friday, April 1<sup>st</sup> at 3:00 P.M. A draft agenda is enclosed for your information.

The Leadership Academy is being offered free of charge to all participants. In addition, NLC will cover the costs of your transportation, up to two nights of hotel accommodations, and other travel-related costs. Please read carefully through the attached "Travel and Logistics" document for further information about hotel and travel arrangements.

**To secure your place as an Academy participant and to reserve your hotel room, please e-mail the attached confirmation form to Kirsta Millar at [millar@nlc.org](mailto:millar@nlc.org) by Thursday, March 3, 2005.**

We are delighted that you have made it a high priority to support and strengthen young children and their families in your city. We look forward to seeing you next month. Should you have any questions or concerns about your ability to attend the Leadership Academy, contact Kirsta Millar, YEF Institute Senior Program Associate, at 202-626-3004 or [millar@nlc.org](mailto:millar@nlc.org).

Sincerely,

Julie Bosland  
Program Director, Early Childhood and Family Economic Success  
Institute for Youth, Education, and Families

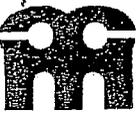
Enclosures

Past Presidents: Karen Anderson, Mayor, Minnetonka, Minnesota • Clarence E. Anthony, Mayor, South Bay, Florida • John DeStefano, Jr., Mayor, New Haven, Connecticut • William H. Hudnut, III, 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 • Tommy Baker, Alderman, Osceola, Arkansas • Vickie Barnett, Mayor, Farmington Hills, Michigan • Phil Bazemore, Mayor Pro Tem, Monroe, North Carolina • Daniel Beardsley, Jr., Executive Director, Rhode Island League of Cities and Towns • Thomas Bredowag, Executive Director, Iowa League of Cities • Kenneth Bueche, Executive Director, Colorado Municipal League • Rosemounda Butler, Council Member, West Columbia, South Carolina • Nora Campos, Councilmember, San Jose, California • Roosevelt Coats, Councilman, Cleveland Ohio • Jim Condos, Council Chair, South Burlington, Vermont • Lisa Dooley, Executive Director, West Virginia Municipal League • Clay Ford, Jr., Mayor Pro Tem, Gulf Breeze, Florida • Eddy Ford, Mayor, Farragut, Tennessee • Danny George, Executive Director, Oklahoma Municipal League, Inc. • Matthew Gruller, Executive Director, Indiana Association of Cities and Towns • Ken Harward, Executive Director, Association of Idaho Cities • Lester Helke, Mayor, Willmar, Minnesota • Jim Higdon, Executive Director, Georgia Municipal League • Ruth Hopkins, Councilmember, Prairie Village, Kansas • Ted Jennings, Mayor, Brawley, Alabama • Ronald Lovernidge, Mayor, Riverside, California • Joseph Maestas, Councilor, Española, New Mexico • Michael McGlynn, Mayor, Medford, Massachusetts • James Mitchell, Jr., Council Member, Charlotte, North Carolina • Joe Moore, Alderman, Chicago, Illinois • P. 97 in • Kley, Councilmember, Dallas, Texas • Margaret Peterson, Councilmember At Large, West Valley City, Utah • Dottie Reader, Mayor, Seminole, Florida • Terry Riley, Council Member, Kansas City, Missouri • John Russo, City Attorney, Oakland, California • Ron Schmitt, Councilor, Sparks, Nevada • Doug Scott, Mayor, Rockford, Illinois • Liberato Silva, Vice Mayor, Flagstaff, Arizona • Shep St...

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Testimony of the

Item #15

CONNECTICUT CONFERENCE OF MUNICIPALITIES

to the

TRANSPORTATION COMMITTEE

February 23, 2005

The Connecticut Conference of Municipalities appreciates the opportunity to testify before you today about the importance of revitalizing our state's transportation system. Transportation investment is one of the priority issues for towns and cities in 2005.

CCM applauds Governor Rell for her proposals in SB 1057, "**AAC The Governor's Transportation Improvement Program, the Transportation Fund, Tax on Fuel, and the Authorization of Special Tax Obligation Bonds of the State for Transportation Purposes.**" She has provided leadership in her proposal to establish a ten-year, \$1.3 billion transportation investment program – and, importantly, she proposes specific funding sources to finance her program.

Municipal officials now ask the General Assembly to also step forward – *we ask you to build upon her program to enact a more comprehensive transportation strategy to relieve congestion in all parts of the state, and help secure our economic future and quality-of-life.*

Transportation problems have brought together a wide-range of advocates from all over Connecticut. In December, CCM helped form the Transportation Investment Coalition that includes municipal, business, environmental, labor, and citizen groups (its statement and list of endorsers is attached). The Coalition asked the Governor and legislature to rise to the challenge of providing the leadership necessary to tackle the daunting task of relieving our transportation woes. Governor Rell has made a solid response, but the challenge to expand upon it is now yours.

Many of the bills before you today would do that, and are worthy of support.

**A statewide need**

Two years ago the Transportation Strategy Board reported that there is a need for \$5 billion in transportation projects for Connecticut to have an adequate statewide transportation system. The projects proposed by the TSB came from every region in the state.

Local officials recognize the need to address the acute congestion problems in Fairfield County. In many ways, that portion of the state is the key to the economic health of all of Connecticut. If people and goods cannot come into our state from New York, we may indeed become the "economic cul-de-sac" predicted by Michael Gallis in his 1999 report.

But there are needs in other parts of the state as well. Southeastern Connecticut has also been overrun by traffic woes, particularly due to the spillover of the casino and tourism industries (the

Governor did make some proposals for this area). The Greater Hartford region has sought to address its long-term traffic needs for years, for instance through its proposal for a Hartford-New Britain busway. Interstate 84 between Waterbury and the New York border is too-often a multi-lane parking lot. And an envisioned rail system between New Haven and Springfield can rightly be expected to spur economic growth throughout the central corridor of our state.

Failure to undertake a statewide approach may seriously jeopardize the future economic health of the regions left behind.

In 2001 CCM surveyed our membership on congestion-related issues. At that time **75 percent** of the respondents, from all across the state, reported that transportation congestion was a problem for their municipality.

### **A multi-pronged approach**

There is no single answer to Connecticut's congestion problem, a multi-faceted approach is needed – our ports need to be utilized to move cargo around the I-95 bottlenecks, rail service (and its attendant upgrades and parking facilities) needs to be expanded, highways need to be widened or extended, airports need to be improved, bus service must be coordinated with other transportation needs so that modes of transportation are interconnected, and transit schedules need to be designed to provide better service to commuters when they need it.

### **A long-term answer**

Governor Rell rightly proposes a long-term approach to funding and undertaking the projects she has proposed. The more-ambitious proposal we are asking for today needs a similarly long-range plan of attack.

Among other things, it should include (i) specific timetables and deadlines for projects, (ii) a specific schedule for undertaking environmental and other studies in advance of those projects, (iii) a detailed financial plan for funding the projects – for instance, legislation can require that studies be done as soon as possible on the feasibility of using innovative technologies and funding mechanisms in the future, (iv) consideration of expanding and expediting the revenue sources the Governor has proposed (note that under her proposal, the gas tax would rise to 31 cents per gallon, while its historic high was 39 cents in 1997), (v) a guarantee to the citizens of the state that revenue raised for transportation investment will be used for that purpose, and (vi) a periodic review by the executive and legislative branches to ensure that projects are on-track and expenditures are being made wisely.

In keeping with this, the role of the TSB in setting transportation policy and goals should be strengthened.

### **The cost of inaction**

The price tag for an ambitious, comprehensive transportation plan will be high. But so will the cost of failing to act.

*Without a comprehensive statewide plan Connecticut's economy will suffer. With one, the economy will flourish.* Economists estimate that for every dollar spent on infrastructure, more is

reaped in economic growth. In 2000, the General Assembly's Program Review and Investigations Committee found that transportation "is a basic enabler of economic activity and ultimately helps to shape society's material success" and that economic growth can be linked to targeted investments in transportation infrastructure (see attachment, "The Economic Impact of Transportation Problems").

***Sprawl will continue to eat up precious greenspace and drive up the cost of local government.*** The TSB report rightly identified the connection between transportation planning and land-use planning. Without that, development will continue to grow haphazardly and heretofore small towns will continue to find themselves raising property taxes for new schools, roads, sewers and services for areas where there had previously been farms and forest.

***Drivers will continue to pay for sitting in traffic.*** A recent study by Texas A&M University found that rush-hour delays cost travelers an average of \$566 per year in Bridgeport-Stamford, \$390 in New Haven and \$309 in Hartford.

### **Summary**

You have a difficult task. In a tough-budget year you face competing demands for state resources. Municipal officials will continue to press for general fund budget assistance for important local needs such as education, public safety and more. Those needs do not go away because we need a transportation initiative.

But the transportation initiative cannot be allowed to languish. It has been more than five years since the Gallis report and our state has yet to make the serious state funding commitment necessary to have much impact on our common problem.

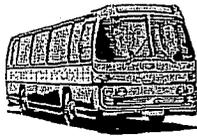
In the meantime, traffic congestion affects the quality of life of our residents and has a far-reaching impact on businesses and, by extension, job opportunities now and in the future.

***Connecticut cannot afford to wait any longer. We urge you to expand, and favorably report, a bill that implements – and expands upon – the Governor's proposals.***

###

For more information, please contact Gian-Carl Casa, Jim Finley or Kylene Fredrick, at (203) 498-3000.

Attachments



# Transportation Investment Coalition



## **Business Groups**

American Council of Engineering Companies of Connecticut  
Bridgeport Regional Business Council  
Business Council of Fairfield County (formerly SACIA)  
Connecticut Business and Industry Association (CBIA)  
Greater New Haven Chamber of Commerce  
Greater Norwalk Chamber of Commerce  
Greenwich Chamber of Commerce  
MetroHartford Chamber of Commerce  
Regional Growth Partnership  
Stamford Chamber of Commerce

## **Citizen Transportation-Advocacy Organizations**

All Aboard  
Connecticut Citizens Transportation Lobby  
Connecticut Metro-North/ Shore Line East Rail Commuters Council

## **Labor Organizations**

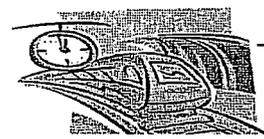
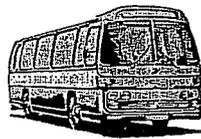
Association of Commuter Rail Employees (ACRE)  
Connecticut State Building Trades  
Local 478, International Union of Operating Engineers

## **Other Groups**

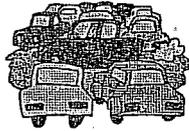
Connecticut Association for Community Transportation  
Connecticut Conference of Municipalities (CCM)  
Connecticut Fund for the Environment (CFE)  
Regional Plan Association (CT, NY, NJ)

## **Regional Transportation Organizations**

Capitol Region Council of Governments  
Central Connecticut Regional Planning Agency  
Coastal Corridor Transportation Investment Area (TIA)  
Council of Governments of Central Naugatuck Valley  
I-91 TIA  
South Central Regional Council of Governments  
Southeast Corridor TIA  
Southeastern Connecticut Council of Governments  
Southwestern Regional Planning Agency



# Transportation Investment Coalition



## Press Statement

The Transportation Investment Coalition is a broad-based coalition representing municipal officials, businesses, environmental organizations, labor unions and citizen-advocates.

We have come together to call on state leaders to provide *new, stable and dedicated funding sources or mechanisms that are adequate and reasonable to create a critically needed multi-modal transportation system in Connecticut.*

Connecticut needs an adequate transportation system if our state is to succeed economically in the 21<sup>st</sup> Century and if we are to preserve Connecticut's cherished quality-of-life.

The Transportation Strategy Board's 2003 report sets out a vision of Connecticut "*remaining one of the country's most dynamic and attractive areas characterized by a robust economy; strong linkages to regional and global economies; a pristine set of shoreline and rural areas; stimulating urban centers; valued educational institutions; a hot bed for technology, bioscience and other critical industry clusters; and employment opportunities to enable all of its residents to pursue their dreams.*" The report recognizes that transportation investments should only be done taking into full consideration land use planning and the need to stimulate economic development.

But, unfortunately, the state funding commitment necessary to fulfill that vision has not been made. *Connecticut cannot afford to wait any longer for a significant financial investment from the State. The time to invest is now.*

We recognize that an investment of this magnitude should not be a blank check. The State needs to establish mechanisms to ensure that it makes cost-effective investment decisions. The state should develop a model to measure the economic impacts of proposed projects, to insure that the investments result in truly beneficial projects.

We also recognize that there is a high cost to pay for inaction. A recent study by Texas A&M University found that rush-hour delays cost travelers an average of \$566 per year in Bridgeport-Stamford, \$390 in New Haven and \$309 in Hartford. Businesses report that it is sometimes difficult to attract employees to areas where congestion is worst, and industries that rely on timely shipping will think twice about locating in a state where it is difficult to move goods.

*This large and diverse coalition stands together to urge the Governor and General Assembly to provide the funding necessary to improve Connecticut's transportation system to a level that will help, not hurt, our state's economic vitality and quality of life.*

# The Economic Impact of Transportation Problems

## *I. Why improving the transportation system is important to Connecticut's economy*

Connecticut has always touted its proximity to Boston and New York as one of its key assets to attracting new commercial opportunities, residents and tourism, yet the 1999 report by the Connecticut Regional Institute for the 21<sup>st</sup> Century found that "**although Connecticut's three economic regions are close to major global and continental transportation and logistics hubs, they are difficult to access.**"<sup>1</sup>

Connecticut has three main economic regions and transportation corridors: the Coastal Corridor: (I-287 belt in New York through Westchester County up through New Haven), the I-91 Corridor (from New Haven through Hartford/ Springfield region to Amherst, Mass.) and the Southeast Corridor: extending from New London to Newport, Rhode Island. These corridors are difficult to access:

- *Two of the corridors depend on I-95 for primary access. Commuter traffic and truck traffic congest this corridor, especially at peak times.*
- *Freight rail access is limited to Connecticut. Most freight rail is routed through Albany or via barge across the Hudson and East Rivers*
- *Connecticut's commuter system is neither efficient nor extensive enough to support regular commuting:*

-Median commutes went up 16 percent from 1990 to 2000—a faster increase than the US as a whole

-Fewer than 2% of commuters take the train and another 2.5 take the bus

The Harvard Design School's study of Connecticut's growth patterns found "The State should also take steps to shorten Metro-North travel times and increase service frequency between New Haven and Stamford and New York City."<sup>2</sup>

## *II. Transportation Investment and Economic Growth*

There is a strong correlation between investments in transportation infrastructure and economic growth.

Studies have been done in recent years by David Alan Achauer a senior economist at the Federal Reserve Bank in Chicago, and by Professor Ishaq Nadiri of New York University that demonstrate the strong positive relationship between investments in transportation infrastructure and economic development.

The General Assembly's Program Review and Investigations Committee conducted a study in 2000 on the ways in which transportation decisions effect economic

development. The study found that transportation "is a basic enabler of economic activity and ultimately helps to shape society's material success"<sup>3</sup> and that

- economic growth can be linked to targeted investments in transportation infrastructure;
- airports and seaports are valuable and unique economic assets within the transportation network;
- it is essential to the state's economic vitality to have a high performing transportation system by ensuring adequate maintenance of the existing infrastructure and by providing adequate capacity; and
- the state's connection to the global marketplace plays an increasingly vital role in the state's economic success.

The Committee cited a study by the Federal Highway Administration that estimates that a "\$1.00 increase in the U.S. capital stock has historically generated about 30 cents of cost savings producer benefits each year over the lifetime of the underlying road improvements." It points to a study by the Congressional Budget Office that states, "infrastructure investments should be targeted toward cost-beneficial projects to ensure the best return on investment."

The TSB report stated, "Connecticut's transportation system and the investments necessary to support that system are critical to the State's long-term economic competitiveness and vitality. Failure to invest will seriously jeopardize that economic future and increase the risk to our quality of life. The choice is not between investing or not investing; it is between investing smaller amounts on a planned, relatively orderly basis sooner or much greater amounts later on a reactive crisis-driven basis."

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<sup>1</sup> Michael Gallis, *Connecticut Strategic Economic Framework: A Report of the Connecticut Regional Institute for the 21<sup>st</sup> Century*, 1999

<sup>2</sup> *Promoting Smart Growth in Connecticut, Executive Report*, Graduate School of Design, Harvard University, January 2002

<sup>3</sup> *Economic Considerations in Transportation Planning*, General Assembly Program Review and Investigations Committee, 2000

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# Reinventing Mansfield

Storrs Center project seeks to create a town center, complete with retail, restaurants, housing and playspace, from scratch

By Carol Latter

**MANSFIELD** — The town of Mansfield is on a fast track to the future, thanks to a \$165 million, 15-acre development that is designed, in essence, to create a town center from scratch.

The Storrs Center project — expected to get under way by the middle of next year — calls for the creation of a vibrant, walkable retail, entertainment and housing district in and

## Real Estate & Construction

around Storrs Road, which now functions more like a thoroughfare for traffic passing through town.

Last month, the Mansfield Downtown Partnership Inc., acting in its capacity as Mansfield's municipal development agency for the project, filed the first draft of its Municipal Development Plan (MDP) with the Connecticut Department of Economic and Community Development (DECD). The plan must also be

reviewed by a variety of project partners and government agencies and be submitted for a public hearing before the first shovel of dirt can be turned, but the project's partners hope construction will get under way by late spring or early summer of 2006.

The new center, to be built in four phases, will take seven years to build, and is scheduled to be finished by 2013.

Once complete, it will include a new town green and a series of small "neighborhoods," offering roughly 200,000 square feet of retail space, anywhere from 40,000 to 80,000 square feet of office and commercial space, 230 to 300 for-sale housing units, 500 units of rental housing, and 1,000 units of structured parking. The scope of the project will be huge, and require the construction of more than 20 new buildings, not counting the residential units.

In all, the project area, located in downtown Mansfield at the southern

end of the University of Connecticut campus, will include 15 acres of development and another 30 acres reserved as a conservation area, accessible by walking trails.

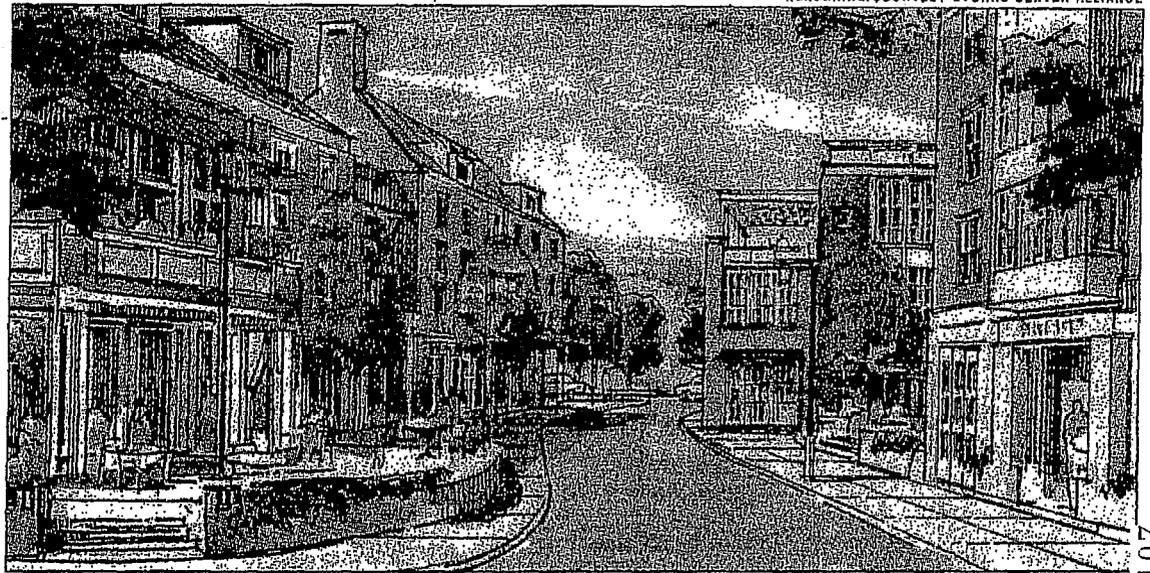
The goal, says Macon Toledano, vice president of planning and development for developer LeylandAlliance LLC, is to create a local and regional destination where townspeople and out-of-town visitors, as well as university students, staff and faculty, can gather to eat, shop and be entertained in an attractive and exciting setting.

It is hoped that the development will make Storrs — a community of 20,000 whose numbers are depleted significantly when students go home for the summer — a year-round destination

for visitors from outside the area.

"Our objective is to create something that is viable as a town center, and is not dependent on the university," says Cynthia van Zelm, executive director of the Mansfield Downtown Partnership.

The new center will also greatly increase housing options for people who choose to live in Mansfield, she says, and is expected to significantly boost local employment figures. It is estimated that the development will create 115 annual full-time equivalent (FTE) construction jobs during the seven-year build-out, and another 895 FTE jobs annually once the project is complete, not including any jobs associated with maintaining and operating



RENDERING/COURTESY STORRS CENTER ALLIANCE

*The Storrs Center project will create a series of neighborhoods containing a mix of uses.*

## Storrs

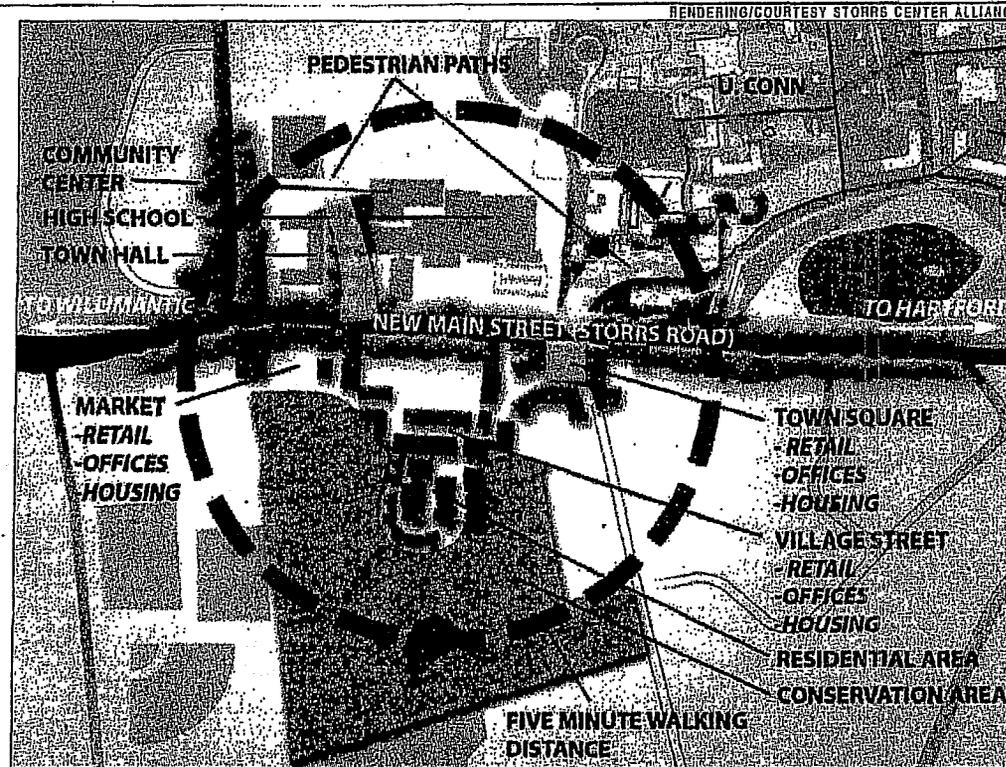
the project's parking component.

The project is also expected to boost local tax revenues by more than \$1.6 million during the development period, as measured in 2004/2005 tax dollars, and by more than \$3 million from the completed development program.

The University of Connecticut, a partner in the project, hopes the creation of Storrs Center will also make Mansfield a more attractive choice for prospective students, who have complained in the past that "there is nothing to do" in the town.

"Having a center where there are retail opportunities and good restaurants — and opportunities, perhaps, to live — for students, faculty and staff is important," says Tom Callahan, special assistant to the president of the university. "I'm sure there will also be job opportunities for students, and clearly, some of the retail that is developed there will be developed with the understanding that the students will be a significant part of that."

Work on the project, in one form or another, has been under way for five or six years, says Callahan. He explains that it got its start when the Town of Mansfield commissioned a study by a Washington-based consulting firm, HyettPalma, which recommended that the town work in partnership with the university to create an appropriate town green and retail village. The mayor at the time, Michael Schor, approached UConn to work together on the project, "so we've been involved



*This rendering shows the proximity of the Storrs Center project to the University of Connecticut, and its various elements, which will include retail, residential, offices, housing, entertainment venues and a conservation area.*

from the outset," Callahan says.

Van Zelm says the idea of creating a town square or town green with some accompanying commercial development has actually been around "for a couple of decades." But the project only really began to take shape after the downtown partnership — a non-profit public-private partnership composed of representatives from town government, the university, the business sector and the community at large — was

created in 2001 to coordinate the revitalization of three of Mansfield's commercial areas. Storrs Center is the first of those areas to be targeted.

Today, there are a variety of other organizations and companies involved in that effort, including master developer Storrs Center Alliance, an affiliate of Tuxedo, N.Y.-based Leyland Alliance. New Haven-based Herbert S. Newman and Partners is providing architectural and planning services,

Montreal-based The Village People, a division of Intrawest, is planning the retail village, BL Companies in Meriden is providing civil engineering and environmental site assessment services, Michael W. Klemens LLC, based in Rye, N.Y., is doing environmental planning, and Environmental Planning Services in West Hartford is undertaking wetlands and habitat studies. Desman Associates, which has offices in Hartford, is serving as parking consultant; and Hartford-based Robinson & Cole LLP is providing legal counsel.

Local businesses and residents of Mansfield are also playing a significant role. In November, the draft master plan for the project was presented at a public meeting, where it received an overall positive response.

Van Zelm says the partnership has about 230 paid members — including 40 to 50 businesses and organizations — who support the plan. She notes that the public has also been very involved in the process, pointing out that the plan has been improved as a result of that input.

Callahan says the project's potential to boost the town's quality of life is enormous, adding, "I think the town and the university and the civic and business communities recognize that,

*Continued on page 24*

# Storrs

Continued from page 9

and that's why we have worked so hard together to push the project forward to this point. It's something we've worked pretty diligently on."

Mansfield Mayor Betsy Paterson, who has lived in town for more than 30 years, and worked for the university for 32, says she has "always felt that there was a need for a town center. Now that I sit in the mayor's chair, it's obvious that we need to broaden the tax base, but also keep up with the university, which has expanded and grown."

She says the town also needs to have planned development, "to keep buildings from popping up all over the place and sprawling."

Paterson says by concentrating development downtown, "it allows us to continue to do those things, and that is very important to me. There's definitely a need for retail, for office space and for different types of residential development for people."

The project's focus will be mixed-use, with many of the buildings housing a blend of residential, offices, restaurants and retail space. This, says Toledano, of LeylandAlliance, will ensure activity round-the-clock, and not just during business hours.

The project will contain "a unique retail mix" to attract shoppers from throughout the region, Toledano says, adding that this sector will be made up of approximately 80 percent local and 20 percent national merchants, the opposite of what is found in many

retail centers.

On the residential end, Paterson says, the town hopes to attract young people who want to live in Mansfield but are "not able to take on the responsibility of owning a home on two acres," along with full-time or visiting professors and any other people "who just want to live in a vibrant community."

The project's phased approach will give each section a chance to "fill in" and become active before the next one is started, says Toledano, adding that each of the four phases will be geared to distinct uses.

Phase 1, located nearest the university, will focus on creating a town square and a neighborhood, oriented to children, that will include a playground. This phase will also include what is being dubbed the "Huskies Hub," an area offering student services like video rentals, a laundromat and an all-night diner.

The second phase will add a variety of retail, restaurant and entertainment venues, as well as some offices.

The theme of the third phase will be the "Village Main Street."

"We've got a huge amount of interest in having ethnic restaurants and small shops, with people living above

the shops and some offices thrown in," says Toledano of this phase. "People have also asked about art cinemas and galleries." This area will also include townhouses, some pocket parks, and paths leading into the preservation areas, and may be home to a bank, pharmacy, offices and a healthy grocery, for example. "Phase 3 has the

Storrs Center project elements

Component	Units	Square Feet	Construction Cost
For-sale housing	200		\$50 million
Rental housing	500		\$31 million
Office/commercial		40,000	\$5 million
Retail		192,500	\$24 million
Structured parking	1,000		\$17 million
Infrastructure			\$15 million
TOTAL			\$142 million

Notes:

\*There is a maximum potential to develop 300 for-sale housing units.

\*\*There is a maximum potential to develop 80,000 square feet of office/commercial space.

\*\*\*There is a maximum potential to develop 200,000 square feet of retail space.

Source: Storrs Center Alliance

opportunity to become more of a regional service center," he says.

Phase 4 will contain town houses and condos. There will also be structured parking in phases 1, 3 and 4. At this point, the chronological order of the phasing is still preliminary, van Zelm says.

Callahan says the Storrs Center project promises to make a big difference not only for the town, but for the university.

Each year, the university conducts a survey of students who've been accept-

ed at UConn, but decide not to attend. Eight or nine years ago, he says, the number one reason given by students for going elsewhere was the physical condition of the Storrs campus. The university's \$1 billion, 10-year UConn 2000 rebuilding program "helped substantially with that," he says.

Two years ago, the number one reason cited in the survey was a lack of activities and amenities in town. The Storrs Center project will address that problem, while raising the quality of life for students, staff and faculty who have already chosen to live there, he says.

UConn will also contribute directly to the overall push to improve the area's appeal, he notes, with its plans to create a fine arts center. "And if it comes together as we hope it will," says, "it will be a draw and an anchor for the project."

Callahan is upbeat about the way the project is progressing, saying he's anxious for it to begin.

"We've got a very good development team, there's been tremendous public support, and we're feeling pretty good about where we are right now," he says.

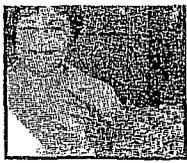
Toledano is also excited and optimistic about the outcome of the entire project. "If one left Mansfield and came back in 20 years, I think they'd find a vastly different and improved community, but with all of the elements that made it so attractive in the first place," he says.

"This is a place that will serve not just as a retail center, but as a civic center of the town and a place to live, so it will be a viable town center 100 years from now."

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**IKARU IS  
2005 CUPID  
See Photos Inside**

Item #17

February 18, 2005 • Broadcaster North Edition

# SPEAK OUT

Readers voice their opinions, thoughts and concerns

## A Nation Divided

I find it annoying to hear Democrats and Republicans feud so often! Both parties act like children and tease one another. I thought we were the United States of America? So much for "United." I guess we are now "The Divided States of America." A nation divided against itself cannot stand.

## Smut Bowl

I watched the Super Bowl with my two young children. During halftime and every commercial, I made them turn their backs to the tube. I was panicked about another wardrobe malfunction! Why must the Super Bowl turn into the Smut Bowl? Why must everything be pornographic? This country is going down the tubes.

## Right On Red

Did anyone ever bother to fully understand the concept of "right on red?" First, don't do it when the sign says "no turn on red." Second, you are supposed to yield to oncoming traffic. Third, it's optional. You don't have to turn right on red.

## Toilet Paper Rule

I have proven to my wife repeatedly that the toilet paper should come over the top. All you have to do is look at it to see that hanging down the back is plain wrong. She can't seem to get it. How can I trust her to raise my children if she cannot understand something so simple?

See more Speak Out

# Help Pours in After Fire at Juniper Hill Village

BY JANA DUFFY  
The Broadcaster

**MANSFIELD** — Seven weeks after an early morning fire destroyed the homes of 12 senior citizens at Juniper Hill Village, there has been an outpouring of support from local organizations.

At 1:40 a.m. on Dec. 31, 2004., a fast-spreading fire short-circuited wires in one of the rental units, causing a medical alarm to alert emergency response teams.

Responders from Eagleville Fire Department arrived to see flames already bursting through the roof-tops of the small attached apartments.

Help was summoned from Mansfield, the University of Connecticut, Coventry, South Coventry, Willington, Willington Hill and Willimantic fire departments.

Miraculously, each of the still sleeping tenants was safely rescued before the fire consumed the buildings.

The cause of the fire is still under investigation.

Plans to clean up and rebuild the 12-unit apartment complex, estimated to take at least one year to complete, will move forward as soon as the official investigation is concluded.

As of last week, three of the displaced residents have moved back to vacated apartments at Juniper Hill Village. Two others are expected to return within a few weeks.

Seven are temporarily living with family members, but they will be given the opportunity to rent units as they become available. One former resident has decided



**Out of the Ashes.** The team working with residents displaced by a Jan. 31 fire stand in front of the damaged buildings: (Back row, left to right) Eagleville Fire Department Chief William A. Jordan; Marcia Zimmer, Juniper Hill Village administrator; Ellie Lamb of the Mansfield Senior Center Association; Susan LaPlume, Juniper Hill Village secretary; Jean Ann Kenny, LCSW, senior service worker; and (front row, left to right) Barbara Lavoie, resident services coordinator, Shirley Dole, chair of the Juniper Hill Village Residents Council; Vicki Weller, assistant administrator for Elderly Housing Management, Inc.; and Dawn Danis, Juniper Hill Village program director. Photo by Jana Duffy.

structed before returning.

Immediately after the fire, organizations and individuals came to the assistance of the residents, and softened the impact of this frightening event.

Barbara Lavoie, resident services coordinator for Juniper Hill Village, expressed deep appreciation for what she noted was an "immediate outpouring of love and support from a very concerned and caring community."

Mansfield's Social Services Department, under the direction of Kevin Grunwald, quickly set up a relief fund and began networking with other groups to coordinate donation drives.

# Making Races

reminds  
or toll-free

By  
<bsullivan>

**WINDHAM** — If you were doing anything to replace the annual Willimantic River Race, very specific about ducks are legal.

State Rep. Weller addressed the matter that would, if approved, only Windham — to raise money for the dam. People would drop them from the float and bob the dam, with the sw

# The Quality a Better

By  
<bsullivan>

**MANSFIELD** — The team has been indulging in Smith High School competition ran in 25 pounds overw... ber Luke Popeles... FIRST Robotics... FIRST stand... Recognition of Sc... The top legal w... the competition... their robot's weight... "This year, we... beforehand." Pop... It was Smith's... The team came... Award...

Trainer - 30 Years Experience

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University of  
Connecticut

— Ongoing counseling services were organized to help the staff, residents and victims cope with their emotional response to the fire.

“Often a tragedy of this magnitude can trigger traumatic past events and raise concerns in everyone about safety and security issues,” Grunwald explained.

Lavoie also praised Jean Ann Kenny, LCSW, senior service social worker for the town of Mansfield, for providing structured, group opportunities for the residents to deal with their issues.

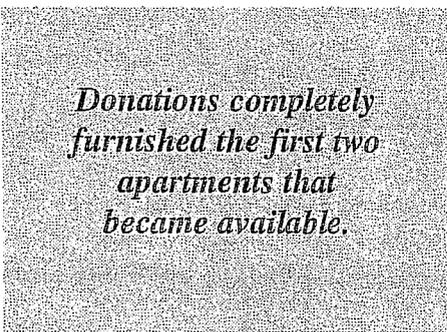
Long before this fire occurred, Eagleville Fire Department Chief William A. Jordan had been working with Juniper Hill residents to help them create and practice an emergency evacuation plan.

He said he intends to continue to work closely with the residents to help them feel more secure after this incident.

### Providing for Medical and Personal Necessities

The American Red Cross has played an important role by providing hearing aides, eyeglasses, dentures, transportation, financial assistance and other support.

Church groups have collected and donated clothing, cleaning supplies, household items, blankets, gift cards and other needed items.



In fact, donations from groups and many individuals completely furnished the first two apartments that became available.

The list of organizations that have participated in the assistance efforts also includes: the Mansfield Senior Center Association, the Foster Grandparent Organization, P. 112, Mansfield Lion's Club,



**The Need is Ongoing.** As units become available, residents will need assistance with replacing their furniture. A March 23 benefit is planned at the Senior Center to help support those costs. Photo by Jana Duffy.

Visiting Nurses Association East, Big Grand Union, Super Stop & Shop, Shaw's, Walmart and The Dollar Store.

Business partners Larry Pehowdy and Justin Smith of Blarney's Café in Willimantic started a donation jar when they learned of the fire from one of their frequent patrons.

“When you have lost everything from the ground up, any amount of money will help,” said Pehowdy.

“We reached out to our customers on behalf of the senior citizens, and it felt great to be part of the overall effort,” he added.

As the year progresses, the team assisting the residents affected by the fire hope to plan to keep the community informed about the ongoing needs of Juniper Hill Village.

A benefit with music and dance performances, and a jewelry sale, is also planned for March 23.

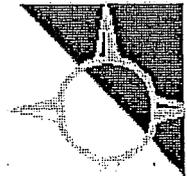
As units become available, donations of household items in good condition will be necessary.

Those who would like to make a donation to the Juniper Hill Village Fire Relief Fund may do so by contacting Juniper Hill Village or the Mansfield Social Services Department.

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*Mansfield*



Mansfield Police Officer John Andrini and Branch Supervisor June Clark

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# Grading the States

## A MANAGEMENT REPORT CARD

**T**here are some remedies worse than the disease," a playwright wrote more than two millennia ago. Publilius Syrus could have been referring to the current state of the 50 states. In order to weather an economic bashing that was not of their own creation, many states have cut back on their analytic capacity; allowed their roads, bridges and buildings to decay at an accelerating clip; resorted to financial tactics that only defer fiscal pain; slowed down or rejected positive initiatives in human resources and—in a few extreme cases—have so undernourished government that they risk malnutrition or worse.

While leaders in a growing number of states appear to believe they're serving the public good by squeezing government dry, there's little question that minimizing management carries a host of dangers that directly affect the lives of citizens. Unsafe, poorly maintained roads cause deadly accidents; mismanaged workers' comp programs harm the health of corporations and workers.

There are also more mundane risks. As Christopher St. John, the executive director of the Maine Center for Economic Policy, points out, far more dollars are now flowing through state systems. At the same time, there are fewer staff to account for and follow the flow. "At a certain point," he says, "it's inevitable that mistakes get made." In Michigan over the past few years, for example, errors in allocating food stamps grew as oversight of

that process declined. The federal government ended up fining the state.

Despite problems, positive initiatives abound. Virginians are proving once again that a commitment to excellent financial practices can survive the arrival of a new governor every four years. Georgia's experiments in managing human resources are paying off big time. Utah keeps getting better and better at overseeing its infrastruc-

### The Year of Living Dangerously

By Katherine Barrett & Richard Greene

with Zach Patton and J. Michael Keeling

ture. Undergirding much of the good news lies the fact that technology is no longer an adjunct to government services but the vital spine along which they are built and function most effectively.

These are some of the central conclusions of a massive effort by the Government Performance Project to evaluate all 50 states in four areas of management: Money, People, Infrastructure and Information. In order to accomplish this, the GPP, funded by The Pew Charitable Trusts, brought together a team of journalists from *Governing* magazine and academics from the University of Pennsylvania, George Washington University, Georgia State University, the University of Illinois and Lynchburg College. In addi-

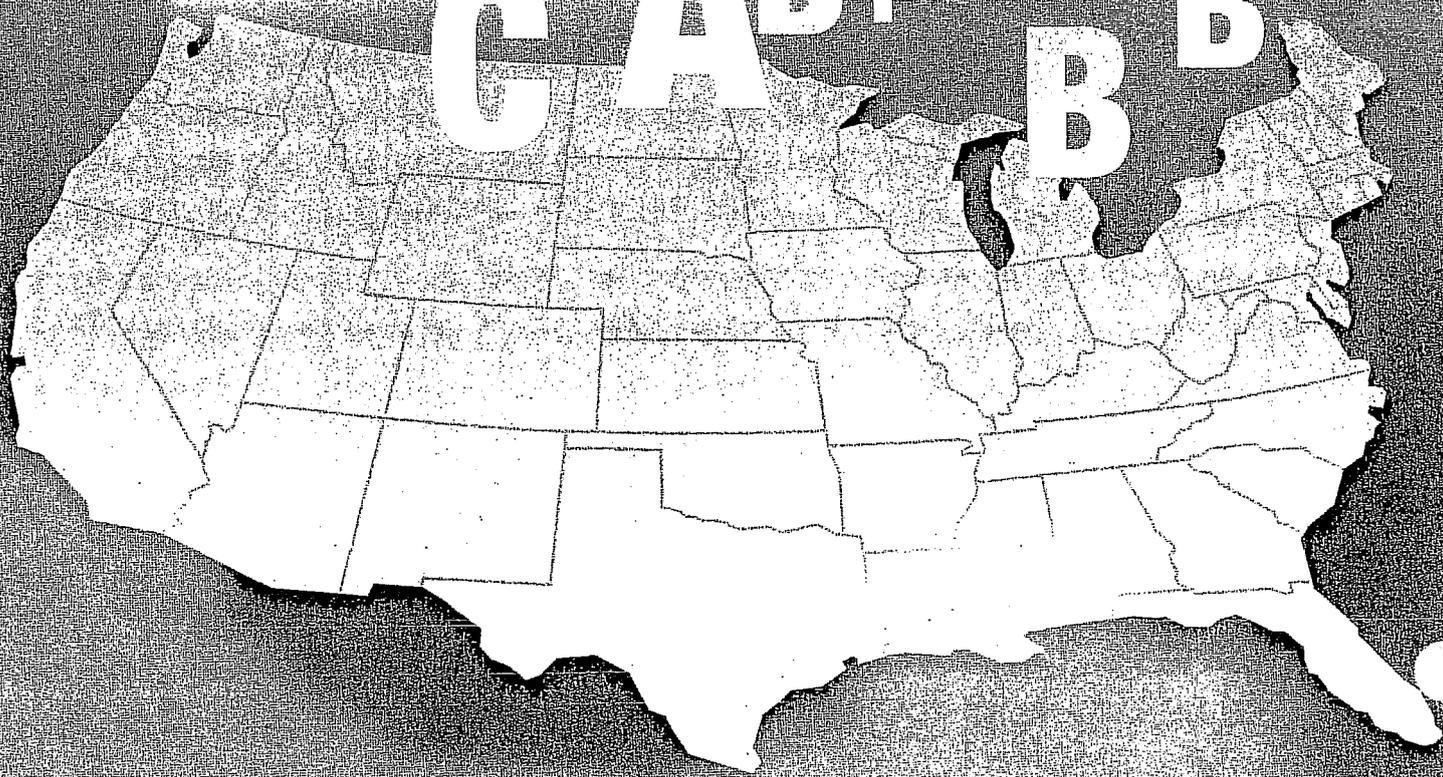
tion to information gathered through surveys and interviews, the GPP team had access to virtual forests of important information about all the states, much of which can be found on state Web sites.

Under the leadership of Susan Tompkins, project director, and Don Kettl, of the University of Pennsylvania's Fels Institute of Government and research director for the project, many months went into evaluating the positives and negatives of previous GPPs. Out of that process came change. The criteria were updated to emphasize actual results of good management, not simply a dedication to processes that might be little more than paperwork. Entirely new disciplines were added, including skills in "intergovernmental coordination" in Infrastructure and fringe benefits in People.

Two of the grading topics—formerly dubbed "information technology" and "managing for results," were merged into one. The logic is simple: Technology in states is a way to gather, analyze and disseminate information. Managing for results is a way to use the information that is collected. At the same time, since the use of technology is critical to good performance in managing infrastructure, money and people, some of the emphasis on the physical tools of technology now underlies grades in all four areas.

Based on all this, it's obvious—but it cannot be overstated—that the grades for GPP 2005 are not comparable to those from prior efforts. It's inevitable that such comparisons will be made, but they will be misleading.

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A B A  
B C A C+ A  
A B B- A D B

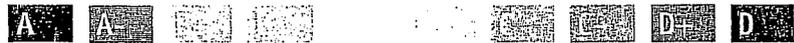
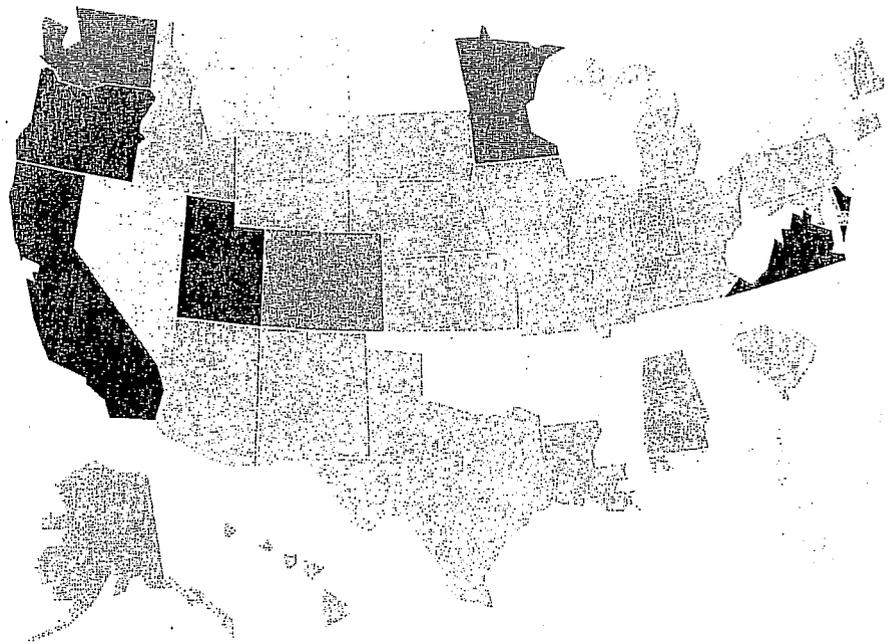


One major addition to the project that will help users get the most out of the GPP is the GPP Web site—<http://results.gpponline.org>—where users can dig into the details of all the criteria used to assemble the report cards.

We realize that much of the focus on the GPP will center on the grades. But, for the GPP team, the grades are really just a device to bring attention to a topic that's of vital importance: state government management. States are taking on an increasingly important role in framing and managing domestic policy. If the states do not perform, citizens suffer. Thus, even more important than the grades are the lessons to be learned from the states' successes and failures. We identify the coast-to-coast trends in the pages that follow.

As we've noted in previous GPP reports, despite our best efforts and intentions, some states haven't gotten the grades they deserve—in one direction or the other. The academic and journalistic resources devoted to this project were enormous but finite. We would never claim that the judgments are perfect.

## Money



## Money

### Muddling Through Tough Times

50-STATE  
AVERAGE  
GRADE

**B-**

Nose-diving revenues, coupled with escalating costs in health care, corrections and education were the test of a lifetime for the executive and legislative branches over the past few years. While most states were forced to take some unfortunate—but expedient—measures to balance their books, many tried their best to avoid fiscal gimmickry.

Rainy-day funds were tapped, but the funds proved their value as states were able to forestall extreme cuts to programs for some months. A number of states are now restocking that depleted resource, although money is hardly falling out of the sky to do so. Along with such states as New York and Maine, North Carolina has begun rebuilding its cash balances and, according to Jim Johnson, director of the Fiscal Research Division for the North Carolina General Assembly, this time around the state is pushing for an 8 percent rainy-day fund rather than the usual

5 percent. "Five percent," Johnson notes, "is too small a reserve."

A healthy trend among states is that most have made their revenue-estimating process more conservative on the theory that it's better to have a few dollars left over at the end of the year than to wind up short. And a reasonable number are making efforts to improve the estimating process altogether. In Utah, the economic downturn of the past few years was the impetus to reach for better consensus between the executive and legislative branches. Even New York—long the home to one of the most dysfunctional revenue-estimating processes in the country—has made some progress. Although the executive and legislative branches are still free to use different revenue figures when calculating their budgets, "we've become much more open about the information we use for our revenue forecast and how we put it together," reports Robert Megna, chief budget examiner for revenue. The result is that the executive branch figures have far more credibility in the legislature than they once did.

While such improvements in management will doubtless help in the future, they can't solve the problems of today, not

least of which are issues of structural balance: States have been spending more than they're taking in, with no way out in the foreseeable future.

That problem is compounded in some states by term limits, which are just now making their impact felt. The issue, says Marge Kilkelly, who served 16 years in the Maine Legislature, is that "term limits create a trainee board of directors for a multibillion-dollar corporation. The amount of experience in both the House and Senate goes down with every election now." In other words, legislators don't serve on, say, the Appropriations Committee, long enough to become invested in long-term thinking.

Term limits aside, several states turned to stop-gap measures to close their books this past year. New Jersey borrowed \$1.9 billion last summer to balance a \$28 billion budget—not an unusual occurrence in the Garden State. This time around, however, the state Supreme Court raised constitutional questions about the borrowing. It let the state keep the loan, but New Jersey is going to have to seek other solutions in the future.

Several states found other ways to bor-



crunch or simple lack of interest. "It's really a hit-or-miss process right now," says Wyoming HR director Brian Foster.

Personnel departments also are wracked by problems stemming from low employee morale, particularly in states where budget problems have kept salaries stagnant. In Missouri, for example, pay raises have been sporadic. Employee morale has suffered and so has employee commitment to job performance. In California, good employees often move to local governments, many of which pay better than the state.

Retention issues are further complicated by an anti-government ethos that has spread through some portions of the country. "There's a lot of comment in the legislature that tries to paint state employees as a bunch of deadbeats," says Miller Hudson, executive director of the Colorado Association of Public Employees. "That creates a retention issue right there."

One potent device that serves both to retain employees and build a staff for the future is employee training. Unfortunately, in hard budget times training is often the first thing cut. In Maryland, for example, Andrea Fulton, executive director of the Office of Personnel Services and Benefits, had a \$350,000 fund designated for employee training. That fund has been wiped out.

Other states, such as Arizona, put a premium on training. In addition to in-house training and tuition reimbursement, the state spent \$6.5 million in 2003 on outside training, conferences and seminars for employees.

Equally critical as adequate training is assessing how well individual employees are performing. While almost all states have some kind of annual performance review, their utility varies widely. Indiana has trouble getting its managers to complete the appraisal forms. And Wyoming's managers are disinclined to create adequate employee evaluations because—as with so many other states—there's no money to be awarded even for super-performers. "We struggle with that," says HR director Foster. "We're trying to get managers to understand that appraisals are about more than just pay adjustments."

While it's certainly difficult for many states to come up with cash to reward people for superior performance, some still do. Georgia, for example, has a true pay-for-performance system.

When money isn't available, there are other ways of signaling appreciation of

## Infrastructure



employees. In Michigan, Governor Jennifer Granholm communicates directly with state employees via mass phone messages when there's something she feels it is important for them to know. Selected groups of workers who deserve recognition are periodically invited to cabinet meetings, where the cabinet stands in their honor. A new position—organizational development officer—was created for each department in the state to advise on the impact of decisions on the workforce.

## Infrastructure

### Taking Care of Assets

**50-STATE AVERAGE GRADE**  
**B-** All hail the Governmental Accounting Standards Board. With its GASB 34 rule, issued just a few years ago, all state and local governments have to estimate the value of their inventory. GASB 34 has, in effect, forced many states to acknowledge how much they defer in maintenance costs. Unfortunately, when it comes to the practicalities of infrastructure management—notably maintenance—better data haven't ushered in a new golden age.

Capital planning for buildings and other state facilities, for example, is a mixed bag. One of the best is Nebraska, which creates a comprehensive six-year plan for all construction and major maintenance projects and has agency requests evaluated by a committee. "These systems minimize the political pressures of whatever administration we're in," says Steve Hotovy, architect for the state's building renewal task force.

At the other end of the spectrum is New Mexico. In that state, funding for non-transportation capital projects is divided into three pots: one for the governor, one for the House and one for the Senate. Each spends its cash on whatever project it wants to—without any discernable coordination or statewide planning. Not surprisingly, projects are frequently underfunded and delayed.

State processes are dramatically better when it comes to roads and bridges. A great deal of money for state transportation projects comes from the federal government, which requires infrastructure planning in order to qualify for funding.

But no matter how carefully planned a project is, it will deteriorate if states shortchange maintenance. This happens with some frequency: It's easy to put off a

year or two of maintenance—especially when legislators are dealing with tight budgets. But if neglect becomes the status quo, the deteriorating quality becomes apparent and the costs of remediation climb. “It’s a shame,” says Alice Morehouse, former director of policy and budget for Wisconsin’s DOT. “Philosophically our agency believes in maintaining first and then building new. But that’s not shared in the capitol.”

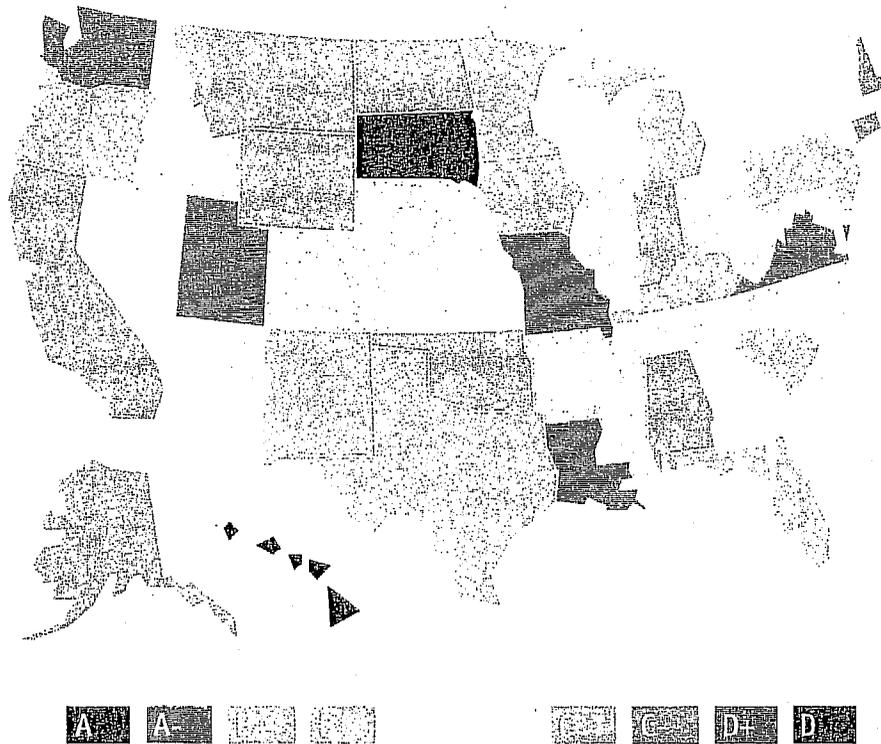
This issue of unfunded maintenance is unquestionably the biggest problem for states in their management of infrastructure. Oklahoma, for example, budgeted no money for facilities maintenance last year. California, where the DOT has an impressive maintenance-management system, has shifted funds from maintenance to the state’s general operating budget for the past two years. Colorado has an estimated \$8 billion in deferred maintenance for roads and bridges. Pennsylvania’s transportation maintenance needs are even higher, clocking in at an estimated \$10 billion.

Other states do a lot better. Ohio has persuaded the legislature to provide adequate resources for major road and bridge maintenance as well as new construction. “We do a little exercise with the legislature,” says Gordon Proctor, director of the Ohio DOT. His office puts up an electronic map of Ohio marked with every route and state bridge. DOT staffers can run a cursor to any asset, click on it and pull up the maintenance cycle, current level of funding and prognosis for the next 10 years. The map is an effective tool of persuasion. “We have driven our deficiencies to a low percentage,” Proctor says.

Construction planning is another important piece of infrastructure management. The key here is vigilance. Utah stands out in this area of expertise. In order to stress accountability, project managers with the DOT stay with their project through its construction phase and for the year that follows. In addition, the agency itself monitors all projects every two weeks. The close oversight pays off. Carlos Braceras, UDOT’s deputy director, reports that of 128 projects that were underway last year, 123 were within budget—despite rises in steel, concrete and oil prices.

There are other management disciplines that play an important role in overseeing the construction and maintenance of public facilities. The first deals with internal coordination between various state agen-

## Information



cies to make sure their needs don’t conflict. Since transportation often clashes with environment, Tennessee tries to get around obstacles in inter-agency coordination of projects by making sure that the DOT has all permitting completed before it awards a contract for a project. This has gone a long way in making the relationship between the DOT and the environmental agency more pleasant and efficient.

Intergovernmental coordination also can be critical. Roads don’t end at state borders, and localities often are partners with the state in a number of projects. Georgia, for example, has developed very strong relations with its neighboring states and its own localities. Following a series of hurricanes that hit Florida last year, the two states worked together seamlessly to deal with the extra traffic generated in Georgia as people headed north after evacuating their homes.

Pennsylvania, meanwhile, speaks with great pride about its roadway weather systems. It maintains 75 mini-weather stations across the state to collect information and predict, within 15 minutes, when it’s time to start salting the roads in the snow. “We have reciprocity with the states to the south and

west of us,” says one DOT official there, “so we can go to them and share real-time information.”

## Information

### Making Good Use of Data

50-STATE  
AVERAGE  
GRADE

**B-**

States are on the cusp of a third generation in their use of technology. First there were mainframes and technocrats who dictated the function of their black boxes to the rest of government. Then came desktop computing and chief information officers who had to understand how technology fit into broader government goals.

States are continuing to move forward. Technology now is part of a far larger process—gathering, analyzing and disseminating information, whether it’s through e-government, strategic planning or managing for results. Michigan is further along than other states in this evolutionary process. Teri Takai, for example, has the title of Michigan’s CIO, but her job goes far beyond worrying about desktops and routers. She’s spearheading the state’s

entire strategic planning process. Recently, she took a lead role in assisting the governor's office in developing the governor's strategic cabinet action plan, giving Takai an opportunity to align IT initiatives with government and business initiatives.

Meanwhile, states have taken e-government to a higher level. Transactions can be done online in every state. The range of transactions varies from state to state, but can include such online services as renewing driver's licenses, filing personal income taxes, applying for benefits and registering to vote.

Some Web sites provide unusual tidbits

## Government Performance Project

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of information that ease the way for their citizens. In the state of Washington, for example, a user can find out the relative time drivers will spend in line in many of the state's DMV offices. In Florida, a few clicks let a resident know whether complaints have been filed against any licensed individual.

Some states have had to slow down the acquisition of enterprise-wide technology, simply because it's been difficult to afford the investment. Even without sufficient cash on hand, however, planning for technology has improved in a number of states. Pennsylvania updated its IT plan and requires three-year plans from all its agencies. In years past, there was "no linkage between the budget and what had become an agency wish list," says the state's CIO, Art Stephens.

More and more states are now engaged in gathering and utilizing data to create useful performance information. Where New Mexico officials once argued that managing for results was a fad worth ignoring, the state's current governor is so proud of his state's efforts to continually track agencies' progress in meeting their goals that he's stuck his name on the project—Governor Richardson's Executive Agency Tracking system, which has GREAT for an acronym.

Unfortunately, legislators who pay attention to performance information are more the exception than the rule. One problem is that legislators are operating on chronic information overload. Craig Ruff, president of Public Sector Consultants in Michigan, tells of visiting a state representative a few months ago who showed Ruff two large crates sitting at his front door. It was the lawmaker's mail, legislative analyses and bill drafts for the day. It made Ruff wonder how any lawmaker can digest it all.

The answer is that legislators in many states don't. In Pennsylvania, performance measures are officially part of the budget and are used by the agencies and

executive branch. But they don't get much attention in the legislature, says Philip Durgin, executive director of the Legislative Budget and Finance Committee. "They're there because they're required to be there. But I don't think they have any influence."

Regardless of legislative interest in performance-based data, a number of the agencies utilize it to improve their own work. The Department of Environmental Conservation in New York can now capture data about air quality with technology that didn't exist in previous years. "We can see the impacts of our programs, whether it is requiring cleaner cars or ratcheting down on pollutants from power plants," says Denise Sheehan, executive deputy commissioner.

One last bit of good news: Performance auditing seems to be improving as well. Missouri has beefed up the state auditor's capacity to do performance audits, taking advantage of the federal government's closing of its Government Accountability Office in Kansas City by hiring four of its top performance auditors. A wide range of topics has been tackled, including a look at the state's charter schools, tax credits and water quality in state parks.

Perhaps no effort in the country is better than that in Florida, where the Office of Program Policy Analysis and Government Accountability continues to churn out an impressive stream of reports about topics ranging from contracting to risk management to child abuse to the use of steroids in the state's student bodies. It provides program oversight that is focused on performance and concerned with performance measures, results, cost-benefit analysis and doing the right thing. "Every city, county and state needs an OPPAGA," says Howard Rasmussen, of the Florida Center for Public Management at Florida State University. "Everyone needs that kind of information to know if what they've done has worked."

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**Click on <http://results.gpponline.org> to  
compare grades and scores,  
read state plans and follow updates  
on state programs.**

# How We Grade

## A LOOK INSIDE THE GPP

One of our foremost efforts this year was to add more transparency to the grading process. In *Governing*, readers will find not only grades for each of the four areas we're covering—People, Money, Infrastructure and Information—but also highlights of strengths and weaknesses in criteria used to assess those management areas. In addition, there is a Web site—<http://results.gpponline.org>—that provides detailed summaries to supplement the text and give readers a more thorough understanding of the outstanding characteristics of each of the 50 states.

Visitors to the site can compare grades and scores in several different ways and find state plans, reports and other documents in each of the areas covered, including strategic, workforce, capital and other plans. As items are added to the Web site over the coming months, users will find a growing body of material about innovations in the states.

Of course, all the transparency in the world is worthless if people don't know what they're seeing. So, here are a few bits of clarification about the meanings of the various evaluations on each page.

- Each criterion was made up of a number of sub-criteria (see page 34). A holistic approach was taken to get the best sense of a state's capacity in each area. For example, in infrastructure, we looked at both the use of condition assessments to see where a state could best spend maintenance dollars and the actual decision about whether or not to spend that money. If a state had decided not to fund maintenance at all, the fact that they knew what they should be funding figured less importantly.
- The criteria themselves are listed on each state page and then placed in one of three groups: strength, weakness and mid-level. For a criterion to

the state had to be doing very well relative to standard practices and to have some element that made it stand out—even from others that performed well. Conversely, a weak area was one in which it was clear that the state needed to improve in order to be able to manage adequately in that area. And mid-level? Many of the states that fell into this middle ground do quite a good job and have no notable problems—they just lack that little extra innovation or distinction that earned the higher level. These criteria descriptions are not grades—nor should they be translated into grades. They're simply provided to give readers an easy means of seeing the areas in which each state excels or lags compared with the criteria.

The grades themselves were based on the criteria shown on each page. But there was no rigid weighting scheme used. The logic here is inexorable. In Infrastructure,

To establish a coherent method for evaluating the states, we started by developing a comprehensive list of criteria. This was accomplished with participation from the full GPP team: academics from five different institutions of higher learning and journalists who had been involved in the GPP since its inception in 1997. We used cutting-edge research and evidence from best practices to frame the criteria for superior management of state governments. These criteria were then discussed with practitioners in order to bring real-world insights into the mix. The next stage was to determine what information would have to be gathered so we would have a fair way to evaluate the states in each of the 20 criteria used.

Finally, there was the all-important information gathering. Here, we tapped three sources: First, a survey, filled out by states and carefully analyzed by the GPP's academic teams, provided a great deal of basic data upon which states could be compared based on the crite-

**The grades in this GPP are not comparable to prior years. This is because the criteria differ from those used in the past.**

for instance, there is no point worrying whether Hawaii has good intergovernmental relationships with bordering states. But that is a matter of much more concern in a state such as Tennessee. Similarly, in the People section, the ability to recruit is potentially more important for fast-growing states than those with stagnant populations. The grades presented are not comparable to those in any of the prior GPP surveys. This is because the criteria differ from those used in P. 122<sup>st</sup>. In fact, the

ria. In addition, journalists from *Governing* conducted an estimated 1,000 interviews to add information to the pool and, importantly, to provide context in which all the information could best be understood. Among those interviewed were legislators, legislative staffers, legislative fiscal analysts, controllers, treasurers, budget officers, human resource officials, transportation officials, chief information officers, officials in charge of non-transportation infrastructure,

# Criteria

zations, academics and representatives of agencies, notably the states' environmental and transportation departments. In prior years, there was little or no agency-based research. Although resources precluded delving into multiple agencies this year, the addition of some agency analysis turned out to be enormously useful, particularly in states that are very decentralized.

Many documents also were analyzed, including state Web sites, budgets, capital plans and workforce plans. These were utilized in two ways: as direct sources of additional information and, in some cases, as elements of management that deserved to be evaluated themselves. This was the case, for example, with workforce plans.

Both academics and journalists focused on the ability of states to produce actual results, not just create processes. In the Information category, for example, it was of far less consequence how sophisticated a state's technology is than how well that technology serves managers' needs.

There were a number of instances in which information garnered from journalistic interviews differed from that obtained by academics' review of documents or data. In all these cases, long conversations were held in order to determine precisely why the differences existed. Further research was done, where necessary, to resolve any issues.

Following are the criteria used, followed by the sub-criteria. Some sub-criteria were far more significant than others. In People, for example, under "Managing Employee Performance," we were more concerned with the way the state recognizes and rewards high performers than the way the state provides and utilizes employee feedback. Additionally, there were some criteria for which we discovered very little variation among the states. Assessing the impact of federal decisions in the Money section was one. In those instances, the sub-criteria received relatively minimal attention. Finally, with dozens of sub-criteria, there were instances in which one or two bits of information weren't available in a particular state. In those cases, the remaining sub-criteria were given more emphasis.

## Money

**Long-Term Outlook:** The state uses a long-term perspective to make budget decisions.

- has revenue and expenditure forecasting processes that are thorough, accurate and transparent and include a multiyear perspective;
- uses information about the future fiscal impact of its financial decisions in developing the annual budget;
- uses information that assesses the future fiscal impact of external (federal and regional) financial decisions in developing the annual budget;
- manages long-term investments, including pensions, to promote solvency and avoid financial instability;
- maintains a modest, reasonable level of borrowing and does not rely on debt to finance current expenditures.

**Budget Process:** The state's budget process is transparent and easy to follow.

- clearly defines and follows a predetermined cycle, format and deadlines for its budget;
- provides clear and timely budget guidelines and instructions;
- communicates effectively its fiscal priorities throughout all levels of the state;
- provides citizens opportunities for public input about the budget.

**Structural Balance:** The state's financial management activities support a structural balance between ongoing revenues and expenditures.

- accommodates fluctuating economic climates within its revenue structure;
- does not depend on "one-time" or "wind-fall" revenues for ongoing expenditures;
- manages its cash to maintain support for ongoing expenditures and to minimize short-term borrowing;
- manages risk to limit government liability and to maintain overall fiscal health;
- uses counter-cyclical or contingency planning devices to address economic downturns.

**Contracting/Purchasing:** The state effectively manages procurement activities.

- state contracting and purchasing protocols allow agencies to operate programs effectively.

**Financial Controls/Reporting:** The state systematically assesses the effectiveness of its financial operations and management practices.

- prepares an annual financial audit in accordance with Generally Accepted Accounting Principles and routinely receives a clean audit opinion;
- regularly assesses and effectively links financial costs with operational performance;
- engages in sound internal control practices.

## People

**Strategic Workforce Planning:** The state regularly conducts and updates a thorough analysis of its human resource needs.

- has a multi-year strategic workforce plan that identifies its current and future human resource needs;
- links its human resource plan to the state budget and supports the state's strategic direction;
- has comprehensive and readily available data about its current workforce and its future workforce needs that can be used to make decisions involving human resource management.

**Hiring:** The state acquires the employees it needs.

- hires people in a timely manner;
- knows if new employees perform successfully;
- is able to recruit and fill positions that are critical to its core services.

**Retaining Employees:** The state retains a skilled workforce.

- does not lose a disproportionate share of its managers and employees by their voluntary departure each year;
- creates a work environment that supports employees' life needs;
- maintains productive relations with employees and their representatives;
- terminates employees for cause in a timely manner and those terminated for cause receive timely and fair treatment.

**Training and Development:** The state develops its workforce.

- devotes sufficient resources to its employees' development;
- provides opportunities for career advancement;
- purposefully develops its leaders' competencies.

**Managing Employee Performance:** The state manages its workforce performance programs effectively.

- links state, department, and employee performance goals;
- recognizes and rewards high performers (individuals or groups) in achieving desired results;
- regularly provides, receives and utilizes employee feedback;
- provides a means for employees to be actively involved in establishing its goals and objectives and work plans.

## Infrastructure

**Capital Planning:** The state conducts a thorough analysis of its infrastructure needs and has a transparent process for selecting infrastructure projects.

- regularly conducts an infrastructure condition assessment in accordance with accepted engineering standards;
- informs the capital planning process through a systematic assessment of future infrastructure needs;
- has a formal, multi-year capital plan that both prioritizes capital activities and links directly to the capital budget;
- relies on capital planning priorities, condition assessments of infrastructure, and public input in selecting projects for inclusion in the capital budget;
- includes estimates of the operating and maintenance costs of the capital projects in the capital plan and the capital budget and formally links those estimates to the state operating budget prior to legislative adoption.

**Project Monitoring:** The state has an effective process for monitoring infrastructure projects throughout their design and construction.

- adequately monitors, evaluates and detects project cost overruns, delays and safety compliance;
- effectively intervenes to take corrective action, as necessary, in managing the construction of capital projects;
- effectively manages the private companies that build its infrastructure.

**Maintenance:** The state maintains its infrastructure according to generally recognized engineering practices.

- adopts a life-cycle approach to asset management;
- employs current condition assessments in setting priorities for infrastructure maintenance and renewal;

- funds maintenance at a level that minimizes a facility's life-cycle costs and that ensures defined levels of service and safety standards are met.

**Internal Coordination:** The state comprehensively manages its infrastructure.

- when responsibility overlaps, inter- and intra-agency councils and offices effectively coordinate infrastructure issues;
- capital plans recognize the interrelated nature of the infrastructure system.

**Intergovernmental Coordination:** The state creates effective intergovernmental and interstate infrastructure management networks.

- participates in intergovernmental and interstate management of infrastructure in an active and meaningful way;
- effectively incorporates intergovernmental regulations into capital planning and project selection.

## Information

**Strategic Direction:** The state actively focuses on the strategic direction of its policy and on collecting information to support that policy direction.

- legislature provides strategic direction to executive branch when creating programs;
- governor sets an overall strategic direction for the state;
- agencies focus on the long-term goals of programs or policies, down to the lowest level of the agency at which policy discretion is exercised;
- there is meaningful, multi-year information technology planning to inform legislative, executive and agency decisions.

**Budgeting for Performance:** State officials have appropriate data on the relationship between costs and performance, and they use these data when making resource allocation decisions.

- state routinely produces valid cost and performance information (including information on past performance);
- governor, budget office and state agencies have cost and performance information available during deliberations on the budget;
- legislature has cost and performance information available during deliberations on the budget;
- agencies, budget office, governor and legislature all routinely use cost and performance information when developing or reviewing the budget and as a basis for program design and redesign.

**Managing for Performance:** Agency managers have the appropriate information required to make program management decisions.

- information technology systems provide information that adequately supports managers' needs;
- governor and agency managers draw clear links between managerial action and program results, and they communicate this information to appropriate agency personnel;
- agencies regularly monitor performance, including the performance of key program partners, and use this information to manage programs, improve performance, and inform elected officials about deviations from agreed-upon levels of performance;
- cost and performance information frames how top officials grant flexibility in allocating resources and in managing resources;
- cost and performance information influence decisions to contract out for agency activities;
- state monitors contracts for both cost and performance;
- state assesses the expected implication of physical assets and information technology systems in making investment decisions.

**Program Evaluation:** The governor and agency managers have appropriate data that enables them to assess the actual performance of policies and programs.

- selected programs are subject to performance audits or program evaluations on an ongoing basis;
- audits and program evaluations are relevant, credible, well-documented, and publicly available;
- audits and program evaluations include comparisons over time, against targeted levels and against other similar governments, agencies or policies.

**Electronic Government:** The public has appropriate access to information about the state, as well as the performance of state programs and state services, and is able to provide input to state policymakers.

- public can access key services without undue burden;
- public can routinely access credible information about the performance of key state programs;
- public can easily communicate with state officials about the performance of public programs;
- state routinely collects feedback from the public on the performance and operation of its programs and services.

# G+ Connecticut

Connecticut's management processes are just now emerging from a decade of neglect. The state's senior managers admit it. "My criticism of the Rowland administration," says Deputy Treasurer Howard Rifkin, "is that the governor didn't care a lot about government. We've just sort of been wandering around without any sense of purpose."

Right now, of course, former Governor John Rowland has more important things on his mind than management. He resigned last summer amid charges of corruption in state contracting, pleaded guilty in December and faces prison time. But his successor, Governor Jodi Rell, has decided that in view of the Rowland scandals, state management deserves serious attention. Shortly after taking office, she established a task force to review all contracting issues and procedures. Many of Rowland's difficulties stemmed from a process that allowed an overabundance of fast-track deals done with a minimum of oversight, often in the absence of competitive bidding.

In 2003, for example, the executive branch moved forward with plans to build a state science museum. Everybody likes science museums. The legislature approved the concept of a \$150 million attraction without even knowing it was going to be a science museum. Then, the state bonding commission had a one-hour briefing, and approved the specifics for the bulk of the spending. "The plans for this had never been run by anybody," says one high-ranking official.

That is more or less the way important decisions have been made in Connecticut for quite a while. Not that there haven't been passionate advocates of reform. The notion of using centralized performance information to help manage agencies and write budgets has been floating around since the administration of Governor Lowell Weicker in the early 1990s. But they all proved futile during the Rowland years. "Not much is happening [on performance measurement]," says John Mengacci, of the Office of Policy and Management. "I wouldn't even say not much. Nothing is happening at a statewide level."

Some agencies make a valiant effort to measure their performance, but there is little systematic effort to report this data

to the legislature or the public. "The information is given to us in a manner that's not coherent," says state Representative Diana Urban, a leader among legislative reformers. "You can't get a picture of what's going on."

Connecticut's governmental leaders traditionally have been reluctant to predict how decisions of today will play out in the future. Budget writers have avoided consideration of the long-term consequences of underfunding pension accounts and relieving cash shortfalls with single-shot revenue gimmicks. "We do five-year economic forecasting," says Robert Gennuario, a longtime legislator and now secretary of the Office of Policy and Management. "But it's very rarely looked at or utilized in planning our budgets."

The state's unusual way of keeping its books has made it somewhat easier to hide from the truth. Connecticut accounts for many of its revenue streams as quickly as possible, while taking the opposite approach with its expenses. The result is that when you convert the state's books to a more conservative approach, you can find many millions of dollars in artificially buoyed funds.

There are a few bright spots in Connecticut government. Most of them center on personnel policy. Hiring and retaining of employees is generally done competently. A new technology system to support human resources will finally permit the state to begin gathering the data it needs to do workforce planning. And intelligent use of the Internet has helped dramatically in the state's workforce recruiting efforts.

Connecticut also has done a decent job with infrastructure maintenance, which is not a claim many other states can make. In 1983, a section of the Mianus River Bridge collapsed on Interstate 95, killing three people and critically injuring three more. "Mianus was a wakeup call," says Department of Transportation chief engineer Arthur Gruhn. "We put a lot of bonded money into infrastructure from 1983 to 2000. Now we have a system in a good state of repair and want to maintain it in a good state of repair before we do any projects that increase capacity."

For additional data and analysis, go to:  
<http://results.gpponline.org/connecticut>

○ Strength ○ Mid-level ● Weakness

## Money C

Long-Term Outlook	●
Budget Process	○
Structural Balance	○
Contracting/Purchasing	●
Financial Controls/Reporting	○

## People B

Strategic Workforce Planning	○
Hiring	○
Retaining Employees	○
Training and Development	○
Managing Employee Performance	●

## Infrastructure C+

Capital Planning	●
Project Monitoring	○
Maintenance	○
Internal Coordination	○
Intergovernmental Coordination	○

## Information C-

Strategic Direction	●
Budgeting for Performance	●
Managing for Performance	○
Program Evaluation	●
Electronic Government	○

**Population (rank):** 3,405,565 (29)

**Average per capita income (rank):** \$43,173 (1)

**Total state spending (rank):** \$20,117,270,000 (20)

**Spending per capita (rank):** \$5,816 (5)

**Governor:** M. Jodi Rell (R)

**Took office:** 07/2004

**Senate:** 36 members: 24 D, 12 R

**Term limits:** None

**House:** 151 members: 99 D, 52 R

**Term limits:** None

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faculty to think, is an edition " Simpson says. "If we know be used for more than one year 1 lead time, we can go to the . companies and buy everything se titles."

easing cost of textbooks has ouring of calls for reform, with number of states floating a range cap the costs, which can -\$700 a semester for some stu- g to a recent Public Interest p (PIRG) report. Simpson says somewhat less at UConn.

But the solution must go beyond the efforts of higher education institutions, he says: "The real answer will have to involve publishers. We need them to come at this problem with a low-cost solution, to produce lower-priced textbooks."

Unfortunately, Simpson says, 80 percent of all textbooks are produced by just three publishers, so the will to lower costs may not be there.

In the interim, Simpson says the committee wants to educate faculty about the cost of textbooks, beginning with their orientation upon being hired, and suggest several ways they can control those costs. The committee also says more attention has to be paid to educating students, to ensure they know used books are available, but for a limited time. They also must be reminded to sell the books back to the Co-op when classes have ended. Simpson says the

see Textbook Costs page 5

Elements, a 1987 sculpture in stainless steel by Richard Hunt. In the background are the Gant Science Complex, left, and the Biology/ Physics Building.

PHOTO BY PETER MORENIUS

# New Restaurant to Open in Student Union

BY RICHARD VEILLEUX

For Roselyn Lamont, the capstone for a year's worth of work creating Chuck & Augie's, UConn's new upscale restaurant in the Student Union, came with a Google search for information on the Storrs brothers for whom the eatery is named. The web citation came from California's wine country.

"I was looking for interesting information about Charles and Augustus, and one of the sites that popped up was for Storrs Winery in California," Lamont says.

"It turned out not only that Steven Storrs, who owns the winery with his wife, Pamela, is a descendant of the Storrs brothers, but they named their first son Aaron Michael Augustus. And they mention UConn on their website. It was perfect."

Lamont has purchased about 18 cases of their wine, six each of the vineyard's Merlot, Zinfandel, and Chardonnay. She will pop the cork on the wine, and cut the ribbon to open the restaurant, when students, faculty, and staff return from spring break March 14.

The restaurant, which fronts Union Street in the Student Union, will be open from 11 a.m. to 11 p.m. Monday through Thursday; 11 a.m. to midnight on Fridays; and from 4 to 10 p.m. on weekends.

Named for Charles and Augustus Storrs, the brothers who gave Connecticut the land on which the Storrs Agricultural School was developed, Chuck & Augie's replaces the Nutmeg Grille, which was closed when renovations began on the Student Union. The restaurant will have more than a dozen historic photos gracing its walls, and four pages of memorabilia wrapped around the menu.

That menu, says Scott Harmon, director of retail services for Dining Services, has been rebuilt, although it does contain some old favorites from the Nutmeg Grille. New creations from the chefs include three types of panini sandwiches, chilled salmon on baby greens, and a range of salads and light meals. The same menu will be used for lunch and dinner, followed by a late-night menu that turns to more student-oriented fare, including burgers, wings,

and burritos. Nearly all entrees are priced between \$5.50 and \$6.95.

Beer and wine will be served, but Lamont says underage patrons shouldn't even try to get alcohol: she has purchased two hand-held identity scanners that scan the barcodes on driver's licenses, not the more easily recreated photos of birth dates that are sometimes altered.

Last week, as the finishing touches were being put on the restaurant, including a UConn blue awning that juts out onto Union Street, Lamont and several other supervisors were tossing out directions and offering advice to some of the dozens of new waitstaff and chef's assistants. Trainees scurried about, making sandwiches, serving a handful of invited guests who volunteered their time so workers could practice.

"It's a lot more complicated than anyone thinks," Lamont says. "It's all about rhythm and timing."

With the restaurant's new location in the middle of the busiest building on campus, that timing will likely be put to the test. It will seat 120

see Chuck & Augie's page

inside



4 Climbing the Walls



5 Health Education



8 Historical Drama

Martin Berlinger (F)  
Town Manager  
4 South Eagleville Road  
Storrs Mansfield CT 06268

ating black child. Randall was arrested and tried for violating a law

Harris Fayerweather. The play includes three actors who portray 23 different

tioned in the literature. Carlton Molette says the easy part

the lives of the people featured." The play's Miami audience included

its second edition.

# Day-Long Conference on Gardening Set for March 8

BY BETH KRANE

Aquatic gardening, pest control, and growing plants successfully in the shade are among the topics to be discussed at an all-day garden conference, to be held March 8 in the Lewis B. Rome Ballroom on the Storrs campus.

Keynote speaker Dan Heims, whose articles and photography have appeared in *Fine Gardening*, *Better Homes and Gardens*, *Organic Gardening*, and *Sunset Magazine*, will discuss successful shade gardening with new perennials, a topic that event organizers believe will be of considerable interest, considering the many wooded areas in southern New England.

Heims, president of Terra Nova Nurseries in Tigard, Ore., is known for introducing as many as 20 to 30 new plant varieties each year.

Additional speakers include:

- **Tom Ward**, co-director of the living collections of the Arnold Arboretum of Harvard University, who will discuss the best native species and non-invasive exotics for woodland gardens in Southern New England;

- **Matt Horn**, of Matterhorn Nursery in Spring Valley, N.Y., who will share tips on water gardening;

- **Richard Hawke**, plant evaluation manager at the Chicago Botanic Garden, whose presentation is titled "Clematis up Close;" and

- **Robert Durgy**, horticultural diagnostician for the Home and Garden Education Center at UConn, who will offer alternative pest control methods for home gardens.

Registrations postmarked by March 1 are \$60; the fee after that date is \$70. Registration is limited and non-refundable. Walk-in registration cannot be guaranteed.

Included in the cost of admission are lunch, snacks, and beverages. Garden enthusiasts also will have the opportunity to buy autographed books.

Checks may be sent to Richard McAvoy, Department of Plant Science, Unit 4067, University of Connecticut, 1376 Storrs Road, Storrs, CT 06269.

For further information, call McAvoy at 860.486.0627.



PHOTO BY PETER MORENUS

**PRACTICE RUN.** Molly Blizman, a senior, serves a practice lunch at Chuck & Augie's Restaurant, which will open after spring break at the Student Union.

## Chuck & Augie's *continued from page 1*

and is sectioned off to offer a casual dining experience – with tall chairs and tables – or a more formal meal in two areas to the rear of the restaurant, one of which features floor-to-

ceiling windows looking out onto Hillside Road. Lamont and Harmon also expect to offer a limited amount of café-style seating in front of the restaurant and, during warmer

months, they will also serve meals on a patio on the Hillside Road portion of the building.

"It's going to be fun," says Lamont. "I'm sure the community will love it."