



**TOWN OF MANSFIELD**  
**TOWN COUNCIL MEETING**  
**MONDAY, July 11, 2005**  
**COUNCIL CHAMBERS**  
**AUDREY P. BECK MUNICIPAL BUILDING**  
**7:30 p.m.**

**AGENDA**

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<b>CALL TO ORDER</b>	
<b>ROLL CALL</b>	
<b>APPROVAL OF MINUTES .....</b>	<b>1</b>
<b>MOMENT OF SILENCE</b>	
<b>OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL</b>	
<b>OLD BUSINESS</b>	
1. <b>Issues Regarding the UConn Landfill (Item #1, 06-13-05 Agenda) .....</b>	<b>9</b>
2. <b>Clean Energy (Item #1, 05-23-05 Agenda) .....</b>	<b>27</b>
3. <b>Negotiations with MBOE Administrators (Item #14, 06-13-05 Agenda) .....</b>	<b>39</b>
4. <b>Campus/Community Relations (Item #3, 06-27-05 Agenda) (no attachment)</b>	
<b>NEW BUSINESS</b>	
5. <b>Status Report on Pending Claims and Litigation (to be distributed)</b>	
<b>DEPARTMENTAL REPORTS .....</b>	<b>43</b>
<b>REPORTS OF COUNCIL COMMITTEES</b>	
<b>REPORTS OF COUNCIL MEMBERS</b>	
<b>TOWN MANAGER'S REPORT</b>	
<b>FUTURE AGENDAS</b>	
<b>PETITIONS, REQUESTS AND COMMUNICATIONS</b>	
6. <b>Connecticut Conference of Municipalities, "Governor Signs Conveyance Tax Extension Bill" .....</b>	<b>55</b>
7. <b><u>The Hartford Courant</u> (courant.com), "Mansfield Hollow State Park" .....</b>	<b>57</b>
<b>EXECUTIVE SESSION</b>	

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REGULAR MEETING-MANSFIELD TOWN COUNCIL-JUNE 27, 2005

Mayor Elizabeth Paterson called the regular meeting of the Mansfield Town Council to order at 7:30 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building.

I. ROLL CALL

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

II. APPROVAL OF MINUTES

Mr. Hawkins moved and Mr. Paulhus seconded to approve the minutes as corrected, Mr. Paulhus was present at the meeting.

So passed unanimously.

III. MOMENT OF SILENCE

Mayor Paterson requested a moment of silence for all those serving our country abroad.

IV. SWEARING IN OF FIRE CHIEF

Mr. David John Dagon, was sworn in by the Town Clerk, Joan E. Gerdson, as the First Mansfield Fire Chief for the Town of Mansfield with the following Oath and Pledge:

I, David John Dagon, do hereby pledge and solemnly swear that I will, to the best of my ability: faithfully perform all of the duties and meet all of the responsibilities of my position as Fire Chief, in a manner that will best benefit the Town of Mansfield and its citizens; uphold and enforce the Town Charter, Code of Ordinances and other applicable laws; and maintain a strict code of personal ethics, avoiding any situation that approaches a conflict of interest or violation of any law, so help me God.

Mr. Martin H. Berliner, Town Manager, gave a short history of both fire companies, and the steps the town has taken to get to this point of a new Fire Chief.

Fire Chief Dagon said a few words to those present and introduced people from East Hartford and Glastonbury with whom he had previously worked. He introduced his family and other close friends. He thanked both fire departments for their cooperation and willingness to work with him, and he was looking forward to beginning his new position in the Town of Mansfield.

Mayor Paterson presented a proclamation to Mr. Raymond Gergler, on the occasion of his 75<sup>th</sup> birthday, and 60 years on the Eagleville Fire Department.

Everyone then had the opportunity to speak with Fire Chief Dagon and enjoyed cake and refreshments.

V. OLD BUSINESS

1. Transfer of Property at 33 Chaffeeville Road

Mr. Haddad moved and Mr. Paulhus seconded that effective June 27, 2005, to authorize the town manager to complete the transfer of land north of 33 Chaffeeville Road to the owner(s) of 33 Chaffeeville Road subject to the following conditions: 1) that the town retains title to land within 30 feet of the centerline of Chaffeeville Road; and 2) that the land conveyed to the owner of 33 Chaffeeville Road be merged with the existing lot so that no new parcels of land are created.

So passed unanimously.

2. WPCA, Amendment to Community Sewer System Agreement

Mr. Hawkins moved and Mr. Clouette seconded to adjourn as the Town Council and convene as the Water Pollution Control Authority.

So passed unanimously.

Ms. Blair moved and Mr. Hawkins seconded that effective June 27, 2005, to authorize the town manager to execute proposed Amendment #02-92 to the Community Sewer System Operation and Maintenance Agreement between the Villages at Freedom Green Association, Inc. and the Town of Mansfield Water Pollution Control Authority.

Motion so passed. Mayor Paterson abstained, as she lives at Freedom Green.

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

So passed unanimously.

3. Campus/Community Relations

Assistant Town Manager, Matthew Hart, spoke of the recent Community/Campus Partnership met and has established a set of goals. It has great new ideas for a legislative program on substance abuse. The

Committee has read the Town Council's report on Campus Community Relations. There is a new website under the Dean of Students which discusses the objectives of this committee.

VI. NEW BUSINESS

Mr. Clouette moved and Ms. Blair seconded to add to the agenda the Committee on Committees report on the Mansfield School Readiness Council.

So passed unanimously.

3a. Mansfield School Readiness Council

Mr. Clouette moved and Ms. Blair seconded to adopt the following Resolution:

RESOLVED, effective June 17, 2005, that the Mansfield School Readiness Council be reconstituted, under the name Mansfield Advocates for Children, as a board under the provisions of Section A192. The purpose of the Advocates for Children shall be to examine, discuss, and advise the Town Council and staff on issues relating to the education, health, and safety of young children, to foster partnerships among area agencies and providers, and to serve as an advisory group in connection with private and public grants. The members, who shall be appointed by the Town Council, shall include the Mansfield Director of Social Services, the Mansfield School Readiness Coordinator, the Director of Special Education and Student Support Services, from the Mansfield Board of Education, and the following who will serve three year terms:

Term expiring June 30, 2006

Deborah Adams  
Louise Bailey  
Joan Buck  
Susan Daley  
Mary Jane Newman  
Donna McLaughlin  
Steven Tucker  
Pamela Wheeler

Term expiring June 30, 22007

Monique Brown  
Jane Goldman

Nancy Hovorka  
Becky Lehmann  
Tresca Marr Smith  
Shamim Patwa

Term expiring June 30, 2008

Alison Whitham Blair  
Kate Bartron  
Maureen Crowley  
Bethany Maines  
Katherine Paulhus  
Kristine Stone

The Advocates for Children may designate nonvoting associate members that may participate in its discussions and other activities.

So passed unanimously.

#### 4. Proclamation in Honor of Officer John E. Andrini

Ms. Blair Moved and Mr. Hawkins seconded that effective July 8, 2005, to authorize Mayor Paterson to issue the attached Proclamation in Honor of Officer John E. Andrini.

So passed unanimously.

#### 5. Building Committee for Mansfield Public Schools

Mr. Hawkins moved and Mr. Paulhus seconded to adopt the following resolution:

RESOLVED, that effective June 27, 2005, to establish, for an indefinite term, a seven-member Mansfield Public Schools Building Committee to review the capacity and condition of the Mansfield Public Schools, particularly with respect to current needs and future expansion, and to develop recommendations for consideration by the Mansfield Board of Education and the Town Council; and which committee shall be comprised of the Mayor; the Chairman of the Mansfield Board of Education; the Town Manager. The Mansfield Superintendent of schools; Ms. Anne Rash, former principal and community member; and two parent representatives to be appointed by the Mansfield Public Schools.

So passed unanimously.



***Town of Mansfield***  
***Proclamation in Honor of Officer John E. Andini***

***Whereas***, John E. Andrini has faithfully served as a Police Officer for the Town of Mansfield from May 1976 through July 2005; and

***Whereas***, during his tenure with the Town of Mansfield, Officer Andrini has performed his duties with honesty and integrity to assist those in need; and,

***Whereas***, Officer Andrini has worked each day to make Mansfield a safe and prosperous community; and,

***Whereas***, Officer Andrini has volunteered many hours to help raise money and awareness for the Connecticut Special Olympics; and

***Whereas***, Officer Andrini is well-respected by Mansfield residents, his fellow employees and his peers; and

***Whereas***, Officer Andrini remained a true Boston Red Sox fan even when all those around him had misguided support for the New York Yankees, and has finally experienced a Red Sox World Series Championship in his lifetime:

**NOW, THEREFORE, BE IT RESOLVED**, that on behalf of the Mansfield community the Town Council does hereby recognize Officer John E. Andrini for his meritorious and dedicated service to the Town of Mansfield, and wishes him all the best in his well-deserved retirement.

***IN WITNESS WHEREOF***, I have set my hand and caused the seal of the Town of Mansfield to be affixed on this 8<sup>th</sup> day of July in the year 2005.

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Elizabeth C. Paterson  
Mayor, Town of Mansfield  
July 8, 2005

VII. DEPARTMENTAL REPORTS

VIII. REPORTS OF COUNCIL COMMITTEES

IX. REPORTS OF COUNCIL MEMBERS

Mr. Paulhus reported that he, Mr. Schaefer and Mayor Paterson attended the retirement party for the Town's Tax Collector Pam Wells.

Mr. Paulhus and Mr. Haddad attended the opening of the New Movie Plex in the East brook Mall.

The ribbon cutting ceremony opening the walkway and bikeway along Route 44 was opened. The Mayor and Mr. Paulhus attended.

Ms. Blair thanked the Council for their support of the Scouts breakfast served at the Eagleville Firehouse.

X. TOWN MANAGER'S REPORT

Rep. Merrill called and asked for suggestions as to use of some bonding funds. The Town has now put in for \$50,000 generator for the Senior Center. No report yet if this project has been included in the State bonding package.

Assistant Town Manager met with the Manager and Smart Power. The Town has entered into a multi-year energy plan and cannot purchase green power directly from its provider. However, the Town can buy renewable energy certificates and staff will be returning to the Council at the next meeting for approval of a resolution.

The Assistant Town Manager addressed the issue of negotiations pertaining to the Board of Education Administrators contract. There are two opportunities for the Council to participate in negotiations: 1) the Council and the Board of Education may meet in a non-meeting; and 2) the Council has the ability to appoint a representative to attend negotiation sessions.

The Assistant Town Manager discussed the development of the draft Housing Code. Staff plans to present the Council with a proposal in the fall.

Town Manager announced that the Downtown Partnership is now applying thru the Urban Act Program for funds for the garage, streetscape and relocation project. There is a company who will do the relocation process for the present businesses which must be relocated. There will be

connection between the Municipal complex and the other side of Route 195. There are developers and landscape architects developing this plan.

XI. FUTURE AGENDAS

XII. PETITIONS, REQUESTS AND COMMUNICATIONS

6. Ct Coalition for Justice in Education Funding.
7. CT Department of Emergency Management and Homeland Security re: Emergency Management Performance Grant Award
8. CT Department of Environmental Protection re; America the Beautiful Grant Award
9. Ct Office of Policy and Management re: Conservation and Development Policies Plan for Connecticut 2004-2009
10. Mansfield Department of public works: Grand Opening of the Route 44 Bikeway
11. Windham Hospital Wish List

XIII. EXECUTIVE SESSION

Not needed.

XIV. ADJOURNMENT

Mr. Paulhus moved and Mr. Clouette seconded to adjourn the Council meeting at 9:15 p.m.

So passed unanimously.

Elizabeth Paterson, Mayor

Joan E. Gerdson, Town Clerk

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**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Assistant Town Manager *MWH*  
**CC:** Martin Berliner, Town Manager  
**Date:** July 11, 2005  
**Re:** Issues Regarding the UConn Landfill

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**Subject Matter/Background**

Attached please find correspondence concerning the UConn landfill. At present, the town council is not required to take any action on this item.

**Attachments**

- 1) Quarterly Progress Report – University of CT Landfill



University of Connecticut  
*Office of the Vice President and  
Chief Operating Officer*

REC'D JUL 05 2005

Office of Environmental Policy

Richard A. Miller  
*Director*

**June 29, 2005**

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

**RE: CONSENT ORDER #SRD 101, STATE OF CONNECTICUT  
DEPARTMENT OF ENVIRONMENTAL PROTECTION (CTDEP)  
QUARTERLY PROGRESS REPORT – APRIL, MAY, JUNE 2005  
UNIVERSITY OF CONNECTICUT LANDFILL, STORRS, CT  
PROJECT # 900748**

Dear Mr. Frigon:

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

- General
- Discussion on Activities Completed in April 2005
- Discussion on Activities Completed in May 2005
- Discussion on Activities Completed in June 2005
- Technical Review Sessions
- Technical Review Session Information
- Landfill Closure, Re-use Plans Approved
- Remedial Action Plan Implementation, Landfill and Former Chemical Pits
- UConn Landfill Closure
- UConn F-Lot Landfill Closure
- UConn Landfill Interim Monitoring Program
- Closure Schedule Following CTDEP Approvals
- Hydrogeologic Investigation – UConn Landfill Project
- Long-Term Monitoring Plan
- Information
- UConn's Technical Consultants - Hydrogeologic Team
- Schedule for Compliance (Revision No. 3)
- Listing of Project Contacts
- Reports
- Certification

*An Equal Opportunity Employer*

31 LeDoyt Road Unit 3055  
Storrs, Connecticut 06269-3055

Telephone: (860) 486-8741  
Facsimile: (860) 486-5477  
e-mail: rich.miller@uconn.edu

**CTDEP Consent Order**  
**Quarterly Progress Report--April, May, June 2005**  
**June 29, 2005**

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

**General**

CTDEP Inland Wetlands and Watercourses Section 401 Water Quality Certification Permit

A CTDEP Inland Wetlands and Watercourses Section 401 Water Quality Certification Permit dated May 5, 2005 was received by UConn. The permit authorization is subject to special and general conditions. CTDEP Requirements include the following:

- Submit any changes in storm drainage plan to CTDEP for approval
- Complete wetlands creation by permit expiration date
- Submit any changes in Mitigation Plan for approval in advance of implementation
- Modify soil and sedimentation controls as necessary to prevent pollution, but report on these modifications as part of the monthly monitoring report
- Notify the Commissioner in writing at least five days prior to starting construction
- State permit is null and void if not completed within five years of date of ACOE-NE Section 404
- Comply with permit limits (as to regulated activities on fill, encroachment, etc.)
- Employ Best Management Practices (BMPs) and see long list of required notices, activities
- Give contractor the permit, get written receipt
- Report monthly to the Commissioner on actions, certified
- Certify reports

Army Corps of Engineers (ACOE-NE Permit) Number NAE-2004-661

The ACOE NE has completed their reviews of the Final Wetlands Mitigation Plan and a number of project permit submittals related to the closure of the former landfill and chemical pits. An ACOE-NE Permit Number NAE-2004-661 dated May 25, 2005 was issued to UConn. Special Conditions from the ACOE-NE Permit Number NAE-2004-661 /UConn Landfill include:

- Submit Work Start Notification Form two (2) weeks before mitigation begins
- Sign permit, return with one hundred dollar (\$100) fee
- Keep copy of permit posted on site
- Include permit in specifications
- Register a conservation easement for 60.3 acres of land with Town of Mansfield; submit draft easement to ACOE-NE in advance for approval
- Conduct remedial excavation activities outside of seasonal vernal pool species migratory and reproduction time period

**CTDEP Consent Order  
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**Discussion on Activities Completed in April 2005**

UConn:

- Technical review of design and permit documents

Haley & Aldrich:

- Continued design and permitting work for landfill and former chemical pits remediation based on Remedial Action Plan (RAP)
- Established revised topographic base plan for the UConn landfill, access roadway, and former chemical pits
- Completed abandonment of over 60 shallow and bedrock monitoring wells in the study area.
- Review of permanent discrete zone monitoring system program

Earth Tech

- Continued design and permitting work for parking lot, driveway, intersection, electrical distribution system, code blue phone system and heliport as part of the landfill and former chemical pits remediation based on RAP

Epona:

- No Activity

USGS:

- Participated in partial completion of proposed well abandonment program
- Collected the final round of water level from the boreholes at the landfill
- Pulled the packers from boreholes MW101R, MW103R, MW104R, MW109R, MW121R, MW122R, MW202R, MW203R, and MW204R
- Sent the final two reports to the printer

Mitretek:

- Technical review of well abandonment procedures and permanent discrete zone monitoring systems

Phoenix:

- Conducted analyses of sampling from Interim Monitoring Plan (IMP) and additional residential areas

RVA:

- Continued to communicate with public and respond to public queries

**Discussion on Activities Completed in May 2005**

UConn:

- Technical review of project documents
- Review of CTDEP and ACOE-NE permits.
- As part of the Long Term Monitoring Plan required by the CTDEP, UConn requested additional owner permissions to collect residential tap water samples from the water supply on their properties.

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Earth Tech

- Continued design and permitting work for parking lot, driveway, intersection, electrical distribution system, code blue phone system, video cameras and heliport as part of the landfill and former chemical pits remediation based on RAP

Haley & Aldrich:

- Review of CTDEP and ACOE-NE permits

Epona:

- Technical review

USGS:

- Technical review

Mitretek:

- Technical review of project documents and recent sampling data
- Review of CTDEP and ACOE-NE permits

Phoenix:

- Completed analyses of sampling from IMP and additional residential areas

RVA:

- Continued to communicate with public and respond to public queries
- Review of CTDEP and ACOE-NE permits.

**Discussion on Activities Completed in June 2005**

UConn:

- Technical review of project documents
- Attended pre-construction meeting with design team and Construction Manager

Earth Tech

- Continued design and permitting work for parking lot, driveway, intersection, electrical distribution system, code blue phone system, video cameras and heliport as part of the landfill and former chemical pits remediation based on RAP
- Attended pre-construction meeting with design team and Construction Manager

Haley & Aldrich:

- Continued design and permitting work for landfill and former chemical pits remediation based on RAP
- Attended pre-construction meeting with design team and Construction Manager

Epona:

- Technical review

USGS:

- Technical review

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Mitretek:

- Technical review of project documents and recent sampling data

Phoenix:

- Completed analyses of sampling from IMP and additional residential areas

RVA:

- Continued to communicate with public and respond to public queries

**Technical Review Sessions**

Public involvement principles are summarized as follows:

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

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

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

**Technical Review Session Information**

General

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

Public Availability Review Session

There were no public sessions held during this period.

**Landfill Closure, Re-use Plans Approved**

The CTDEP has approved the site closure and re-use plan for the former UConn landfill located north of North Eagleville Road. A CTDEP letter detailing the approval was sent to UConn officials November 22,

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**Quarterly Progress Report–April, May, June 2005**  
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2004. UConn now needs wetland permits to complete the process, which will include installing two (2) groundwater collection – or “leachate” – trenches. The landfill will then receive a final cap of impervious fabric and soil cover. As described in the closure plan, a 700-space asphalt parking lot will be constructed on top of the cap, and two small stormwater ponds will be built to collect surface runoff from the lot. The parking area is consistent with the University’s Master Plan for North Campus.

**Remedial Action Plan Implementation, Landfill and Former Chemical Pits**

The Construction Manager (CM) represents UConn on the job and will also be the liaison for issues that may arise in the community during construction. While the design and implementation plan tried to anticipate problems during construction, if any problems arise the on-site manager will be the person to address them as quickly as possible. Pre-Construction Phase Services required by UConn that are to be provided by the Construction Manager include the following tasks:

- Prepare and submit Preliminary Construction Cost Estimates
- Update project regarding cost and schedule impacts of additional work requested by UConn
- Update project regarding cost and schedule impacts based on CTDEP and Army Corps of Engineers New England District (ACOE NE) approved permit requirements when received including the wetland mitigation plan
- Prepare and submit a Dust Control Plan and prepare and submit a Contractor Health & Safety Construction Safety Plan
- Prepare and Submit a CM’s Construction Schedule
- Preparation of Preliminary Construction Schedule
- Attend Pre-Construction Meetings
- Attend Public Meeting

The CTDEP approved the Closure Plan for the UConn landfill on November 22, 2004.

**UConn Landfill Closure**

Project Status Background

On June 26, 1998, the CTDEP issued a Consent Order to UConn. The order requires UConn to thoroughly evaluate the nature and extent of soil, surface water and groundwater pollution emanating from the UConn landfill, former chemical pits and an ash disposal site known as F-Lot. The order also requires UConn to propose and implement remedial actions necessary to abate the pollution. The Comprehensive Hydrogeologic Report and Remedial Action Plan have been submitted to CTDEP.

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

Location

The Study Area includes the former UConn landfill, former chemical pits and F-Lot, which are located in the northwest corner of the UConn campus. The area is bordered by North Hillside Road to the east/northeast, Cedar Swamp Brook to the north and west, and Hillyndale Road to the south.

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The Study Area is located primarily on the UConn campus, with residential areas to the west and commercial areas to the south of the landfill and F-Lot. Businesses in the commercial district include gas stations and a Connecticut Light and Power (CL&P) electrical substation along North Eagleville Road. The landfill and its environs are abutted by a number of UConn facilities, including the Motor Pool, Central Warehouse, the UConn Facilities Management/Operations Departments, parking areas, and the water pollution control facility (WPCF). UConn dormitories, classrooms, and a parking garage are located southeast of the Study Area along North Eagleville Road.

The residential areas near the Study Area include single-family homes and a number of apartment complexes. The closest residential property to the Study Area is a student apartment complex known as Celeron Square. Celeron Square is located immediately west/northwest of the landfill and former chemical pits area.

### Closure

The closure and post-closure recommendations for the landfill in consideration of current site conditions and the proposed post-closure use were presented in the Closure Plan. The age and character of the landfill, volume of waste, the presence of an interim cover, the topographical configuration of the site, landfill gas management requirements, and the need to accommodate time-related site settlement resulting from waste consolidation were considered as part of closure plan development. Closure plan design has also been developed to provide a stable veneer above the waste, minimize water infiltration to the landfill waste mass, manage surface water runoff, and limit the potential for erosion.

### Redevelopment

The site redevelopment scheme and specific information for post-closure redevelopment is provided in the RAP and IMP. Post-closure redevelopment and use is proposed as part of the closure approach. With regulatory approval, UConn intends to construct a parking lot on the landfill and continue to use the F-Lot area as a parking lot. An environmental land use restriction (ELUR) will be placed on the landfill area, the chemical disposal pits, and F-Lot to protect the landfill cap and limit site use. Elements of the closure include:

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

UConn is installing tennis courts near the intersection of North Hillside Road and the proposed access roadway to the landfill/parking lot. The tennis courts are not part of the landfill project and were permitted separately. Due to the configuration of the proposed tennis courts and associated structures (including a team facilities building, seven parking spaces, and a stormwater infiltration basin), the proposed roadway alignment has shifted slightly to the north. A wetland area in connection with the tennis courts was delineated.

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Post-closure developments at the site, along with the post-closure use plans, were prepared in accordance with the requirements of the Solid Waste Management Regulations and the Remedial Standard Regulations (RSRs). Further, post-closure use design considered the need to:

- Maintain the integrity of the final cover;
- Provide for long-term maintenance of the final cover;
- Protect public health, safety, and the environment;
- Mitigate the effects of landfill gas both vertically and laterally throughout post-closure;
- Maintain final cap integrity considering site settlement and post-closure use; and
- Landfill Closure and Redevelopment Objectives.

Permit Applications

CTDEP: On September 12, 2003, Permit Application Transmittal Forms for the UConn Landfill Project Number 900748 were submitted to CTDEP for Water Discharge to Sanitary Sewer, Inland Wetlands and Watercourses, Inland 401 Water Quality Certification, and Flood Management Certification permits. On November 6, 2003, UConn submitted the Permit Application Transmittal Forms to CTDEP for the Discharge of Groundwater Remediation Wastewater to a Sanitary Sewer. A December 3, 2003 transmittal from Haley & Aldrich to CTDEP provided responses to comments by CTDEP on the ACOE NE Application No. WQC 200302988, IW-2003-112, FM-2003-205. On May 24, 2004, a letter response to comments from the CTDEP on the ACOE-NE Application was submitted.

On December 3, 2004, UConn received a Notice of Status Conference from CTDEP. In accordance with the pre-hearing process this Status Conference was held with CTDEP on December 16, 2004.

A CTDEP Inland Wetlands and Watercourses Section 401 Water Quality Certification Permit dated May 5, 2005 was received by UConn. The permit authorization is subject to special and general conditions.

ACOE NE: As part of the ACOE NE Individual Permit Application for the Closure Plan for the UConn Landfill and Former Chemical Pits, a vernal pool survey was completed within a 600-foot radius of the UConn Landfill in Storrs, CT. Vernal pools are considered "special wetlands" under ACOE NE's Programmatic Permit for Connecticut. On July 15, 2003, the ACOE NE published a Public Notice regarding UConn's request for a permit under Section 404 of the Federal Clean Water Act. A wetland mitigation plan has been prepared in response to comments received from the Corps of Engineers on the federal wetland permit application (letter C. Rose to J. Kastrinos, October 30, 2003). The mitigation plan addresses restoration of federally regulated wetlands disturbed during the remediation project construction and other mitigation for wetlands that will be permanently lost due to the project. It also addresses implementation of the restoration plan, including topsoil requirements, plantings and control of invasive species.

Haley & Aldrich and Mason & Associates have prepared a detailed Mitigation/Restoration Plan and conducted on-site meetings with the ACOE NE and with the EPA. Comments from CTDEP were also addressed.

The ACOE NE has completed their review of the Final Wetlands Mitigation Plan and a number of project permit submittals related to the closure of the former landfill and chemical pits. An ACOE-NE Permit Number NAE-2004-661 dated May 25, 2005 was issued to UConn.

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Conditional Approval Letter Received

A Conditional Approval Letter dated June 5, 2003, regarding the Comprehensive Hydrogeologic Report and Remedial Action Plan, was issued by CTDEP to UConn. CTDEP approved the Plan that includes the following elements:

- Landfill regrading
- Installation of a final cover over the landfill and former chemical pits
- Elimination of leachate seeps
- Regrading and capping of the chemical pit area
- Establishing a vegetative cover
- Plan for post-closure maintenance
- Long-term program for monitoring groundwater and surface water quality
- Schedule for implementing the work.

Closure Plan

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

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

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

Narrative Report - Nature of Construction

The project consists of capping of the former UConn landfill and former chemical pits area. Paved parking areas are planned on the top, relatively flat portion of the landfill. Drainage from the parking areas will be managed by a proposed stormwater drainage system. Leachate interceptor trenches are proposed to the north and south of the landfill to intercept leachate-contaminated groundwater that would otherwise discharge to adjacent streams and wetlands.

Contaminated sediments will be remediated by excavation, dewatering and placement of sediments in the landfill prior to final grading and capping. Excavation, filling and construction activities will be required

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along the perimeter of the landfill to consolidate landfill refuse that was disposed of in areas now comprised of wetlands. The closure of the UConn landfill and former chemical pits is an integrated approach designed to manage contaminated sediments and solid waste through consolidation and capping, and collect leachate-contaminated groundwater to prevent discharge to waters of the State of Connecticut.

Intended Sequence of Operations

The following is a sequential list of the proposed operations:

- Mobilization, Site Preparation, and Stormwater/Erosion Control
- Staging of field offices and related equipment
- Security fencing
- Construction of service roads
- Contaminated Sediment Removal and Relocation
- Waste Consolidation
- Leachate Interceptor Trench (LIT) Construction
- Installation of Pre-Cast Concrete Buildings
- Land reshaping and grading
- Cover System Installation
- Road and Parking Lot Construction
- Project Completion, Demobilization and Closeout

Wetlands Mitigation

Based on coordination with the various regulatory agencies, a proposed wetland mitigation plan has been developed in accordance with the ACOE New England District "New England District Mitigation Guidance" and "New England District Mitigation Plan Checklist" dated December 15, 2003. The wetland mitigation plan has evolved in response to guidance received from the CTDEP and ACOE-NE. Alternative wetland mitigation sites were evaluated.

Some or all of these sites will be used to create wetlands by excavating and removing fill and natural soils to a pre-determined depth below the water table. The excavated materials will be used to backfill sediment remediation areas within existing wetlands adjacent to the landfill. Principal criteria used in the evaluation of mitigation area suitability were:

- Site construction should not disturb valuable wildlife habitat.
- Site hydrology must be reliable to support desired wetland hydroperiod.
- Sites should be isolated from human activity.

Other components of the Mitigation Plan include restoration of wetland areas disturbed by waste consolidation, landfill closure or sediment remediation, establishing an open space corridor and controlling invasive species. The wetland mitigation program's main goal is to provide compensation for wetland functions and values that will be adversely affected by the proposed site remediation. As documented in the Owner's Section 404 Permit Application and associated "Wetland Assessment: UCONN Landfill" (Wetland Assessment), the principal wetland function of the affected wetlands is wildlife habitat. Water quality improvement, sediment retention, and education are also important functions.

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UConn Landfill Interim Monitoring Program (IMP)

IMP sampling continued during this period. Twenty-five monitoring wells were identified and are being sampled in this current program, consisting of seven monitoring wells for shallow groundwater, five locations for surface water, and thirteen active residential water supply wells.

Closure Schedule Following CTDEP Approvals

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

Hydrogeologic Investigation – UConn Landfill Project

Phoenix Environmental Laboratories, Inc. (Phoenix) is located in Manchester, CT, and is an independent State-certified laboratory (<http://www.phoenixlabs.com/Profile.html>). UConn is utilizing Phoenix for project analytical analyses.

Long-Term Monitoring Plan (LTMP)

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

Other Project Permits

All permits have been finalized, closure construction is being planned. The closure activities should take about a year from start to finish. The October 2004 *UConn Update* contains details on the wetlands mitigation, permits and construction plans. The project permits include:

- Section 404 Individual Permit (U.S. Army Corps of Engineers)
- Inland Wetlands and Watercourses Permit and 401 Water Quality Certificate
- Flood Management Certificate
- General Permits for Discharge of Groundwater Remediation Wastewater to a Sanitary Sewer (possible modification to existing permit)
- General Permit for Discharge of Stormwater and Dewatering Wastewaters from Construction Activities
- Combined Permit for Disruption of a Solid Waste Closure Area, Landfill Closure, and Post-Closure Use

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UConn Project Web Site

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

**UConn's Technical Consultants - Hydrogeologic Team**

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

Earth Tech: Earth Tech is conducting roadway layout and parking lot design, and State Traffic Commission Certificate permitting services.

Mitretek Systems: Mitretek's work included meeting attendance and input, technical review of data, fieldwork and coordination with the hydrogeologic team. Consultant assisted in the preparation of the Comprehensive Hydrogeologic Report and Remedial Action Plan (RAP), as well as public meeting preparation. Reviewed *UConn Update*. Responses to Comments on the Comprehensive Hydrogeologic Investigation Report and RAP, and various other responses to regulatory comments on permit applications.

United States Geologic Survey: The USGS work tasks included Final Supplemental Hydrogeologic Investigation Scope of Work contribution and reviews. The USGS interpreted surface geophysical survey data, conducted and interpreted borehole geophysical surveys, and is collecting bedrock ground-water level information. USGS was also involved in hydrogeologic data assessment and evaluation. Consultant assisted in the preparation of the Comprehensive Hydrogeologic Report and Remedial Action Plan, as well as public meeting preparation.

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

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

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

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**Schedule for Compliance (Revision No. 3)**

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

Schedule for Compliance (Revision No. 3) Hydrogeologic Investigation of UConn Landfill, F-Lot, and Former Chemical Pits, Storrs, Connecticut (completed items in italics) Updated June 1, 2005		
Consent Order Deliverable	Contents	Dates of Presentations and Submittals to CTDEP
UConn Landfill and Former Chemical Pits — Ecological Assessment	Results of Ecological Assessment and Implications of the Assessment on Evaluation of Remedial Alternatives	<i>January 9, 2002 (presentation completed); April 11, 2002 (interim report submitted*)</i>
UConn Landfill and Former Chemical Pits — Conceptual Site Model (CSM), impact on bedrock groundwater quality	CSM details and supporting geophysical, hydrological, and chemical data	<i>February 7, 2002 (presentation completed)</i> <i>April 8, 2002 (interim report submitted*)</i>
Remedial alternatives for the UConn Landfill, former chemical pits, F-Lot, and contaminated ground water	Report will be included as the Remedial Action Plan in the Comprehensive Report	<i>June 13, 2002 (presentation completed)</i>
Comprehensive Hydrogeologic Report and Remedial Action Plan - integration of information in all interim reports and all previous reports	<ul style="list-style-type: none"> <li>▪ Results of Comprehensive Hydrogeologic Investigation</li> <li>▪ Remedial Action Plan</li> <li>▪ LTMP</li> <li>▪ Schedule (to include public and agency review, permitting, design, and construction)</li> <li>▪ Post-Closure</li> <li>▪ Redevelopment Plan for the UConn Landfill and F-Lot</li> </ul>	<i>August 29, 2002 (presentation**)</i>  <i>October 31, 2002 (Comprehensive Report Submitted to CTDEP)</i>
Comprehensive Final Remedial Action Plan Report	Release of Report and Plan for CTDEP and public review of remedial design	<i>January 2003</i>
Remedial Action Design to include comprehensive interpretive design of the Landfill final cap	Detailed design drawings and specifications of the preferred remedial alternative(s)	<i>A Technical Review Committee Meeting was held Wednesday, June 25, 2003.</i> <i>Summer 2003 (Comprehensive Design Submittal)</i> <i>A public review session for the UConn landfill design took place at the Town of Mansfield, September 3, 2003.</i>

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Schedule for Compliance (Revision No. 3) Hydrogeologic Investigation of UConn Landfill, F-Lot, and Former Chemical Pits, Storrs, Connecticut (completed items in italics) Updated June 1, 2005		
Consent Order Deliverable	Contents	Dates of Presentations and Submittals to CTDEP
Implement Remedial Action Plan for the UConn Landfill, former chemical pits, F-Lot and contaminated groundwater	Finalize detailed construction drawings, and specifications Develop bid packages based on approved Remedial Action Plan - Competitive Bidding Process - Select Contractor - Obtain Permits as detailed in the Remedial Action Plan Mobilization & Fieldwork	<i>July 2003 through 2005</i> <i>(Contractor selection June/July 2004 Notice of Award Sent to O&amp;G)</i> REVISED ****
Initiation of Construction of Approved Remedial Option	<i>Selection of contractors and the beginning of Pre-Construction Phase Services and construction of approved remedial options</i>	On-going 2005 Mobilize contractor(s) (Contingent on Construction Timetable ***) REVISED ****
Initiation of Long Term Monitoring Plan (LTMP)	IMP sampling continues quarterly.	On-going 2005 REVISED ****
Completion of Remedial Construction	Comprehensive final as-built drawings and closure report for the UConn Landfill, former chemical pit area.	October 2007 - Anticipated completion of construction (Contingent on Construction Timetable ***) TO BE REVISED ****
Post-Closure Monitoring	Begin post-closure monitoring program of the Remedial Action upon approval from CTDEP	October 2007 (Contingent on Construction Timetable ***) TO BE REVISED ****

- \* Interim reports submittals are the data packages that support the presentation accompanied by interpretive text sufficient for review. Comments received will be addressed.
- \*\* Results will not be complete until evaluation of data from MW 208R, if permission to drill from the property owner is received or an alternate is approved.
- \*\*\* Contingent on CTDEP approvals, construction timetable based on bidding market, weather conditions, numerous permitting issues, along with State and local reviews and conditions.
- \*\*\*\* Updated June 1, 2005

**CTDEP Consent Order**  
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**June 29, 2005**

Listing of Project Contacts

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

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

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

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

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

Richard Miller, Director  
University of Connecticut, Environmental Policy  
31 LeDoyt Road, Unit 3038  
Storrs, CT 06269-3038  
(860) 486-8741

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

Reports

Copies of all project documents are available at:

Town Manager's Office  
Audrey P. Beck Bldg.  
4 South Eagleville Road  
Mansfield, CT 06268  
(860) 429-3336

CT Dept. of Environmental Protection  
Contact: Ray Frigon  
79 Elm St.  
Hartford, CT 06106-5127  
(860) 424-3797

Mansfield Public Library  
54 Warrenville Road  
Mansfield Center, CT 06250  
(860) 423-2501

UConn at Storrs  
Contact: Scott Brohinsky  
University Communications  
1266 Storrs Road, U-144  
Storrs, CT 06269-4144  
(860) 486-3530

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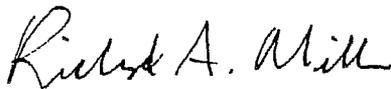
Certification:

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

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

Please contact James M. Pietrzak, P.E. at (860) 486-5836 or me at (860) 486-8741 if you need additional information.

Sincerely,



Richard A. Miller  
Director, Office of Environmental Policy

RAM/JMP

cc:

Gail Batchelder, HGC Environmental  
Consultants  
Martin Berliner, Town of Mansfield  
Scott Brohinsky, UConn  
Thomas Callahan, UConn  
Marion Cox, Resource Associates  
Brian Cutler, Loureiro  
Amine Dahmani, ERI  
Elida Danaher, Haley & Aldrich  
Dale Dreyfuss, UConn  
Nancy Farrell, RVA  
Linda Flaherty-Goldsmith, UConn  
Charles Franks, USEPA  
Todd Green, GZA  
Peter Haeni, F.P. Haeni, LLC  
Rob Hall, O&G  
Allison Hilding, Mansfield Resident  
Traci Iott, CTDEP  
Carole Johnson, USGS  
Ayla Kardestuncer, Mansfield Common Sense  
John Kastrinos, Haley & Aldrich  
Alice Kaufman, USEPA  
Wendy Koch, Epona  
Prof. George Korfiatis, Stevens Institute of  
Technology  
George Kraus, UConn  
Dave Longo, O&G  
Chris Mason, Mason & Associates

Peter McFadden, ERI  
David McKeegan, CTDEP  
Robert Miller, Eastern Highlands Health District  
Greg Oneglia, O&G  
Elsie Patton, CTDEP  
James Pietrzak, UConn  
Susan Soloyanis, Mitretek  
Rick Standish, Haley & Aldrich  
Brian Toal, CTDPH  
William Warzecha, CTDEP

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**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Assistant Town Manager *M.H.*  
**CC:** Martin Berliner, Town Manager; Jeffrey Smith, Director of Finance  
**Date:** July 11, 2005  
**Re:** Clean Energy

---

**Subject Matter/Background**

As we have discussed previously, the Connecticut Clean Energy Fund, a state agency, and SmartPower, a not-for-profit organization supporting renewable energy, have teamed up to establish various clean energy programs, such as the "20% by 2010 Clean Energy Campaign" and the "Clean Energy Communities Program." These programs are designed to assist municipalities in the purchase and support of clean energy.

Under the "20% by 2010 Clean Energy Campaign," a participating municipality must commit to purchasing 20 percent of its electricity load through clean sources by 2010, and promote the purchase of clean energy by its residents and area businesses. With the "Clean Energy Communities Program," designed to run in tandem with the 20% by 2010 Campaign, participating cities and towns are eligible to receive free solar photovoltaic energy systems if a sufficient number of residents and local businesses register for the clean energy choice options offered by the state's two electric utilities (CL&P and UI). CL&P and UI are now offering residential and business customers the option of purchasing half or all of their electricity generated through renewable sources. If a sufficient number of residents do select a clean energy choice option, and the town receives a free solar photovoltaic energy system, we would like to locate that system at a prominent town building.

Mansfield has entered into a three-year contract to purchase electricity through a co-op sponsored by the Connecticut Consortium of Municipalities, and that contract does not yet allow for the purchase of clean energy. However, the town could still participate in the 20% by 2010 Campaign by encouraging its residents to purchase clean energy, and through the direct purchase of renewable energy certificates (REC's).

As defined by the EPA, "renewable energy certificates (RECs), also known as green certificates, green tags, or tradable renewable certificates, represent the environmental attributes of the power produced from renewable energy projects and are sold separate from commodity electricity. Customers can buy green certificates whether or not they have access to green power through their local utility or a competitive electricity marketer, and they can purchase green certificates without having to switch electricity suppliers. Currently, more than 30 organizations market green energy certificates at the wholesale or retail level nationally."

## **Financial Impact**

As detailed in the attached spreadsheet (Cost Estimate for 20% by 2010 Clean Energy Commitment), SmartPower has presented us with a proposal to gradually increase our purchase of clean energy from 4.5% in 2005 to the 20% figure by 2010. To arrive at the town's annual contribution, you will need to add the amounts in the "City Clean Energy Target" column to the "RPS Contribution" column. The term "RPS" stands for "renewable portfolio standard," and represents the amount of clean energy that CL&P and UI are required to purchase as part of their standard electricity mix. The RPS percentage will increase every year. In the spreadsheet, SmartPower has listed the estimated cost to purchase RECs from five different local and national sources. For 2005, the estimates vary from \$900 through \$8,100. By 2010, the estimates range from a low of \$4,100 to a high of \$36,900. Staff does not feel the purchase of the RECs would be onerous for the town.

## **Recommendation**

Although the town would not benefit directly from the purchase of RECs in the sense that we would not be purchasing the electricity for own usage, we would be able to assist with the development and use of clean energy, and to help reduce emissions from fossil fuels and other harmful environmental pollutants. Consequently, staff recommends that the town council authorize Mansfield's participation in the 20% by 2010 Campaign by issuing the attached resolution. Staff will then proceed to issue a request for proposals to purchase the RECs, and to enlist the assistance of SmartPower and our various advisory committees to conduct a citizen education and awareness campaign.

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

***RESOLVED**, effective July 11, 2005, to issue the attached resolution attesting to Mansfield's commitment to Connecticut's "20% by 2010 Clean Energy Campaign," and to authorize staff to purchase renewable energy certificates to provide for the town's participation in the program.*

## **Attachments**

- 2) Resolution Attesting to Commitment to 20% by 2010 Clean Energy Campaign
- 3) Cost Estimate for 20% by 2010 Clean Energy Commitment
- 4) SmartPower - "20% x 2010 Clean Energy Campaign"
- 5) CT Clean Energy Fund, "Connecticut's Clean Energy Communities"
- 6) The Hartford Courant (courant.com), "Green Power Options Starting"



***Town of Mansfield  
Certified Resolution  
Commitment to Connecticut's 20% by 2010 Clean Energy Campaign***

***Whereas***, the Mansfield Town Council promotes conservation; and

***Whereas***, electricity generation produces more harmful air pollution than any other single human activity and the emissions from traditional generation methods trigger asthma attacks and contribute to other respiratory illnesses, and also contribute significantly to global warming; and,

***Whereas***, the U.S. energy needs are expected to grow by 33 percent over the next 20 years and clean technologies can now be generated and distributed right in the U.S.; and,

***Whereas***, the Connecticut Clean Energy Fund, a state agency, and SmartPower, a not-for-profit organization supporting renewable energy, have teamed up to establish various clean energy programs, such as the "20% by 2010 Clean Energy Campaign" and the "Clean Energy Communities Program;" and

***Whereas***, the Connecticut State Legislature has mandated the creation of a clean energy option for consumers who are able to elect to purchase clean energy via their electric bill:

***Now, Therefore, Be It Resolved***, that the Mansfield Town Council, in the interest of promoting the health of its citizens and the environment, commits the Town of Mansfield to the "20% by 2010 Clean Energy Campaign," where, by the year 2010, the Town's municipal facilities will purchase 20 percent of energy needs from clean energy sources. Town staff is directed to investigate all options for meeting that goal, including the purchase of Renewable Energy Certificates (RECs), the installation of local clean energy sources and seeking potential state and federal funding opportunities; and

Certified Resolution - Commitment to Connecticut's 20% by 2010 Clean Energy Campaign

***Be It Further Resolved,*** that Town staff is directed to explore the Connecticut Clean Energy Communities Program that provides qualified cities and towns with clean energy systems, free of charge, by meeting certain requirements. The benefits of the program include the provision of a no-cost clean energy option for the Town, reduced electricity demand on the state's electricity transmission and distribution system, reduced emissions and harmful environmental pollutants, as well as increased energy independence; and

***Be It Further Resolved,*** that the Town will allocate 100 percent of any electricity savings to additional purchases of clean energy and that staff shall work with one more advisory committees to oversee this effort; and

***Be It Further Resolved,*** that Town staff is directed to work with SmartPower, the Clean Energy Fund and Town advisory committees to conduct an educational campaign for Mansfield citizens, which campaign shall be designed to encourage residents, developers and businesses to purchase clean energy and to otherwise support clean energy and conserve energy overall.

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Joan E. Gerdson  
Town Clerk

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Date

**SEAL**

**Cost Estimate for 20% by 2010 Clean Energy Commitment  
Mansfield, Connecticut**

Year	Projected Electricity Consumption (MWh) <sup>1</sup>	City Clean Energy Target (%)	RPS Contribution (%) <sup>2</sup>	Clean Energy Needed to Meet Target (MWh)	New England Supply (wind & landfill gas) (\$) <sup>3</sup>	NY/PJM Supply (wind) (\$) <sup>4</sup>	Sterling Planet CCEO (wind, hydro, landfill gas) (\$) <sup>5</sup>	Community Energy CCEO (wind & landfill gas) (\$) <sup>6</sup>	National Supply (mix of sources) (\$) <sup>7</sup>
2005	6,007	3.0%	1.5%	180	\$8,100	\$3,600	\$2,070	\$1,980	\$900
2006	6,067	5.0%	2.0%	303	\$13,635	\$6,060	\$3,484.50	\$3,333	\$1,515
2007	6,127	7.0%	3.5%	428	\$19,260	\$8,560	\$4,922	\$4,708	\$2,140
2008	6,189	9.0%	5.0%	557	\$25,065	\$11,140	\$6,405.50	\$6,127	\$2,785
2009	6,250	11.0%	6.0%	687	\$30,915	\$13,740	\$7,900.50	\$7,557	\$3,435
2010	6,313	13.0%	7.0%	820	\$36,900	\$16,400	\$9,430	\$9,020	\$4,100

<sup>1</sup> Projected electricity consumption based on 6,007 MWh for 2003-2004 with 1% anticipated annual growth factor

<sup>2</sup> RPS = Renewable Portfolio Standard or the amount of Class I Renewables required in the electricity mix by law in Connecticut.

<sup>3</sup> Assumes a price of \$45/MWh

<sup>4</sup> Assumes a price of \$20/MWh

<sup>5</sup> Assumes a price of \$11.50/MWh

<sup>6</sup> Assumes a price of \$11/MWh

<sup>7</sup> Assumes a price of \$5/MWh

Prices for Renewable Energy Certificates (RECs) from New England Supply, NY/PJM Supply and National Supply are estimates and dependent on market trends, supplier, purchase size, etc. A town considering a purchase of RECs should send a Request for Proposal to potential suppliers and negotiate for the best price. Alternatively, a town should consider the possibility of an aggregate purchase with other parties such as the State of Connecticut and other towns and institutions.

Prices for Sterling Planet and Community Energy are CT Clean Energy Options actual prices for respective 100% options. Please note that both providers have made three-year commitments and prices for 2008-2010 assume that the same rates would apply in those years. A town considering signing up for one of the options should contact the respective suppliers and seek to negotiate a reduced price. Sterling Planet is offering a discount to local governments through its "Investment for the Greater Good" program (see [www.sterlingplanet.com](http://www.sterlingplanet.com).)

All estimates assume that there is no existing or planned on-site renewable generation. If the town were to obtain such installations (i.e., solar PV, landfill gas, etc.), the electricity produced would count as "clean" and would serve to reduce the amount of clean energy needed to meet the annual target. Under this scenario, the cost for each of the Renewable Energy Certificate or CT Clean Energy Option purchases (columns 6-10) would be reduced accordingly.



100 Pearl Street  
14<sup>th</sup> Floor  
Hartford, CT 06103

**Join Us Today!**  
**To Learn More**  
Visit [www.smartpower.org](http://www.smartpower.org)  
Call us at (860) 249-7040

## 20% x 2010 Clean Energy Campaign

Clean Energy! It's Real – It's Here – It's Working! Let's Make More!

### What is the 20% x 2010 Clean Energy Campaign?

The SmartPower 20% by 2010 Clean Energy Campaign is our challenge to cities and towns, faith communities, colleges and universities, and businesses. Through the 20% by 2010 Campaign we will help prove to all Connecticut citizens – and to the nation – that clean energy is real, it's here, and it's working!

It's undeniable, that clean energy today continues to demand a premium price. It's for this reason that we are only asking for 20% clean energy by 2010. We're not demanding 100% *tomorrow*. All we're asking is 20% by 2010. This allows for a gradual ratcheting up of the clean energy purchase – and allows for long term budgeting for those who commit to the program.

The SmartPower 20% x 2010 Clean Energy Campaign is quickly becoming one of the quickest and easiest ways for cities and towns to become true leaders in building a clean energy market. When a city or town commits to the 20% x 2010 Clean Energy Campaign, they are sending a strong signal to the market that we need clean energy for the long term. **Their pledge helps build the clean energy market today!**



**CLEAN ENERGY. LET'S MAKE MORE.**

### How Does My City or Town Join the 20% x 2010 Clean Energy Campaign?

- The Board of Selectmen, City Council or Board of Aldermen pass a resolution committing your town to the 20% x 2010 Clean Energy Campaign.
- Or the Mayor or First Selectman of your city or town issues a proclamation committing the town to 20% by 2010.
- Call SmartPower at 860-249-7040 to be connected to experts at Environment Northeast and the Clean Water Fund who can help your town budget out the costs and details of implementation.
- Work with SmartPower to arrange a media event for your town officials announcing the commitment to 20% by 2010!

### What are Connecticut's Leaders Saying?

- "Embracing clean energy is an important step for all of our communities. It's an investment in the state's economy, in cleaner, healthier communities and in promoting a secure energy supply for the state. Clean energy is real, it's here and it's working for Connecticut!"  
- Susan Bransfield, First Selectwoman, Town of Portland

- "We think it is a challenge [20% x 2010] that we will accomplish, and we are inviting other communities and consumers to join us. Even more significant is that I feel the cities and places that will be competitive – will be those that focus on clean air and clean water."

- John DeStefano Jr., Mayor, City of New Haven

- "The quickest path to cleaner air and reducing America's dependence on foreign oil is to increase demand for non-polluting electric power made from cleaner, renewable sources such as wind, solar, and fuel cell power."

P. 32 - John Rowland, Governor, State of Connecticut



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### To Learn More

Visit [www.ctcleanenergy.com](http://www.ctcleanenergy.com)

Write us at [cefinfo@ctinnovations.com](mailto:cefinfo@ctinnovations.com)

# Connecticut's Clean Energy Communities

## A Program to Assist Connecticut Communities Support and Purchase Clean Energy

### What is the Connecticut Clean Energy Communities Program?

The Clean Energy Communities Program is a partnership between the Connecticut Clean Energy Fund and SmartPower, whose purpose is to assist communities in the purchase and support of clean energy.

Already, cities and towns throughout the state have committed themselves to clean energy campaigns, reducing greenhouse gas emissions and finding alternative solutions for reducing their footprint on the environment. This program is designed to provide communities that make this commitment with opportunities to purchase and support clean energy at no cost by making the purchase of clean energy a viable and attractive option for both businesses and residents.

Connecticut's Clean Energy Communities Program provides qualified cities and towns free clean energy systems (solar photovoltaic). By encouraging local businesses and residents to sign-up for the CT clean energy choice option (offered by Connecticut Light & Power and United Illuminating), your city or town could earn free clean energy systems.

### Who should be interested in this program?

Mayors and First Selectmen  
Town and City Managers  
Public Works Directors  
Economic Development Managers  
Municipal and School Facilities Directors  
Community-Based Organizations  
Connecticut Households  
Local Environmental Advocates and Leaders

### How do you qualify for this program? Free Clean Energy – Easy as 1-2-3!

For Connecticut communities to qualify for this program, they will need to meet the following requirements (in order):

1. **Commit** to the 20% by 2010 Clean Energy Campaign led by SmartPower.
2. **Sign-up** local businesses to the CT clean energy choice option offered by CL&P and UI. The lesser of every:
  - (1) 100 sign-ups,
  - (2) 1 GWh of clean energy demand created, or
  - (3) every 10 percent of households in a community, earns a free 1 kW clean energy system (\$10,000 minimum value).
3. **Commit** to allocating 100% of the electricity savings resulting from the installation of the clean energy system to additional town purchases of clean energy.

### What are the benefits of this program?

The community benefits provided by this program include:

- No cost option for Connecticut cities and towns to support and purchase clean energy
- Reduces electricity demand on the state's transmission and distribution system through the installation of on-site clean energy systems
- Reduces emission of harmful environmental pollutants including greenhouse gases that cause global warming
- Supports energy independence through the use of locally-produced sustainable energy resources

## Frequently Asked Questions

**Q: How does a town demonstrate its commitment to the 20% x 2010 Clean Energy Campaign?**

**A:** A town must demonstrate its commitment to the 20% x 2010 Clean Energy Campaign by:

- Supplying SmartPower with the official meeting minutes of the town proceedings that attest to the commitment.
- Officially announcing its commitment to the community through local press.

**Q: How many customers must sign-up in order for a town to earn a free clean energy system?**

**A:** Communities that meet the lesser of the following requirements will earn a free clean energy system (\$10,000 minimum value):

- Every 100 sign-ups to the CT clean energy choice option
- Every 1 GWh of energy demand through the CT clean energy choice option
- Every 10% of a given city or town's households that sign-up for the CT clean energy choice option

**Q: Is there a maximum amount of free clean energy systems a town can receive through this program?**

**A:** No. As long as there is funding available to support this program, there is no limit to the amount of system installations a town can earn.

**Q: When can the town start signing people up to earn the free clean energy systems?**

**A:** The CT clean energy choice option is expected to be available to CL&P and UI customers in early 2005. The following actions are recommended for towns that want to start working towards earning the free installation:

- Demonstrate your commitment to the 20% x 2010 Clean Energy Campaign
- Work with community-based non-profit organizations, like SmartPower and the Clean Water Fund, to begin planning a community sign-up strategy
- Begin taking names and addresses of people in the community that are interested in signing-up for the CT clean energy choice option and supporting Connecticut's Clean Energy Communities.

**Why is this program right for clean energy?**

As part of its role to support the commercialization of clean energy resources, the Connecticut Clean Energy Fund is working to build the voluntary-demand side of Connecticut's clean energy markets.

Currently, there is a mandatory clean energy requirement, called a renewable portfolio standard (RPS), that stipulates a certain amount of electricity must come from clean energy resources. The RPS is an important public policy that supports clean energy demand.

However, it is also important for Connecticut electric ratepayers to have the choice of voluntarily increasing their support of clean energy beyond this mandate through reliable and environmentally friendly electricity products, like the CT clean energy choice option being offered to CL&P and UI customers.

The Connecticut Clean Energy Fund has set a target of 0.5% of the state electricity load being voluntarily served by clean energy resources by the end of 2007. Connecticut's Clean Energy Communities can significantly contribute to the achievement of this important goal.

Clean Energy

– Its Real! Its Here! Its Working! –  
Let's Make More.



CLEAN ENERGY. LET'S MAKE MORE.

## Green Power Options Starting

### Range Of Choices In Energy Offered

By STACY WONG  
Courant Staff Writer

March 4 2005

For the past two years Connecticut residents interested in renewable energy had to search hard to find companies - all of them out of state - that would sell them electricity generated by wind, water, sun, biomass or landfill gas.

That will change April 1 when the state's new Ct Clean Energy Options program starts.

With new suppliers and prices disclosed Thursday by the state Department of Public Utility Control, the program will enable consumers to buy renewable energy at a premium over what they are currently charged by Connecticut Light & Power or United Illuminating.

For the typical residential customer, the cost will be a few extra dollars a month, depending on the supplier and the option chosen. Combined with a new renewable energy option offered separately by Levco Tech, the state's only competitive residential electric supplier, the new program gives consumers a range of choices where there had been none just a month ago.

"This is big," said Jonathan Edwards, spokesman for SmartPower, a Hartford-based, not-for-profit group supporting renewable energy. "I think this thing will be wildly popular."

Connecticut has not had companies trying to sign up residential renewable energy customers since 2003 when the Green Mountain Energy stopped doing business in the state. The Connecticut Energy Co-op closed in 2002. Most companies selling renewables have targeted larger customers such as colleges or municipalities.

Under the new three-year Connecticut program, Sterling Planet of Atlanta, Ga. and Community Energy Inc., of Wayne, Penn. will offer customers the option of having half or all of their electricity generated by renewable sources.

Sterling Planet's price is capped at 1.15 cents per kilowatt hour above the generation charges billed by the utilities, and Community Energy's price is capped at 1.3 cents. The capped price means the companies have agreed not to exceed that price, and they might end up charging less when they begin marketing next month.

For a typical CL&P customer using 500 kilowatt hours of electricity a month, the extra charges would come to \$5.75 to \$6.50 a month at the maximum price. Customers choosing the 50 percent would pay half those amounts.

The companies buy their power from a variety of power producers that include low impact hydroelectric plants, wind farms and landfill gas operations. The companies must sign up at least 2,000 customers each to satisfy state regulators, and company officials said they are confident they will.

Connecticut, they said, has a wealthy and educated population that can afford to pay a little more each month if it means reducing the nation's dependence on fossil fuels. They said they think they will make their minimum sign up requirements despite higher electricity supply costs in recent years that have meant price increases at the state's utilities.

"We like to be cautiously optimistic the stars are aligning to (make Connecticut) one of the best markets in the country," said Robert Maddox, northeast regional manager for Sterling Planet.

This is the first real push into the state's residential market for Sterling Planet and Community Energy, which have been selling renewable energy credits, commonly called "green tags," to larger customers such as the Yale School of Forestry and the City of New Haven.

Marketing for the program is expected to begin next month with utility bill inserts, public television and radio public service ads by SmartPower, and separate marketing efforts such as speaking engagements by the individual companies.

Consumers will be able to compare options based on price, amount of renewables in the mix and power sources. Edwards said the source of the electricity is important to some consumers.

"Starbucks is more expensive than Dunkin Donuts. It's still just coffee, but to some people it's important where the coffee comes from," he said. "To others, it's just a cost factor."

Roger Koonz, senior attorney and lobbyist at the not-for-profit energy group Environment Northeast, said he wants to learn more about each option before he makes a choice.

"Personally I would probably support resources that are the newest, and need support in developing, like wind," he said. "But all of them accomplish the mission, which is to offset fossil fuel generation."

Edwards said the power source mix could be important in comparing the new offerings with Levco's renewable option.

Norwalk-based Levco offers customers 100 percent renewable energy through Dominion Retail at no premium over CL&P's rates. However, the product mix contains much more of the less desirable - and thus cheaper- class two renewable power sources such as trash to energy facilities and older biomass facilities.

By comparison, Community Energy's option is fueled mostly by more expensive class I sources such as new wind generators.

Edwards said consumers need to examine the prices and options and choose whatever they feel best fits their conscience and wallet.

"It's so subjective ... in terms of what is most important to you as a consumer. It's your perspective," he said.

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**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Assistant Town Manager *Matt H*  
**CC:** Martin Berliner, Town Manager; Gordon Schimmel, Superintendent of Schools  
**Date:** July 11, 2005  
**Re:** Negotiations with MBOE Administrators

---

**Subject Matter/Background**

The Mansfield Board of Education is about to commence collective bargaining negotiations with its administrators. As the town's fiscal authority, the council's role in negotiations for certified board of education employees is twofold. First, the statute provides for a meeting between the board and the town council within the 30-day period prior to negotiations. The essential purpose of that meeting is for the town council to provide the board with the council's views regarding the economic terms of the contract. Since this meeting concerns strategy with respect to collective bargaining, it is exempt from the definition of a "meeting" under the Freedom of Information Act (FOIA). Therefore, the meeting is not required to be public, an agenda is not necessary and no minutes need to be taken. If an agenda is distributed, or public documents are handed out at the meeting, such documents would be subject to disclosure under FOIA. On the other hand, if "confidential" documents such as specific proposals were distributed at the meeting, those documents would be exempt from disclosure under the act.

Second, the statute permits the fiscal authority (town council) to designate a representative to attend negotiations for certified personnel. Our labor counsel has informed us that some towns utilize this procedure, and others do not. Other towns also designate an employee, such as a personnel director or finance director, to serve as their representative. This provision is handled very much as a "local option."

Staff does wish to emphasize that the board enjoys a good working relationship with its administrators, and does not anticipate that the upcoming negotiations will prove acrimonious.

**Recommendation**

The superintendent of schools and I propose that the town council handle the "meeting" component of this procedure as a conference between the council's personnel committee and the board's personnel committee. As explained above, this meeting would concern economic issues and would not be subject to the FOIA. The superintendent and I would also plan to attend.

Regarding the designation of a representative to attend negotiations, the two personnel committees could also decide as to how this issue should best be handled.

If the town council supports this recommendation, the following motion is in order:

*Move, effective July 11, 2005, to direct the personnel committee to confer with the personnel committee of the Mansfield Board of Education, to discuss strategy with respect to collective bargaining with the Mansfield Board of Education Administrators.*

**Attachments**

- 1) Correspondence from Atty. R. Mills

Richard A. Mills  
Phone: (860) 251-5706  
Fax: (860) 251-5315  
rmills@goodwin.com

May 12, 2005

MANSFIELD  
PUBLIC SCHOOLS  
05 MAY 16 PM 4:17

Dr. Gordon Schimmel  
Superintendent  
Mansfield Board of Education  
4 South Eagleville Road  
Storrs, CT 06268

Re: Negotiations with the Administrators

Dear Gordon:

Based on the timetable published by the State Department of Education, the dates for negotiations with the administrators are as follows:

<u>Date</u>	<u>Action</u>
8/3/05	Parties must commence negotiations.
9/22/05	Parties must name a mediator if contract has not been settled.
10/17/05	Parties must name arbitrator(s) if contract has not been settled.

As you know, in addition to the dates set forth above, the negotiations statute requires the Board of Education to meet with the fiscal authority for the municipality within the thirty-day period prior to the date that the parties are required to commence negotiations. Further, the statute provides that a representative from each fiscal authority may be present during the negotiating sessions.

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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
Complaints investigated:														
phone calls	221	242	209	228	201	225	180	193	237	222	289		2447	2156
road calls	12	12	6	22	21	15	15	16	22	19	24		184	205
dog calls	93	74	40	56	56	36	36	34	43	47	55		570	1070
cat calls	59	68	40	40	22	31	13	15	31	31	20		370	656
wildlife calls	14	8	5	6	3	2	6	4	6	10	5		69	118
Notices to license issued	10	10	2	2	8	5	11	7	7	6	3		71	153
Warnings issued	4	4	5	164	5	7	5	4	6	10	5		219	90
Warning letters issued	2	3	1	1	0	0	0	1	1	2	0		11	0
Infractions issued	1	2	0	0	4	2	0	2	0	0	2		13	6
Misdemeanors issued	0	0	1	0	0	0	0	0	0	0	0		1	0
Dog bite quarantines	0	0	0	0	0	1	0	1	4	1	2		9	10
Dog strict confinement	0	0	0	0	0	0	0	0	0	0	1		1	5
Cat bite quarantines	0	3	0	1	1	0	0	2	0	0	1		8	1
Cat strict confinement	0	0	0	0	0	0	0	1	0	0	0		1	0
Dogs on hand at start of month	6	4	4	4	9	5	4	2	4	6	3		51	78
Cats on hand at start of month	27	15	23	15	7	15	10	5	2	6	8		133	98
Impoundments	38	39	31	33	31	30	15	17	23	20	25		302	264
Dispositions:														
Owner redeemed	8	7	4	4	4	1	8	1	4	8	5		54	36
Sold as pets-dogs	9	3	7	2	10	19	5	4	3	4	6		72	70
Sold as pets-cats	23	17	25	28	12	14	9	10	7	5	9		159	128
Sold as pets-other	0	0	0	0	0	0	0	0	0	0	0		0	0
Total destroyed	12	3	3	2	1	2	0	3	3	4	6		39	19
Road kills taken for incineration	0	2	2	0	0	0	0	2	0	1	0		7	7
Euthanized at owner's request	0	0	0	0	0	0	0	0	0	0	0		0	0
Euthanized as unplaceable	12	1	1	2	1	2	0	1	3	3	6		32	12
Total dispositions	52	31	39	36	27	36	22	18	17	21	26		325	253
Dogs on hand at end of month	4	4	4	9	5	4	2	4	6	3	5		50	88
Cats on hand at end of month	15	23	15	7	15	10	5	2	6	8	5		111	102
<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>767</b>	<b>658</b>	<b>851</b>		<b>\$ 11,909</b>	<b>\$ 9,317</b>

TOWN OF MANSFIELD  
CONSERVATION COMMISSION  
Minutes of the June 15, 2005 Meeting  
Conference Room B, Audrey P. Beck Building

Present: Jennifer Kaufman, Quentin Kessel, and John Silander

Absent: Robert Dahn and Frank Trainor

Town Staff: Grant Meitzler

Guest: John Webster, Fern Road

1. The meeting was called to order at 7:40 PM.
2. Kaufman suggested that the CC move directly to the IWA/PZC referrals on the agenda and it was agreed to do so.

3. IWA/PZC Referrals.

W-1306 - Webster - Fern Road. Map date 5/31/05. This application is for an eight by ten garden shed in the regulated area. Kessel moved, and Kaufman seconded, that there should be no significant negative effect on the wetlands from this project. The motion passed unanimously.

IWA - 1307 - Mogayzel - Bundy Lane. Map date 5/30/05. This application is for a garage located in the regulated area. Kaufman moved, and Kessel seconded, that there should be no significant negative effect on the wetlands if appropriate erosion controls are in place and removed after the sites are stabilized. The motion was amended to recommend that the area of the driveway be minimized if at all possible. The motion passed unanimously.

IIWA - 1308 - Farrell - 796 Stafford Road Map date 6/2/06. This application is for the construction of a two car garage within the regulated area. It was noted that the work would take place approximately 120 feet from the wetland and the natural drainage for the construction area is away from the wetland in question. Kessel moved, and Silander seconded, that there should be no significant negative effect on the wetlands from this project if appropriate sedimentation and erosion controls are in place during the construction and removed after the site is stabilized.

4. Kaufman moved, and Kessel seconded, that the minutes of the May 18, 2005 meeting be approved. The motion passed unanimously.
5. Membership: It was recommended that Scott Lehman's name be submitted to the Town Manager for consideration as a new CC member.

6. Fenton River: Comments on the UConn Water Supply Plan were due at the DPH by June 6, 2005. Some members of the CC were made aware of this only through a newspaper article published at a time that did not allow for formal comment to be forwarded to the Town Council by the CC. Kessel outlined his personal June 3, 2005 letter to the DPH. The water plan was recommending that as much as 1.29 million gallons per day (MGD) could be pumped from the Fenton River. Kessel's letter (attachment # 1) pointed out that pumping of only 1.0 MGD dried up one half mile of the

river when the effect of UConn's pumping from the Fenton was studied by Giddings and Rahn in the 1960s. A similar effect was observed in the 1990s when 0.6 MGD were pumped from the river. At present the University is allowed a diversion of 0.844 MGD.

7. CACIWC Dues: Kessel moved, and Kaufman seconded, a motion urging the Town to continue its membership. The motion passed unanimously.

8. Comments on the Town's Plan of Conservation and Development: Kessel outlined the comments the OSPC were forwarding to the Town Planner and there was general approval of these items. Additionally Kessel moved, and Kaufman seconded, that the greenways section of the plan must be expanded to cover more than just the Willimantic River. It was noted that a local effort was under way to obtain greenway status for the Natchaug, Mount Hope, and Fenton Rivers and that the Town's plan should not only include these rivers in the discussion, but it should be written in such a way as to encourage greenway status for these rivers.

The meeting adjourned at 8:34 P.M.

Respectfully submitted,

Quentin Kessel  
Secretary

**Eastern Highlands Health District  
Board of Directors Meeting Minutes  
Thursday, June 16, 2005  
Coventry Town Hall, Conf. Rm. B**

REC'D JUN 22 2005

Meeting called to order by Vice Chair J Elsesser at 4.35 pm.

Present were M Berliner, J Elsesser, R Field, W Kennedy, J Stille, M Kurland, E Paterson  
Staff present were R Miller, J Smith, Dr. Dardick

**4/21/05 meeting minutes.**

R Field MOVED, J Stille seconded to approve the meeting minutes presented with the following amendment – health director's 2% of salary retiree health benefit is effective July 1, 2004 – MOTION PASSED unanimously.

**Public Comments – none**

**Old Business**

*Approval of New Member Towns.* R Miller provided overview of issue and confirmed that one-dollar per capita checks, legal notices and meeting minutes had been received from each municipal applicant. M Berliner questioned the staffing information provided and suggested that funding for additional health district services, beyond what is needed for expansion, be brought back to the Board for consideration. J Stille asked if field staff would be moved as a result of this action. R Miller answered no but coverage for vacations would occur.

Mike Kurland arrived – 4:50pm

R Field MOVED, J Stille seconded that pursuant to Connecticut General Statute 19a-241(a) the Eastern Highlands Health District Board of Directors hereby approves membership to the Eastern Highlands Health District for the Towns of Andover, Chaplin, Columbia and Scotland, effective June 20, 2005; and that the operating budget for fiscal year 2005/2006 be amended to \$679,540.

Discussion regarding potential for additional expansion ensued. J Elsesser noted for the record that by consensus the Board of Directors, in the near term, will not entertain additional municipal applications for membership.

MOTION PASSED unanimously.

Dr. Dardick arrived – 5:00 pm

J Elsesser asked Dr. Dardick if he has an issue to share with the Board. Dr. Dardick outlined an issue regarding reports on the number of children blood lead screened in the Town of Mansfield. He indicated the numbers seemed low and presented information he discovered that influences the data.

## **New Business**

***EHHD Employee Health Insurance Premium share.*** A discussion regarding comparison cost between the two plans, coverage, co-pays and sign up periods ensued. Board members expressed difficulty in making these decisions impacting staff.

E Paterson arrives 5:10 pm.

M Berliner MOVED, J Elsesser seconded to adopted the following resolution: RESOLVE, pursuant to Article 2.3 of the Eastern Highlands Health District Personnel Rules, that the Eastern Highlands Health District Board of Directors, after careful consideration, increase the employee health insurance premium share to 7% for the POS and 10% for the PPO, of the total premium cost, effective July 1, 2005. MOTION PASSED unanimously.

***Staff salary increases for fiscal year 2005/2006.*** J Elsesser MOVED, J Stille seconded to increase staff salary pay scales by 2.75% for fiscal year 2005/2006, effective July 1, 2005. MOTION PASSED unanimously.

***Re-evaluation of town contribution rate to health district.*** R Miller provided district financial information to facilitate discussion on the issue. W Kennedy questioned spending down fund balance. J Smith suggested maintaining enough fund balance to protect against the volatility of the health district revenue stream and avoid spending one-time cash infusions from new member towns to balance operating budget. By consensus of the Board, no action was taken.

## **Town Reports**

Tolland – Passed an operating budget, Big Y opening in August

Bolton – passed an operating budget

Mansfield – East Brook Mall Movieplex opened

Coventry – Budget referendum in June 28, bonding for sewer project passed referendum, police station bids due in a week, subway coming to Village pharmacy space, Coventry Fest June 25

Willington, Ashford – no reports

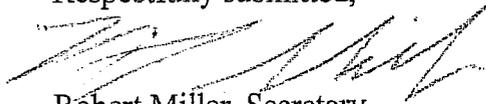
## **Directors Report**

R Miller informed Board of functional field drill simulating anthrax antibiotic clinic.

Over 100 community volunteers participating. Located at EO Smith cafeteria on June 23, 2005.

Meeting adjourned at 5:40 pm.

Respectfully submitted,



Robert Miller, Secretary

## MINUTES

### MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, June 6, 2005

Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), B. Gardner, J. Goodwin, R. Hall, K. Holt, P. Kochenburger, B. Ryan, G. Zimmer  
Members absent: P. Plante  
Alternates present: B. Pociask, C. Kusmer, V. Stearns  
Staff present: C. Hirsch (Zoning Agent), G. Padick (Director of Planning)

Chairman Favretti called the meeting to order at 8:30 p.m., appointing Alternate Pociask to act as a voting member and Alternate Stearns to act in case of member disqualifications.

**Minutes :** 1/18/05 – Kochenburger MOVED, Hall seconded to approve the Minutes as corrected; MOTION CARRIED, all in favor of Holt (disqualified).

5/16/05 – Gardner MOVED, Hall seconded to approve the Minutes as submitted; MOTION CARRIED, all in favor except Holt (disqualified).

5/19/05 field trip – Ryan MOVED, Goodwin seconded to approve the Minutes as presented; MOTION CARRIED, Favretti, Ryan and Goodwin in favor, all else disqualified.

#### **Continued Public Hearing, Wild Rose Estates, Ph. 2, 25 lots off Mansfield City Rd., The Miniutti Group, appl., B. Thompson, owner** , file 1113-3 – The Public Hearing was called to order at 8:35 p.m. Members and Alternates present were Favretti, Gardner, Goodwin, Hall, Holt, Kochenburger, Ryan, Zimmer, Pociask, Kusmer and Stearns. Since this was a continued Hearing, there was no legal notice. The Town Planner's 6/3/05 memo was noted. All of the testimony from the Inland Wetland Agency Public Hearing earlier in the evening is to be included in the record of this Public Hearing.

Mr. Miniutti, the applicant, was asked whether there are alternative roadway designs that could eliminate some of the shared drives; he responded that a public road would add much more grading and potential drainage impact. He said the owner is willing to consider merging 2 drives off the cul-de-sac.

With regard to lighting concerns voiced in a previously-submitted letter from P. Paine and D. Hamilton, Mr. Miniutti stated that erecting a street light at the intersection in a new subdivision is a Town requirement, but could be waived by the PZC. He stated that sightlines are adequate, and said he would be willing to consider additional plantings at the Paine-Hamilton property if that would reduce lighting impacts.

There was also a good deal of discussion between members and Mr. Miniutti regarding his proposal to extend the new road to adjacent land of another owner. Mr. Miniutti assured them that the other land was buildable, so it did make sense to locate the road as has been done, but there is no intention at present to connect the two properties.

Mr. Miniutti was asked about the nature of the newly-proposed open space, and stated he would be willing to provide a trail connection to White Oak Rd. , but would prefer a natural trail with no pavement , stone dust or other surface treatment.

In discussion of the proposed wetlands crossing, he said 3 or 4 lots would be lost if there were no wetland crossing. He noted that previous farming practices have already compromised the red maple swamp wetland, and he stated that the applicant's proposal would improve the wetland area and would result in a project more consistent with the town's stated goals and objectives for subdivisions.

P. Paine, 697 Mansfield City Rd., stated that the applicant's proposal for a new road entering from Mansfield City Road would further exacerbate the traffic problems there, and she feels it is a bad idea.

At 9:05 p.m., the Hearing was recessed to July 5<sup>th</sup>, to allow for further staff review of the revised plans.

**Public Hearing, gravel permit renewal request of S. Banis, Pleasant Valley Rd.**, file 1164 – The Public Hearing was called to order at 9:05 p.m. Members and Alternates present were Favretti, Gardner, Goodwin, Hall, Holt, Kochenburger, Ryan, Zimmer, Pociask, Kusmer and Stearns. The legal notice was read and the Zoning Agent's 6/2/05 memo noted. Mr. Banis explained that he plans to blast in area #2, the remaining area covered by the original permit. He estimated that about 3 days of actual blasting would occur, adding that usually 2 days of hole-

digging are necessary before each day of blasting. He said the nearest houses are approximately 800 to 1,000 feet distant from the blasting areas. Public comment was then invited.

Marty Schwartz, 69 Pleasant Valley Rd., expressed concern over noise from the operation, which he said has been ongoing for about 4 years, from 6 a.m. to 6 p.m. almost every day. He said he has never been notified prior to blasting. He stated that the blasts shake his house and, in addition, he is concerned about potential impact on neighboring wells from the blasting as well as from any potential pesticides/fertilizers to be used later in the farming enterprise. Mr. Schwartz submitted a 5/30/00 letter from Mr. Banis to him outlining his plans for the operation. He said he felt the number of planned truck trips Mr. Banis stated in the letter has been exceeded, and also noted concern regarding equipment stored at the site.

Dan Cretella, 48 Pleasant Valley Rd. (across the street from site), stated he is not happy with the project. He said that, although the hours of operation are supposed to be 7 a.m. to 7 p.m., within the last month he has noted work starting shortly after 5 a.m. at least 3 times. (Mr. Banis later stated there has been no gravel or stone removal before 7 a.m.) Mr. Cretella inquired about the fuel cell in back of the pickup truck at the site. (Mr. Banis later clarified that the fuel cell is a 100-gallon tank equipped with a pump.) He also voiced concern regarding the condition of Pleasant Valley Rd., and said a crack has appeared in the foundation of his house.

Mr. Hirsch stated he had not received any complaints regarding start times during the past year. He noted that the area of blasting is moving away from Pleasant Valley Rd.

Other topics discussed included warning signage at blasting times and concerns related to truck trips. The Public Hearing was closed at 9:30 p.m. Mrs. Goodwin agreed to work on a motion.

**Zoning Agent's Report** – The Monthly Activity Report for May was acknowledged.

Request for site modifications at Reservoir Commons, 203-211 Storrs Rd., file 698 – Memos from the Ass't. Town Engineer (6/1/05) and Zoning Agent (6/2/05) were noted. After discussion, Kochenburger MOVED, Holt seconded to authorize the PZC Chairman and Zoning Agent to approve the request for site/building modifications of Joseph Charron, Reservoir Commons, to pave the existing gravel parking areas at 203-211 Storrs Road, as shown on two site plans dated 5/17/05 and 5/26/05, a 5/26/05 letter from Boivin Construction Co., and other submission materials, with the following conditions:

1. that the existing site grades within the parking areas be maintained as is;
2. that individual parking spaces be delineated with pavement markings according to the 5/21/87 plan;
3. that the two handicapped-accessible parking spaces be delineated with pavement markings and above grade signs in accordance with statutory requirements

MOTION PASSED unanimously.

Stephen Estates, Lot 3, Mt. Hope Rd., request for site modification to revise building area envelope, file 1191 – The Town Planner's 6/2/05 memo was noted. After discussion, Kochenburger MOVED, Holt seconded to approve the 5/30/05 modification request of K. and H. White to expand the building area envelope for Lot 3 of the Stephen Estates subdivision off Mt. Hope Road as depicted on applicant submissions. Any Zoning Permit for construction of a new dwelling shall include a condition that requires the elimination of any residential use of the existing structure on this lot. MOTION PASSED unanimously.

Request for site modification for office space revisions, 452 Storrs Rd., B.&K. McCarthy, file 510 – Mr. Hirsch's 6/3/05 memo was noted. This request was not part of the recent special permit approval for the same site, and will require Commission approval. When discussion concluded, Gardner MOVED, Hall seconded that the 6/1/05 request for site/building modifications from Brian McCarthy for building renovations at 452 Storrs Road be received and referred to the staff for review and comment to the Commission. MOTION PASSED unanimously.

Miscellaneous – (1) Bus garage at Fern Rd. - court date postponed to 6/24/05; (2) Thornbush Rd. - in court 6/15/05; (3) Mr. Hirsch noted that this is the 47<sup>th</sup> year of subdivision regulation in town.

### **Other Old Business**

Sawmill Valley Estates subdivision, 3 proposed lots at Crane Hill/Browns Rds., file 1228 – Reports were noted from the Town Planner and Ass't. Town Engineer (both dated 6/2/05). Ryan MOVED, Hall seconded to approve with conditions the three-lot subdivision of Highland Development Associates, LLC for property located along the southern side of Browns Road in an RR-40 zone, as submitted to the Commission and shown on plans dated 10/1/04 as revised to 5/16/05. This approval is granted because the application as hereby approved is considered to be in compliance with the Mansfield Zoning and Subdivision Regulations. Approval is granted with the following modifications or conditions:

1. Final plans shall be signed and sealed by the responsible surveyor, engineer, soil scientist and landscape architect;
2. This approval accepts the applicant's proposed conservation easements to address the open space dedication requirements of Section 13 for the subject 3-lot subdivision. The proposed conservation easements will help protect significant wetland and watercourse areas. A conservation easement document shall be approved by the Director of Planning and Town Attorney and filed on the Land Records in association with final plans. The easement shall utilize the town's model format and shall require that the easement area be maintained in a natural state, with the noted exception that, with prior PZC and IWA approval, the pond area on Lots 2 and 3 may be utilized and maintained for recreational purposes that are compatible with conservation objectives. Pursuant to Section 13.1.1, the PZC reserves the right to require an additional open space dedication in the event the remaining land is subdivided in the future. This reservation shall be noted on the final plans;
3. This approval authorizes the proposed common driveway and associated drainage work. A common driveway easement that addresses maintenance and liability issues, including the maintenance of depicted driveway sightlines and drainage improvements shall be submitted to the Planning Office for approval by the PZC Chairman, with staff assistance, and the Town Attorney. The common driveway work shall be completed or bonded in an amount and form acceptable to the PZC Chairman, with staff assistance, before the filing of the subdivision plan, pursuant to Section 7.10.e. This common driveway responsibility shall be Noticed on the Land Records and noted on final plans;
4. Pursuant to Subdivision Regulations provisions, particularly Sections 7.5 and 7.6, this action specifically approves frontage waivers for Lots 2 and 3, setback waivers for all lots, and the depicted building envelopes for all lots. Unless revisions are specifically authorized by the Commission, the depicted building envelopes shall serve as the setback lines for all future structures and site improvements, pursuant to Article VIII of the Zoning Regulations. This condition shall be noted on the final plans (replacing the existing special note #6) and specifically Noticed on the Land Records;
5. Significant tree-cutting and trimming will be required to install the approved common driveway. To help ensure the maximum retention of roadside trees and to ensure that statutory procedures for tree-removal on town roads are followed, prior to the filing of final maps, the subdivider and the individual who is to cut down the trees shall meet with Mansfield's Assistant Town Engineer to specifically mark and post all specimen trees that need to be removed. This meeting shall occur before any tree-removal takes place, and all required roadside tree-removal shall take place before the final subdivision plans are filed on the Land Records;
6. Prior to the issuance of Zoning Permits for individual lots, specific rain garden plans shall be incorporated into the site development plans for the individual lots as per the guidelines on sheet 10 of the approved subdivision plans. This requirement shall be noted on final plans and Noticed on the Land Records;
7. Prior to the issuance of a Zoning Permit for Lot 2 or Lot 3, identified specimen trees on these lots shall be specifically protected by a suitable barrier as determined by the Zoning Agent. This requirements shall be noted on the final plans and Noticed on the Land Records;
8. The Commission, for good cause, shall have the right to declare this approval null and void if the following deadlines are not met (unless a ninety [90] or one hundred and eighty [180]-day filing extension has been granted):
  - A. All final maps, including submittal in digital format, a right-of-way deed along Browns Road, a drainage easement and right-to-drain, a common driveway easement, a conservation easement, and a Notice on the Land Records to address conditions 3, 4, 6 and 7 for recording on the Land Records (with any associated mortgage releases) shall be submitted to the Planning Office no later than fifteen days after the appeal period provided for in Sec. 8-8 of the State Statutes or, in the case of an appeal, no later than fifteen days of any judgment in favor of the applicant;
  - B. All monumentation (including delineation of the conservation easement areas with iron pins and the Town's official markers every 50 to 100 feet on perimeter trees or on cedar posts), with Surveyor's Certificate, and all required subdivision work, including common driveway improvements, shall be completed or bonded pursuant to the Commission's approval action and Section 14 of the Subdivision Regulations no later than fifteen days after the appeal period provided for in Section 8-8 of the State Statutes or, in the case of an appeal, no later than fifteen days of any judgment in favor of the applicant.

MOTION PASSED unanimously.

Well House subdivision, Lot 2, proposed lot line revision, file 1212 – The Town Planner’s 6/3/05 report was noted. Holt MOVED, Gardner seconded that the PZC approve lot line and envelope revisions for Lot 2 of the Well House subdivision as depicted on a map entitled “Boundary Plan for Candide Lane Subdivision,” dated March 28, 2005 as revised through 5.16.05, as prepared by Datum Engineering & Surveying. All map notes and approval requirements for the Well House subdivision shall remain in effect for the revised Lot 2. MOTION PASSED unanimously.

Candide Lane subdivision, 1 proposed lot on Candide Lane, file 1227 – The Town Planner’s 6/3/05 report was noted, after which Hall MOVED, Holt seconded to approve with conditions the one-lot Candide Lane subdivision application of L. Ross for property located along the northern side of Candide Lane in an RAR-40 zone, as submitted to the Commission (file 1227) and shown on plans dated 3/28/05 as revised to 5/16/05. This approval is granted because the application as hereby approved is considered to be in compliance with the Mansfield Zoning and Subdivision Regulations. Approval is granted with the following modifications or conditions:

1. Final plans shall be signed and sealed by the responsible surveyor, engineer and soil scientist;
2. Final plans shall depict an underground route for extending utilities to the subject lot. The route shall be approved by the PZC Chairman, with staff assistance;
3. This approval accepts the applicant’s proposed conservation easement to address the open space dedication requirements of Section 13 for the subject subdivision. The proposed conservation easements will help protect wetland areas along Candide Lane. A conservation easement document shall be approved by the Director of Planning and Town Attorney and filed on the Land Records in association with final plans. The easement shall utilize the Town’s model format and shall require that the easement area be maintained in a natural state.
4. Pursuant to Subdivision Regulations provisions, particularly Sections 7.5 and 7.6, this action specifically approves a setback waiver for the new lot and the depicted building envelope. Unless revisions are specifically authorized by the Commission, the depicted building envelope shall serve as the setback lines for all future structures and site improvements, pursuant to Article VIII of the Zoning Regulations. This condition shall be noted on the final plans (replacing the existing note 5 on sheet 1) and specifically Noticed on the Land Records;
5. Prior to the issuance of a Zoning Permit for the approved lot, the 4 identified specimen trees shall be specifically protected by a suitable barrier as determined by the Zoning Agent. This requirement shall be noted on the final plans with a revision to note 11 and Noticed on the Land Records;
6. The Commission, for good cause, shall have the right to declare this approval null and void if the following deadlines are not met (unless a ninety [90] or one hundred and eighty [180]-day filing extension has been granted):
  - A. All final maps, including submittal in digital format, a conservation easement, and a Notice on the Land Records to address conditions 4 and 5 for recording on the Land Records (with any associated mortgage releases) shall be submitted to the Planning Office no later than fifteen days after the appeal period provided for in Sec. 8-8 of the State Statutes or, in the case of an appeal, no later than fifteen days of any judgment in favor of the applicant;
  - B. All monumentation (including delineation of the conservation easement areas with iron pins and the Town’s official markers every 50 to 100 feet on perimeter trees or on cedar posts), with Surveyor’s Certificate, shall be completed or bonded pursuant to the Commission’s approval action and Section 14 of the Subdivision Regulations no later than fifteen days after the appeal period provided for in Section 8-8 of the State Statutes or, in the case of an appeal, no later than fifteen days of any judgment in favor of the applicant.

MOTION PASSED unanimously.

Coyote Flaco restaurant, proposed deck addition, 50 Higgins Hwy., file 724 – The Town Planner’s 6/3/05 memo, which recommends appropriate screening and restrictions on the hours the deck could be used, was noted, along with 2 letters sent by J. Polhemus, of Eastern Highlands Health District to G. R. Bezzini, the owner, requesting additional information on seating, and a 6/1/05 letter signed by 9 neighbors. At the meeting, W. Bezzini, representing the owner, submitted a floor seating plan, which Mr. Padick agreed to pass on to the Health District. Members discussed the proposal for a 12’x40’ deck for outdoor summer smoking and dining. Furniture would be taken out to the deck from inside the restaurant, whose hours are 3 p.m.-10 p.m. Mon.-Thurs., and 1 p.m.-10 p.m. Fri.-Sun. Since the evergreen buffer required in the earlier restaurant approval has been trimmed and now provides less protection to neighboring properties, a fence running along the length of the deck has been suggested. Hall

MOVED, Holt seconded to authorize the officers, with staff assistance, to investigate this modification request and approve if appropriate. MOTION PASSED unanimously.

**New Business**

UConn/CL&P application to CT Siting Council for substation work on N. Eagleville Rd. – The Town Planner’s 6/2/05 memo was noted. It describes the “petition for a declaratory ruling” by the Siting Council for installation of underground electric utility lines and a transition substation on North Eagleville Rd. Mr. Padick clarified the proposal for members, and it was agreed by consensus that there was no need for PZC comments to the Siting Council on this matter.

Button Box Fine Arts & Crafts Center, proposed use at 287 Gurleyville Rd., file 1232 – Holt MOVED, Ryan seconded to receive the special permit application (file 1232) submitted by R. Moskowitz for the Button Box Fine Arts and Crafts Center on property owned by the applicant located at 287 Gurleyville Road, as shown on plans dated 5/22/05 and as described in other application submissions, and to refer said application to the staff, Design Review Panel and Committee on the Needs of Persons with Disabilities for review and comment, and to set a Public Hearing for July 5, 2005. MOTION PASSED unanimously.

Toll Road subdivision request for bond release, file 1221 – tabled pending staff reports.

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

The meeting was adjourned at 10:27 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION  
MANSFIELD TOWN COUNCIL

Special Meeting, Tuesday, June 14, 2005  
Council Chambers, Audrey P. Beck Municipal Building

PZC members present: R. Favretti (Chairman), B. Gardner, J. Goodwin, R. Hall, K. Holt, C. Kusmer, B. Pociask, B. Ryan, V. Stearns, G. Zimmer  
T C members present: B. Paterson (Mayor), B. Clouette, G. Haddad, A. Hawkins, H. Koehn, C. Paulhus, C. Redding  
Staff present: M. Berliner (Town Manager), G. Padick (Director of Planning)  
Others present: R. Miller, Director of Environmental Policy, University of Connecticut

Chairman Favretti called the meeting to order at approximately 7:10 p.m., and requested that everyone identify themselves by signing an attendance sheet. He explained that this meeting had been called for the purpose of providing a forum in which members of both boards could ask questions and offer comments and suggestions on the 5/11/05 draft Plan of Conservation and Development update. He then introduced the Director of Planning, Gregory Padick, who explained the purpose of a Plan of Conservation and Development and outlined the planned timing of the processes leading to the final adoption of a Plan update.

Members of both the Planning and Zoning Commission and Town Council had previously received copies of the 5/11/05 draft update and accompanying draft mapping. Mr. Padick reviewed, with the aid of slides, Parts 1 and 2, the appendices and mapping of the draft Plan, amplifying on the goals identified in Part 1 and the objectives and recommendations outlined in Part 2.

During and following Mr. Padick's presentation, those present discussed issues such as control of development throughout the town; potential effects of 2-acre zoning; affordable, cluster and age-restricted housing, and transportation needs and considerations.

Mr. Padick concluded by re-emphasizing that it is important that members of all town boards and committees to whom the 5/11/05 draft update have been referred come forward as soon as possible with any remaining questions or suggestions they may have, so that a final draft can be ready in July for a planned September Public Hearing.

The meeting was adjourned at 9:20 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary  
Mansfield Planning and Zoning Commission

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Number 05-60

July 5, 2005



# Legislative Update

**CCM** Connecticut Conference of Municipalities

PLEASE DELIVER IMMEDIATELY TO ALL CCM-MEMBER MAYORS, FIRST SELECTMEN, AND TOWN/CITY MANAGERS

## Governor Signs Conveyance Tax Extension Bill: Your Communication Heeded

On Friday, July 1, Governor M. Jodi Rell signed into law P.A. 05-268 (H.B. 6841) which extends, for two years, the rates of the municipal real estate conveyance tax. The bill went into effect on the same day, so there is no interruption in municipal collection of this revenue.

Your communications to the Governor were key in that realtors and others opposing the legislation lobbied her hard.

**Please contact the Governor to thank her for signing this important legislation.**

\*\* \*\* \*

*For more information, please call Jim Finley, Ron Thomas or Adam Stern at (203) 498-3000.*

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## Mansfield Hollow State Park

### Mansfield

By DIEGO CUPOLO  
Special to ctnow.com

Where do you go when the family can't agree on where to take advantage of the summer weather and enjoy the outdoors? Try Mansfield Hollow State Park.

Mansfield Hollow offers so many activities that everyone is bound to have a good time.

Most people visit the park to walk the trails with their dogs or to go out on the lake and see what they can bring home for dinner. There are also large fields perfect for pick-up games. Picnic tables with built-in grills are scattered throughout the park, so don't forget to bring some food.

The 500-acre lake, created when the Army Corp of Engineers dammed the Natchaug River, provides water to the town of Mansfield, so swimming is prohibited.

But the fishing must be good, judging by the number of fishermen out on the lake every day and the bass tournaments that are held there. The park's website says the lake is home to many different species, including black crappie, pumpkinseed and bluegill sunfish; largemouth and smallmouth bass; yellow perch; chain pickerel; and many types of trout.

There are boat rentals just down the road so anyone can grab a boat and enjoy a day out on the water.

If you like to hike, this is the right place. Mansfield Hollow has a variety of trails that can keep you walking all afternoon. Most people take advantage of the paved dike that extends from the dam and continues deep into the forest. But if it's dirt trails you're looking for, there are plenty leading to beautiful overlooks of the lake.

Mansfield Hollow is also home to a wild lupine preservation site. The plant is rare in eastern Connecticut, so fences have been put up around the area where it grows as a defense against hungry white-tailed deer. Wild lupine also serves as a host for the rare and threatened frosted elfin butterfly, so keep an eye out for this rare beauty.

The park was closed in 1991 because of budget problems, and when it reopened in 1998 it was plagued by drug dealing and other illegal activities. It has really cleaned up since then, according to Park Maintainer Gary Gilbert, thanks to a strengthened police presence.

**Activities:** Boating, field sports, fishing, hunting, picnicking, hiking, mountain biking and cross-country skiing.

**Parking:** Free

**Best:** Mansfield Hollow has a lot to offer whether you simply want to walk the dog or take the family out for a day in a canoe – it's a safe, clean recreational area and the possibilities are endless

**Worst:** No flush toilets. (But the pit toilets are kept really clean, so there's nothing really bad about this park.)

Official website: [dep.state.ct.us/stateparks/parks/mansfield.htm](http://dep.state.ct.us/stateparks/parks/mansfield.htm)

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