



**TOWN OF MANSFIELD**  
**TOWN COUNCIL MEETING**  
**MONDAY, September 12, 2005**  
**COUNCIL CHAMBERS**  
**AUDREY P. BECK MUNICIPAL BUILDING**  
**7:30 p.m.**

**AGENDA**

	Page
<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>PUBLIC HEARING</b>	
<b>1. MRRA – 2006 Rate Increase for Single-family Collection &amp; Transfer Station Fees .</b>	<b>21</b>
<b>OLD BUSINESS</b>	
<b>2. MRRA – 2006 Rate Increase for Single-family Collection &amp; Transfer Station Fees (Item 9, 08-08-05 Agenda).....</b>	<b>23</b>
<b>3. Issues Regarding the UConn Landfill (Item #, 07-11-05 Agenda) .....</b>	<b>27</b>
<b>4. Campus/Community Relations (Item #4, 08-08-05 Agenda) (no attachment)</b>	
<b>NEW BUSINESS</b>	
<b>5. Relief for Victims of Hurricane Katrina .....</b>	<b>49</b>
<b>6. Skate Park Proposal .....</b>	<b>51</b>
<b>7. Fee Waiver Report for FY 2004/05 .....</b>	<b>53</b>
<b>8. Establishment of Weekend/Evening Facility Supervisor Positions .....</b>	<b>57</b>
<b>9. Agreement between the State of CT and the Town of Mansfield for a Cash Grant Toward the Purchase of Alternative Fuel Vehicle(s).....</b>	<b>61</b>
<b>10. Personal Service Agreement between the State of CT and the Town of Mansfield for an America the Beautiful Grant Award.....</b>	<b>67</b>
<b>11. Financial Statements Dated June 30, 2005</b>	
<b>12. Budget Transfers for FY 2004/05 .....</b>	<b>73</b>
<b>13. Capital Projects Fund .....</b>	<b>81</b>
<b>14. Budget Analysis of State Grants and Amendments to FY 2005/06 Budget.....</b>	<b>85</b>

**QUARTERLY REPORTS (to be distributed)**

**DEPARTMENTAL REPORTS ..... 87**

**REPORTS OF COUNCIL COMMITTEES**

**REPORTS OF COUNCIL MEMBERS**

**TOWN MANAGER'S REPORT**

**FUTURE AGENDAS**

**PETITIONS, REQUESTS AND COMMUNICATIONS**

- 15. Orientation Meeting for Market Feasibility Study for Assisted Living ..... 107**
- 16. Draft Municipal Development Plan for Storrs Center ..... 109**
- 17. Bylaws of Mansfield Downtown Partnership, Inc..... 127**
- 18. Mansfield Plan of Conservation and Development 8/15/05 Draft..... 145**
- 19. Press Release – Juniper Lane Bridge Repairs ..... 239**
- 20. Press Release – Community Emergency Response Team Training Course..... 241**
- 21. Letter from State of Connecticut General Assembly to M. Berliner re: Bonding  
Project for Cities and Towns in Connecticut..... 243**
- 22. Email from R. Miller to M. Hart re: Lead Levels Testing and Child Neglect/Abuse  
Numbers ..... 247**
- 23. Letter from the National League of Cities to B. Paterson re: Cities Helping  
Families Build Assets Technical Assistance Project ..... 249**
- 24. Letter from C. Vincente to R. Suchy re: Temporary Lighting at Southeast Park.... 251**
- 25. Letter from J. Brubacher to C. Chasin re: Senior Center Beautification Project.... 253**
- 26. Eastern Highlands Health District's Guide to Opportunities for Physical Activity  
and Heart Healthy Dining (Hard Copy Only)**

**EXECUTIVE SESSION**

REGULAR MEETING-MANSFIELD TOWN COUNCIL-AUGUST 8, 2005

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

I. ROLL CALL

Present: Blair, Clouette, Haddad, Hawkins, Koehn, Paterson, Paulhus, Redding (arrived at 8:10 p.m.) and Schaefer (arrived at 7:39 p.m).

II. APPROVAL OF MINUTES

Mr. Hawkins moved and Ms. Blair seconded to approve the minutes as presented of July 25,2005.

So passed unanimously.

III. MOMENT OF SILENCE

The Mayor requested a moment of silence for the troops serving in Iraq and all around the world.

IV. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Mr. Howard Raphaelson, Timber Drive, spoke about a member of the staff at the Senior Center. Dr. Jodi Frank completed the Triathlon Iron Man USA Race at Lake Placid, N.Y.

V. PUBLIC HEARING

1. Proposed Amendment to the Town of Mansfield Fee Waivers Ordinance

No comments from the public. The public hearing was closed.

VI. OLD BUSINESS

2. Proposed Amendment to the Town of Mansfield Fee Waivers Ordinance

Mr. Haddad moved and Mr. Hawkins seconded that effective August 8, 2005, to amend the Town of Mansfield Fee Waivers Ordinance as recommended by staff in its draft dated July 25, 2005, and which amendment shall become effective 21 days after publication in a newspaper having circulation within the Town of Mansfield.

So passed unanimously.

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

*July 25, 2005 Draft*

Amendment to Section 122-10 – Applicability

The following services are subject to this article:

- A. Recreation programs, excluding bus trips and more than two summer camp sessions per child.
- B. Planning and zoning fees.
- C. Inland wetland fees.
- D. Zoning Board of Appeals fees.
- ~~E. Subsurface sewage disposal & water supply wells.~~
- ~~F. Junk car disposal.~~
- E. Solid waste disposal.
- F. Recycling fees.
- G. Ambulance fees.
- H. Community Center memberships and programs
- I. Parks and Recreation after-school program.

### 3. Negotiations with MBOE Administrators

Mr. Haddad moved and Mr. Paulhus seconded that effective August 8, 2005, to appoint Helen Koehn, as the town council's representative to attend negotiations between the Mansfield Board of Education and the Mansfield Administrators' Association.

So passed unanimously.

Mr. Schaefer arrived.

### 4. Campus/Community Relations

The Mayor reported that Campus Community Relations met last week and heard a presentation on the drug issue by Tom Szigethy that was excellent. Campus Community Partnership will be meeting towards the end of this month. The Town Manager and Assistant Town Manager will be meeting on August 16th with University staff to discuss joint Town/Gown initiatives that were outlined in the Quality of Life Report.

## VII. NEW BUSINESS

### 5. Laurel Lane Bridge Replacement Project-Commitment to Fund

Mr. Clouette moved and Ms. Blair seconded that effective August 8, 2005, to authorize Town Manager Martin H. Berliner to accept the commitment to fund the Laurel Lane Bridge Replacement Project.

So passed unanimously.

Mr. Lon Hultgren, Director of Public Works, was present to answer questions from the Council.

### 6. Open Space Acquisition-Ossen/McCoy Property

The Town Manager reported that there has been no answer from the owners on the agreement of the lot located on the southeasterly side of Birchwood Heights Road.

No action needed.

Ms. Redding arrived.

### 7. Mansfield Community Center Fee Schedule

Ms. Blair moved and Mr. Schaefer seconded that effective August 8, 2005 to approve the fee schedule for the Mansfield Community Center as presented by staff in its draft dated June 30, 2005, and which schedule shall be effective August 29, 2005.

Mr. Curt Vincente, Director of Parks and Recreation, was present to answer questions from the Council.

Ms. Koehn expressed her need to have more information. She asked about the service philosophy of the Center and the Mission statement of the Center.

Motion so passed. Ms. Koehn voted against motion.

#### 8. FY 2005/06 Wage Adjustment for Nonunion Personnel

Mr. Schaefer moved and Ms. Blair seconded that effective August 8, 2005, to increase the pay rates in the Town Administrators Pay Plan by three percent, and to authorize the town manager to award those employees in the pay plan with a three-percent wage increase retroactive to July 1, 2005.

The Town Manager spoke to this issue. There will be extensive changes to the health insurance package so the increase is fair and reasonable. These changes to the health insurance package are necessary to help assist the town deal with the rising cost of health insurance.

So passed unanimously.

#### 9. MRRA-2006 Rate Increase for Single-family Collection & Transfer Station Fees

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

So passed unanimously.

Mr. Paulhus moved Mr. Hawkins seconded that effective August 8, 2005, to schedule a public hearing for 7:30 p.m. at the town council's regular meeting on September 12, 2005, to solicit public comment regarding the proposed rate increases for single family collection and transfer station fees.

So passed unanimously.

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

So passed unanimously.

**MANSFIELD PARKS and RECREATION DEPARTMENT**  
**Community Center Fee Recommendations**  
**Year Three - Effective August 29, 2005**

Revised 6/30/05

	CURRENT RATES	RECOMMENDED RATES
<b><u>FAMILY/HOUSEHOLD</u></b>		
Resident - Full-use	525.00	550.00
Resident - Off-Peak	395.00	415.00
Ashford/Willington - Full-use	570.00	600.00
Ashford/Willington - Off-peak	435.00	455.00
Non-Resident - Full-use	605.00	635.00
Non-Resident - Off-peak	475.00	500.00
(includes 2 people, each addl. person)	25.00	25.00
<b><u>ADULT/CHILD HOUSEHOLD</u></b>		
Resident - Full-use	315.00	330.00
Resident - Off-Peak	250.00	275.00
Ashford/Willington - Full-use	340.00	360.00
Ashford/Willington - Off-peak	290.00	305.00
Non-Resident - Full-use	365.00	385.00
Non-Resident - Off-peak	315.00	330.00
(includes one adult and one child under age 14, each add'l child)	25.00	25.00
<b><u>INDIVIDUAL</u></b>		
Resident - Full-use	290.00	305.00
Resident - Off-Peak	235.00	245.00
Ashford/Willington - Full-use	315.00	330.00
Ashford/Willington - Off-peak	265.00	280.00
Non-Resident - Full-use	340.00	360.00
Non-Resident - Off-peak	290.00	305.00

**ANNUAL RATE NOTES:**

- 1) Above rates are for annual fee paid in full
- 2) A 3% service charge is added for monthly payments
- 3) Rates may vary slightly from time to time for marketing promotions
- 4) Proof of address/household of residence required for all members age 18 and older
- 5) Full year commitment required. Refunds or Cancellations offered only in extenuating circumstances

**MANSFIELD PARKS and RECREATION DEPARTMENT**  
**Community Center Fee Recommendations**  
**Year Three - Effective August 29, 2005**

Revised 6/30/05

	CURRENT RATES	RECOMMENDED RATES
<u>FAMILY/HOUSEHOLD - 3 Month Option</u>		
Resident - Full-use	N/A	185.00
Resident - Off-Peak	N/A	140.00
Ashford/Wilmington - Full-use	N/A	200.00
Ashford/Wilmington - Off-peak	N/A	150.00
Non-Resident - Full-use	N/A	210.00
Non-Resident - Off-peak	N/A	165.00
(Includes 2 people, each addl. person)	N/A	25.00
<u>ADULT/CHILD HOUSEHOLD - 3 Month Option</u>		
Resident - Full-use	N/A	110.00
Resident - Off-Peak	N/A	90.00
Ashford/Wilmington - Full-use	N/A	120.00
Ashford/Wilmington - Off-peak	N/A	100.00
Non-Resident - Full-use	N/A	130.00
Non-Resident - Off-peak	N/A	110.00
(includes one adult and one child under age 14, each add'l child)	N/A	25.00
<u>INDIVIDUAL - 3 Month Option</u>		
Resident - Full-use	N/A	100.00
Resident - Off-Peak	N/A	80.00
Ashford/Wilmington - Full-use	N/A	110.00
Ashford/Wilmington - Off-peak	N/A	95.00
Non-Resident - Full-use	N/A	120.00
Non-Resident - Off-peak	N/A	100.00

**3 MONTH OPTION NOTES:**

- 1) Above rates must be paid in full
- 2) Conversion to annual membership will be pro-rated only within the first month
- 3) No refunds or cancellations for any reason
- 4) Proof of address/household of residence required for all members age 18 and older

**MANSFIELD PARKS and RECREATION DEPARTMENT**  
**Community Center Fee Recommendations**  
**Year Three - Effective August 29, 2005**

Revised 6/30/05

	CURRENT RATES	RECOMMENDED RATES
<b><u>DAILY ADMISSION</u></b>		
Resident - Infant/Toddler (under age 3)	FREE	FREE
Resident - Youth (ages 3-17)	4.00	4.00
Resident - Adult (ages 18-61)	8.00	8.00
Resident - Senior Citizens (ages 62+)	6.00	6.00
Ashford/Willington - Infant/Toddler (under age 3)	1.00	1.00
Ashford/Willington - Youth (ages 3-17)	5.00	5.00
Ashford/Willington - Adult (ages 18-61)	9.00	9.00
Ashford/Willington - Senior Citizens (ages 62+)	7.00	7.00
Non-Resident - Infant/Toddler (under age 3)	2.00	2.00
Non-Resident - Youth (ages 3-17)	6.00	6.00
Non-Resident - Adult (ages 18-61)	10.00	10.00
Non-Resident - Senior Citizens (ages 62+)	8.00	8.00
Discount Book of 10 visits	10 x above fees minus 10% bulk discount	
Guest Pass (with member)	Same as resident rates	
<b><u>TEEN CENTER</u></b>	FREE	FREE
<b><u>MISCELLANEOUS</u></b>		
Insufficient Fund Fee	25.00	25.00
Frasza Fee (3 month)	one month fee	one month fee
<b><u>FACILITY RENTAL RATES</u></b>		
Originally approved rates	no changes recommended at this time	
Safe Graduation - E.O. Smith	Staffing costs	Staffing costs
Safe Graduation - Out of Town Schools	15/person	15/person

10. Bond Issue-\$1,000,000 Community Center Expansion Project

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

RESOLUTION APPROPRIATING \$1,000,000 FOR DESIGN, CONSTRUCTION, FURNISHING AND EQUIPPING OF ADDITIONS, RENOVATIONS AND MODIFICATIONS TO THE MANSFIELD COMMUNITY CENTER, AND AUTHORIZING THE ISSUE OF BONDS, NOTES AND TEMPORARY NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION.

RESOLVED,

(a) That the Town of Mansfield appropriate ONE MILLION DOLLARS (\$1,000,000) for costs related to the design, construction, furnishing and equipping of additions, renovations and modifications to the Mansfield Community Center and to the financing thereof, including an addition to provide for a new fitness room; the creation within the existing building of an expanded exercise/dance room, a new selectorized circuit space and additional staff office space; fire protection, HVAC, energy efficiency and electrical systems improvements; and related building and site improvements. The project is contemplated to be completed substantially in accordance with the study entitled "Architectural/Engineering Study for Addition, Renovation and Modification to Mansfield Community Center, Mansfield, CT", prepared The Lawrence Associates Architects/Planners, P.C. and dated April 20, 2005. The appropriation may be spent for design, installation and construction costs, equipment, furnishings, materials, architects' fees, engineering fees, survey fees, construction management costs, permits, legal fees, net temporary interest and other financing costs, and other expenses related to the project. The Town Council is authorized to determine the scope and particulars of the project and may reduce or modify the scope of the project; and the entire appropriation may be spent on the project as so reduced or modified.

(b) That the Town issue its bonds or notes, in an amount not to exceed ONE MILLION DOLLARS (\$1,000,000) to finance the appropriation for the project. The bonds or notes shall be issued pursuant to Section 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

(c) That the Town issue and renew temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes for the project. The amount of the notes outstanding at any time shall not exceed ONE MILLION DOLLARS (\$1,000,000). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes shall be general obligations of the Town and shall be secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes with respect to any notes that do not mature within the time permitted by said Section 7-378.

(d) The Town Manager, the Director of Finance and the Treasurer, or any two of them, shall sign any bonds, notes or temporary notes by their manual or facsimile signatures. The law firm of Day, Berry & Howard is designated as bond counsel to approve the legality of the bonds, notes or temporary notes. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to determine the amount, date, interest rates, maturities, redemption provisions, form and other details of the bonds, notes or temporary notes; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds, notes or temporary notes to provide for the keeping of a record of the bonds, notes or temporary notes; to designate a financial advisor to the Town in connection with the sale of the bonds, notes or temporary notes; to sell the bonds, notes or temporary notes at public or private sale; to deliver the bonds, notes or temporary notes; and to perform all other acts which are necessary or appropriate to issue the bonds, notes or temporary notes.

(e) That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 that project costs may be paid from temporary advances of available funds and that the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds, notes or temporary notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

(f) That the Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to make representations and enter into written agreements for the benefit of holders of the bonds, notes or temporary notes authorized by this resolution to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or

appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds, notes or temporary notes.

(g) That the Town Manager, the Director of Finance, the Treasurer and other proper officers and officials of the Town are authorized to take all other action which is necessary or desirable to complete the project and to issue bonds, notes or temporary notes to finance the aforesaid appropriation.

So passed unanimously.

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

RESOLUTION ESTABLISHING REFERENDUM ON DESIGN, CONSTRUCTION, FURNISHING AND EQUIPPING OF ADDITIONS, RENOVATIONS AND MODIFICATIONS TO THE MANSFIELD COMMUNITY CENTER

RESOLVED,

(a) That pursuant to Sections 406 and 407 of the Town Charter the resolution adopted by the Council under Item 10 of this meeting, appropriating \$1,000,000 for design, construction, furnishing and equipping of additions, renovations and modifications to the Mansfield Community Center and authorizing the issue of bonds and notes and temporary notes to finance the appropriation, shall be submitted to the voters at referendum to be held on Tuesday, November 8, 2005 in conjunction with the election to be held on that date, in the manner provided by said Charter and the Connecticut General Statutes, Revision of 1958, as amended, including the procedures set out in Section 9-369d(b)(2) of said Statutes, and in accordance with "Ordinance Regarding the Right of Voters Who Are Not Electors to Vote at Referenda Held in Conjunction with an Election", adopted by the Mansfield Town Council on August 25, 1997.

(b) That the aforesaid resolution shall be placed upon the paper ballots or voting machines under the following heading:

"SHALL THE TOWN OF MANSFIELD APPROPRIATE \$1,000,000 FOR DESIGN, CONSTRUCTION, FURNISHING AND EQUIPPING OF ADDITIONS, RENOVATIONS AND MODIFICATIONS TO THE MANSFIELD COMMUNITY CENTER, AND AUTHORIZE THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO DEFRAY SAID APPROPRIATION?"

Voters approving the resolution will vote "Yes" and those opposing said resolution shall vote "No".

(c) That the Town Clerk shall publish notice of such referendum vote as part of the notice of the election to be held on November 8, 2005. Absentee ballots will be available from the Town Clerk's office.

(d) That, in their discretion, the Town Clerk is authorized to prepare a concise explanatory text regarding the resolution and the Town Manager is authorized to prepare additional explanatory materials regarding the resolution, such text and explanatory material to be subject to the approval of the Town Attorney and to be prepared and distributed in accordance with Section 9-369b of the General Statutes of Connecticut, Revision of 1958, as amended.

So passed unanimously.

Mr. Jeffrey H. Smith, Finance Director was present to answer questions from the Council.

#### 11. Bond Issue-\$1,000,000 Land Acquisition Project

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

RESOLUTION APPROPRIATING \$1,000,000 FOR ACQUISITION OF LAND OR INTERESTS THEREIN FOR OPEN SPACE, MUNICIPAL, OR PASSIVE OR ACTIVE RECREATIONAL USES, AND AUTHORIZING THE ISSUE OF BONDS, NOTES AND TEMPORARY NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION.

RESOLVED,

(a) That the Town of Mansfield appropriate ONE MILLION DOLLARS (\$1,000,000) for costs related to the acquisition by the Town of one or more parcels of land or interests therein for open space, municipal, or passive or active recreational uses, or any combination thereof, after referral of any such proposed acquisition to the Planning and Zoning Commission of the Town for review pursuant to Section 8-24 of the Connecticut General Statutes, Revision of 1958, as amended, and approval by the Town Council following a public hearing held on not less than five days' published notice. The appropriation may be spent for survey fees, feasibility and planning studies related to potential acquisitions, legal fees, net temporary interest and other financing costs, and other expenses related to the project.

(b) That the Town issue its bonds or notes, in an amount not to exceed ONE MILLION DOLLARS (\$1,000,000) to finance the appropriation for the project. The bonds or notes shall be issued pursuant to Section 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

(c) That the Town issue and renew temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes for the project. The amount of the notes outstanding at any time shall not exceed ONE MILLION DOLLARS (\$1,000,000). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes shall be general obligations of the Town and shall be secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes with respect to any notes that do not mature within the time permitted by said Section 7-378.

(d) The Town Manager, the Director of Finance and the Treasurer, or any two of them, shall sign any bonds, notes or temporary notes by their manual or facsimile signatures. The law firm of Day, Berry & Howard is designated as bond counsel to approve the legality of the bonds, notes or temporary notes. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to determine the amount, date, interest rates, maturities, redemption provisions, form and other details of the bonds, notes or temporary notes; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds, notes or temporary notes to provide for the keeping of a record of the bonds, notes or temporary notes; to designate a financial advisor to the Town in connection with the sale of the bonds, notes or temporary notes; to sell the bonds, notes or temporary notes at public or private sale; to deliver the bonds, notes or temporary notes; and to perform all other acts which are necessary or appropriate to issue the bonds, notes or temporary notes.

(e) That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 that project costs may be paid from temporary advances of available funds and that the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds, notes or temporary notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

(f) That the Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to make representations and enter into written agreements for the benefit of holders of the bonds, notes or temporary notes authorized by this resolution to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds, notes or temporary notes.

(g) That the Town Manager, the Director of Finance, the Treasurer and other proper officers and officials of the Town are authorized to take all other action which is necessary or desirable to complete the project and to issue bonds, notes or temporary notes to finance the aforesaid appropriation.

AND

RESOLUTION ESTABLISHING REFERENDUM ON ACQUISITION  
OF LAND FOR OPEN SPACE, MUNICIPAL, OR PASSIVE OR  
ACTIVE RECREATIONAL USES.

RESOLVED,

(a) That pursuant to Sections 406 and 407 of the Town Charter the resolution adopted by the Council under Item 11 of this meeting, appropriating \$1,000,000 for acquisition of land or interests therein for open space, municipal, or passive or active recreational uses and authorizing the issue of bonds and notes and temporary notes to finance the appropriation, shall be submitted to the voters at referendum to be held on Tuesday, November 8, 2005 in conjunction with the election to be held on that date, in the manner provided by said Charter and the Connecticut General Statutes, Revision of 1958, as amended, including the procedures set out in Section 9-369d(b)(2) of said Statutes, and in accordance with "Ordinance Regarding the Right of Voters Who Are Not Electors to Vote at Referenda Held in Conjunction with an Election", adopted by the Mansfield Town Council on August 25, 1997.

(b) That the aforesaid resolution shall be placed upon the paper ballots or voting machines under the following heading:

"SHALL THE TOWN OF MANSFIELD APPROPRIATE \$1,000,000 FOR ACQUISITION OF LAND OR INTERESTS THEREIN FOR OPEN SPACE, MUNICIPAL, OR PASSIVE OR ACTIVE RECREATIONAL USES, AND AUTHORIZE THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO DEFRAY SAID APPROPRIATION?"

Voters approving the resolution will vote "Yes" and those opposing said resolution shall vote "No".

- (c) That the Town Clerk shall publish notice of such referendum vote as part of the notice of the election to be held on November 8, 2005. Absentee ballots will be available from the Town Clerk's office.
- (d) That, in their discretion, the Town Clerk is authorized to prepare a concise explanatory text regarding the resolution and the Town Manager is authorized to prepare additional explanatory materials regarding the resolution, such text and explanatory material to be subject to the approval of the Town Attorney and to be prepared and distributed in accordance with Section 9-369b of the General Statutes of Connecticut, Revision of 1958, as amended.

So passed unanimously.

#### 12. Bond Issue-\$650,000 MERS Deficit Funding Project

Mr. Haddad moved and Mr. Hawkins seconded to adopt the following resolutions:

RESOLUTION APPROPRIATING \$650,000 FOR PAYMENT OF THE UNFUNDED ACTUARIAL ACCRUED LIABILITY WITH RESPECT TO THE PARTICIPATION OF THE TOWN'S FIREFIGHTER AND EMT EMPLOYEES IN THE CONNECTICUT MUNICIPAL EMPLOYEE'S RETIREMENT FUND B, AND AUTHORIZAING THE ISSUE OF BONDS IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION.

RESOLVED;

(a) That the Town of Mansfield appropriate SIX HUNDRED FIFTY THOUSAND DOLLARS (\$650,000) for: (1) the funding of all or any portion, as to be determined by the Town Manager, the Director of Finance and the Treasurer of the Town, or any two of them, of the unfunded actuarial accrued liability with respect to the participation of the Town's firefighter and EMT employees in the Connecticut Municipal Employees' Retirement Fund B, as determined in accordance with the provisions of Section 7-441 of the General Statutes of Connecticut, Revision of 1958, as amended (the "MERS Unfunded Past Benefit Obligation"), including any interest accrued thereon; (2) costs related to the

authorization and issuance of the pension deficit funding bonds authorized hereby, including without limitation legal fees, consultants' fees, underwriters' fees, bond insurance premiums and other financing costs; and (3) other costs related to the payment of the MERS Unfunded Past Benefit Obligation.

(b) That the Town issue its pension deficit funding bonds, in an amount not to exceed SIX HUNDRED FIFTY THOUSAND DOLLARS (\$650,000) to finance the aforesaid appropriation. The bonds shall be issued pursuant to Section 7-374c of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

(c) The Town Manager, the Director of Finance and the Treasurer, or any two of them, shall sign any bonds by their manual or facsimile signatures. The law firm of Day, Berry & Howard is designated as bond counsel to approve the legality of the bonds. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to determine the amount, date, interest rates, maturities, redemption provisions, form and other details of the bonds; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds to provide for the keeping of a record of the bonds; to designate a financial advisor to the Town in connection with the sale of the bonds; to sell the bonds at public or private sale; to deliver the bonds; and to perform all other acts which are necessary or appropriate to issue the bonds.

(d) That costs to be funded from the aforesaid appropriation may be paid from temporary advances of available funds and that the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above.

(e) That the Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to make representations and enter into written agreements for the benefit of holders of the bonds authorized by this resolution to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds.

(f) That the Town Manager, the Director of Finance, the Treasurer and other proper officers and officials of the Town are authorized to take all other action which is necessary or desirable to enable the Town to effectuate the payment of the MERS Unfunded Past Benefit Obligation, and to issue pension deficit funding bonds authorized hereby for such purposes, including but not limited to the making of such submissions to the Office of Policy and Management of the State of Connecticut and the Office of the Treasurer of the State of Connecticut as may be necessary or desirable to comply with the

provisions of Section 7-374c of the General Statutes of Connecticut, Revision of 1958, as amended. Following the issuance of the pension deficit funding bonds authorized hereby the Town shall comply with all requirements of said Section 7-374c with respect thereto including but not limited to the maintenance of pension plan minimum funding standards.

(g) That the above authorization to issue pension deficit funding bonds shall lapse on December 31, 2006.

AND

RESOLUTION ESTABLISHING REFERENDUM ON PENSION  
DEFICIT FUNDING BONDS

RESOLVED,

(a) That pursuant to Sections 406 and 407 of the Town Charter the resolution adopted by the Council under Item 12 of this meeting, authorizing the issue of pension deficit funding bonds shall be submitted to the voters at referendum to be held on Tuesday, November 8, 2005 in conjunction with the election to be held on that date, in the manner provided by said Charter and the Connecticut General Statutes, Revision of 1958, as amended, including the procedures set out in Section 9-369d(b)(2) of said Statutes, and in accordance with "Ordinance Regarding the Right of Voters Who Are Not Electors to Vote at Referenda Held in Conjunction with an Election", adopted by the Mansfield Town Council on August 25, 1997.

(b) That the aforesaid resolution shall be placed upon the paper ballots or voting machines under the following heading:

"SHALL THE TOWN OF MANSFIELD APPROPRIATE \$650,000 FOR PAYMENT OF THE UNFUNDED ACTUARIAL ACCRUED LIABILITY WITH RESPECT TO THE PARTICIPATION OF THE TOWN'S FIREFIGHTER AND EMT EMPLOYEES IN THE CONNECTICUT MUNICIPAL EMPLOYEES' RETIREMENT FUND B, AND AUTHORIZE THE ISSUE OF BONDS IN THE SAME AMOUNT TO DEFRAY THE APPROPRIATION?"

Voters approving the resolution will vote "Yes" and those opposing said resolution shall vote "No".

(c) That the Town Clerk shall publish notice of such referendum vote as part of the notice of the election to be held on November 8, 2005. Absentee ballots will be available from the Town Clerk's office.

(d) That, in their discretion, the Town Clerk is authorized to prepare a concise explanatory text regarding the resolution and the Town Manager is authorized to prepare additional explanatory materials regarding the resolution, such text and explanatory material to be subject to the approval of the Town Attorney and to be prepared and distributed in accordance with Section 9-369b of the General Statutes of Connecticut, Revision of 1958, as amended.

So passed unanimously.

Mr. Paulhus moved to add an item to the agenda  
Mr. Clouette seconded the motion.

So passed unanimously.

12a. August 22, 2005 meeting

Mr. Clouette moved and Mr. Schaefer seconded to cancel the August 22, 2005 meeting.

So passed unanimously.

#### VIII. DEPARTMENTAL REPORTS

Ms. Koehn requested a clarification on ownership of land and roads for the Downtown partnership project, mentioned in the minutes of the Partnership. Mayor Paterson said that she would discuss the minutes of July 5, 2005, of the Downtown Partnership Board of Directors Meeting, with the partnership's Director Cynthia van Zelm and will report back to the Council.

Ms. Koehn asked about the minutes of the Housing Authority. She was interested in Holinko Estates Phase II and what was going on with the forgiveness on the preconstruction loan with DECD. The Town Manager responded that the Housing Authority produces their own minutes.

Mr. Hawkins commented that he was pleased to read that the Housing Authority was meeting to discuss the goals of the authority.

#### IX. REPORTS OF COUNCIL COMMITTEES

Mr. Schaefer said that the Finance Committee needs to meet soon.

Mr. Haddad said that the Personnel Committee will discuss its' drafted document during the Executive Session of tonight's meeting.

Ms. Redding said that the Committee on Committees would be meeting on the 15<sup>th</sup> of August 2005.

## X REPORTS OF COUNCIL MEMBERS

Mr. Clouette spoke on the Downtown Partnership Board Meeting that met on Tuesday. One issue, which was outstanding from the last meeting, was the report of comments of the State agencies on the draft Municipal Development Plan and Storrs Center project. Subsequent to that the staff of the Downtown Partnership met with both DCD and DEP. It was reported that the substantive issues had been ironed out and it looked like an acceptable response will be made, or will be made shortly. There was a report from the business committee on the relocation plan. They have been working with a consultant and it is coming along. The timetable was distributed. They will be looking for approval at a town council meeting perhaps at end of September or early October. As soon as all the negotiations with the state are finalized, that document, including the relocation plan will be available to all.

Mayor Paterson stated that there was a press conference with Senator Joseph Lieberman last Tuesday at which he presented a 2.5 million dollar grant for improvements to Route 195 and the streetscape for the Storrs Center Project. The Director of the Downtown Partnership, Cynthia van Zelm and the Mayor took the application for the Urban Action Grant to Senator Donald Williams and Rep. Merrill last Thursday. Still waiting to hear about a \$6 million dollar grant, through Congressman Simmons office to fund part of the parking garage for the project.

There was a dedication of the Teen Center in the Mansfield Community Center in memory of Mr. Bill Rosen. Mrs. Barbara Rosen and daughter and grandchildren were present.

## X. TOWN MANAGER

The Town Manager handed out the Urban Action Grant Application.

The Organic Blues Trio will play on August 11, 2005 at 6:30 p.m. outside the Mansfield Community Center.

The Town Manager handed out the response of the Attorney from Leland, Robinson and Cole, responding to questions and concerns that were raised by state departments. A meeting was held in Hartford where all the concerns and questions had been adequately addressed. So we hope to have the notification back from the state so we can begin to get the local approval for the Municipal Plan of Development.

There was a question at the Council's last meeting about IntraWest. The August meeting of the Business Development Subcommittee of the Downtown Partnership was cancelled and the next meeting is September 15, 2005. The guest speaker at that time will be Harrall-Michalowski Associates. IntraWest will be guest speakers at the October meeting.

At the last meeting someone asked how one would be aware of a Board of Assessment Appeal meeting. Answer is that there is a legal ad placed in the Chronicle, a legal notice posted on the Town Clerk's bulletin board, one on the wall in the assessor's office, and one on the Town's website and next year it will be on Munivision.

The Hartford Courant's Northeast section had an article on Oceanfront property Revaluation this past weekend. The article did not give a complete presentation as to revaluation in any town.

#### XI. FUTURE AGENDAS

#### XII. PETITIONS, REQUESTS AND COMMUNICATIONS

13. Connecticut Council on Environmental Quality-2004 Annual Report (hard copy only)
14. M. Berliner re: Appointment to Conservation Commission
15. Charter Northeastern Cable Advisory Council re: Grant Award
16. Connecticut Conference of Municipalities-Convention and Exposition 2005
17. Connecticut Office of Policy and Management re: Recent Bonding Bills Approved by General Assembly
18. Connecticut State Department of Education-Grant Notification Award
19. Government Finance Officers Association re: Certificate of Achievement for Excellence in Financial Reporting

The Town Council commended Mr. Jeffrey H. Smith, Director of Finance, on this award.

20. Mansfield Summer Concert Series Presents The Organic Blues Trio (featuring our own Lon Hultgren)
21. Press Release- Lieberman, Dodd Secure \$2.5 Billion for Connecticut's Transportation Needs
22. Town of Mansfield- Benefits of Technical Assistance from National League of Cities
23. United States Environment Protection Agency re: Closure of UConn Landfill

24. C. van Zelm re: June 30, 2005 Progress Report for Downtown Mansfield Revitalization and Enhancement Project

The Mayor stated that the Town of Mansfield received a \$107,000 grant for School Readiness. This was submitted by Sandy Baxter. She is to be commended.

Ms. Koehn stated that there was a brochure in every Council member's packet on the Environmental Quality in Connecticut-from the Council on Environmental Quality 2004 Annual Report. Mr. Richard Sherman is a member.

### XIII. EXECUTIVE SESSION

At 9:35 p.m. Mr. Paulhus moved and Ms. Blair seconded to go into executive session on a personnel issue.

So passed unanimously.

At 10:00 p.m. Mr. Paulhus moved and Ms. Blair seconded to come out of executive session and return to the Town Council meeting.

So passed unanimously.

### XIV. ADJOURNMENT

At 10:02 p.m. Mr. Paulhus moved and Ms. Blair seconded to adjourn the meeting.

So passed unanimously.

Elizabeth Paterson, Mayor

Joan E. Gerdson, Town Clerk

LEGAL NOTICE  
TOWN OF MANSFIELD  
PUBLIC HEARING SEPTEMBER 12, 2005  
Rate Increase for Single-Family Collection & Transfer Station Fees

The Mansfield Town Council, acting as the Mansfield Resource Recovery Authority, will be holding a public hearing in the Council Chamber of the Audrey P. Beck Municipal Building on September 12, 2005 at 7:30 p.m. to solicit public comment regarding the proposed rate increases for single family collection and transfer station fees. At this hearing persons may give comment and written responses may be given.

Packets on this proposed amendment is available at the Town Clerk's office, 4 South Eagleville Road, Mansfield.

Dated at Mansfield Connecticut this 30<sup>th</sup> day of August, 2005

Joan E. Gerdson  
Mansfield Town Clerk

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**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** *Martin H. Berliner*  
Martin H. Berliner, Town Manager  
**CC:** Matt Hart, Assistant Town Manager; Lon Hultgren, Director of Public Works  
**Date:** September 12, 2005  
**Re:** MRRA – 2006 Rate Increase for Single-family Collection and Transfer Station Fees

---

**Subject Matter/Background**

As detailed in the director of public work's memorandum, the solid waste fund experiences yearly increases in costs and the town needs to increase the fees from time-to-time to keep pace with these rising expenditures (the solid waste fund is self-supporting).

**Financial Impact**

Staff proposes a five-percent increase for single-family collection and an eight-percent increase for most items at the transfer station. Recycling of paper, cardboard and food containers would remain free.

**Legal Review**

Staff is not proposing any changes to the solid waste regulations other than fees. As such, legal review is not required.

**Recommendation**

Unless the public hearing raises any issues that the town council as the Mansfield Resource Recovery Authority (MRRA) would like to investigate, staff recommends that the MRRA approve the fee increases as proposed.

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

*Move, effective September 12, 2005, to approve the rate increase for single-family collection and transfer station fees, as recommended by the director of public works in his memorandum dated August 3, 2005.*

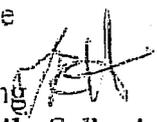
**Attachments**

- 1) L. Hultgren re: 2006 Rate Increase for Single-family Collection and Transfer Station Fees

MEMORANDUM

8/3/05

TO: Martin H. Berliner, Town Manager  
 Jeffrey H. Smith, Director of Finance

FROM: Lon R. Hultgren, Director of Planning   
 SUBJECT: 2006 Rate increase for Single-Family Collection & the Transfer Station

We last adjusted the Town's single-family collection rates in January, 2003. In the last three fiscal years the solid waste fund lost an average of about \$32,000. Costs in the solid waste fund increase due to cost of living increases, tipping fee increases, hauling charge increases (which are related to fuel costs), etc., some of which are listed below:

<u>Item</u>	<u>Cost in Jan. '03</u>	<u>Cost in July '05</u>
Refuse tipping fees	\$61.93/ton (\$92,000/yr)	\$66/ton (\$98,000/yr)
Haul refuse to Preston	\$125/haul (\$9,000/yr)	\$141.25/haul (\$10,200/yr)
Haul recyclables to Willi Waste	\$78/haul (\$5,600/yr)	\$88.14/haul (\$6,400/yr)
S-F Collection Contract	\$15,925/mo (\$191,000/yr)	\$16,730/mo (\$200,800/yr)
SW Fund Employee Cost	\$17,050/mo (\$204,600/yr)	\$18,120/mo (\$217,400/yr)
Haul Bulky Waste to Willi Waste	\$78/haul (\$7,500/yr)	\$88.14/haul (\$8,500/yr)

In the past two years, we have kept the fund "in the black" by using the landfill closing grant to pay our own employees to close the landfill; however, we cannot continue to lose \$30,000 per year under normal conditions. After discussing rates with the solid waste advisory committee (SWAC), we think it is better to raise the rates a little every year or so rather than to wait several years and then propose a large fee increase. Accordingly, we propose modest increases for Single-Family collection and the Transfer Station to bring our operations closer to break-even this year. (Incidentally our check of market rates shows that our Multi-Family rates – which were last adjusted in December of 2003 – are slightly above "market rates" for our area, so we are not proposing a Multi-Family increase at this time.)

The SWAC suggests that the new rates be advertised in the October, 2005 bills to take effect on January 1, 2006.

A 5% increase in our collection fees will generate about \$25,000 a year (or a little less as quantities decrease when rates go up), and the transfer station fee increase (8%) might generate another \$7,500 a year. See the attached proposed fees.

Proposed Rate Increase

Single-Family Collection

<u>Service level</u>	<u>Current Monthly Fee</u>	<u>Proposed Monthly Fee</u>
Mini-mini	\$10.50	\$11.00
Mini	\$13.50	\$14.25
1-can	\$19.00	\$20.00
Standard	\$24.00	\$25.25
Maxi	\$30.00	\$31.50
In-yard service	\$5.50	\$10.00 (Town's cost)
Long driveways	\$7.50	\$13.25 (Town's cost)

<u>Transfer Station</u>	<u>current charges</u>	<u>proposed changes</u>
Up to 35 gal garbage bag	\$3.00	\$3.25
Up to 35 gal garbage can	\$6.00	\$6.50
55 gal drum	\$8.00	\$8.50
55 gal drum (less than 1/2 full)	\$4.00	\$4.25
1 CY pickup	\$30.00	\$32.50
2 CY pickup	\$60.00	\$65.00
4 CY pickup	\$120.00	\$130.00
All other garbage	\$30.00/CY	\$32.50/CY
Bulky waste	\$20.00/CY	\$25.00/CY
Pass. car tires (to 19.5")	\$1.50	\$1.50
Large truck tires (off rims)	\$6.00	\$6.00
Large truck tires (on rims)	\$16.00	\$16.00
Large Off-Road tires	\$20.00	\$20.00
Scrap Metal	\$2.00/CY	\$2.50/CY
Capacitor & Ballasts	\$2.00	\$2.50
Stumps	\$20.00/CY	\$22.50/CY
Refrig, A/C, Dehumidifiers	\$10.00	\$11.00
TV's & monitors & electronics up to 19"	\$5.00	\$6.00
TV's, monitors 20" & up	\$10.00	\$12.00
Microwave Ovens	\$10.00	\$12.00

cc: Maria Gogarten, Chair, SWAC  
Virginia Walton, Recycling Coordinator  
file

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**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Assistant Town Manager  
**CC:** *Martin Berliner*  
Martin Berliner, Town Manager  
**Date:** September 12, 2005  
**Re:** Issues Regarding the UConn Landfill

---

**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) R. Miller re: Homeowner Well Sampling Schedule
- 2) N. Farrell Permit and Construction Update
- 3) Haley & Aldrich re: Interim Monitoring Program Report



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

Office of Environmental Policy

Richard A. Miller  
*Director*

September 1, 2005

Mr. Herbert Lederer  
 143 Separatist Road  
 Storrs, Connecticut 06268

**RE: Homeowner Well Sampling Schedule  
 Interim and Long Term Monitoring Plans  
 University of Connecticut, Storrs, CT  
 Remedial Action Plan Implementation - Project No. BI- 900748**

Dear Mr. Lederer:

As you may know, The University of Connecticut (UConn) will soon be starting construction activities to remediate and close the landfill and former chemical pit areas in accordance with the closure plan approved by the Connecticut Department of Environmental Protection (CTDEP). Copies of the Closure Plan can be found at the Mansfield Town Manager's Office, the Mansfield Public Library, CTDEP or University Communications at UConn. During the past six years, an Interim Monitoring Plan (IMP) has been established to sample active residential water supply wells in the study area on a quarterly basis during the hydrogeologic investigation. Analytical results from these sampling rounds have been forwarded to the homeowners and to CTDEP.

UConn is now in the process of transitioning from the IMP sampling to the Long-Term Monitoring Plan (LTMP) sampling. This means that some of the residential wells previously sampled will no longer be sampled and some other wells will be added to the LTMP. The residential wells sampled under each plan are as follows:

IMP (Active)

65 Meadowood Road  
 143 Separatist Road  
 157 Separatist Road  
 202 Separatist Road  
 206 Separatist Road  
 219 Separatist Road  
 3 Hillyndale Road  
 233 Hunting Lodge Road  
 55 Northwood Road

LTMP (Active)

38 Meadowood Road  
 41 Meadowood Road  
 65 Meadowood Road  
 202 Separatist Road  
 206 Separatist Road  
 211 Separatist Road  
LTMP (Inactive)  
 202 North Eagleville Road  
 156 Hunting Lodge Road

*An Equal Opportunity Employer*

31 LeDoyt Road Unit 3055  
 Storrs, Connecticut 06269-3055

Telephone: (860) 486-8741  
 Facsimile: (860) 486-5477

Mr. Herbert Lederer  
September 1, 2005  
Page 2

During this transition period that began August 2005, IMP sampling will continue until the end of the year. UConn will continue quarterly sampling of the IMP wells and also initiate sampling of the LTMP wells during the transition period in order to provide continuity and be protective of human health and the environment. Beginning in January 2006 and thereafter, only the LTMP wells will be sampled.

Haley & Aldrich, as representatives of UConn, will be collecting quarterly tap samples from the residences noted above for analysis of volatile organic compounds, metals, inorganic parameters (such as alkalinity, hardness and sulfates) and field screening data (temperature, pH, etc.). UConn will continue to evaluate the results in coordination with CTDEP and Eastern Highlands Health District (EHHD) and provide copies of the results to the homeowners.

UConn appreciates your interest and cooperation in this sampling. If you have any questions or need more information on the upcoming work, please contact James M. Pietrzak, P.E. at (860) 486-5836 or me at (860) 486-8741.

Sincerely,



Richard A. Miller  
Director, Office of Environmental Policy

RAM/JMP/db

cc: M. Berliner, Town of Mansfield  
R. Frigon, CTDEP  
R. Miller, EHHD  
J. Pietrzak, UConn  
R. Standish, Haley & Aldrich

## Martin H. Berliner

**From:** Nancy F. Farrell [nfarrell@reginavilla.com]  
**Sent:** Tuesday, August 02, 2005 1:04 PM  
**To:** Franks.Chuck@epamail.epa.gov; Robert L. Miller; Martin H. Berliner; brian@loureiro.com; glb@hgc-env.com  
**Cc:** rata2@att.net; Raymond Frigon; Elsie Patton; scott.brohinsky@uconn.edu; Richard Miller; Thomas Callahan; Jim.Pietrzak@uconn.edu  
**Subject:** Update on UConn Landfill Permits and Construction

Dear UConn Landfill Interested and Key parties:

I have attached a memo summarizing the status of the landfill permits, requirements and construction bidding for your information. If all goes well, construction is slated to begin in October. The contractor, O&G, received the final plans and specifications late last week.

We are planning an *Update* for September to describe the permit conditions and construction startup. Please let me know if you have any suggestions for topics. Please direct any questions on the permits to Ray Frigon at DEP or John Kastrinos at Haley & Aldrich.

Thanks,  
Nancy

REGINA VILLA ASSOCIATES, INC.  
51 Franklin St., Suite 400, Boston, MA 02110-1301/617-357-5772/fax 617-357-8361

## MEMORANDUM

August 2, 2005

**TO: UConn Landfill, Key Parties**

cc: Richard Miller, Thomas Callahan, Scott Brohinsky, Jim Pietrzak, UConn  
UConn technical team

**FR: Nancy Farrell, CEO**

**RE: Permit and Construction Update**

---

I am pleased to report that the Connecticut Department of Environmental Protection (DEP) and the Army Corps of Engineers (ACOE) have issued approval permits for remediation of the UConn Landfill and former chemical pits sites. The ACOE permit (NAE-2004-661) includes conditions (listed below) and by reference, it also includes the requirements in DEP's permits (IW-2003-112 and WQC-200302988).

The following conditions are laid out in DEP's permit:

- Changes in the storm drainage plan have to be submitted to the CT DEP Commissioner in advance for written approval.
- The wetlands included in the Wetland Mitigation Plan have to be constructed by the end date of the permit (five years from issue – by May 5, 2010).
- Any proposed changes in the wetlands mitigation plan must be approved in writing in advance by the Commissioner.
- Erosion and sedimentation controls must be maintained to protect wetlands and watercourses from pollution.
- UConn must notify the Commissioner in writing five days before the start of construction.
- The work must be completed within five years from the date of the permit (May 5, 2010).
- The work must comply with the permit limits as to regulated activities such as fill, encroachment, etc.
- The University must employ Best Management Practices (BMPs) and other required activities.
- UConn must give the contractor a copy of the permit and get a receipt.
- UConn must send the Commissioner certified construction reports each month.

ACOE adds the following special conditions, in addition to DEP's requirements:

- Include the entire permit NAE-2004-661 as an addendum to the specifications that will be used by contractors to bid the project.
- UConn must execute and record a conservation easement for the designated Open Space area, with the Town of Mansfield and the State of Connecticut, according to the Mitigation Plan; provide a draft of the easement to the Army Corps of Engineers for review prior to its execution. The conservation easement must protect the open space area “in perpetuity from any future development.”
- The contractor must conduct certain remedial activities in wetland areas only at times when they are least apt to disturb or disrupt the migration of species common to vernal pools (outside of species migratory and reproduction time periods).
- UConn must notify the ACOE two weeks before the mitigation work begins and submit the required forms.
- A copy of the permit must be posted on site.

In discussions leading up to the permit issuance, John Kastrinos and Christopher Mason responded to special conditions regarding work that might affect seasonal vernal pool indicator migratory species. I have attached a copy of the memo from Mason & Associates along with John’s memo to the ACOE referencing seasonal restrictions and protections for the wetlands. The seasonal restriction period is defined as March 1 through May 31 of each year, and no excavation or placement of fill will occur in the wetlands during this period. A plan and section of proposed Vernal Pool B is also attached.

Haley & Aldrich is working with O&G, the construction manager, to complete the drawings and specifications in preparation for bidding subcontracts. It’s our hope that (1) final engineering drawings and specifications will be complete by the end of July; (2) the bidding will be complete by the end of August; (2) notice will be given to ACOE of project startup at least two weeks before startup (early in September); and (3) construction will begin about early to mid-October. Monthly construction reports to DEP’s Commissioner should begin in October, if all goes well.

When the start of construction has been confirmed, we will prepare a *UConn Update* alerting the community to the permit approval, conditions and work startup.

If you have technical questions about the Permit conditions, please contact John Kastrinos at Haley & Aldrich or Ray Frigon at CT DEP. A copy of permits will be sent to the Mansfield Public Library. If you have comments or suggestions for the next *Update*, please send them to me.

Haley & Aldrich, Inc.  
465 Medford St.  
Suite 2200  
Boston, MA 02129-1400  
Tel: 617.886.7400  
Fax: 617.886.7600  
HaleyAldrich.com

**HALEY &  
ALDRICH**

17 June 2005  
File No. 29937-402

Department of the Army  
New England District, Corps of Engineers  
696 Virginia Road  
Concord, Massachusetts 01742-2751

Attention: Regulatory Division, CENAE-R-PEB

Subject: UConn Landfill and Former Chemical Pits  
Remedial Action Plan Implementation  
Department of the Army Permit No. NAE-2004-661

Ladies and Gentlemen:

**OFFICES**

Cleveland  
*Ohio*

Dayton  
*Ohio*

Detroit  
*Michigan*

Hartford  
*Connecticut*

Kansas City  
*Kansas*

Los Angeles  
*California*

Manchester  
*New Hampshire*

Parsippany  
*New Jersey*

Portland  
*Maine*

Providence  
*Rhode Island*

Rochester  
*New York*

San Diego  
*California*

Santa Barbara  
*California*

Tucson  
*Arizona*

Washington  
*District of Columbia*

Enclosed is a signed copy of the subject permit and a check in the amount of \$100 to cover the required permit fee. In addition, pursuant to a telephone conversation I had with Cori Rose of the Army Corps of Engineers (ACOE), following are provided in connection with the Permit:

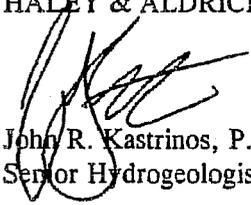
- A memorandum dated 14 June 2005 from Christopher Mason of Mason & Associates, the project wetlands scientist, clarifies our understanding of Special Condition No.3 of Permit NAE-2004-661
- The enclosed drawing entitled "Plan and Section, Proposed Vernal Pool B, dated June 2005," details the proposed construction of a vernal pool in connection with the Project Wetland Mitigation Plan

The detail for the vernal pool does not include a liner, which differs from the original design detail, provided to ACOE in a letter dated 12 November 2004, which called for a 1' deep silt/clay liner (see Figure 2 entitled "Typical Section Proposed Vernal Pool" appended to the Permit). The liner was originally proposed as a means of "perching" rainfall and snowmelt within the vernal pool because it was assumed that the depth to water was at least 5 ft below ground surface (bgs), as noted on page 2 of the 12 November letter. The liner is no longer proposed because in recent water level monitoring over the Spring months, the water table was consistently within 1 to 2 ft of ground surface. Since the proposed vernal pool depth is 3 ft, water will likely be present within the vernal pool for an extended period of time; therefore the liner is not needed and is no longer proposed.

Department of the Army  
17 June 2005

Please feel free to call me at 617-886-7362 should you need anything else or have any questions on the enclosed materials.

Sincerely yours,  
HALEY & ALDRICH, INC.



John R. Kastrinos, P.G.  
Senior Hydrogeologist

Attachments:

Department of the Army Permit with required signatures  
Check in the amount of \$100.00 made payable to FAO New England District  
Memorandum regarding Special Condition 3, from Mason & Associates to Cori Rose,  
U.S. Army Corps of Engineers, and Sara Yates, Connecticut Department of  
Environmental Protection (CT DEP)  
Drawing entitled "Plan and Section, Proposed Vernal Pool B," dated June 2005, by  
Mason & Associates

Copy to:

Richard A. Miller, Esq., University of Connecticut  
James M. Pietrzak, P.E., University of Connecticut  
Greg Mannesto, U.S. Fish and Wildlife Service  
Mike Marsh, U.S. Environmental Protection Agency  
Bob Gilmore, CT DEP Bureau of Water Management, Inland Water Resources  
Division  
Sara Yates, CT DEP Bureau of Water Management, Inland Water Resources Division  
Raymond E. Frigon, Jr., CT DEP Bureau of Waste Management  
Nancy Farrell, Regina Villa Associates, Inc.  
Susan Soloyanis, Ph.D., Mitretek Systems  
Christopher O. Mason, Mason & Associates, Inc.  
Richard P. Standish, P.G., LEP, Haley & Aldrich  
Jonathan Babcock, P.E., Haley & Aldrich of New York

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Date: 14 June 2005 Job No. : 030308  
To: Cori Rose, U.S. Army Corps of Engineers  
Sara Yates, CT Department of Environmental Protection  
From: Christopher Mason  
Subject: UConn Landfill Remediation Project – Army Corps of Engineers Permit

Special Condition 3 of the Army Corps of Engineers permit for the UConn Landfill Remediation Project states:

*“Remedial excavation activities and associated in wetland disturbances shall only be conducted outside of a seasonal vernal pool indicator species migratory and reproduction time period that shall be defined in coordination with a qualified herpetologist.”*

John Kastrinos of Haley & Aldrich spoke with Cori Rose of the Army Corps of Engineers to clarify this special condition, and provided Mason & Associates with a summary of her comments. Based on their conversation, it is our understanding that the “migratory and reproduction time period” mentioned in Special Condition 3 refers to the period of time when amphibians, such as salamanders, are migrating to vernal pools or are reproducing in vernal pools. This time period does not necessarily extend to when young amphibians are migrating out of vernal pools.

A site-specific vernal pool investigation was performed by Eco-Solutions in the spring of 2003. Additionally, Mason & Associates has performed vernal pool inspections during the spring of 2005. Amphibian adults, eggs, or tadpoles observed in on-site vernal pools during these investigations include spotted salamander (*Ambystoma maculatum*), wood frog (*Rana sylvatica*), American toad (*Bufo americanus*), and spring peeper (*Hyla crucifer*). According to the Field Guide to the Animals of Vernal Pools, the migration and reproduction period for these amphibians generally lasts from March through May, though spring peepers may continue laying eggs into the summer. However, the on-site vernal pools are unlikely to maintain water through June and into July, according to Eco-Solutions’ vernal pool investigation report. Therefore, it is unlikely that spring peeper breeding in on-site vernal pools continues into the summer.

With these facts in mind, my recommendations as project wetland scientist are as follows:

- 1) The seasonal restriction period shall be defined as March 1 through May 31 of each calendar year.
- 2) No excavation or placement of fill in wetlands will occur during the seasonal restriction period.

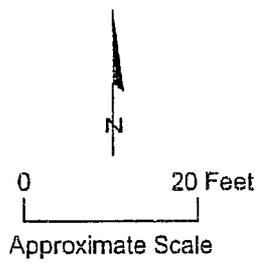
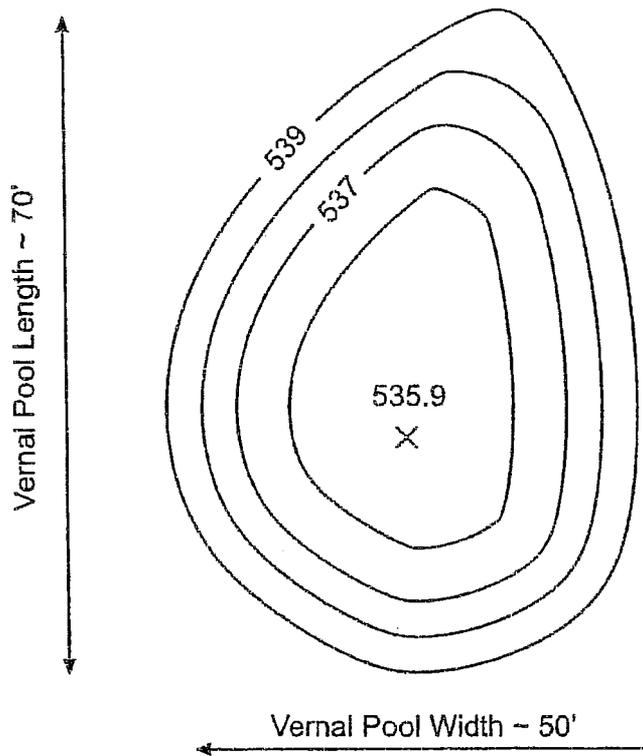
- 3) Routine maintenance of erosion and sedimentation controls in wetland will be allowed during the seasonal restriction period, to ensure that wetlands are properly protected year-round.
- 4) Since the seasonal restriction period coincides with the spring planting season, low impact planting activities, such as seeding or hand planting of tubers and shrubs, shall be allowed during this time on a case-by-case basis as approved by the wetland scientist.

If these recommendations are agreeable to the U.S. Army Corps of Engineers, they will be incorporated into the contract documents being prepared for the project.

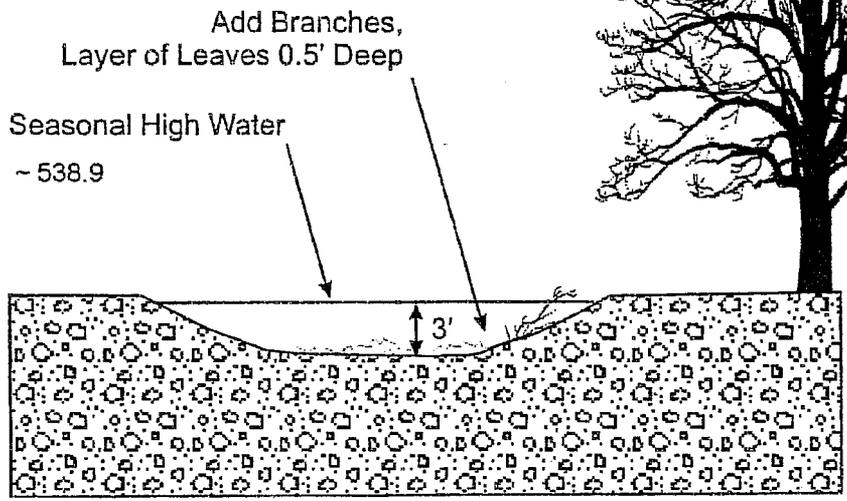
#### REFERENCES

Eco-Solutions, May 2003. Technical Memorandum, Vernal Pool Investigation, Remedial Action Plan Implementation, UConn Landfill and Former Chemical Pits, UConn Project Number 900748, Storrs, Connecticut. Prepared for Haley & Aldrich, Inc. and the University of Connecticut.

Kenney, L.P. and M.R. Burne, 2000. Field Guide to the Animals of Vernal Pools. Massachusetts Division of Fisheries & Wildlife Natural Heritage & Endangered Species Program & Vernal Pool Association.



Note: Existing Ground Elevation = 539.2 +/-



Notes:  
 Add tree protection during construction.  
 Remove all excavated material to offsite location.

Remedial Action Plan Implementation  
 UConn Landfill & Former Chemical Pits, Storrs, CT

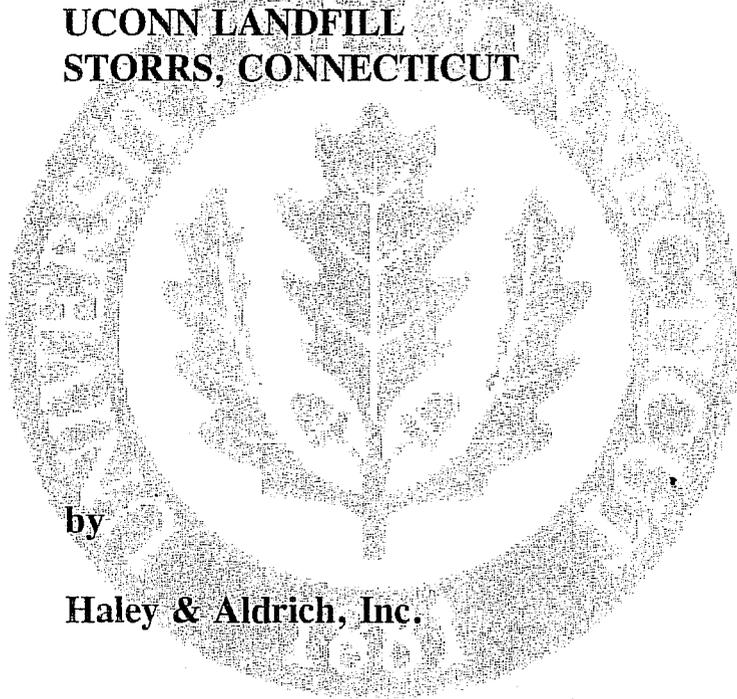
**MA** MASON & ASSOCIATES, INC.  
 Environmental Consulting & Projects  
 771 Plainfield Pike, North Scituate, Rhode Island 02857

**PLAN AND SECTION  
 PROPOSED VERNAL POOL B**

Project No. 030308

June 2005

**INTERIM MONITORING PROGRAM REPORT  
FEBRUARY/MARCH SAMPLING ROUND #17  
UCONN LANDFILL  
STORRS, CONNECTICUT**



by

**Haley & Aldrich, Inc.**

for

**University of Connecticut  
Storrs, Connecticut**

**File No. 91221-621  
August 2005**

Haley & Aldrich, Inc.  
800 Connecticut Blvd.  
Suite 100  
East Hartford, CT 06108-7303  
Tel: 860.282.9400  
Fax: 860.282.9500  
HaleyAldrich.com

# HALEY & ALDRICH

4 August 2005

Connecticut Department of Environmental Protection  
Water Management Bureau/PERD  
79 Elm Street  
Hartford, Connecticut 06106-5127

Attention: Raymond L. Frigon, Jr.

Subject: Interim Monitoring Program Report  
February/March 2005 Sampling Round #17  
UConn Landfill  
Storrs, Connecticut

Ladies and Gentlemen:

The following certification is being submitted to the Department of Environmental Protection in accordance with the terms as delineated in the Consent Order No. SRD-101 issued 26 June 1998 for the document specified below:

## OFFICES

Boston  
Massachusetts

Cleveland  
Ohio

Dayton  
Ohio

Detroit  
Michigan

Kansas City  
Kansas

Los Angeles  
California

Manchester  
New Hampshire

Parsippany  
New Jersey

Portland  
Maine

Rochester  
New York

San Diego  
California

Santa Barbara  
California

Tucson  
Arizona

Washington  
District of Columbia

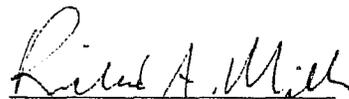
■ Interim Monitoring Program Report  
February/March 2005 Sampling Round #17  
UConn Landfill  
Storrs, Connecticut

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.

Agreed and accepted as stated above:



Richard P. Standish, P. G., LEP  
Senior Vice President  
Haley & Aldrich, Inc.



Richard A. Miller  
Director,  
Office of Environmental Policy  
University of Connecticut

C: Linda Flaherty-Goldsmith, UConn

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## TABLE OF CONTENTS

	<u>Page</u>
LIST OF TABLES	i
LIST OF FIGURES	i
I. INTRODUCTION	1
II. SCOPE OF PROGRAM	2
III. SAMPLING PROCEDURES	4
IV. SUMMARY OF RESULTS	5

### LIST OF TABLES

Table No.	Title
I	Summary of Analytical Results

### LIST OF FIGURES

Figure No.	Title
1	Interim Monitoring Program Sampling Locations

## I. INTRODUCTION

This Interim Monitoring Program (IMP) Report was prepared pursuant to the Consent Order # SRD-101 between the State of Connecticut Department of Environmental Protection (CTDEP) and the University of Connecticut (UConn) regarding the solid waste disposal area north of North Eagleville Road (Landfill and Chemical Pits) and the former disposal site in the vicinity of Parking Lot F (F Lot). An initial IMP was submitted on 25 September 1998 in response to the Department of Environmental Protection's (CTDEP) June 30, 1998 letter to Earth Tech Inc. regarding review comments of the UConn Landfill Closure Plan. The existing monitoring program was discontinued in 1999 in lieu of the sampling being conducted during the Phase I Hydrogeologic Investigation. This IMP was implemented in order to monitor shallow ground water, surface water, and active residential well water quality until the program required pursuant to paragraph B.4.e of the Consent Order is implemented.

A revised IMP was submitted to CTDEP on 22 November 1999 for review and approval. UConn received comments on the IMP in early February 2000 and a meeting was held between UConn representatives and CTDEP on 9 February 2000 to discuss the addition of several active residential water supply wells to the IMP. In May, UConn received a letter from CTDEP specifying the active residential wells to be added to the IMP. Access permission letters were received from the affected property owners and the initial round of IMP sampling was conducted in September and October 2000 in conjunction with a groundwater sampling round for the hydrogeological investigation of the landfill, former chemical pits, and F Lot area.

In August 2001, five active residential wells supplying water to six homes that were included as part of the IMP, were connected to UConn's water system. A letter dated 28 September 2001 was prepared and submitted by Haley & Aldrich, Inc., on the behalf of UConn, to the CTDEP requesting that these five wells serving 194, 197, 203, 204, 207 and 208 North Eagleville Road, be eliminated from sampling as part of the IMP. UConn received approval of the request in a letter dated 10 October 2001, from the CTDEP. In January 2002, 222 Separatist Road was also connected to UConn's water system therefore; it has been eliminated from the IMP.

In January 2003, in accordance with Consent Order SRD-101, Haley & Aldrich submitted a Comprehensive Hydrological Investigation Report and Remedial Action plan (CHIR and RAP) on behalf of UConn. The report presented findings of the hydrogeologic investigation; a conceptual site model; a long-term monitoring plan; a request for technical impracticability variance for groundwater; proposed conceptual remedial actions; and schedules for design specification presentations as well as construction implantation.

On 5 June 2003, the CTDEP issued a letter conditionally approving the CHIR and RAP. One of the conditions required UConn to connect the residences at 10, 11, 21, 22 and 28 Meadowood Road; and 213 and 219 North Eagleville Road to the University's water supply system.

In May 2004, the residences were connected to the UConn's water supply system (with the exception of 22 Meadowood Road at the homeowner's request) therefore; 10 and 11 Meadowood Road; and 213 and 219 North Eagleville Road, previously monitored as part of the IMP were not sampled this round.

Since the initiation of the IMP in September 2000, groundwater samples have been submitted to the Environmental Research Institute (ERI) for analysis. On 25 September 2003, in light of investigations being conducted at ERI by federal and state agencies, the CTDEP issued a letter to the University requesting subsequent groundwater samples collected as part of the IMP be submitted to a private laboratory certified by the Department of Public Health.

Groundwater samples collected in February and March 2005, also referred to as Round #17, were submitted to Phoenix Environmental Laboratories, Inc., in Manchester, Connecticut for analysis. Details of this sampling event are documented in this report. Subsequent sampling will be conducted on a quarterly basis.

## II. SCOPE OF PROGRAM

Twenty (20) monitoring locations were originally identified to be sampled as part of the IMP; seven monitoring wells for shallow groundwater, five locations for surface water, and eight active residential water supply wells. Locations are listed below and shown on Figure 1.

Six of the seven shallow groundwater monitoring wells sampled were:

Well 11 A (previous existing well);  
Well 13 (previous existing well);  
MW - 101 (installed July/August 1999);  
MW - 103 (installed July/August 1999);  
MW - 105 (installed July/August 1999); and  
MW - 112 (installed July/August 1999)

Note: Well 7 was abandoned prior to this sampling round therefore it was not sampled.

In addition, five surface water monitoring locations were sampled:

SW-A;  
SW-B;  
SW-C  
SW-D; and  
SW-E

In previous rounds, the CTDEP required UConn to conduct quarterly sampling of thirteen active residential wells in locations south and southwest of the landfill. The locations were selected to represent bedrock water supply wells in the areas closest to the landfill in the direction of groundwater flow. In May 2004, four of the original 13 wells monitored were connected to the University's water system, therefore are no longer included in this sampling program. Additionally, 157 Separatist Road and 233 Hunting Lodge Road have been sold and permission to monitor the drinking water at these locations has not been obtained from the current owners.

During this sampling event, residents of 143 Separatist Road and 219 Separatist Road were not available to allow access to their homes for an extended period therefore; they were not sampled.

Residential wells sampled were:

65 Meadowood Road;  
202 Separatist Road;  
206 Separatist Road;  
3 Hillyndale Road; and  
55 Northwood Road.

Residential wells previously monitored but not included in this IMP sampling round were:

213 North Eagleville Road (connected to water system);  
219 North Eagleville Road (connected to water system);  
10 Meadowood Road (connected to water system);  
11 Meadowood Road (connected to water system);  
143 Separatist Road (homeowner moved to assisted living facility; no access);  
157 Separatist Road (permission not obtained from new owner);  
219 Separatist Road (homeowners/residents away on vacation); and  
233 Hunting Lodge Road (permission not obtained from new owner).

Samples collected from the monitoring wells, surface waters and residential water supply wells located at 3 Hillyndale Road, 65 Meadowood Road, and 55 Northwood Road were analyzed for the following parameters:

Volatile Organic Compounds (VOCs)  
Semi-Volatile Organic Compounds (semi-VOCs)  
Chlorinated Herbicides  
Extractable Total Petroleum Hydrocarbons (ETPH)  
Organochlorine Pesticides  
Polychlorinated Biphenyls (PCBs)  
Total metals  
Other Inorganic Parameters (e.g. ammonia, nitrates, alkalinity, etc.)  
Field Screening Data (e.g. turbidity, conductivity, etc.)

Samples collected from two of the remaining active domestic water supply wells were analyzed for VOCs only.

For this sampling round, all groundwater and surface water samples were submitted to Phoenix Environmental Laboratories, Inc. (Phoenix Laboratories) of Manchester, Connecticut for analysis.

Eastern Highlands Health District (EHHD) did not obtain split samples from residential locations for this sampling round.

Specific analytical methods and method reporting limits for these parameters are listed in Table I.

### III. SAMPLING PROCEDURES

Sampling procedures and analytical methods for the groundwater monitoring wells and surface water samples were followed in accordance with the Supplemental Hydrogeological Investigation Scope of Work dated May 2000.

Sampling procedures for the residential water supply wells were conducted in accordance with procedures previously established by CTDEP and the DPH for the health consultation study completed in 1999. Samples were collected from the water supply system prior to treatment after running the tap for approximately eight minutes.

Samples from the residential water supply wells were analyzed using EPA drinking water methods as noted on the enclosed Table I.

#### IV. SUMMARY OF RESULTS

The analytical results from the February/March 2005 round # 17 sampling are summarized in Table I. A discussion of the results below is organized by general sample types and locations - shallow groundwater monitoring wells, surface water samples, and active residential wells.

##### Shallow Groundwater Monitoring Wells

In general, results show typical landfill leachate impact in shallow groundwater from wells located on or near the northern and northwestern toe of the landfill slope (MW-101, MW-103, and MW-112) and southwest of the landfill near the head of the western tributary of Eagleville Brook (MW-105). These impacts are generally characterized by VOCs, ETPH, higher metals, and other indicator parameters such as higher chemical oxygen demand, higher chloride, higher conductivity, and lower dissolved oxygen and oxygen reduction potential (ORP). In this sampling round ETPH, PCBs, organochlorine pesticides and chlorinated herbicides were not detected in the wells. In general, VOC concentrations were slightly higher in MW-103, MW-105 and MW-112 and slightly lower in MW-101 than in the previous round # 16 collected in November and December 2004. Metal concentrations were slightly higher in MW-103 and MW-112 and slightly lower in MW-101 and MW-105 than in the previous round. Groundwater protection criteria were exceeded for benzene in MW-101 and chlorobenzene in MW103.

The background quality monitoring well B7 appeared to have been destroyed at the time of this sampling round. According to a representative of New England Boring Contractors, Inc., they were hired by O & G Industries, Inc. to abandon the well in January 2005. In the previous round, no VOCs, semi-VOCs, chlorinated herbicides, organochlorine pesticides, ETPH or PCBs were detected in the groundwater from this location. Metals and other parameters were within typical drinking water ranges.

Well B11A is located west of the landfill, not in an area of active landfill leachate migration in shallow groundwater. No VOCs, semi-VOCs, chlorinated herbicides, organochlorine pesticides, ETPH or PCBs were detected in the groundwater from well B11A. Metals and other parameters were within typical drinking water ranges.

Well B13 is located in the western tributary of the Eagleville Brook drainage. The on-going hydrogeologic investigation data has shown that it is likely that both landfill leachate and leachate from the former chemical pit area are migrating through the subsurface in the vicinity of B13. Unlike in previous rounds, VOCs were not detected at this location. In addition, no semi-VOCs, chlorinated herbicides, organochlorine pesticides, ETPH or PCBs were detected above laboratory detection limits at this location either. Metals and other parameters were within typical drinking water ranges.

### **Surface Water Samples**

Five surface water samples were analyzed in this round of sampling. Trace levels of 1,4-Dichlorobenzene (0.87 ug/l) and chlorobenzene (1.2 ug/l) were detected in the sample collected from SW-B. These compounds were not detected at this location in the previous round however; they were detected at a slightly higher concentration in the sample collected during the February 2004 sampling event (round # 13). VOCs were not detected in any of the other surface water samples.

No Semi-VOCs, chlorinated herbicides, organochlorine pesticides, ETPH or PCBs were detected in any of the surface water samples collected this round. Metals and other parameters were within typical surface water ranges.

### **Active Residential Wells**

Three active residential wells (65 Meadowood Road, 55 Northwood Road and 3 Hillyndale Road) did not have any detectable concentrations of VOCs, SVOCs, semi-VOCs, TPH, chlorinated herbicides, organochlorine pesticides, or PCBs at any of these locations. Similar to previous rounds, copper was detected in the samples collected from 3 Hillyndale Road and 65 Meadowood Road at concentrations above surface water protection criteria; however below drinking water criteria. All other metals and drinking water parameters were detected within acceptable ranges.

Of the two active residential water supply wells sampled for VOCs only (202 and 206 Separatist Road), neither sample contained VOCs above method reporting limits. In previous rounds, trace concentrations of chloroform have been detected in the sample collected from 206 Separatist Road however; it was not detected this round.

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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; John Jackman, Director of Emergency Management; Kevin Grunwald, Director of Social Services  
**Date:** September 12, 2005  
**Re:** Relief for Victims of Hurricane Katrina

---

**Subject Matter/Background**

As you know, there has been an outpouring in Connecticut of relief efforts for the victims of Hurricane Katrina. At least two part-time employees have received training from the Connecticut Red Cross, and have been deployed to the Gulf states to volunteer their assistance. We are also in the process of coordinating with the State Department of Emergency Management in case any of our public safety, social services or public health staff are called for duty. Additionally, our director of social services is checking to see if any of the victims plan to relocate to the Mansfield area, and how we could best assist those persons.

In speaking with the mayor earlier this week, she requested that we add this item to the agenda to consider how the Town of Mansfield could further contribute to the relief effort.

Staff proposes that the council consider paying the salary of those employees who volunteer their time to the Connecticut Red Cross, for a period not to exceed three weeks in duration for each employee. We also recommend that the council consider making a monetary donation of \$2,500 to the Red Cross.

**Financial Impact**

Staff estimates that the financial impact of salary continuation proposal and the donation of \$2,500 would cost the town no more than \$5,000. If the town does eventually deploy public safety and related personnel to the region, costs would be far greater but those specific expenditures would most likely be covered by federal emergency management funds.

**Recommendation**

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

*Move, effective September 12, 2005, to pay the salary of those employees who volunteer for deployment with the Red Cross, for a period not to exceed three weeks in duration for each employee, and to appropriate a donation of \$2,500 to the Connecticut Red Cross.*

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**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Assistant Town Manager *M/H*  
**CC:** Martin H. Berliner, Town Manager;  
Curt Vincente, Director of Parks & Recreation  
**Date:** September 12, 2005  
**Re:** Skate Park Proposal

---

**Subject Matter/Background**

Since FY 2000/01, the town has identified a skate park proposal in the five-year capital improvement program (CIP). The current CIP lists the project in fiscal year 2007-08 for the community center site. Over the years, the town has consistently moved this project out to later years as it has not been an immediate priority. The town has received letters and petitions from residents and local special interest groups expressing their desire to make this proposal a higher priority. More and more communities around the state and around the country have installed skate parks, with much success. Very recently, a local businessman (who wishes to remain anonymous), together with other local businesses, has indicated a willingness to contribute \$10,000 towards this project, in addition to in-kind construction and site work to be arranged with local contractors.

**Financial Impact**

Estimates to install an adequate skate park to meet the needs of the community range from \$80,000 to \$100,000. This cost could be considerably less given the willingness of local contractors to contribute in-kind construction services. Further study as to the actual funding the town would need to provide to support this project is necessary.

**Recommendation**

Given the heightened interest in this project, the council may wish to move this project to the forefront. Staff suggests that the council establish an informal committee of interested residents, members of the Recreation Advisory Committee and staff to study the current proposal in more detail. The proposal would include an estimated budget for the project, with detail showing the specific amount needed from the town to fund this project in combination with local contributions.

Several residents would like to address the town council on this issue to express their interest in this proposal.

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**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** *Martin Berliner*  
Martin Berliner, Town Manager  
**CC:** Curt Vincente, Director of Parks and Recreation; Matt Hart, Assistant Town Manager  
**Date:** September 12, 2005  
**Re:** Fee Waiver Report for FY 2004/05

---

**Subject Matter/Background**

We have attached a report from the director of parks and recreation detailing the fee waivers issued by the department in FY 2004/05. As you will see, we had initially appropriated \$50,000 for fee waivers in parks and recreation, yet exceeded that amount by more than \$27,000. Because the community center is designed to be primarily self-supporting, and because as a policy matter the council has decided to fund fee waivers from the general fund, we believe that it would be appropriate to transfer funds from the general fund to the recreation program fund to cover this deficiency.

**Financial Impact**

The financial impact of this proposal would total \$27,649.16, which amount the council could appropriate from the general fund's contingency account.

**Recommendation**

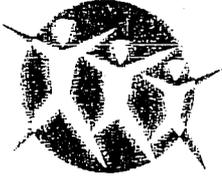
Staff recommends that the town council authorize staff to transfer funds from the general fund's contingency account to the recreation program fund (which includes the community center budget). As a policy matter, the council has decided that fee waivers should be paid for via the general fund, and the transfer would prevent a shortfall in the community center's operating budget.

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

*Move, effective September 12, 2005, to authorize staff to transfer \$27,649.16 from the general fund's contingency account to the recreation program fund.*

**Attachments**

1) C. Vincente re: Fee waiver report for FY 2004/05



Mansfield  
Community  
Center

Town of Mansfield  
Parks and Recreation  
Department



---

*Curt A. Vincente, Director*

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

TO: Martin H. Berliner, Town Manager  
Jeffrey Smith, Director of Finance

FROM: Curt A. Vincente, Director of Parks & Recreation *CV*

DATE: September 8, 2005

SUBJECT: Fee Waiver Report FY 04-05

Attached you will find a final report on fee waivers issued in the 2004-05 fiscal year. As you know, \$50,000 was appropriated in the General Fund Budget for fee waivers, which has already been credited to the Recreation Program Fund. The attached report shows that the actual fee waivers issued in FY 04-05 totaled \$77,649.16. An additional transfer of \$27,649.16 is needed from the General Fund to the Recreation Program Fund to cover the total amount of fee waivers granted.

Please let me know if you have any questions.

cc: Sherry Benoit, Administrative Office Supervisor  
Kevin Grunwald, Director of Social Services  
Jay O'Keefe, Assistant Director of Parks & Recreation  
Cherie Trahan, Controller

TOWN OF MANSFIELD  
PARKS and RECREATION DEPARTMENT  
FEE WAIVER REPORT - FY 2004/2005

9/8/2005

		<u>ACTUAL</u>	<u>APPROPRIATED</u>
<b>Summer 2004</b>	Day Camp	22,127.40	
	Youth Programs	120.00	
	Adult Programs	548.80	
	Pond Passes	71.00	
	Special Events	0.00	
	CC Programs	655.00	
	CC Memberships	<u>1,405.39</u>	
		<b>25,227.59</b>	<b>12,500.00</b>
<b>Fall 2004</b>	Youth Programs	2,537.40	
	Adult Programs	141.00	
	Special Events	11.30	
	CC Programs	5,259.89	
	CC Memberships	<u>6,585.07</u>	
		<b>14,534.66</b>	<b>12,500.00</b>
<b>Winter 2005</b>	Youth Programs	3,706.02	
	Adult Programs	90.00	
	Special Events	116.10	
	CC Programs	5,261.39	
	CC Memberships	<u>12,628.13</u>	
		<b>21,801.64</b>	<b>12,500.00</b>
<b>Spring 2005</b>	Youth Programs	3,312.10	
	Adult Programs	730.45	
	Special Events	159.90	
	CC Programs	5,950.32	
	CC Memberships	<u>5,932.50</u>	
		<b>16,085.27</b>	<b>12,500.00</b>
<b>TOTAL</b>		<u><u>77,649.16</u></u>	<u><u>50,000.00</u></u>

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**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Assistant Town Manager *MH*  
**CC:** Martin Berliner, Town Manager;  
 Curt Vincente, Director of Parks and Recreation  
**Date:** September 12, 2005  
**Re:** Establishment of Weekend/Evening Facility Supervisor Positions

---

**Subject Matter/Background**

Staff proposes to establish two part-time weekend/evening facility supervisor positions, to provide weekend and evening coverage at the Mansfield Community Center. Since the opening of the community center, the full-time staff has worked a rotating schedule to provide "manager on duty" coverage during weekend and evening hours. A few full-time supervisors at the community center have recently left our employ to take positions elsewhere, and the remaining staff is stretched very thin.

Following our first couple of years of operation, we have taken the opportunity to solicit professional advice to plan for the center's future. We believe that it would be more cost efficient and effective to hire two part-time facility supervisors, than to fill one of the recent full-time vacancies (health and fitness specialist). We do have a full-time health and fitness director and various part-time fitness specialists and trainers on staff to make up for the loss of the full-time specialist. In addition, we are working on a couple of related staff proposals that will help us to retain membership and control costs.

**Financial Impact**

Staff would like to hire two weekend/evening facility supervisors to work an aggregate of 28 hours per week. Staff has classified the proposed position at grade 11 of the Town Administrators' Pay Plan, which ranges from \$17.92 to \$22.39 per hour. If approved, we would hire both positions at step one, for a total cost of \$28,000 (salary and benefits) for the first full year. By contrast, the cost for the health fitness specialist was \$54,000 per year (salary and benefits). The addition of the facility supervisors would also enable us to reduce the large liability we are accruing in compensatory time earned by the full-time staff that currently working in excess of their regular workweek to provide the necessary weekend and evening coverage.

**Recommendation**

For the reasons enumerated above, staff proposes that the town council establish two part-time weekend/evening facility supervisor positions, and classify those positions at grade 11 of the Town Administrators' Pay Plan. We have scored the proposed positions under our classification plan, and believe this salary would be fair and equitable.

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

*Move, effective September 12, 2005, to establish two part-time positions of weekend/evening facility supervisor, and to classify those positions at grade 11 of the Town Administrators' Pay Plan.*

**Attachments**

- 1) Proposed job description

**TOWN OF MANSFIELD  
POSITION DESCRIPTION**

**Class Title:** Weekend/Evening Facility Supervisor (part-time)  
**Group:** Town Administrators (non-union)  
**Pay Grade:** Town Administrators Grade 11  
**FLSA:** Non-Exempt  
**Effective Date:** October 1, 2005

---

**General Description/Definition of Work**

This position performs intermediate paraprofessional and administrative work overseeing and supervising the Community Center facility. Duties include enforcing facility policies, rules and regulations; directing and supervising facility staff; providing tours to prospective members; and responding to the needs of members and guests. Work is performed under general supervision and supervision is exercised over subordinate staff. Position reports to the Director or Assistant Director of Parks and Recreation.

**Essential Job Functions/Typical Tasks**

- Provides all members and guests with the highest level of customer service, including a safe and clean facility; maintains order to ensure a safe and enjoyable experience for facility visitors.
- Provides patrons/residents with information concerning programs, cancellations and facility operations.
- Responds to patron questions, complaints, issues and inquiries about facility policies; troubleshoots and resolves problems.
- Enforces facility policies, rules and regulations; addresses difficult patrons with professionalism and tact and handles all situations in a fair manner; disciplines facility patrons in cases where rules and policies are violated.
- Supervises facility personnel and coordinates and directs work as needed; supports all facility staff in the performance of their assigned duties.
- Provides facility tours to prospective members and guests.
- Fills in as Receptionist on an as-needed basis; assists with event set-up and clean-up; cleans and maintains facility areas as needed, including general custodial functions.
- Opens and closes building as required.
- Completes necessary reports as directed and according to procedure.
- Recommends improvements to procedures and facility policies.
- Performs related tasks as required.

**Knowledge, Skills and Abilities:**

- Knowledge of customer service practices, and ability to apply those practices; possession of excellent oral communication skills (listening and talking); ability to present information regarding all center services and programs
- Knowledge of office terminology, procedures and equipment; knowledge of business English, spelling and arithmetic.
- Ability to plan and supervise the work of others; ability to establish and maintain effective working relationships with associates, program participants and the general public.
- Ability to learn and apply standard operating procedures, facility operations, and department policies.
- Ability to follow complex oral and written directions; skill in the operation of standard office, data entry and word processing equipment; ability to maintain records and prepare reports from such records.

**Education and Experience:**

Any combination of education and experience equivalent to graduation from an accredited community college with major course work in parks and recreation, hospitality, business or related field, with some responsible supervisory and facility/office management experience.

## Weekend/Evening Facility Supervisor (cont'd.)

### **Physical Demands and Work Environment:**

(The physical demands and work environment characteristics described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. The list is not all-inclusive and may be supplemented as necessary. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.)

- This is light work requiring the exertion of up to 20 pounds of force occasionally, up to 10 pounds of force frequently and a negligible amount of force frequently or constantly to move objects, and some medium work requiring the exertion of up to 50 pounds of force occasionally, up to 20 pounds of force frequently and up to 10 pounds of force constantly to move objects.
- Work requires stooping, crouching, reaching, lifting, fingering, grasping, and repetitive motions.
- Vocal communication is required for expressing or exchanging ideas by means of the spoken word.
- Hearing is required to perceive information at normal spoken word levels.
- Visual acuity is required for preparing and analyzing written or computer data, operation of machines, determining the accuracy and thoroughness of work, and observing general surroundings and activities.
- Worker may be exposed to bloodborne pathogens and may be required to wear specialized personal protective equipment.

### **Special Requirements:**

Possession of First Aid and CPR certifications.

*The above description is illustrative of tasks and responsibilities. It is not meant to be all-inclusive of every task or responsibility. The description does not constitute an employment agreement between the Town of Mansfield and the employee and is subject to change by the Town as the needs of the Town and requirements of the job change.*

Approved by: \_\_\_\_\_  
Matthew W. Hart, Assistant Town Manager

Date: \_\_\_\_\_



**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** *Martin Berliner*  
 Martin Berliner, Town Manager  
**CC:** Lon Hultgren, Director of Public Works; Matt Hart, Assistant Town Manager  
**Date:** September 12, 2005  
**Re:** Agreement between the State of CT and the Town of Mansfield for a Cash Grant Toward the Purchase of Alternative Fuel Vehicle(s)

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**Subject Matter/Background**

The town applied for and has been awarded a second Alternate Fuel Vehicle Grant from the Connecticut Department of Transportation (ConnDOT) to purchase a hybrid vehicle. The grant amount totals \$4,205, which we will use towards the purchase of a Ford Escape hybrid. The public works superintendent will drive the vehicle on a regular basis. In order for the town to receive the grant, the council must authorize staff to execute an agreement with the state.

**Financial Impact**

As the grant pays the cost difference between the hybrid and a normally fueled vehicle, and the gas mileage for the hybrid is better, there will be a net cost savings to the town for every mile this vehicle is driven.

**Legal Review**

The ConnDOT agreement form is similar to other DOT agreements the town has signed, so a separate legal review of this agreement by the Town Attorney has not been pursued. In fact, the agreement is identical to the one executed under the first alternate fuel vehicle grant that we received.

**Recommendation**

Staff recommends that the council authorize the director of public works to execute the agreement with the state.

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

*Resolved, effective September 12, 2005, that Lon R. Hultgren, Director of Public Works, is authorized to execute the Agreement Between the State of CT and the Town of Mansfield for a Cash Grant Toward the purchase of Alternative Fuel Vehicle(s), FHWA Grant No. CM-000R(260); State Project No. 170-2445.*

**Attachments**

- 1) Excerpts from proposed agreement

**AGREEMENT  
BETWEEN THE STATE OF CONNECTICUT  
AND  
TOWN OF MANSFIELD  
FOR A CASH GRANT TOWARD THE  
PURCHASE OF ALTERNATIVE FUEL VEHICLE(S)  
FHWA GRANT NO. CM-000R(260)  
STATE PROJECT NO. 170-2445**

*THIS AGREEMENT*, concluded at Newington, Connecticut, this \_\_\_\_\_ day of \_\_\_\_\_, 2005, by and between the State of Connecticut, Department of Transportation, Stephen E. Korta, II, Commissioner, acting herein by H. James Boice, Bureau of Public Transportation, duly authorized, hereinafter referred to as the State, and the Town of Mansfield, a public body or eligible private nonprofit or for profit corporation federally approved pursuant to the Transportation Equity Act for the 21<sup>st</sup> Century, as amended, having its principal place of business at 4 South Eagleville Road, Mansfield, Connecticut 06268, acting herein by Lon R. Hultgren, Director of Public Works, hereunto duly authorized, hereinafter referred to as the Second Party.

***WITNESSETH, THAT:***

***WHEREAS***, the Transportation Equity Act for the 21<sup>st</sup> Century, as amended, provides for federal capital improvement grants to public bodies or eligible private nonprofit and for profit corporations for the specific purpose of assisting them in purchasing alternative fuel vehicles; and

***WHEREAS***, the Federal Highway Administration (hereinafter referred to as FHWA) has designated the State as grant recipient for capital grants under the Transportation Equity Act for the 21<sup>st</sup> Century, as amended; and

***WHEREAS***, the Governor of the State of Connecticut, in accordance with a request by FHWA, has designated the Commissioner of the Department of Transportation to evaluate and select projects proposed by public bodies or eligible private nonprofit and for profit corporations for capital funds to purchase alternative fuel vehicles, and

***WHEREAS***, the State and the Second Party desire to secure and utilize grant funds for the purchase of alternative fuel vehicles as a means of improving the air quality within the State of Connecticut; and

***WHEREAS***, the State, pursuant to Subsection (a) of Section 13b-34 of the Connecticut General Statutes, as revised, is authorized to enter into an Agreement with the Second Party providing for the distribution of Federal funds and State funds (if available) to enable the Second Party to purchase equipment solely for the hereinabove stated purpose, and in connection therewith, the Bureau Chief, given the authority to execute Express Findings by the Commissioner of Transportation, has made an Express Finding as is required by Section 13b-35 of the General Statutes of Connecticut, as revised.

*NOW, THEREFORE*, in consideration of the mutual covenants herein set forth, the State and the Second Party agrees as follows:

**1. Agreement of the Parties:** The purpose of this Agreement is provide funds for the incremental cost of alternative fuel vehicles purchases, as described in the Program Summary of the CT Alternative Fuel Vehicle Program, which is incorporated herein by reference (hereinafter referred to as the "Program Summary") and as described in the Funding Request submitted by the Second Party which is incorporated herein by reference (hereinafter referred to as the "Funding Request"). This Agreement will state the terms, conditions and mutual understanding of the parties as to the manner in which the Project will be undertaken and continued.

**2. Term of Agreement:** This Agreement shall commence October 1, 2004 and extend through September 30, 2007 unless previously terminated in accordance with any other provision of this Agreement or modified by a supplemental agreement. The Department will maintain a fiduciary interest in the vehicles for a period covering 24 months of their operation, commencing on the date that each vehicle is placed into active service, or up to 100,000 miles of each vehicle's operation. During this period, the Second Party will provide the Department or its agents with an annual certification stating whether the vehicles are still in operation and citing the most recent odometer readings for the vehicles. The Second Party will also participate in interviews with the Department and its agents so that the Department can obtain information on the performance of the vehicles.

**3. Scope of Project:** The Second Party hereby agrees to accept, subject to all herein contained terms and conditions, a Cash Grant not to exceed the amount of Four Thousand Two Hundred Five Dollars (\$4,205), hereinafter referred to as the "Grant", to be used exclusively to reimburse for the incremental cost of one (1) alternative fuel vehicle, hereinafter referred to as the "Project Equipment". In consideration thereof, the Second Party agrees to undertake and implement the Project in the manner described in the Program Summary.

**4. Purchase of Project Equipment:** The purchase of all Project Equipment financed in whole or in part pursuant to this Agreement shall be undertaken by the Second Party, and shall be purchased in accordance with applicable State law and the standards set forth in Office of Management and Budget (OMB) Circular A-102, Attachments "O" and "N", incorporated herein by reference. Proof of purchase shall consist of a dated manufacturer's or vendor's invoice naming the Second Party as recipient of the Project Equipment, fully identifying the Project Equipment, marked as "Paid in Full" and signed by an official representative of the manufacturer or dealer. The invoice will also contain the vehicle supplier's statement which attests to the incremental cost of the alternative fuel options of each vehicle.

**5. Payment to the Second Party:** Upon full and proper execution of this Agreement and upon receipt by the State of a manufacturer's or vendor's sales agreement for the Project Equipment stating the incremental cost of the vehicle(s), the State shall make available to the Second Party a Cash Grant not to exceed of Four Thousand Two Hundred Five Dollars (\$4,205). The Grant will be the maximum contribution by the State. Additional costs for the Project Equipment will be borne by the Second Party.

The Second Party agrees that the receipt of funds under this Agreement is subject to all controls and conditions imposed by this Agreement and the relevant Federal and/or State regulations.

The Second Party agrees that the terms of this Agreement do not constitute a loan but rather a grant for the specific purposes contained herein.

The Second Party agrees it is not authorized to allow funds appropriated under this Agreement to be used to pay its creditors unless the creditor incurred an expense specifically authorized by this Grant and relevant Federal and/or State regulations.

The Department will reimburse the Second Party for the dollar amount of the incremental cost stated on the vehicle invoice, unless that amount exceeds the amount approved by the Department and specified in the agreement between the Department and the Second Party. In cases where the invoice amount exceeds the amount stated in the Agreement, the Department will reimburse the Second Party for the approved amount stated in the Agreement.

Failure to meet any conditions imposed by this Agreement or the Department's approval of the Funding Request will result in a return to the State of the Grant by the Second Party.

**6. Americans With Disabilities Act:** This clause applies to those second parties who are or will be responsible for compliance with the terms of the Americans with Disabilities Act of 1990 ("Act"), Public Law 101-336, during the term of the Agreement. The Second Party represents that it is familiar with the terms of this Act and that it is in compliance with the Act. Failure of the Second Party to satisfy this standard, as the same applies to performance under this Agreement, either now or during the term of the Agreement, as it may be amended, will render the Agreement voidable at the option of the State upon notice to the Second Party. The Second Party warrants that it will hold the State harmless and indemnify the State from any liability which may be imposed upon the State as a result of any failure of the Second Party to be in compliance with this Act, as the same applies to performance under this Agreement. The Second Party shall be responsible to ensure that all Project Equipment meets specifications mandated by the Americans With Disabilities Act of 1990 (ADA) and Section 14-97b of the Connecticut General Statutes.

**7. Ownership, Title and Registration of Project Equipment:** The Second Party shall assume ownership of Project Equipment and such Project Equipment shall be in the name of the Second Party subject to the restrictions on use and disposition as set forth herein. For the duration of this Agreement, the Second Party shall not transfer ownership of the Project Equipment to any third party without prior written approval of the State. Project Equipment shall be registered in accordance with all applicable rules and regulations of the Connecticut Department of Motor Vehicles.

**8. Use of Project Equipment:** The Second Party agrees that the Project Equipment shall be used in the manner described in the Funding Request for a period of time covering 24 months of the Project Equipment's operation, commencing on the date that the Project Equipment is placed into active service, or up to 100,000 miles of each vehicle's operation. If during such period the Project Equipment is not used in this manner or the Second Party becomes insolvent, the Second Party shall immediately notify the State.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year indicated.

WITNESSES:

STATE OF CONNECTICUT  
DEPARTMENT OF TRANSPORTATION  
Stephen E. Korta, II, Commissioner

\_\_\_\_\_  
Name:

By: \_\_\_\_\_ (Seal)  
H. James Boice  
Bureau of Public Transportation

\_\_\_\_\_  
Name:

Date: \_\_\_\_\_

TOWN OF MANSFIELD

\_\_\_\_\_  
Name:

By: \_\_\_\_\_ (Seal)  
Lon R. Hultgren  
Director of Public Works

\_\_\_\_\_  
Name:

Date: \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
Attorney General  
State of Connecticut

Date: \_\_\_\_\_

STATE OF CONNECTICUT  
DEPARTMENT OF TRANSPORTATION  
EXPRESS FINDING  
PURSUANT TO SECTION 13b-35 OF THE  
GENERAL STATUTES OF CONNECTICUT, AS REVISED

BE IT KNOWN, THAT I, H. James Boice, Bureau of Public Transportation, under the authority granted me by Stephen E. Korta, II, Commissioner of Transportation, State of Connecticut, intend to exercise the powers conferred by Subsection (a) of Section 13b-34 of the General Statutes of Connecticut, as revised, and herewith make the Express Finding, pursuant to Section 13b-35 of the General Statutes of Connecticut, as revised, that:

1. The transportation facilities in the State of Connecticut with respect to which the powers are to be exercised may be discontinued, disrupted or abandoned in whole or in part.
2. The discontinuance, disruption or abandonment of such facilities will be detrimental to the general welfare of the State.
3. The exercise of such powers is essential to the continuation and improvement of such necessary transportation.
4. To insure the improvement of the air quality through the purchase of alternative fuel vehicles as required by the general welfare of the State, assistance from the State must be provided.

In accordance with the Express Finding herein made, I intend to enter into an agreement with the Town of Mansfield to provide financial assistance in an amount not to exceed Four Thousand Two Hundred Five Dollars (\$4,205) for the period October 1, 2004 through September 30, 2007.

Dated at Newington, Connecticut, this \_\_\_\_\_ day of \_\_\_\_\_  
200\_\_.

WITNESSES:

STATE OF CONNECTICUT  
DEPARTMENT OF TRANSPORTATION

\_\_\_\_\_  
Name:

\_\_\_\_\_  
(Seal)  
H. James Boice  
Bureau of Public Transportation

\_\_\_\_\_  
Name :



**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** *Martin Berliner*  
 Martin Berliner, Town Manager  
**CC:** Lon Hultgren, Director of Public Works; Matt Hart, Assistant Town Manager  
**Date:** September 12, 2005  
**Re:** Personal Service Agreement between the State of CT and the Town of Mansfield for an America the Beautiful Grant Award

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**Subject Matter/Background**

As part of the Downtown Partnership project, a plan has been developed to construct a plaza and walkway leading from the community center north of the town hall to the new downtown area. A part of this project calls for planting new Elm Trees along Storrs Road (Route 195) in the vicinity of the town hall. We applied to the Connecticut Department of Environmental Protection (DEP) for an America the Beautiful grant to plant 10 of these trees and were awarded \$3,000 for this purpose. In order for the town to receive the grant, the council must authorize staff to execute an agreement with the state.

**Financial Impact**

The grant will cover the purchase of these trees, and the town will incur costs to plant and maintain them. The town's costs are budgeted in the department of public works' grounds maintenance budget.

**Legal Review**

This is the second America the Beautiful grant the town has received in the last three years, so staff did not request a separate review of the agreement. The agreement is similar in form to the existing grant agreement we have in place with the DEP (for inventorying town trees).

**Recommendation**

Staff recommends that the council authorize the town manager to execute the agreement with the state.

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

*Resolved, effective September 12, 2005, that the Town Manager, Martin H. Berliner, is empowered to execute and deliver in the name and on behalf of the Town of Mansfield a certain contract with the Department of Environmental Protection of the State of Connecticut for the fulfillment of the America-the-Beautiful grant, and is authorized to affix the Town's seal upon the grant agreement.*

**Attachments**

- 1) Excerpts from proposed agreement

5/17/04 (DEP Electronic Format)

- PREPARE IN QUINTUPPLICATE.
- THE STATE AGENCY AND THE CONTRACTOR AS LISTED BELOW HEREBY ENTER INTO AN AGREEMENT SUBJECT TO THE TERMS AND CONDITIONS STATED HEREIN AND/OR ATTACHED HERETO AND SUBJECT TO THE PROVISIONS OF SECTION 4-9B OF THE CONNECTICUT GENERAL STATUTES AS APPLICABLE.
- ACCEPTANCE OF THIS CONTRACT IMPLIES CONFORMANCE WITH TERMS AND CONDITIONS STATED ON THE REVERSE SIDE OF THIS SHEET.

(1) <input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> AMENDMENT	(2) IDENTIFICATION NO. P.S.
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CONTRACTOR	(3) CONTRACTOR NAME Town of Mansfield		(4) ARE YOU PRESENTLY A STATE EMPLOYEE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	CONTRACTOR ADDRESS 4 South Eagleville Road, Mansfield, CT 06268		CONTRACTOR FEIN/SSH 06-6002032
STATE AGENCY	(5) AGENCY NAME AND ADDRESS DEP - Forestry Division, 79 Elm Street, Hartford, CT 06106-5127		(6) AGENCY NO.

CONTRACT PERIOD	(7) DATE (FROM) Upon Approval	THROUGH (TO) December 15, 2006	(8) INDICATE <input type="checkbox"/> MASTER AGREEMENT <input type="checkbox"/> CONTRACT AWARD NO. <input checked="" type="checkbox"/> NEITHER
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CANCELLATION CLAUSE	This agreement shall remain in full force and effect for the entire term of the contract period stated unless cancelled by the State Agency giving the Contractor written notice of such intention (required days notice specified at right). State Agency reserves the right to recoup any deposits, prior payment, advance payment or down-payment made if the contract is terminated by either party. DEP reserves the right to cancel the contract without prior notice when the funding for the contract is no longer available, or for contractor performance.	(9) REQUIRED # OF DAYS WRITTEN NOTICE 30
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COMPLETE DESCRIPTION OF SERVICE	(10) CONTRACTOR AGREES TO: (Include special provisions - Attach additional blank sheets if necessary.)	
	<p>1. Performance: Do, conduct, perform or cause to be performed in a satisfactory and proper manner as determined by the Commissioner of Environmental Protection, all work described in Appendix A, which is attached hereto and made a part hereof. Appendix A consists of 2 pages numbered A-1 through A-2 inclusive.</p> <p style="text-align: center;">Continued on Page 3 of 3, which is attached hereto and made a part hereof. Page 1 of 3 (Page 2 of 3 is the reverse side of this sheet)</p>	

COST AND SCHEDULE OF PAYMENTS	(11) PAYMENT TO BE MADE UNDER THE FOLLOWING SCHEDULE UPON RECEIPT OF PROPERLY EXECUTED AND APPROVED INVOICES.	
	<p>Cost and Schedule of Payments is attached hereto as Appendix B, and made a part hereof. (Appendix B consists of one page numbered B-1.)</p> <p>Reimbursement of 50% of total project costs shall be released following completion of all tasks and submission of all reports described in Appendix A.</p> <p>Maximum amount payable by DEP shall not exceed \$3,000.00.</p>	

(12) ACT CD	(13) DOC TYP	(14) COM. TYP	(15) LSE. TYP	(16) ORIG. AGENCY	(17) DOCUMENT NO.	(18) COMMIT. AGENCY	(19) COMMIT. #		
(20) COMMITTED AMOUNT					(21) OBLIGATED AMOUNT				
(22) Amount	(23) Dept	(24) Fund	(25) SID	(26) Program	(27) Project	(28) Bud Ref	(29) Agency CF 1	(30) Agency CF 2	(31) Account
\$3,000.00	DEP44161	12060	20281	65021	DEP00002011005	2006			55050

An individual entering into a Personal Service Agreement with the State of Connecticut is contracting under a "work-for-hire" arrangement. As such, the individual is an independent contractor, and does not satisfy the characteristics of an employee under the common law rules for determining the employer/employee relationship of Internal Revenue Code section 3121(d). Individuals performing services as independent contractors are not employees of the State of Connecticut and are responsible themselves for payment of all State and local income taxes, federal income taxes and Federal Insurance Contribution Act (FICA) taxes.

ACCEPTANCES AND APPROVALS	(32) STATUTORY AUTHORITY CGS Sec. 22a-6(a)(2) as amended 16 USC 2101-2114 Sec. 10(b)3
(33) CONTRACTOR (OWNER OR AUTHORIZED SIGNATURE)	TITLE _____ DATE _____
(34) AGENCY (AUTHORIZED OFFICIAL)	TITLE Deputy Commissioner DATE _____
(35) OFFICE OF POLICY & MGMT./DEPT. OF ADMIN. SERV.	TITLE _____ DATE _____

**APPENDIX A**  
**SCOPE OF WORK**

**Purpose:** To add a significant element to the larger planting and re-landscaping that the Town of Mansfield is undertaking in the vicinity of the Town's new Community Center.

**Description:** The Contractor agrees to conduct a project entitled Downtown Partnership Streetscape Extension and shall be responsible for satisfactory completion of the following:

**1. Work Tasks:**

- A. **Tree Planting.** Purchase and plant 10 American elm trees. These trees shall be at designated planting sites along Route 195, in front of the Mansfield Town Office Building.
- B. **Planting Specifications:** Trees shall be 3 inches or greater in caliper size and shall be delivered to the planting site in good condition. Trees will be planted as per the instructions contained in the USDA Forest Service Publication "Planting Trees in Designed and Built Community Landscapes", viewable at the following web site: [www.na.fs.fed.us/spfo/pubs/uf/plant\\_trees/planting\\_trees.htm](http://www.na.fs.fed.us/spfo/pubs/uf/plant_trees/planting_trees.htm).
- C. **Tree Maintenance:** The Town of Mansfield shall be responsible for ongoing maintenance of these trees. These trees will be maintained for a minimum of five years following planting.

**2. Budget:** The total cost of the project is estimated to be at least \$6,000.00. The maximum amount payable by the DEP shall be \$3,000.00. The Contractor shall provide a combination of in-kind services and direct funding with a value at least equivalent to 50% of the total cost of the project.

**3. Acknowledgement of Funding:** Any publication or sign produced by in association with this contract shall provide credit to the Department of Environmental Protection and the USDA Forest Service as follows, "Made possible by a grant provided by the Connecticut Department of Environmental Protection and funding provided by the USDA Forest Service."

**4. Submission of Materials:** For the purposes of this contract, all correspondence, summaries, reports, products and extension requests shall be submitted to:

Department of Environmental Protection  
America the Beautiful Program Coordinator  
BNR – Forestry Division  
79 Elm Street  
Hartford, CT 06106-5127

**5. Extensions/Amendments:** Formal written amendment of the contract is required for extensions to the final date of the contract period and to terms and conditions specifically stated in the original contract and any prior amendments, including but not limited to:

- a. revisions to the maximum contract payment,
- b. the total unit cost of service,

- c. the contract's objectives, services, or plan,
- d. due dates for reports,
- e. completion of objectives or services, and
- f. any other contract revisions determined material by DEP.

If it is anticipated that the project can not be completed as scheduled, a no-cost extension must be requested in writing no later than 60 days prior to the expiration date of the contract. Said extension request shall include a description of what work has been completed to date, shall document the reason for the extension request, and shall include a revised work schedule and project completion date. If deemed acceptable, approval will be received in the form of a contract amendment.

- 6. Final Report:** Within 30 days of the expiration date of this contract, the Contractor shall submit to the America the Beautiful Program Coordinator, a Final Report including documentation sufficient to demonstrate that all the elements of Appendix A have been met and expenditures were made in accordance with this agreement.

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**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** *Martin Berliner*  
 Martin Berliner, Town Manager  
**CC:** Matt Hart, Assistant Town Manager  
**Date:** September 12, 2005  
**Re:** Budget Transfers for FY 2004/05

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**Subject Matter/Background**

Attached please find the recommended budget transfers for FY 2004/05, as well an explanatory memorandum from the director of finance. In aggregate, revenues exceeded the adopted budget by \$995,311 and expenditures exceeded the adopted budget by \$340,659.

**Legal Review**

As you may recall, staff had asked the town attorney if the budget transfers would necessitate a town meeting. The town attorney has determined that a town meeting would not be required for the council to approve the transfers.

**Recommendation**

Staff recommends that the town council amend the adopted FY 2004/05 budget by increasing revenues and expenditures by \$340,659.

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

*Move, effective September 12, 2005, to amend the adopted FY 2004/05 budget by:  
 1) increasing revenues from the PILOT grant by \$340,659; and 2) increasing expenditures by \$340,659.*

	Adopted FY 2004/05 Budget	Increase	Proposed 2004/05 Budget
Increase revenues (PILOT payments)	\$34,364,950	\$340,659	\$34,705,609
Increase expenditures (various amounts)	\$34,364,950	\$340,659	\$34,705,609

**Attachments**

- 1) J. Smith re: Budget Transfers
- 2) Legal Budget Transfers and Appropriation of PILOT Revenues
- 3) Legal Budget Transfers over \$1,000

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INTEROFFICE MEMORANDUM

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**TO:** MANSFIELD TOWN COUNCIL  
**FROM:** JEFFREY H. SMITH  
**SUBJECT:** BUDGET TRANSFERS 2004/2005  
**DATE:** 8/22/2005

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As reported to you in the March 31<sup>st</sup> Quarterly Financial Statements, total revenues by June 30, 2005 were expected to exceed the budget by nearly \$700,000 while total expenditures were expected to exceed the budget by over \$300,000. Actual results were; revenues exceeded the adopted budget by \$995,311 and expenditures exceeded the adopted budget by \$340,659.

The items below are requested budget transfers for fiscal year 2004/2005. The increase in appropriations are offset by reductions from other areas and an additional appropriation of PILOT funds for \$340,659.

A brief description of transfers and additional appropriations in excess of \$1,000 are listed below:

- Legislative – Increase \$1,350 – Increase primarily due to Audit Expenses being higher than originally anticipated.
- Municipal Management - Increase \$14,820 – Town Manager's salary increase had not been approved by council at the time the budget was prepared. The costs for Professional & Technical Services were higher than anticipated due to expenses necessary in implementation of HIPPA procedures regarding the security and privacy of the health data of employees. Travel/Conference Fees were also greater than anticipated.
- Human Resources – Increase \$ 19,520 – Increase primarily due to cost of legal services. Expenditures for Medical Services and Advertising were also greater than anticipated. Assistant Town Manager salary increase due to adoption of classification study and pay plan as prepared by Springsted, Inc.
- Town Attorney – Increase \$26,880 - Greater need for legal services than originally anticipated.
- Registrars – Increase \$ 10,820 – Salaries for Registrars were underbudgeted. Also there was a purchase of a Fire Proof cabinet required by law and not included in budget.
- Town Clerk – Increase \$3,230 – Professional & Technical expenditures were overspent due to the cost of Supplement to PC/Codebook and E-Code Supplement being more than anticipated.
- Accounting & Disbursements – Increase \$14,910 – Salary for Controller/Treasurer due to adoption of classification study and pay plan as prepared by Springsted, Inc.

- Revenue Collections – Increase \$7,570 – Increase due to overlap of time for outgoing Tax Collector to train her replacement. Also Professional & Technical expenditures were overspent due to the billing by the State for the cost of assistance provided by the DMV in collecting delinquent motor vehicle taxes. This cost was more than anticipated..
- Property Assessment – Increase \$8,210 – Increase in Travel & Conference Fees for training and expenditures for Overtime due to October 2004 Revaluation.
- Patrol Services – Increase \$62,000 – Increase primarily due to substantial increase in the cost for State Trooper services. Other Program Supplies was overexpended due to purchase of supplies and uniforms required for two new police officers. Also More Part-time hours and Overtime hours required.
- Fire Marshal – Increase \$ 9,120 – Increase due to adoption of classification study and pay plan as prepared by Springsted, Inc. In addition expenditures for Water Hydrants were higher than anticipated.
- Emergency Management – Increase \$1,930 – Expenditures for Emergency Supplies were higher than anticipated.
- Public Works Administration – Increase \$ 1,220 – Underbudgeted.
- Public Works Supervision & Operations – Increase \$7,600 – Increase due to filling of Superintendent's position at higher rate than budgeted.
- Public Works Equipment Maintenance – Increase \$53,000 – Primarily overspent due to the high cost of diesel fuel and gasoline. Also more was spent for truck parts than anticipated.
- Building Inspection – Increase \$4,080 – Increase due to expenses for Professional and Technical expense for Part-Time Building Inspector.
- Maintenance of Buildings – Increase \$ 24,330 - The cost of fuel oil was approximately \$20,350 over budget and Natural Gas was approximately \$30,490 over budget. This was somewhat offset by a savings of approximately \$26,580 due to the Director of Maintenance position being vacant for several months.
- Senior Services – Increase \$1,040 – The Part-Time Secretary position was filled sooner than anticipated.
- Recreation Administration – Increase \$17,660 – Increase due to adoption of classification study and pay plan as prepared by Springsted, Inc.
- Boards & Commissions – Increase \$1,020 – Board of Assessment Appeals expenditures were greater than anticipated.
- Employee Benefits – Increase \$234,490 – Increase primarily due to moving the benefit expenditures for Fire and Emergency Services from that budget to the Employee Benefit's budget. While \$188,930 of this transfer is actually a change in accounting and would not ordinarily require council approval, I have included it in this document in order to provide a more complete audit trail. The

MERS percentage was increased by the State Retirement Commission after the budget was adopted. Worker's Compensation costs were also higher than anticipated.

- Insurance – Increase \$ 8,320 – The Liability/Auto Policy was more than anticipated.
- Other Financing Uses – Increase \$35,000 – An Operating Transfer of \$10,000 was made to the Recreation Teen Center was made in March. Also a transfer of \$20,000 was made to fund a portion of Southeast Park Playscape Project. Both transfers were approved by Council. Additional expenditures were for Medical Pension Trust Fund for retiree medical.

Town of Mansfield  
 Legal Budget Transfers and Appropriation of Pilot Revenues  
 FY 2004/2005  
**FOR COUNCIL APPROVAL**

Account No.	Description	Approved Budget	Add'l.	Reduction	Adjusted Approp.
111 11100 54999 06	Legislative	56,990	1,354	-	58,344
111 12100 54999 06	Municipal Mgmt.	179,510	14,817	-	194,327
111 12200 54999 06	Human Resources	60,970	19,522	-	80,492
111 13100 54999 06	Town Attorney	12,000	26,876	-	38,876
111 13200 54999 06	Probate	2,370	673	-	3,043
111 14200 54999 06	Registrars	27,700	10,815	-	38,515
111 15100 54999 06	Town Clerk	172,850	3,234	-	176,084
111 15200 54999 06	General Elections	16,050	288	-	16,338
111 16100 54999 06	Finance Admin	62,770	405	-	63,175
111 16200 54999 06	Accounting & Disb.	224,780	14,913	-	239,693
111 16300 54999 06	Revenue Collections	131,300	7,573	-	138,873
111 16402 54999 06	Property Assessmt	162,880	8,211	-	171,091
111 16510 54999 06	Central Copying	40,000	-	(910)	39,090
111 16511 54999 06	Central Services	33,600	-	(5,166)	28,434
111 16600 54999 06	Information Technology	96,880	-	(2,768)	94,112
	<b>Total General Government</b>	<b>1,280,650</b>	<b>108,682</b>	<b>(8,844)</b>	<b>1,380,488</b>
111 21200 54999 06	Patrol Services	693,460	61,988	-	755,448
111 21300 54999 06	Animal Control	80,710	-	(252)	80,458
111 22101 54999 06	Fire Marshal	95,300	9,122	-	104,422
111 22155 54999 06	Fire & Emerg Services Adm	87,390	28,074	-	115,464
111 22160 54999 06	Fire & Emerg Services	1,419,510	-	(154,625)	1,264,885
111 22400 54999 06	Four Corners Fire Dept	6,100	-	(6,100)	-
111 23100 54999 06	Emergency Management	26,840	1,933	-	28,773
	<b>Total Public Safety</b>	<b>2,409,310</b>	<b>101,118</b>	<b>(160,977)</b>	<b>2,349,451</b>
111 30100 54999 06	Public Works Admin	154,280	1,224	-	155,504
111 30200 54999 06	Supervision & Operations	62,050	7,601	-	69,651
111 30300 54999 06	Road Services	631,250	-	(35,801)	595,449
111 30400 54999 06	Grounds Maintenance	271,400	-	(19,519)	251,881
111 30600 54999 06	Equipment Maintenance	306,640	52,995	-	359,635
111 30700 54999 06	Engineering	190,010	187	-	190,197
111 30800 54999 06	Building Inspection	118,860	4,084	-	122,944

11	30900	54999	06	Maintenance of Buildings	483,850	24,329	-	508,179
				<b>Total Public Works</b>	<u>2,218,340</u>	<u>90,420</u>	<u>(55,320)</u>	<u>2,253,441</u>
11	41200	54999	06	Health Reg. & Inspection	1,000	-	(1,000)	-
11	42100	54999	06	Social Service Admin.	224,170	-	(2,565)	221,605
11	42202	54999	06	Mansfield Challenge	2,430	184	-	2,614
11	42203	54999	06	Peer Outreach	360	-	(360)	-
11	42204	54999	06	Youth Employment-MMS	4,000	15	-	4,015
11	42210	54999	06	Youth Services	122,670	-	(4,126)	118,544
11	42300	54999	06	Senior Services	169,260	1,042	-	170,302
11	43100	54999	06	Library Administration	509,130	-	(5,148)	503,982
11	44100	54999	06	Recreation Administration	122,040	17,663	-	139,703
11	45000	54999	06	Contrib. To Area Agencies	274,280	-	(5,095)	269,185
				<b>Total Community Development</b>	<u>1,429,340</u>	<u>18,904</u>	<u>(18,294)</u>	<u>1,429,950</u>
111	51100	54999	06	Planning Administration	207,470	-	(3,462)	204,008
111	52100	54999	06	Plan/Zoning Inland/Wetland	22,350	-	(1,903)	20,447
111	58000	54999	06	Boards & Commissions	4,050	1,016	-	5,066
111	71000	54999	06	Employee Benefits	1,418,330	234,494	-	1,652,824
111	72000	54999	06	Insurance	111,000	8,324	-	119,324
111	73000	54999	06	Contingency	8,500	-	(8,500)	-
111	92000	54999	06	Other Financing Uses	525,500	35,000	-	560,500
				<b>Total Other Financing</b>	<u>2,297,200</u>	<u>278,835</u>	<u>(13,865)</u>	<u>2,562,170</u>
				<b>TOTAL EXPENDITURES</b>	<u>9,634,840</u>	<u>597,959</u>	<u>(257,300)</u>	<u>9,975,499</u>
111	16200	40451	00	Pilot - State Property	(5,945,550)		(340,659)	(6,286,209)
				<b>TOTAL ALL</b>	<u>3,689,290</u>	<u>597,959</u>	<u>(597,959)</u>	<u>3,689,290</u>

Town of Mansfield  
 Legal Budget Transfers over \$1,000  
 FY 2004/2005  
**FOR COUNCIL APPROVAL**

Account No.	Description	Approved Budget	Add'l.	Reduction	Adjusted Approp.
111 11100 54999 06	Legislative	56,990	1,354	-	58,344
111 12100 54999 06	Municipal Mgmt.	179,510	14,817	-	194,327
111 12200 54999 06	Human Resources	60,970	19,522	-	80,492
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111 16200 54999 06	Accounting & Disb.	224,780	14,913	-	239,693
111 16300 54999 06	Revenue Collections	131,300	7,573	-	138,873
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111 22155 54999 06	Fire & Emerg Services Adm	87,390	28,074	-	115,464
111 22160 54999 06	Fire & Emerg Services	1,419,510	-	(154,625)	1,264,885
111 22400 54999 06	Four Corners Fire Dept	6,100	-	(6,100)	-
111 23100 54999 06	Emergency Management	26,840	1,933	-	28,773
111 30100 54999 06	Public Works Admin	154,280	1,224	-	155,504
111 30200 54999 06	Supervision & Operations	62,050	7,601	-	69,651
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111 30400 54999 06	Grounds Maintenance	271,400	-	(19,519)	251,881
111 30600 54999 06	Equipment Maintenance	306,640	52,995	-	359,635
111 30800 54999 06	Building Inspection	118,860	4,084	-	122,944
111 30900 54999 06	Maintenance of Buildings	483,850	24,329	-	508,179
111 41200 54999 06	Health Reg. & Inspection	1,000	-	(1,000)	-
111 42100 54999 06	Social Service Admin.	224,170	-	(2,565)	221,605
111 42210 54999 06	Youth Services	122,670	-	(4,126)	118,544
111 42300 54999 06	Senior Services	169,260	1,042	-	170,302
111 43100 54999 06	Library Administration	509,130	-	(5,148)	503,982
111 44100 54999 06	Recreation Administration	122,040	17,663	-	139,703
111 45000 54999 06	Contrib. To Area Agencies	274,280	-	(5,095)	269,185
111 51100 54999 06	Planning Administration	207,470	-	(3,462)	204,008

11	52100	54999	06	Plan/Zoning Inland/Wetland	22,350	-	(1,903)	20,447
11	58000	54999	06	Boards & Commissions	4,050	1,016	-	5,066
11	71000	54999	06	Employee Benefits	1,418,330	234,494	-	1,652,824
11	72000	54999	06	Insurance	111,000	8,324	-	119,324
11	73000	54999	06	Contingency	8,500	-	(8,500)	-
11	92000	54999	06	Other Financing Uses	525,500	35,000	-	560,500
11	16200	40451	00	Pilot - State Property	5,945,550		(340,659)	



**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
*Martin Berliner*  
**From:** Martin Berliner, Town Manager  
**CC:** Jeffrey Smith, Director of Finance; Matt Hart, Assistant Town Manager  
**Date:** September 12, 2005  
**Re:** Capital Projects Fund

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**Subject Matter/Background**

Attached please find correspondence from the director of finance recommending various adjustments to completed and active capital projects. We do periodically submit recommended adjustments to the fund on an as-needed basis.

**Financial Impact**

The director's correspondence highlights the proposed changes in considerable detail. In aggregate, proposed expenditures would increase by \$193,158 to \$1,975,401. The director has identified the revenue sources necessary to accommodate that increase.

**Recommendation**

Staff recommends that the town council approve the adjustments to the fund, as proposed by the director of finance.

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

*Move, effective September 12, 2005, to approve the adjustments to the capital projects fund, as recommended by the director of finance in his correspondence dated September 6, 2005.*

**Attachments**

- 1) J. Smith re: Capital Projects Fund

**INTER**

**OFFICE**

# MEMO

**FINANCE DEPARTMENT, TOWN OF MANSFIELD**

**To:** Martin H. Berliner, Town Manager  
**From:** Jeffrey H. Smith, Director of Finance  
**Subject:** Capital Projects Fund  
**Date:** September 6, 2005

Attached is an analysis of current and proposed revenue and expenditure budgets for specific capital projects. If adopted as presented, it will accomplish the following:

1. Officially close out completed projects:

81906	Town Hall Furnishings	83626	Truck Tractor
81913	Software Upgrades	83706	Snowplows
82813	Personal Alert Safety System	84208	Buchanan Floor & Stage
83622	Large Dump Truck	84209	Buchanan Chimney
83623	Grounds Tractor		

2. Increase/(decrease) funding for the following completed overspent/(underspent) projects:

81906	Town Hall Furnishings	\$	(15)
81913	Software Upgrades		5,860
82813	Personal Alert Safety System		458
83622	Large Dump Truck	(	4,942)
83623	Grounds Tractor		4,579
83626	Truck Tractor	(	9,781)
84208	Buchanan Floor & Stage	(	4,733)
84209	Buchanan Chimney	(	7,921)

3. Increase funding for Project 80101 – Capital Projects Coordinator by \$1,357 to fully fund the salary and fringe benefits of the Coordinator for 2004/05.
4. Fund Project 81917 – Assisted Living Facility Study in the amount of \$25,000 from the CNR Fund.
5. Officially set up Project 82815 Radio Equipment at \$95,996 of which \$86,397 is from a FEMA Grant and \$9,599 from Management Services Fund – Voice Communications.
6. Decrease the Lo-CIP Budget for Project 83524 Road Resurfacing by \$48,234 to reflect the fact that the 2004/05 Grant was \$42,541 less than we budgeted and that we erroneously increased the budget by \$5,693 in our January 20, 2005 letter. Increase CNR funding by an additional \$11,541 to cover total cumulative spending of \$648,677 as of June 30, 2005.
7. Recognize an additional donation of \$4,500 toward the cost of Project 85829 – Southeast Playscape. Increase funding by \$11,500 from the Board of Education General Fund.

8. Officially set up Project 85830 Willimantic River Greenway/Blueway at \$48,800 of which \$39,040 is from a State Grant and \$9,760 from the Recreation Department Fund.
9. Increase funding for Project 86260 – Deferred Maintenance Projects by \$78,500 from the Board of Education General Fund.

JHS:Imp

Attachment

PROPOSED CAPITAL FUND BUDGET CHANGES  
Page 1 of 1

JOB #	DESCRIPTION	FUNDING SOURCE	REVENUE BUDGET				EXPENDITURE BUDGET			ACTUAL EXPEND.	BALANCE TO SPEND (OVERSPENT)	
			CURRENT BUDGET	BUDGET CHANGE	PROPOSED BUDGET	ACTUAL REVENUES	OVER/ (UNDER) PROPOSED	CURRENT BUDGET	BUDGET CHANGE			PROPOSED EXPEND.
80101	Capital Projects Coordination	CNR	\$374,028	\$1,357	\$375,385	\$374,028	(\$1,357)	\$374,028	\$1,357	\$375,385	\$375,385	
81906	Town Hall Furnishings	CNR	90,839	(15)	90,824	90,839	15	90,839	(15)	90,824	90,824	*
81913	Software Upgrades	CNR	25,000	5,860	30,860	25,000	(5,860)	25,000	5,860	30,860	30,860	*
81917	Assisted Living Facility Study	CNR		25,000	25,000		(25,000)	25,000		25,000		25,000
82813	Personal Alert Safety System	FEMA Management Svcs	76,185 8,465	458	76,185 8,923	76,185 8,465	(458)					
	Total 82813		84,650	458	85,108	84,650	(458)	84,650	458	85,108	85,108	*
82815	Radio Equipment	FEMA Management Svcs		86,397 9,599	86,397 9,599	86,397	(9,599)					
	Total 82815			95,996	95,996	86,397	(9,599)		95,996	95,996	95,008	988
83524	Road Resurfacing	Lo-CIP CNR	525,734 155,266	(48,234) 17,234	477,500 172,500	477,500 155,266	(17,234)					
	Total 83524		681,000	(31,000)	650,000	632,766	(17,234)	681,000	(31,000)	650,000	648,677	1,323
63622	Large Dump Truck	CNR	95,000	(4,942)	90,058	95,000	4,942	95,000	(4,942)	90,058	90,058	*
83623	Grounds Tractor	CNR	20,000	4,579	24,579	20,000	(4,579)	20,000	4,579	24,579	24,579	*
83626	Truck Tractor	CNR	50,000	(9,781)	40,219	50,000	9,781	50,000	(9,781)	40,219	40,219	*
83706	Snowplows	CNR	6,972		6,972	6,972		6,972		6,972	6,972	*
84208	Buchanan Floor & Stage	CNR	36,818	(4,733)	32,085	36,818	4,733	36,818	(4,733)	32,085	32,085	*
84209	Buchanan Chimney	CNR	20,000	(7,921)	12,079	20,000	7,921	20,000	(7,921)	12,079	12,079	*
85829	Southeast Playscape	Other G/F G/F Board	21,500 20,000	4,500	26,000 20,000	26,000 20,000						
	Total 85829		41,500	16,000	57,500	57,500		41,500	16,000	57,500	37,049	20,451
85830	Willimantic River Greenway	State of Connecticut Recreation Dept.		39,040 9,760	39,040 9,760		(39,040) (9,760)					
	Total 85830			48,800	48,800		(48,800)		48,800	48,800		48,800
86260	Deferred Maintenance Projects	Other CNR G/F Board	136,436 65,000 30,000		136,436 65,000 109,500	136,436 65,000 109,500						
	Total 86260		231,436	78,500	309,936	309,936		231,436	78,500	309,936	227,376	82,560
	TOTALS		\$1,757,243	\$218,158	\$1,975,401	\$1,889,906	(\$85,495)	\$1,782,243	\$193,158	\$1,975,401	\$1,796,279	\$179,122

\* Indicates Closed or Cancelled Project

Recap of Funding Changes:

FEMA Management Services Fund	\$86,397
Lo-CIP	10,057
CNR Fund	(48,234)
Other (Donations)	26,638
State of Connecticut Recreation Dept. Fund	4,500
General Fund - Board	39,040
	9,760
	90,000
	<u>\$218,158</u>



**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** *Martin Berliner*  
 Martin Berliner, Town Manager  
**CC:** Matt Hart, Assistant Town Manager  
**Date:** September 12, 2005  
**Re:** Analysis of State Grants and Amendments to FY 2005/06 Budget

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**Subject Matter/Background**

As expected and explained in the attached, our Pequot Grant is short for this fiscal year (2005/06) by \$230,464. The good news is that our other major grants (see attached) are \$696,692 to the good or a net increase over our adopted budget of \$466,228. The reason for this change is that approximately 25 percent of the Pequot Grant formula is based upon an inverse relationship with the PILOT Grant. As one goes up, the other goes down.

**Recommendation**

Staff wishes to present the council with two options:

- 1) Reduce our adopted budget in the CNR Fund by \$230,500. This would require substantial cutbacks in our adopted capital program for this fiscal year. As you will recall, last year because of similar changes in the Pequot Grant and a shortfall in anticipated interest income in the CNR fund, we cut approximately \$600,000 in capital and one-time expenditures. Because of this, we are not recommending a similar course of action for this current year. However, if the council believes the appropriate course of action is to reduce our capital improvement program, we can provide you with a preliminary list of projects for the council's consideration.
- 2) Amend the General Fund Budget for this fiscal year by appropriating \$230,500 in PILOT funds and establishing an Operating Transfer Out to CNR Fund in a like amount.

Staff recommends option 2, because over the past several years the town council has been careful to adopt budgets to rebuild our Fund Balance. Consequently, Fund Balance on June 30, 2005 will constitute more than four percent of the General Fund Expenditure Budget and will approach five percent by fiscal year end. The standard for the rating agencies is five percent.

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

*Move, effective September 12, 2005, to amend the FY 2005/06 General Fund Budget by: 1) increasing revenues from the PILOT Grant by \$230,500; and 2) increasing expenditures (Operating Transfers Out) to the CNR Fund by \$230,500.*

## Analysis of State Grants FY 2005/06

<i>Major Grants</i>	<i>Town</i>		<i>State</i>		<i>Difference</i>
	<i>Budget</i>		<i>Estimate</i>		
PILOT	\$ 7,149,920	\$	7,703,004	\$	553,084
Pequot	1,704,829		1,474,365		(230,464)
ECS	8,695,310		8,780,560		85,250
<b>Total:</b>	<b>\$ 17,550,059</b>	<b>\$</b>	<b>17,957,929</b>	<b>\$</b>	<b>407,870</b>

<i>Minor Grants</i>	<i>Town</i>		<i>State</i>		<i>Difference</i>
	<i>Budget</i>		<i>Estimate</i>		
Town Aid	\$ 127,680	\$	186,038	\$	58,358
LOCIP	170,160		170,160		-
<b>Total:</b>	<b>\$ 297,840</b>	<b>\$</b>	<b>356,198</b>	<b>\$</b>	<b>58,358</b>

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<b>Grand Total:</b>	<b>\$ 17,847,899</b>	<b>\$</b>	<b>18,314,127</b>	<b>\$</b>	<b>466,228</b>
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**Mansfield Community-Campus Partnership**  
**Agenda: August 15, 2005**  
**Mansfield Community Center - 10 South Eagleville Rd.**

- I. Welcome: Bry Anderson (Graduate Assistant)
  - Liza Boritz: Governors Prevention Partnership
  - Chantal Bouchereau: Department of Residential Life
  - Cat Cater: UConn Student
  - Frank Christison – Lagay: E.O. Smith High School
  - Sharry Goldman: Town of Mansfield
  - Kevin Grunwald: Town of Mansfield
  - Matt Hart: Asst. Town Manager
  - Linda Killarney: UConn Police Department
  - Betsy Paterson: Mayor of Mansfield
- II. Review Minutes:
  - a. No 's' in Grunwald
- III. Follow up questions for Name that Narcotic
  - a. How do you (Tom Szigethy) stay current?
    - i. Read articles, learn new street names from meeting with students, business partner sends knowledge
- IV. Door Hanger/ Info to Off-Campus
  - a. Needs to tie into something bigger
  - b. Should direct to websites
  - c. Subcommittee will meet on Thursday at 2:00 to collaborate on door-hanger.
- V. On Campus Brochures
  - a. The brochures handed out last year in the residence halls WILL NOT be handed out again.
  - b. Department of Residential Life will be handing out information on safety related issues; i.e. Sexual Assault
- VI. Matt Abbate's Email (if Matt is present)
  - a. Matt was not present; tabled to future meeting
- VII. Communication of the University (Sharry Goldman)
  - i. Substance Free Housing (Sharry)
  - ii. "People live in their perceptions and not in reality." – Brian Malachowsky
  - iii. Need to normalize behavior.
  - iv. Students drink out of boredom.
  - v. Provide partnership with information on programs that occur on campus (Bry).
- VIII. Action plan
  - a. An action plan needs to be developed for the year.
  - b. Goals need to be revisited.
  - c. Minutes and agenda will be sent out prior to meeting.

TOWN OF MANSFIELD  
CONSERVATION COMMISSION  
Minutes of the July 20, 2005 Meeting  
Conference Room B, Audrey P. Beck Building

Present: Jennifer Kaufman, Quentin Kessel, John Silander, and Frank Trainor.

Absent: Robert Dahn

Town Staff: Grant Meitzler

Guest: Scott Lehmann

1. The meeting was called to order at 7:36 PM.
2. The minutes of the June 15, 2005, meeting were approved unanimously, on a motion by Silander and a second by Trainor.
3. Membership: Kaufman will forward the CC's recommendation that Scott Lehmann be appointed to the CC to the Town Manager.
4. Kaufman led a discussion on the Parks Staff Proposal that she and Jean Haskell prepared for the Town Council. The CC recommends that a line item for land management be added to the Town Budget. The CC also endorses the Park Staff Proposal for FY 2005/2006. Kessel moved to that effect on both items, Silander seconded, and the motion passed unanimously.
5. Review of Maps for the Town's Plan of Conservation and Development: The CC reviewed Kessel's June 20, 2005 email to Town Planner Padick with approval, but wished to formally emphasize as a Commission the importance of greenbelts and streambelts. It is understood that former CC member Denise Burchsted has offered to work with the Town Planner on this issue. The CC also wishes to reiterate its earlier stand that the new plan should strongly discourage the use of invasive species in landscaping and to encourage the removal of invasive species whenever possible.

6. IWA/PZC Referrals.

IWA - 1309 - Schwab/Dautrich - 70 Kaya Lane. Map date 6/22/05. This application is for an in ground pool and cabana building. Kaufman moved, and Kessel seconded, that there should be no significant negative effect on the wetlands if appropriate erosion and sedimentation controls are in place during the construction and removed after the site is stabilized. The motion passed unanimously.

IIWA - 1311 - Leek and Dolan - Echo Road Map date 6/28/06. This application is for the construction of a two house additions within the regulated area. Two concerns were expressed. First, it was reported that the placement of the fill from the excavations would be placed south of the house. The CC feels that it would be best place on the north side (away from the wetlands). Second, concern was expressed that there might be nutrient loading of a delicate ecosystem, either from improper placement of the fill or subsequent activities in the area. Silander also questioned whether the septic system would have to be changed in order to accommodate the larger living space. This, in turn, could have a negative impact on the bog. KP.8 gl moved, and Kaufman seconded, that as

long as care was taken with regard to these issues that there should be no negative impact on the wetlands as long as appropriate sedimentation and erosion controls are in place during the construction and removed after the site is stabilized. The motion passed unanimously.

IWA - 1312 - Henning/Doyen - Moulton Road. Map date 6/26/05. This application is for a house addition and for a garage/workshop addition. Concern was expressed with regard to the closeness of the garage addition to a perennial stream and members agreed that considerable care must be taken during construction not to degrade this stream. Kessel moved, and Trainor 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. The motion passed unanimously.

7. The June 1, 2005 letter from the DEP to the Mansfield Aquifer Protection Agency regarding model municipal regulations was reviewed. This Agency has, among other responsibilities, the adoption Municipal Aquifer Protection Regulations. The guidance from the DEP for the adoption of these regulations notes that local aquifer protection regulations may establish a greater level of protection than do the state regulations. In certain situations the State regulations leave unregulated land immediately adjacent to aquifers. Kaufman moved, and Silander seconded, that the CC recommend to the Mansfield Aquifer Protection Agency that setbacks, perhaps 300 to 500 feet, be utilized to better protect the aquifers in such situations.

8. The meeting adjourned at 9:05 P.M.

Respectfully submitted,

Quentin Kessel  
Secretary

EASTERN HIGHLANDS HEALTH DISTRICT  
BOARD OF DIRECTORS – REGULAR MEETING  
THURSDAY – August 18, 2005  
COVENTRY TOWN HALL – BOARD ROOM B

Marty Berliner  
Town of Mansfield

Meeting was called to order at 4:30pm.

Present were: B Paterson, W Kennedy (arrived 4:55), J Elsesser, P Curry, J Stille (alternate seated), P Schur, C Johnson, M Kurland (arrived 4:50), R Skinner, T Tully

Absent were: M Berliner, J Devereaux, C Barnett, R Field, L Eldredge (alternate), Scotland representative (position vacant)

Staff present: R Miller

Welcome new town representatives, Robert Skinner of Columbia and Tierney Tully of Chaplin!

### MINUTES (6/16/05)

A MOTION was made by J Elsesser, seconded by J Stille, to approve the minutes of the June 16, 2005 meeting as presented. THE MOTION PASSED unanimously.

### PUBLIC COMMENTS

No public in attendance

### OLD BUSINESS

None

### NEW BUSINESS

#### *Proposed FY 05/06 Budget Amendment re: BT Grant revenues*

M Kurland arrived at 4:50.

W Kennedy arrived at 4:55.

J Elsesser questioned the expenditure side of the proposed motion presented. R Miller confirmed, after some discussion among the Board, the recommendation to amend only the revenue side of the budget. As part of the discussion, J Elsesser requested that clarification be provided from the financial agent on the Board's need to authorize any payments back to the grantor for any unspent grant funds. A MOTION was made by J Elsesser, seconded by J Stille, to amend the FY 2005/2006 budget by increasing revenues by \$8,316. THE MOTION PASSED unanimously.

#### *Preventive Health Block Grant Application*

A MOTION was made by J Stille, seconded by J Elsesser, to approve the Preventive Health Block Grant application for FY 2005/2006, Contract #2006-0108, as presented and authorize the Director to sign said application for submittal to the Connecticut Department of Public Health. THE MOTION PASSED unanimously.

#### *Health Educator Salary Range*

R Miller presented information on the current position. R Miller informed the Board that the position has existed for some time without an approved job description or adopted salary range. This was due, in part, to an informal agreement with the Town of Mansfield that the position be held by an existing Town employee, part-time. That relationship is being phased out, necessitating the formal establishment of a job description and salary range. The job description

has been administratively approved by the Director of Health. A MOTION was made by J Stille, seconded by J Elsesser, to approve an annual salary range of \$43,000 to \$53,000 for the Eastern Highlands Health District's Health Education Program Coordinator position with the position hours not to exceed 19.5 hours per week. A discussion ensued regarding the hours and benefits provided this position. THE MOTION PASSED unanimously.

#### *CNR Fund Appropriation for Furniture and Computer Equipment*

R Miller reminded the Board of the progressing renovation project at the main office in the Mansfield Town Hall. A MOTION was made by J Elsesser, seconded by J Stille, to approve an allocation of \$4,000 from the CNR Fund 635 to fund the purchase of furniture and computer accessories for three new workstations. A discussion ensued. J Elsesser asked if a needs assessment of resources at the new satellite work stations has been conducted. R Miller stated that such an assessment will occur. THE MOTION PASSED unanimously.

## TOWN REPORTS

*COVENTRY* – Phase IV sewer bids opened. Final DEP approval expected end of month. Phase V design bid should be ready by fall. Phase III and pump station operational and tested. Waiting for DEP consent orders regarding school water systems. “Meet Me On Main” deli and Subway looking to open in town.

*TOLLAND* – A new Big Y is open. There are two new daycare centers in town, one open, one in the process. Tolland sewer project status updated. The Planning and Zoning regulations are being revised. A recent publication cited Tolland as being the 29<sup>th</sup> best place to live in the U.S.

*WILLINGTON* – Library project moving forward.

*COLUMBIA* – DPH water supply approval delayed the opening of Dunkin Donuts.

*BOLTON* – Georgina's renovation project ongoing. Sewer project referendum set for September 27.

*ASHFORD* – New Town Hall is open.

*MANSFIELD* – Uconn is completing the road connector between North Eagleville and Route 44. Downtown Partnership Project is progressing. CL&P broke a sewer line on North Eagleville Road.

## DIRECTOR'S REPORT

R Miller presented quarterly reports. R Miller noted that approximately 540 subdivision lots were reviewed by the Health District during FY 04/05.

R Miller presented financial reports. R Miller noted for the Board a reported fund balance of \$215,348 as of June 30, 2005. J Stille inquired as to the purpose of \$2,615 “Due to Internal Service Fund.” R Miller stated he would inquire with the Finance Department as to the purpose.

P Schur departed at 6:00.

R Miller presented EHHD's guide to “Opportunities for Physical Activity and Healthy Dining,” a new, professionally designed map/brochure developed by the Health District. 11,000 copies were printed to be distributed District-wide.

M Kurland departed at 6:10.

R Miller discussed flu pandemic information. R Miller stated that a significant amount of planning, training and exercising was conducted in preparation for a public health emergency in the recent past. He commented further that such preparedness efforts are significantly lacking in the preparedness needed to control the effects of flu pandemic in the local community. J Elsesser suggested school superintendents be briefed on the prospect of closing school as a control mechanism in preparation for the possibility. By consensus, this issue was tabled to the next meeting to accommodate attendance by Dr Dardick.

R Miller notified the Board of John Valente's impending resignation from the Eastern Highlands Health District and acknowledged it as a surprise and disappointment in light of the new Town's expectation that he would be their lead sanitarian. R Skinner expressed concern with his departure and it's impact on services to Columbia. R Miller stated that he contacted leadership of each of the new towns to assure them that they would continue to receive the scope and quality of services they are accustomed to. R Miller stated that he plans to fill the vacancy with an existing qualified staff person.

R Miller briefed the Board of the full-functional Anthrax drill held June 23 at EO Smith High School. An after-action report was offered to Board members.

R Miller distributed updated Board of Director rosters, amended fiscal year 05/06 budget, organizational chart and provided reference manuals for the new towns.

## CHAIR'S REPORT

A MOTION was made by J Elsesser, seconded by J Stille, to increase the Director of Health's salary effective July 1, 2005, by 2.75%. THE MOTION PASSED unanimously.

T Tully departed 6:20.

B Paterson reminded Board members to supply completed performance evaluation forms for the Director of Health to her as soon as possible.

## COMMUNICATIONS

None discussed.

The meeting adjourned at 6:25pm.

Respectfully submitted,



Robert R Miller  
Secretary

**TOWN OF MANSFIELD**  
**OPEN SPACE PRESERVATION COMMITTEE**  
Minutes of the July 19, 2005 meeting

Members Present: Evangeline Abbott, Ken Feathers, Quentin Kessel, Jim Morrow (chair), David Silsbee, and Vicky Wetherell.

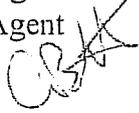
Guest: Terry Sutton

- 1. The meeting was called to order at 7:35 P.M.**
- 2. The approval of the minutes of the June 21, 2005 were tabled until the August meeting.**
- 3. Report from Town Staff:** none.
4. Terry Sutton, a director of the Ragged Mountain Preserve addressed the committee and discussed the Preserve's efforts to obtain "pothole cliff" which is off Chaffeeville Road in Gurleyville, primarily for use as a site for rock climbing. Morrow noted that this rock ledge had been used for this purpose for years. The OSPC expressed support for this effort of the Ragged Mountain Preserve group.
5. Wetherell reviewed the open space aspects of two pending subdivisions.
6. The OSPC reviewed the Town's Act Concerning a Property Tax Exemption for Certain Farm Buildings. Wetherell moved, and Feathers seconded, that the OSPC recommends to the Town Council that they pass this act.
7. The OSPC also urges the Town to fill in and return the survey to assess interest in FRPP funds for 2006. This survey is useful in that it shows activity that helps the NRCS to obtain FRPP funding for the program. It was noted that there is considerable farm acreage in the town that may come on the market in the near future. Wetherell will convey these sentiments to the Town Planner.
8. Hansen's Pond and its environs were discussed. Feathers pointed out that a fundamental question is whether the Town would wish to own the pond and the dam at some time in the future.
9. The OSPC re-reviewed the maps for the Town's Plan of Conservation and Development. Wetherell will transmit the OSPC comments to the Town Planner.
- 8. The meeting adjourned at 8:35 P.M.**

Respectfully submitted

Quentin Kessel  
Secretary

To: Town Council/Planning & Zoning Commission  
 From: Curt Hirsch, Zoning Agent  
 Date: August 29, 2005



Re: **Monthly Report of Zoning Enforcement Activity**  
*For the month of July, 2005*

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	20	20	20	20	20
Certificates of Compliance issued	19	19	25	19	25
Site Inspections	81	83	51	81	51
Complaints received from the Public	5	9	4	5	4
Complaints requiring inspection	2	8	3	2	3
Potential/Actual violations found	3	6	8	3	8
Enforcement letters	21	11	8	21	8
Notices to issue ZBA forms	2	1	1	2	1
Notices of Zoning Violations issued	5	7	5	5	5
Zoning Citations issued	0	0	0	0	0

Zoning permits issued this month for single family homes = 5 multi-fm = 0  
 2005/06 Fiscal year total: s-fm = 5, multi-fm = 0

**RECREATION ADVISORY COMMITTEE  
MEETING MINUTES – June 22, 2005**

**ATTENDING:** Darren Cook, Sheldon Dyer, Frank Musiek, Howard Raphaelson  
**STAFF:** Jay O'Keefe, Curt Vincente

- A. Call to Order – Chairman S. Dyer called the meeting to order at 7:40p.m.
- B. Approval of Minutes – D. Cook moved and S. Dyer seconded that the of minutes of May 25, 2005 be approved. So passed unanimously.
- C. Co-Sponsorship Update – C. Vincente gave a brief update on the issues involving the Mansfield Little League. A formal letter of complaint has been received by the Town, which will require an investigation. Because of his involvement with the Little League as a parent helper, C. Vincente noted that he will have no involvement in the investigation. Staff members Jay O'Keefe and Bette Stern, who collectively have over thirty years of experience in dealing with youth sport groups will conduct the investigation and respond to the complainant. They have developed an outline of the procedure they will follow and have begun their initial review of the specific issues.
- D. Old Business – C. Vincente gave a brief update on outstanding Community Center construction issues, noting that a number of final punch list were completed this month, but some outstanding issues still remain. The current marketing strategies were discussed at length and the membership base was analyzed. C. Vincente discussed the membership fee proposals that he is working on for presentation to the Town Council next month. The May facility usage report was also reviewed. C. Vincente noted he has met with some of the local contractors who will be involved in the Southeast Park Restroom/Concession/Storage project. The septic design is underway and a construction scheduled is in the process of being developed. Initial site work is scheduled to begin in July.
- E. Correspondence – None
- F. Director's Report – C. Vincente noted that most of his report was covered under Old Business or will be discussed under New Business items.
- G. New Business – The Winter Quarterly Report was reviewed. C. Vincente noted the continuing growth in program participation. J. O'Keefe gave a brief report on the Spring programs and Summer program registration. S. Dyer asked whether or not we need to meet in July due to summer vacations. It was decided to cancel the July 27 meeting. C. Vincente will instead mail out the finalized membership fee proposal for the committee to review prior to the July 25 Town Council meeting.

Having no other business, the meeting was adjourned at 8:49pm.

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

Thursday, June 2, 2005

**3:30 PM**

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

- I. **MINUTES:** The minutes of the May 5, 2005 meeting were accepted as written.
  
- II. **NEW BUSINESS:**
  - A. Senior Services: P. Hope had been scheduled to present on Senior Services, but due to a scheduling conflict she was unable to attend.
  - B. "Other": none.
  
- III. **OLD BUSINESS:**
  - A. Membership recruitment status: there was continued discussion regarding departing members and an apparent lack of clarity regarding the purpose of this advisory committee. K. Grunwald stated that he sees the role of the committee to provide oversight for the department's programs and services, as well as a "voice" for the community regarding unmet needs. It was agreed that one role of the committee should be to identify pressing issues that are not being met and to then strategize to address these. Members also expressed interest in having informational segments of these meetings on programs and services of the Department. K. Grunwald will work on new member recruitment over the summer.
  - C. Proposed School Readiness Grant: Update: The school readiness grant was submitted to the State Department of Education with all four of the local accredited centers included in the grant. If awarded, this grant would start in July of this year. The grant application included an administrative line item to increase the hours of the school readiness coordinator.
  - D. Technical Assistance grant from National League of Cities: we received word that we were not awarded a technical assistance grant for the initiative: "Cities Supporting Parents of Young Children."
  - E. Action Plan: anti-poverty resources: K. Grunwald briefly reviewed the status of the action plan.
  - B. Other: none
  
- IV. **COMMUNICATIONS/REPORTS:**
  - A. Review of Department activity and other items in packet and discussion with SSD Director:
  - B. Program updates

- Early Care and Education
- Adult Services
- Senior Services
- Youth Services: there is a part-time position open in the program due to the departure of Trudy Wilson. K. Grunwald will work with the YSB Coordinator to identify staffing needs for this position.

C. Other

**V. PLANS FOR FUTURE MEETINGS**

- Set preliminary fall schedule: There is a clear interest in ongoing updates on programs and services at each meeting.

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

Respectfully submitted,  
Kevin Grunwald

TOWN OF MANSFIELD  
Solid Waste Advisory Committee  
Minutes of the Meeting  
July 14, 2005

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

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

The minutes of March 24, 2005 were reviewed and no corrections made.

Walton reported that the non-profit ReCONNstruction Center is moving from a warehouse space to a store in New Britain and will be open with regular hours sometime in August. Much of the inventory includes overstock items from stores.

Walton stated that the electronics, green building and expanded bottle bills did not make it into law this legislative session.

On June 29 Walton attended the Connecticut DEP work session on the State solid waste management plan. A consulting firm has been hired to draft the plan and this session was intended to gather input from interested parties. The DEP's goal is to have a draft prepared in the fall.

Walton stated that she toured the facility of WeRecycle, the Town's new electronics recycler. Their emphasis is on electronics refurbishment, before recycling. A poster was created for the transfer station that informs residents of where each component gets recycled. It was suggested that this poster hang in the Town Hall bulletin board.

The committee reviewed the transfer station user reports with data from August 2004 to June 2005. The findings were very similar to the data that was reviewed at the March 2005 meeting. Report A (frequency of use)- about 1,300 households use the transfer station exclusively, with another 800 users that have collection service. The vast majority frequent the transfer station once a month or less. About 37% of the users have single-family trash collection service. Report B (materials delivered) - most deliveries of trash are accompanied with a delivery of recyclables. After trash and recyclables, bulky waste is the most frequently delivered item. Report C (quantity of refuse) - 59% bring in 2 to 4 bags of trash with each visit, followed by 36% who bring one bag of trash per visit. Report D (quantity of bulky waste) - 93% of the users do not exceed 1 cubic yard of bulky waste per visit. This will have to be verified with transfer station staff. Half of these residents have trash collection service. Report E (frequency of use with quantity of refuse) - there are a few hundred households that bring in one bag of trash once per month or less. The majority bring in 2 to 4 bags monthly or less. Report F (frequency of use with quantity of bulky waste) - very small quantities are being brought in sporadically. Report G (visits by time of day) - the hours least used are last Tuesday afternoons and noon to one on Thursdays. Hultgren suggested that, as discussed at a previous meeting, making a sign to post at the transfer

station listing prices by item. The study will be winding up in the next month and staff write a report. With this new information, the committee will help re-evaluate the prepaid bag proposal.

Walton reported that the litter ordinance, which went into effect in May, has already been effectively used on a blighted property. She may also have to use it with another blighted property and an absentee landlord property with refuse littering the property.

Twelve more open-framed cans and bottles recycling containers were placed in Mansfield parks this spring and are being well used. Public works staff will be constructing another twelve this fiscal year. It was suggested that this success should be published in a solid waste/recycling journal.

This spring only twelve coupons were handed out at the transfer station on Rid Litter Day. Based on this low turnout continuing Rid Litter Day was discussed. It was decided to continue with Rid Litter Day but without the coupons. Gogarten recommended that while there needs to be better litter education and enforcement, free roadside litter disposal should be publicized in with the billing messages and on the website.

The non-profit organization, Hands Across the Water, Inc. placed a shipping container at the transfer station in the end of May and books are flowing in. The Friends of the Library have been informed for their next sale. Packing leftover books from the sale may be a good service for Southeast School's Green Thumbs Club.

Walton reported that the Festival on the Green is scheduled for Sunday, September 25 from 12-4, rain or shine. She is looking for volunteers who will be in charge of either recycling/waste set-up or working with the volunteers on the day of the event. This year the low-waste concept is being integrated into initial communication with vendors and publicity. Walton purchased easy fold-up trash containers for the event and may be making recycling banners to place throughout the Festival. She will also award certificates for food vendors on the day of the event that come prepared to produce little waste.

The use of 45 gallon cans in the trash collection service levels was again reviewed. It was decided that service levels should adhere to the 35 gallon limit as 45 gallon cans can be too heavy for the hauler to lift.

Hultgren discussed raising the refuse rates as costs are rising and the solid waste fund is still losing \$30,000 to \$40,000 per year. The proposed rate increases represent about a 5% rise. It was suggested that residents be given ample notice – beginning with a notice in the next billing (October) to go into effect January 1, 2006. Gogarten suggested that the transfer station fees could increase sooner than that if needed.

Hultgren stated that the single-family collection contract must be extended. Walton suggested that the contract be modified to exclude the hauler from putting recyclables in the trash truck hopper in order to move them to a central location. Although this practice is noted in the billing inserts, residents call occasionally concerned about them throwing out their recycling.

Walton reported that a UConn marketing student conducted and analyzed a EO Smith recycling survey this spring. An EO Smith senior will be using the survey findings to implement a recycling campaign this coming school year. Walton is working with Julie Sherman, EO Smith science teacher, and student Holly Connelly. They will be touring the trash incinerator and the recycling plant this summer. Holly will be producing a video in her video productions class to show the actual process. She will also be making a presentation to the incoming freshman and creating promotional posters.

Walton discussed recycling sneakers year round which would involve storing them for the year. It was decided due to lack of storage, to continue it as a short term spring collection only.

Walton stated that the developer for the Storrs downtown is in the process of creating sustainability guidelines. Walton made input into the preliminary draft. Another draft will be presented at the July 19 planning and design committee meeting. Gogarten expressed an interest in attending.

Hultgren stated that the transfer station permit renewal is contingent on placing a concrete pad under the refrigerators, covering tires and placing three sides on the oil recycling shelter.

Smith shared that Cambridge Mass recycles many more plastic items. The committee asked Walton to check with Willimantic Waste Paper about how much more would it cost to recycle more types of plastics.

The next meeting is scheduled for September 8. The committee agreed to resume a regular schedule of the 2<sup>nd</sup> Thursdays of the month.

The meeting was adjourned at 9:00 pm

Respectfully Submitted,

Virginia Walton  
Recycling/Refuse Coordinator

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

**ADMINISTRATION**

- Staff change: As you may recall, Kristie Beaulieu was hired to work on the Pre-disaster Hazard Mitigation Plans for our member towns. Her position was funded through a grant from FEMA. Alas, all good things must come to and end. The funding was enough to support her for 18 months – essentially until the end of FY 2005. We kept her on for a few extra weeks to do various tasks (working on the Apartment and Condominium Guide update, for example) while she was searching for a new position. We are pleased to report that she began work last Friday with the Department of Public Health. She left us in good shape with the PDHM plans. The regional component and the components for each of the nine municipalities were sent to FEMA for their preliminary review and acceptance. We should be hearing from within a month or two. After their comments have been addressed, the plans will go to each municipality for formal adoption.
- Summer Vacations: We will be short-staffed next week (August 8 – 12). Both our office manager and I will be on vacation, and, of course, we no longer have Kristie as a backup. So the office will be left in the capable hands of our Senior Planner, Jana Butts, Transit Administrator Melinda Perkins, and Intern Dagmar Noll.
- WINCOG Dues: Six towns have paid their FY 2006 dues in full as of this writing (8/3). Thank you!
- Computers: Our new computers arrived much more quickly than expected, so much of our time in July was spent in setting them up and getting files and settings transferred. We are still working on it.

**Technical assistance contracts active in FY 06:**

Contract #	Description	Status
Chaplin	Planning and zoning services	Began 1/3/05; renewed 7/1/06
Chaplin	Compensation Committee - job evaluations, descriptions, and recommended salary ranges	Almost completed
Mansfield	Mapping assistance	Almost completed
Northeast Alliance	Web site modifications	in progress
Willimantic River Alliance - OSHC partnership grant	Further web site development	began 7/05

**UPCOMING DATES OF INTEREST**

September 9 8:30 a.m. Next scheduled WINCOG meeting (location TBA)

**TRANSPORTATION**

- Regional Transportation Plan: A preliminary draft is being distributed at today’s meeting. Our hope is that, at their respective September meetings, both the RPC and WINCOG will support distributing the plan for public review and comment and setting a date for a public hearing on the plan.

**TRANSIT**

- WRTD Board Appointments: If your town is a member of the Transit District (Ashford, Columbia, Coventry, Hampton, Mansfield, and Windham), and if, within the past year, you have not submitted a letter to WRTD appointing your representative to the WRTD Board, you will soon be receiving a letter from WRTD asking you to make such an appointment, so that we have documentation for our files.
- WRTD Advertising: Have you noticed the recent advertisements in the Chronicle promoting the use of WRTD’s buses with suggestions to find “summer fun in Willimantic” (“Go jump in the lake,” “Go fly a kite,” etc.). Melinda and Dagmar set up a display of color copies of the whole set of

advertisements for a Third Thursday table in July, and they got rave reviews – even from some Windham selectman who appreciated them as a vehicle for promoting the good side of Willimantic. Thanks to Dagmar for developing the idea and the series.

**LAND USE PLANNING**

- Regional Planning Commission: The Regional Planning Commission’s August meeting was cancelled because Jana, who staffs the commission, was ill. (She should have the results of her test for Lyme disease today).
- Mansfield Plan of Conservation and Development Maps: WINCOG continues to work on these maps under contract with Mansfield. At this point, several committees’ have reviewed the maps and made changes. The maps will be available for public review this month.
- Ashford Plan of Conservation and Development Maps: Ashford’s final deliverable of the cd’s containing all digital mapping information will be delivered today.

**EMERGENCY PLANNING UPDATES**

- Department of Emergency Management and Homeland Security (DEMHS) funding: We have notified by DEMHS that regional planning organizations will be allowed to charge their audited burden, fringe and overhead (BFO) rates in developing their budgets for the use of FY 2004 Homeland Security grant funding. The regional emergency planning workgroup has not been meeting summer, but will resume in September.
- Pre-Disaster Hazard Mitigation Planning Grant – FEMA Funding through Department of Environmental Protection (DEP): Just before Kristie’s departure, Windham’s section of this plan was completed and sent to FEMA to join the rest of the plan for their review. When we have FEMA’s conditional approval, each town will be asked to adopted the regional section and the town’s individual section.

**CENSUS AFFILIATE ACTIVITIES**

- Data Requests: Staff responded to requests for data from: 1 businesses, 1 municipal staff.

**LOCAL ASSISTANCE**

TOWN	ASSISTANCE	# HOURS
Ashford	• Provided information on American Community Survey (ongoing Census survey) to First Selectman’s office.	.5
Lebanon	• Provided information on wetlands regulation to ZEO	.5
Mansfield	• Continued work on POCD maps under contract	2
Windham	• Assistance in preparation of Stream Encroachment Permit for WWP	2

**OTHER ASSISTANCE**

- Continued to participate in Willimantic Whitewater Partnership & Thames River Basin Partnership.

**MEETINGS**

- July 8 - WINCOG meeting (BB)
- 12 - Tourism District meeting / Pomfret (R. Lanzit, BB)
- 13 - CT American Planning Association workshop / Hartford (BB)
  - Meeting with Chaplin Compensation Committee / Chaplin (BB)
- 14 - Chaplin Planning and Zoning Commission/ Chaplin (JB)
- 15 - DPH Focus Area A (Preparedness Planning) / Middletown (BB)
- 21 - Willimantic Whitewater Partnership Park Design Subcommittee / WINCOG (JB)
- 26 - DEMHS FY 03 funding workgroup meeting / Middletown (BB)
- 27 - Meeting with Mansfield Dir. of Planning / WINCOG (JB, KB)
- Aug. 3 - Meeting with Chaplin Compensation Committee / Chaplin (BB)
- 4 - Meeting with Mansfield Dir. of Planning / WINCOG (JB)

*\* Time not charged to WINCOG*

**WINDHAM REGION COUNCIL OF GOVERNMENTS  
MINUTES - July 8, 2005**

A meeting of WINCOG was held on July 8, 2005 at the Windham Town Offices located at 979 Main Street in Willimantic, CT. Chairman Daniel McGuire called the meeting to order at 8:35 a.m.

Voting COG Members Present: Rusty Lanzit, Chaplin; Robert Skinner, Columbia (alt); John Elsesser, Coventry (alt); Margaret Haraghey, Hampton; Dan McGuire, Lebanon; Matt Hartt for Martin Berliner, Mansfield (alt); Michael Paulhus, Windham.

Staff Present: Barbara Buddington

Others Present: Roberta Dwyer, NE Alliance; Patrick Foley, NU; Cynthia Van Zelm, Storrs Downtown Partnership; Kevin McDonald, Chaplin resident.

### MINUTES

**MOVED by Mr. Paulhus, SECONDED by Mr. Lanzit, to approve the minutes of the 6/10/05 special meeting as submitted. MOTION CARRIED with Ms. Haraghey abstaining.**

### TRANSPORTATION

#### STIP amendments:

Proj. # 170-E184, Statewide, Replacement of Sign Structures (2 phases added as new projects in FY 2005 and FY 2006)

**MOVED by Mr. Elsesser, SECONDED by Mr. Paulhus, the STIP amendments as submitted. MOTION CARRIED UNANIMOUSLY.**

### NEW BUSINESS

Charter Communications - Municipal access: Mike Nelson, Charter Communications encouraged towns not already doing so to take advantage of the public access Channel 13 capabilities, for both town government and school systems. Charter will provide the hook-up at no cost. To install the basis system, about \$10,000 worth of equipment would be needed, or \$7,000 for a small system. He provided an extensive information packet listing towns currently participating, equipment needed, and pricing, and offered his assistance to interested towns. He noted that some towns have received small grants (\$900) from the Cable Advisory Board to purchase the modulator needed for the system. Mr. Nelson noted that the Cable Advisory Board meets monthly. He distributed a list of the number of eligible appointments from each town and urged towns to appoint representatives

Mr. Elsesser noted that Homeland Security dollars can be used to purchase equipment for such a system, as it can serve an important role in public education and notification. It may also be possible to find grant funding from other sources, particularly for a regional effort.

Mr. Elsesser also commented that the school system has been using this at minimal expense - using PowerPoint for the bulletin board, and broadcasting what was already going on in the school's system. The town of Coventry uses volunteers for the camera work and an intern to keep the information updated. He strongly encouraged other towns to consider using the municipal access channel - the citizens feel much more connected to the community. He advised anyone considering equipment purchases for this to make sure you ask for the state bid price.

Northeast Utilities - Streetlights Patrick Foley described the main elements of the June 30 DPUC final decision on the streetlight rebates issue. DPUC ruled that:

- Plant values (streetlights) are considered accurate at this time, based on audit findings.
- Towns may phase in streetlight purchases over 5 years. The purchase price quoted must be held firm for 6 months.
- Towns will receive a information on how they are currently being billed for traffic and flashing signals and cable TV power structure (Rate 115).
- Effective 1/1/06, Rate 116 (for streetlights owned by CL&P) will be reduced by 7.3% (unit charge). This decrease can be distributed to other rates, but not to Rate 117 (municipally owned streetlights). Rate 117 is frozen.
- Refunds will be recalculated by September 20. Interest calculations will be based on cost of capital at the time the error occurred. "No-date" streetlights refunds will be go back to March 1986.
- Audit report received by towns is to be released <sup>P. 104</sup> to towns by July 20.

Mr. Elsesser asked why Coventry has been experiencing such delays in getting streetlights installed (9 months). Mr. Foley said he would try to follow up on that. Mr. Elsesser also said that there are many streetlights that are out, and asked the best way to call this to the attention of CL&P. Mr. Foley advised using the CL&P web site. *[Staff note: the following information was sent after the meeting: [www.cl-p.com](http://www.cl-p.com). On the upper left side of the web page there is a section titled HOW CAN WE HELP? The streetlight repair area is the second one listed.]*

Storrs Downtown Partnership: Cynthia Van Zelm described the basic components of the Storrs Downtown project, and provided a fact sheet and brochure which contained additional information. Ms. Buddington explained that the Municipal Development Plan for the project must be approved by various state agencies. DECD will require (perhaps later this summer or in the fall) that the project be endorsed by the "regional planning agency." When a council of governments exists, all statutory functions of the regional planning agency become the function of the COG's regional planning commission. WINCOG's RPC will therefore be asked to comment on this plan's consistency with the adopted regional plan. Because of the scope of this project, the RPC will be asking the WINCOG board to support their recommendation. The information provided to the Board today is intended to give a sense of the scale and composition of the project, so that the Board will be able to take action in support of the RPC's recommendations.

At this time, the Partnership is in the process of responding to state agency comments on the municipal development plan. The local and regional process will come a little later.

In response to questions, Ms. Van Zelm noted that all of the housing planned is market rate (although they are looking into housing for graduate students); total project costs is about \$175 million - they are seeking state and federal funding to cover 12% of this; the project would generate approximately 800 new jobs (ongoing) when completed.

WINCOG Personnel Policies - Changes to Affirmative Action policy statement: With the call of the meeting, members had received recommended changes to this document. These are technical language changes to make the Personnel Policies consistent with the Affirmative Action policy required by ConnDOT. **MOVED by Mr. Lanzit, SECONDED by Mr. Paulhus, that these changes be adopted. MOTION CARRIED UNANIMOUSLY.\***

## OLD BUSINESS

Connecticut East: Ms. Buddington reminded members that there is a Tourism District meeting scheduled for the Harvest Restaurant on Tuesday at 10:00 a.m. A few members indicated that they were planning to attend. One purpose of the meeting is to have a dialogue on how the needs of the Northeast and Windham Regions might be better served.

Homeland Security and CERT: Ms. Buddington reported that Jana Butts attended the statewide Homeland Security meeting last Wednesday which provided information to towns on how to access their state-administered funds under the 2004 Homeland Security Grant.

Legislation Update: The legislation extending the conveyance tax has been signed.

## ADMINISTRATIVE ITEMS

FY 2006 Budget: The Finance Committee recommended that the working budget for FY 2006 as presented at the June 10 meeting be adopted as the working budget. **MOVED by Mr. Elsesser, SECONDED by Mr. Lanzit, that FY 2006 budget be adopted as presented. MOTION CARRIED UNANIMOUSLY.\***

**DIRECTOR'S REPORT** - written report distributed. No additional comments.

## MEMBERS FORUM

E 911 mapping: Mr. Elsesser said that he had received in late June over 80 pages of maps from the Department of Public Safety, with the request that the street address ranges be verified. The requested response date was about two weeks prior to when the maps were received. The base maps have many errors - ConnDOT's base maps are not being used. He asked that DPS representative be invited to attend the next meeting. (Mr. Paulhus said the Windham had received something similar.

Wireless internet: Mr. Elsesser said that he had been in touch with a company that will provide a 1/4 square mil hot zone for Wi-Fi, and will work with towns to provide other hot zones, such as new subdivisions. He will provide the information to WINCOG for distribution to other towns.

Homeland Security Conference Call: Mr. Paulhus reminded members that the Governor will be holding a conference call at 10:30 this morning on homeland security issues. He invited others to join him in his office to participate in this call.

**AGENDA ITEMS FOR AUGUST 5**

E911 mapping - Dept. of Public Safety

Location: Scotland - New Library? (Rusty offered Chaplin as a back-up)

**PUBLIC COMMENT** - None

There being no further business, the meeting was adjourned at 10:00 a.m.

Respectfully submitted, Barbara Buddington, staff, for Elizabeth Wilson, Secretary.

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



Martin H. Berliner, Town Manager

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

September 6, 2005

**Re: Orientation Meeting for Market Feasibility Study for Assisted Living**

Dear resident and colleague:

As you may have heard, the town has hired the firm of Brecht Associates, Inc., to conduct the market feasibility study for assisted living. The study will define the term "assisted living" very broadly in its analysis. Brecht Associates is one of the premier retirement housing consultants in the nation, and we are pleased that we have retained the firm to prepare Mansfield's study.

We invite you to attend the orientation meeting for this important project. The meeting is scheduled for **9:00 a.m. on Thursday, September 15, 2005**, and will run approximately 1.5 to 2 hours. We will hold the meeting in the council chambers at the Audrey P. Beck Municipal Building.

At the meeting, consultants Susan Brecht and Beth Wills will review their approach to the market study in some detail, and will take questions from the audience. The meeting will also help Susan and Beth become more familiar with our community.

If you plan to attend the orientation meeting, please **RSVP by September 13<sup>th</sup>** to Sara-Ann Chaine in the Town Manager's Office. You can reach Sara-Ann at 429-3336 or [ChaineSA@mansfieldct.org](mailto:ChaineSA@mansfieldct.org).

For more information on Brecht Associates, please visit the firm's website at [www.brechtassociates.com](http://www.brechtassociates.com).

I look forward to seeing you on September 15<sup>th</sup>.

Cordially,

*Matthew W. Hart*

Matthew W. Hart  
Assistant Town Manager

CC: Martin Berliner, Town Manager  
Mansfield Town Council  
Susan Brecht, Brecht Associates, Inc.  
Elizabeth Wills, Brecht Associates, Inc.

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**Mansfield Downtown Partnership**

*Helping to Build Mansfield's Future*

To: Mansfield Planning and Zoning Commission, c/o Town of Mansfield Planning Office

From: Cynthia van Zelm, Executive Director, Mansfield Downtown Partnership, Inc. *CvZ*

Re: Storrs Center Municipal Development Plan for Storrs Center

Date: September 2, 2005

---

The Mansfield Downtown Partnership, Inc., (Partnership), and the Storrs Center Master Developer, LeylandAlliance, LLC, are about to begin the local approval process for the Storrs Center Municipal Development Plan (MDP). For nearly a year, the Partnership and LeylandAlliance have been working on the MDP with the Partnership's planning consultant Looney Ricks Kiss (LRK). Work sessions were held with the Planning and Zoning Commission (Commission) and the Mansfield Town Council on December 13, 2004, and May 16, 2005.

The MDP has been approved by the state departments of Economic and Community Development, Environmental Protection, Transportation, Public Health, and the State Historic Preservation Office. The MDP was forwarded to the Connecticut Office of Policy and Management (OPM) on August 25<sup>th</sup> for final review before the local and regional review process begins. The Partnership expects OPM approval in two weeks.

Assuming OPM approves the MDP, the Partnership's goal is to have the Mansfield Town Council approve the MDP on October 11, 2005. The projected MDP approval timeline is as follows:

- September 7 – Windham Region Council of Governments Regional Planning Commission review of the MDP (Requested resolution: The Storrs Center MDP is in accord with the Windham Region Land Use Plan 2002 [adopted pursuant to Conn. General Statutes Sec. 8-35(a)].)
- September 9 – Windham Region Council of Governments review of the MDP. (Requested resolution: same as above).
- September 19 – University of Connecticut Board of Trustees review and approval of MDP.

September 19 – Mansfield Planning and Zoning Commission review of the MDP (Requested resolution: the MDP is in accord with the Mansfield Plan of Conservation and Development.)  
~over~



## Mansfield Downtown Partnership

*Helping to Build Mansfield's Future*

- October 6 – Public hearing on the MDP called and moderated by the Partnership as Mansfield's municipal development agency for Storrs Center.
- October 6 – After the public hearing, approval of the MDP by the Partnership Board.
- October 11 – Mansfield Town Council review and approval of the MDP.
- End of October – The final approval of the MDP by the Commissioner of the Department of Economic and Community Development.

To meet this timetable, and provided you are satisfied with the MDP and with the opportunities you have had to review it, the Partnership respectfully requests that you find that the MDP conforms to the Town Plan of Conservation and Development at your September 19 meeting. *A draft resolution is attached.* The timetable is contingent on OPM approval occurring within the next two weeks. The MDP is very similar to the draft MDP you reviewed and discussed with the Partnership and LeylandAlliance last December with the exception of a) minor mapping changes, b) details requested by state agencies for greater clarity, and c) the Relocation Plan. Town Planner Greg Padick will be providing excerpts from the MDP for the Commission's review. If you would like a full copy, please let Greg know.

Concurrently with work on the MDP, the Partnership and LeylandAlliance are drafting modifications to the Mansfield Zoning Regulations and map to enable the creation of Special Design Districts in Storrs Center. These modifications and design standards encompassing land use, architecture, and sustainability for the parts of the MDP area to be developed by LeylandAlliance will be submitted for your consideration in furtherance of Storrs Center. We hope to meet with the Commission at your regular meeting on October 4 to present and discuss the details of these matters.

Once approval of the MDP and the new zoning regulations are in effect, the Partnership and LeylandAlliance will obtain the necessary local, state and federal permits. LeylandAlliance, with the support of the Partnership, hopes to break ground on Phase One in late 2006.

The Partnership Board thanks the Commission for its diligent and thoughtful review of all aspects of the Storrs Center project and looks forward to working with the Commission closely over the years ahead, and particularly in the next few months. We have made great progress and appreciate the Commission's continued support.

Please do not hesitate to contact me at 429-2740 if you have any questions.

TOWN OF MANSFIELD  
OFFICE OF PLANNING AND DEVELOPMENT

---

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Planning and Zoning Commission  
From: Gregory J. Padick, Director of Planning  
Date: 9/1/05



Re: 8/25/05 draft Municipal Development Plan, Storrs Center "Downtown" project

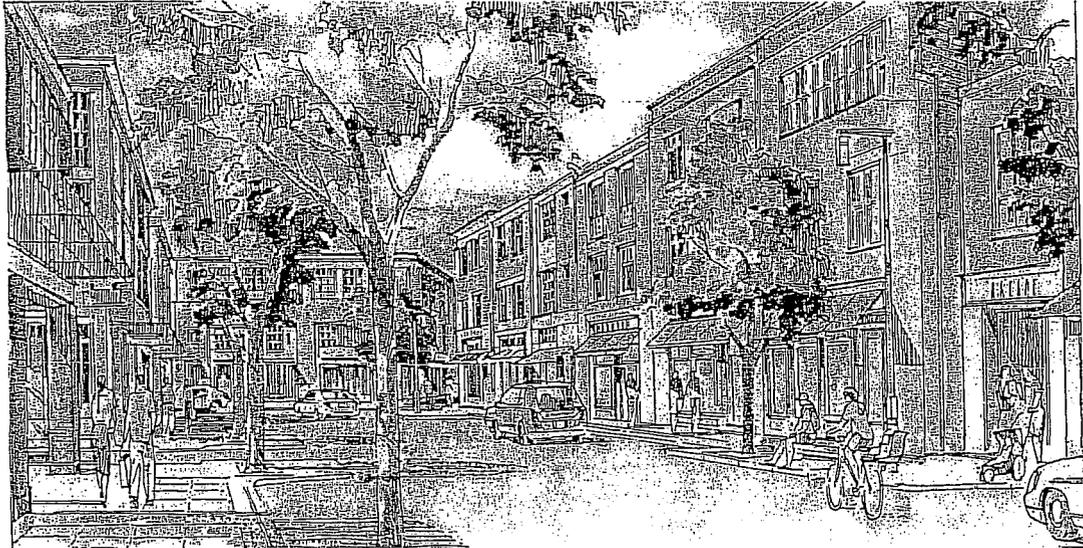
Please find attached portions of an 8/25/05 draft Municipal Development Plan for the Storrs Center "Downtown" project and a letter from Cynthia van Zelm which provides background information regarding the anticipated MDP approval process and the subsequent regulatory revisions that will be needed to implement this development. In addition, the State's guide form for PZC action on the MDP has been included in the Commission's packet.

No PZC action has been requested at the 9/6/05 meeting, but, subject to State approval, the PZC has been asked to adopt the State's Model resolution at the 9/19/05 meeting. I have begun my review of the 8/25/05 draft and, although the current draft contains more information and detail than the previous draft distributed to the PZC, there appear to be no significant changes with respect to proposed land use, planned regulatory processes and other issues of primary Commission responsibility. My review to date indicates that the subject MDP is "in accord" with Mansfield's 1993 Plan of Development and the 2005 draft update of Mansfield's Plan of Conservation and Development. PZC members have been requested to review the draft MDP and be prepared to discuss and act on the draft Plan at the 9/19/05 meeting. Ms. van Zelm also has asked the PZC to schedule a work session on draft regulation issues for its October 4, 2005 meeting.

DRAFT

MUNICIPAL  
DEVELOPMENT PLAN

---



STORRS CENTER  
MANSFIELD, CONNECTICUT

Mansfield Downtown Partnership, Inc.  
1244 Storrs Road  
P.O. Box 513  
Storrs, Connecticut 06268

STORRS CENTER ALLIANCE, LLC

LeylandAlliance LLC  
16 Sterling Lake Road  
Tuxedo, New York 10987

August 25, 2005

STORRS CENTER MUNICIPAL DEVELOPMENT PLAN

TABLE OF CONTENTS

	<u>Page</u>
A. Executive Summary .....	001
<u>Attachment:</u>	
• Project Area Map (BL Companies) (Figure 1)	
B. Environmental Conditions Reports .....	007
<u>Attachment:</u>	
• Environmental Conditions Plan (Haley & Aldrich) (Figure 2)	
C. Connecticut Environmental Policy Act (CEPA) Documentation and Environmental Impact Evaluation (EIE) .....	014
<u>Attachments:</u>	
• Correspondence from OPM Secretary Ryan dated April 28, 2003	
• Memorandum Regarding EIE Review, dated April 18, 2003 (URS)	
D. Marketability Study .....	023
<u>Attachments:</u>	
• Technical Memorandum: Downtown Mansfield Municipal Development Plan Market Study (Urban Partners)	
E. Project Area Boundary Survey Map and Legal Description .....	075
<u>Attachment:</u>	
• Sheet EX-1: Compilation Plan (BL Companies) (Figure 3)	
F. Topography .....	077
G. Present Conditions and Uses of Land within the Project Area .....	078
<u>Attachments:</u>	
• Sheet ELU-1: Existing Land Use Map (BL Companies) (Figure 4)	

- Storrs Center MDP: Biodiversity Surveys – Existing Conditions (Michael W. Klemens, LLC)
- Botanical Survey – Storrs Center Project Area (Environmental Planning Services, Inc.)

H. Existing Streets, Sidewalks, Water and Sewage Systems,  
Drainage Systems and Other Utilities.....087

Attachments:

- Sheet EU-1: Existing Utilities - Storm Drainage (BL Companies) (Figure 5)
- Sheet EU-2: Existing Utilities Sanitary Sewer (BL Companies) (Figure 6)
- Sheet EU-3: Existing Utilities - Water Service (BL Companies) (Figure 7)
- Sheet EU-4: Existing Utilities - Gas Service (BL Companies) (Figure 8)

I. Types and Locations of Proposed Land Uses .....089

Attachments:

- Project Narrative: Land Use: Mixed Use Development and Conservation in Concert
- Land Use Plan (Herbert S. Newman and Partners) (Figure 9)
- Preliminary Phasing Plan (Herbert S. Newman and Partners) (Figure 10)
- Preliminary Building Demolition Plan (BL Companies) (Figure 11)

J. Proposed Streets, Sidewalks, Water and Sewerage Systems,  
Drainage Systems and Other Utilities.....106

Attachment:

- Sheet PU-1: Proposed Streets and Schematic Utilities (BL Companies) (Figure 12)
- Sheet PU-2: Proposed Stormwater Drainage System (BL Companies) (Figure 13)
- Sheet PU-3: Proposed Sanitary Sewer and Water Service (BL Companies) (Figure 14)

K. Existing and Proposed Zoning and Subdivision Status of the Project Area .....110

Attachments:

- The Storrs Center Municipal Development Plan (MDP) and Permitting Process
- Memorandum to LRK dated June 13, 2003 regarding Mansfield MDP Permits and Approvals (URS)
- Sheet EZ-1: Existing Zoning (BL Companies) (Figure 15)
- Conceptual Site Plan - Rendered (Herbert S. Newman and Partners) (Figure 16)
- Future Development Plan (Herbert S. Newman and Partners) (Figure 17)
- Conceptual Site Plan – Large Format (Herbert S. Newman and Partners) (Figure 18)

L. Test Borings and Soils Analysis .....121

- Geotechnical Investigation (Haley & Aldrich) (Figure 19)

M. Property Acquisition .....123

- Property Acquisition Map (BL Companies) (Figure 20)

N. Property Disposition .....125

O. Appraisals .....126

P. Title Searches .....127

Q. Financing Plan .....128

R. Administrative Plan .....131

S. Relocation Plan .....134

T. Statement of Number of Jobs Anticipated to be Created and Number Types of Housing Units Available to Employees and .....152

Attachment:

- Technical Memorandum: Municipal Development Plan, Mansfield Downtown Partnership, Economic and Fiscal Impact Assessment (Urban Partners)

U. Statement of Findings .....166

V. Project Plans to Remain in Effect .....167

W. Statement of Minority Participation.....168

**FIGURES**

1. Project Area Map (BL Companies)
2. Environmental Conditions Plan (Haley & Aldrich)
3. Sheet EX-1: Compilation Plan (BL Companies)
4. Sheet ELU-1: Existing Land Use Map (BL Companies)
5. Sheet EU-1: Existing Utilities - Storm Drainage (BL Companies)
6. Sheet EU-2: Existing Utilities Sanitary Sewer (BL Companies)
7. Sheet EU-3: Existing Utilities - Water Service (BL Companies)
8. Sheet EU-4: Existing Utilities - Gas Service (BL Companies)
9. Land Use Plan (Herbert S. Newman and Partners)
10. Preliminary Phasing Plan (Herbert S. Newman and Partners)
11. Preliminary Building Demolition Plan (BL Companies)
12. Sheet PU-1: Proposed Streets and Sidewalks (BL Companies)
13. Sheet PU-2: Proposed Stormwater Drainage System (BL Companies)
14. Sheet PU-3: Proposed Sanitary Sewer and Water Service (BL Companies)
15. EZ-1: Existing Zoning (BL Companies)
16. Conceptual Site Plan - Rendered (Herbert S. Newman and Partners)
17. Future Development Plan (Herbert S. Newman and Partners)
18. Conceptual Site Plan – Large Format (Herbert S. Newman and Partners)
19. Geotechnical Investigation (Haley & Aldrich)
20. Property Acquisition Map (BL Companies)

## A. Executive Summary

### Project Background

The Mansfield Downtown Partnership, Inc. consists of representatives from the Town of Mansfield's Government, the Mansfield business community, the University of Connecticut and Mansfield residents. The Partnership was formed to promote the design and redevelopment of Storrs Center, being considered the Downtown area of Mansfield, Connecticut located on the easterly side of Route 195/Storrs Road, across from the University of Connecticut main campus. The redevelopment of Storrs Center is the Town of Mansfield's priority project, addressing its mission of continuing to improve the quality of life for Mansfield residents. The University has also articulated a policy that the beneficial redevelopment of Storrs Center would further its institutional mission.

The Partnership commissioned the preparation of a concept master plan for the area of downtown Mansfield to be known as Storrs Center which culminated in the completion of the "Downtown Mansfield Master Plan, May, 2002" (the "Master Plan"). The Master Plan recommended that the Mansfield Town Council create a municipal development corporation under Chapter 132 of the Connecticut General Statutes to act as a municipal development agency charged with both the preparation and implementation of a Municipal Development Plan for Storrs Center satisfying the requirements of Connecticut General Statutes section 8-189 (the "MDP"). In May, 2002, the Mansfield Town Council by unanimous vote designated the Partnership as the municipal development agency for the Town of Mansfield pursuant to Chapter 132 of the Connecticut General Statutes.

In furtherance of its interest in facilitating the redevelopment of its property located in the Storrs Center project area, the University commissioned Baystate Environmental Consultants, Inc. to prepare an "Environmental Impact Evaluation for the Proposed Graduate Student Apartments and Downtown Mansfield Master Plan Projects, Storrs, Connecticut" (the "EIE") pursuant to Connecticut General Statutes section 22a-1 *et seq.* The EIE studied a wide array of environmental issues relating to the potential redevelopment of Storrs Center. On April 28, 2003, the Secretary of the Connecticut Office of Policy and Management approved the EIE, subject to two conditions. The first condition required that the stormwater management system be approved by state agencies. The second condition required that a municipal development plan be prepared pursuant to Chapter 132 of the Connecticut General Statutes.

The Partnership engaged the firm of Looney Ricks Kiss Architects, Inc. ("LRK") and various subconsultants including EDAW Inc., Urban Partners and URS Corporation to assist the Partnership in the preparation of the MDP. In May, 2003, the Partnership released to the public a "Request for Developer Qualifications and Concepts (RFQ), Downtown Mansfield Municipal Development Plan, Mansfield, Connecticut" ("RFQ"). The purpose of the RFQ was to solicit written qualifications and concepts from development organizations interested in being designated the master developer for Storrs Center. The RFQ pertained to certain parcels of land located near Connecticut State Route 195 across from the campus of the University of Connecticut.

The RFQ provided that, once selected, the master developer would participate with the Partnership and the Partnership's consultants in the conceptual design of Storrs Center and the preparation of an MDP and ultimately in implementing the MDP by developing a project in a manner consistent with the MDP.

### The Master Developer

Storrs Center Alliance LLC worked with various real estate, planning, architectural, engineering and legal professionals to prepare materials responsive to the RFQ and to participate in interviews with the Partnership. LeylandAlliance LLC, a real estate development firm based in Tuxedo, New York and specializing in traditional neighborhood development, is the sole member of Storrs Center Alliance LLC. At the conclusion of the Partnership's review of qualifications from the various entities that responded to the RFQ, the Partnership selected Storrs Center Alliance LLC to be the master developer for the Project.

The Master Developer team consists of several professional firms including The Village People, a division of Intrawest (retail village planning); Herbert S. Newman and Partners (planning and architecture); BL Companies (civil engineering and environmental site assessments); Robinson & Cole LLP (legal counsel); Michael W. Klemens LLC (environmental planning); Environmental Planning Services (wetlands and habitat studies); and Desman Associates (parking consultants).

### The Development Agreement

The Partnership and the Master Developer entered into a development agreement on August 3, 2004 (the "Development Agreement"). The Development Agreement set forth various obligations of the Partnership and the Master Developer relative to the Project. Among other things, the Development Agreement established a schedule for the completion of the MDP, and addressed certain agreements with the University.

The Development Agreement also addressed other permits and approvals that are anticipated to be needed to complete the Project; outlined a new zoning district that will be created for the Project Area; addressed the timing and costs of construction of the Project; and the transfer of real property involved in the Project. The Development Agreement also identified numerous ways in which the Master Developer and the Partnership will cooperate to achieve completion of the Project.

### Environmental Conditions Reports

Numerous environmental reviews have been performed on the Project Site. In addition to the EIE that was completed by Baystate Environmental, the following field work was completed: wetlands and watercourse delineations; wildlife studies; vegetative analyses; geotechnical studies; environmental site assessments; and soils analyses. All of this work created a very strong framework for project site planning.

## Project Overview

The goal of the Storrs Center project is to create a mixed-use village at the crossroads of the town of Mansfield and the University of Connecticut. The Project Area represents an assemblage of parcels amounting to approximately 51 acres (see Figure 1 for Project Area Map). The developed area of the new village will occupy about 15 acres of the overall site. Of the remaining portion of the site, approximately 30 acres would be reserved for conservation as part of an effort to establish an environmentally balanced and intelligent approach to the use of the land.

The approximate 15 acre core development area largely overlies previously developed property. The project will be a mixed-use concept designed to create a vibrant Main Street experience within a shared public realm, as well as a more residentially oriented area with limited commercial use. Structured and surface parking will be provided in accordance with the plan to support the needs of the various neighborhoods. Like the modern downtown Storrs Center is meant to be, civic uses will permeate the project. Included throughout the development area will be public open spaces, including the town square, streets, sidewalks, and small plazas and terraces, contributing to the varied experience of the public realm that is essential to the viability and sustainability of the mixed use community.

The undeveloped area will remain a conservation zone that includes both uplands and wetlands. Delineation of the proposed conservation zone has provided a method to balance development with protection of two wetlands areas and a vernal pool on the east side of the site in a manner which will protect water resources and allow for proper management of stormwater discharge. Simultaneously, the conservation area will be an asset to the experience of life in the developed area and a constant reminder of the landscape that is characteristic of this area of Connecticut. Views from the commercial mixed use zone and the residential mixed use zone will open up the developed area to this preserved natural environment. The plan provides limited access points from the developed area to quiet, low impact paths within the upland areas, offering local residents and visitors an opportunity to enjoy this natural preserve and get some exercise.

At completion, the Project will consist of a total of 500-800 residential units, with a mix of market rate rental dwelling units and for-sale dwelling units; 150,000-200,000 square feet of retail and restaurant uses; 40,000-75,000 square feet of commercial office space; and 5,000-25,000 square feet of civic and community uses. A preliminary parking needs analysis suggests that spaces for approximately 1,500 cars will need to be provided for the project, including on-street parking spaces, surface parking lots and parking structures. Parking will be carefully designed so that it will be as unobtrusive as possible. Parking is discussed further below.

Following the approval of the MDP, the Partnership and the Master Developer will apply jointly for approval of a new zoning district for Storrs Center. The new zoning district is expected to be a special design district, which will include a special zoning permit process designating the Mansfield Town Planner as the official responsible for determining compliance with the SDD regulations. The SDD district would also include design guidelines. This MDP includes a summary of the anticipated provisions of the new zoning district, and an outline of the design guidelines prepared by LRK.

## Project Phasing

It is currently anticipated that the project will contain four basic phases. At present, the proposed phases are intended to be flexible and may be modified as the plan unfolds. A certain amount of flexibility in final project phasing is necessary to respond to requirements of design, construction, project absorption, marketing, financing and other logistical factors influencing the physical build-out of the plan.

The first phase of the project will begin in the vicinity of the town square, which has been conceived as the focal point of the community. Phases may eventually overlap and contain components that will be constructed simultaneously in order to respond to the needs of the community. Development of parking spaces will be carefully coordinated with the phasing of the project so that the provision of parking does not fall behind the development of the other programmatic components.

## Streets

Within the Storrs Center project, the street will be the organizer and collector of community life for those who inhabit the project as well as those who arrive by car or otherwise to work and play here. It is essential that the streets successfully accommodate traffic movement while providing a character and sense of place to the town center. In this regard, Storrs Road is the most important of the streets, functioning simultaneously as the key traffic thoroughfare to and through the downtown as well as the main civic street of the town. The stretch of Storrs Road between Mansfield Road and S. Eagleville Road serves as the common thread shared by nearly all of the major, civic functions of Mansfield, including the University of Connecticut, the high school, the town hall, the community center via its connection to town hall, the post office, and the current downtown shopping district. Yet the current character of the road is of a highway that passes through the town with little recognition of its additional role as the main street of the town. High amongst the goals of the project is an effort to explore the improvement of Storrs Road in this area with respect not only to critical traffic and transportation design but also with respect to its character as one of the most important civic, community, and activity spaces of both the present and future Storrs town center.

## Parking

Parking is a key driving component of the Storrs Center project because of the need to provide for both residents and visitors. Ample parking is essential to the success of the mixed use neighborhood and the many uses that function together to provide its sense of vitality and activity. Parking analysis is ongoing and will be developed in conjunction with further refinement of the plan and the program for the neighborhood. Using various types of parking spaces and a shared use methodology, the project seeks to provide a minimum number of spaces that provides ample parking for the project but which does not unnecessarily exaggerate the number of spaces needed, resulting in unneeded expenditures, unused parking spaces, and loss of critical project space to unused garages.

Parking will be provided in three to four different forms, including:

*Parallel, on-street parking* will be located on one or both sides of the streets of the project in front of stores and houses. This is a key element in the project. Its goal is to make each part of the new downtown as accessible as possible. It distributes some of the parking load.

*Surface parking* will be limited to locations behind buildings and will serve only the occupants of the housing in those buildings.

*Structured parking* will be provided in one free-standing parking garage to be located in Neighborhood 1 and in parking garages placed below buildings and surrounding grade.

*Satellite parking* refers to opportunities for less costly off-site parking that may be provided for longer term parking needs while allowing on-site parking to focus on more active needs of the neighborhood and community. Users of such parking might include graduate students, faculty, or other residents who seldom use their vehicles and do not necessarily need to have them located in lots within the center of the project.

### Sustainable Development

Sustainable development has been defined generally as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Such a definition entails not only an effort to curtail and clean up pollution but a broad strategy of balancing the creation of sustainable human communities with the protection and preservation of natural resources. In the context of development, pursuit of these goals involves decisions about what kind of development should occur, where it should occur, and how it should relate to the network of human communities and to surrounding natural ecosystems. Storrs Center is designed to steward the physical environment – as well as the residential, business and civic ones – so prudently that a lasting sense of community will endure.

One of the fundamental underpinnings of this project is the creation of a meaningful, vital place that relates properly to the surrounding town and university as well as the surrounding natural environment. Its success over time will depend on the sense of community that it provides both amongst its occupants and with its neighboring communities and natural environments.

The design process for Storrs Center began with an in-depth study of the overall development area and the natural environment within and adjoining this area. As a result of this study it was determined that most of the development area should be protected as a conservation zone. Construction will be concentrated along Storrs Road, on a previously developed portion of the site, thereby allowing preservation of much of the remaining site – and protecting the existing ecology – especially the two wetland basins, the vernal pool and the plant and animal life they support. The MDP includes additional detail on the Project's commitment to sustainable development.

### Agreements with the University of Connecticut

The University owns several parcels of land located within the Project Area. The Master Developer has signed a letter of intent with the University for the acquisition of property interests in certain land owned by the University. The Master Developer and the University are also negotiating a definitive purchase and sale agreement for the land.

The University owns and operates a water supply system and a water pollution control facility that provides water supply and sanitary sewer services, respectively, to the Storrs Center area of Mansfield. The University has stated its commitment to fully serving all water supply and sanitary sewer needs arising from the Project. The Master Developer and the University have entered into negotiations for a definitive water supply agreement and a definitive sanitary sewer service agreement for the Project.

### Project Financing

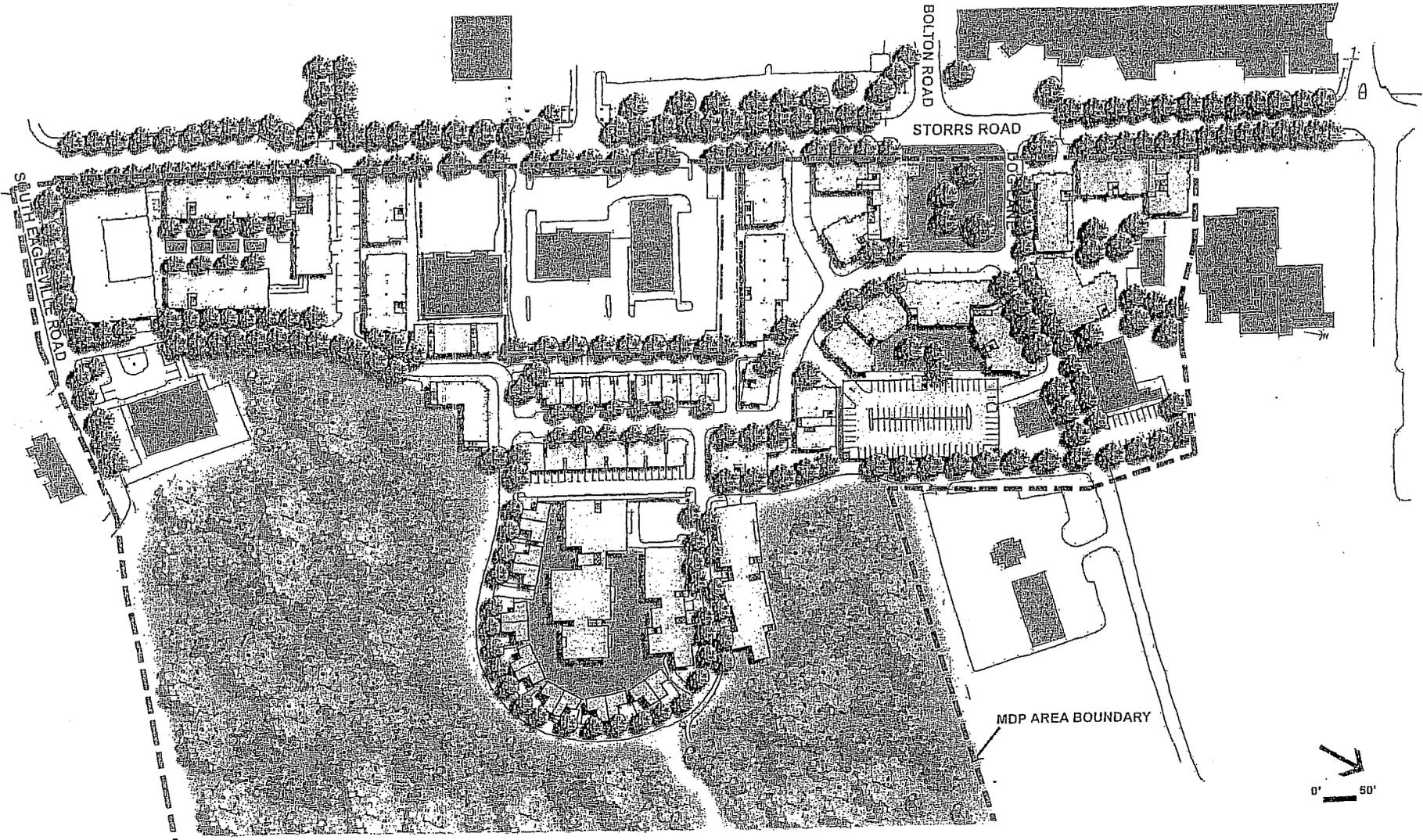
The anticipated public and private investments and activities associated with the development of Storrs Center will involve an estimated total investment of approximately \$165.2 million. This total project cost reflects a consolidation of all project development costs, including parking, traffic, infrastructure, residential, retail, office and other commercial uses.

In brief, of the \$165.2 million total project cost, approximately \$145.2 million, or 88%, will be funded through private sources while the balance of \$20 million, or 12%, will be sought from public sources. The public funding of up to \$20 million is proposed to be provided through various public funding sources at the federal, state and local levels, and will be utilized for purposes of funding public infrastructure improvements. The total cost of such infrastructure improvements is approximately \$55.9 million. The balance of the infrastructure improvements, amounting to \$35.9 million, will be completed using private funding. Therefore, the public funding being requested for public infrastructure represents approximately 36% of the total public infrastructure cost, while the majority of the public infrastructure cost (64%) would be paid for through private funding sources.

### The Partnership's Role in Project Implementation

As the designated development agent for the Town of Mansfield, the Partnership will oversee the completion of the MDP and the implementation of the Project, as provided for in the Development Agreement. The Partnership employs a full-time executive director, Cynthia van Zelm. The Partnership has over 280 individual, business and organization members, an 18 member board of directors and six standing committees: Advertising and Promotion, Business Development and Retention, Finance and Administration, Membership Development, Planning and Design, and Nominating.

The Partnership maintains all records, papers and other documents relating to the Plan and the Project in accordance with the requirements of the regulations and requirements of the Department of Economic and Community Development for administration of a Municipal Development Plan. The Partnership holds regular meetings that are open to the public. Through the organization of the Partnership, including its staff, board and committees, the Plan is positioned for successful completion.



P.123

THIS PLAN REPRESENTS A CONCEPTUAL DESIGN FOR STORRS CENTER. STREET CONFIGURATIONS, DIMENSIONS AND BUILDING SHAPES AND LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE. THE CONCEPTUAL PLAN IS PROVIDED IN ORDER TO DESCRIBE THE INTENDED NATURE AND CHARACTER OF THE PROJECT.

**CONCEPTUAL SITE PLAN**  
 STORRS CENTER MANSFIELD CT  
 HERBERT S. NEWMAN AND PARTNERS P.C.  
 FIGURE 16

DECD - 26B

Rev.

10/01

STATE OF CONNECTICUT

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT  
505 Hudson Street

Hartford, Connecticut 06106

GUIDE FORM FOR

MUNICIPAL AND/OR ZONING COMMISSION APPROVAL

Certified Resolution of the Municipal Planning Commission (or Municipal Planning and Zoning Commission) finding that the Project Plan is in accord with the plan of development for the municipality.

WHEREAS, the project plan for the proposed

\_\_\_\_\_

(name of project)

was prepared by the

\_\_\_\_\_

(name of municipality and development or implementing agency)

pursuant to the provisions of Chapter 132 of the Connecticut General Statutes or Chapter 588/ of the Connecticut General Statutes;

WHEREAS, the provisions of Chapter 132 and Chapter 588/ require that the project plan be referred to the planning commission of the municipality for a determination whether such plan is in accord with the plan of development for the municipality;

NOW THEREFORE, the

\_\_\_\_\_

(name of municipal planning and/or zoning commission)

hereby resolves:

That the Project Plan for the proposed

\_\_\_\_\_

(name of project)

is in accord with the plan of development for such municipality;

CERTIFICATE

I hereby certify that this resolution was duly adopted at a meeting of

the \_\_\_\_\_ held

(name of municipal planning and/or zoning commission)

\_\_\_\_\_ 20 \_\_\_\_\_, that it is on record,

(date)

and that it has not been modified nor rescinded whatsoever.

SEAL

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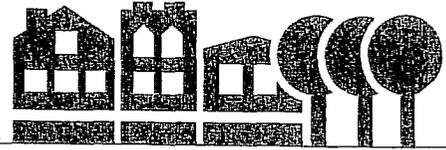
Date

Secretary

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INTENTIONALLY



**Mansfield Downtown Partnership**

*Helping to Build Mansfield's Future*

August 14, 2005

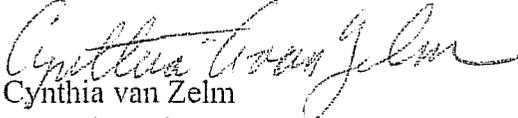
Mr. Martin H. Berliner  
Town Manager  
Town of Mansfield  
4 S. Eagleville Road  
Mansfield, CT 06268

Dear Mr. Berliner:

Enclosed please find a copy of the Mansfield Downtown Partnership's ("Partnership") Bylaws as amended by the Partnership membership at its June 7, 2005 Annual Meeting. During discussion of designation of the Partnership by the Mansfield Town Council ("Council") as its municipal development agent for Storrs Center in May 2002, the Council requested that it be informed of changes to the Partnership's Bylaws. The specific changes made on June 7, 2005 and June 12, 2003 are noted on the first page of the Bylaws.

If you have any questions, please do not hesitate to contact me at 429-2740.

Sincerely,

  
Cynthia van Zelm  
Executive Director

Enclosure

June 7, 2005

Approved by Mansfield Downtown Partnership Board of Directors on September 3, 2002

Approved by Mansfield Downtown Partnership General Membership on September 26, 2002 at its Annual Meeting

Article III, MEMBERS, Section 4 Annual Dues revised by Mansfield Downtown Partnership General Membership on June 12, 2003 at its Second Annual Meeting

Article V, BOARD OF DIRECTORS, Section 2 and Section 5, and Article VII, OFFICERS, Section 3 revised by Mansfield Downtown Partnership General membership on June 7, 2005 at its Fourth Annual Meeting

**BYLAWS**  
**of**  
**MANSFIELD DOWNTOWN PARTNERSHIP, INC.**

These Bylaws are in accordance with the Certificate of Incorporation of the Mansfield Downtown Partnership, Inc., and they establish the governing structure for the Partnership. The Certificate of Incorporation shall take precedence in any conflict between these Bylaws and the Certificate of Incorporation.

**ARTICLE I**

**PRINCIPAL OFFICE AND REGISTERED AGENT**

Section 1. Principal Office. The principal office of the Mansfield Downtown Partnership, a not-for-profit corporation incorporated under the laws of the State of Connecticut (hereinafter the "Partnership"), shall be at 1244 Storrs Road, Town of Mansfield, Connecticut. Books and records of the Partnership shall be accessible from the Principal Office.

Section 2. Other Offices. The Partnership may have such other office or offices, at such suitable place or places within Mansfield, as may be designated from time to time by the Board of Directors of the Partnership.

Section 3. Registered Agent. The Partnership shall have and continuously maintain a registered office in the State of Connecticut, which may be identical with the principal office, and the Board of Directors of the Partnership shall appoint and continuously maintain in service a registered agent in the State of Connecticut who shall be an individual resident of the State of Connecticut or a corporation, incorporated under the laws of Connecticut, whether for profit or not for profit.

**ARTICLE II**

**PURPOSES**

The Mansfield Downtown Partnership is a not-for-profit corporation organized to operate exclusively for charitable and educational purposes within the meaning of Section 501 (c) 3 of the Internal Revenue Code of 1986 (or corresponding provision of any future United States Internal Revenue law) and, more specifically:

a) To promote the rehabilitation, and public use of the Town of Mansfield's Storrs Center, King Hill Road and Four Corners areas, including the commercial enterprises and residences of those areas;

b) To take remedial actions to enhance the Town of Mansfield's Storrs Center, King Hill Road and Four Corners areas through land use planning, public improvements and education, and thereby promote public use, contribute to community betterment, and enhance the social welfare while lessening the burdens on Mansfield's government;

c) To disseminate information and promote interest in the Town of Mansfield's Storrs Center, King Hill Road and Four Corners areas;

d) To hold meetings, seminars, and other activities for the instruction and education of members and the public;

e) To aid, work with, and participate in the activities of other organizations, individuals, and public and private entities located within and outside the Town of Mansfield engaged in similar purposes;

f) To solicit, receive and administer funds for educational and charitable purposes, and to that end to take and hold by bequest, devise, gift, grant, purchase, lease or otherwise, either absolutely or jointly with any other person or corporation, any property, real, personal, tangible or intangible, or an undivided interest therein, without limitation as to value; to sell, convey or otherwise dispose of any property and to invest, reinvest or deal with the principal of the income thereof in such manner as, in the judgment of the corporation's directors, will best promote the purposes of the corporation without limitation, except such limitations, if any, as may be contained in the instrument under which such property is received, the by-laws of incorporation, or any such laws thereto.

### ARTICLE III

#### MEMBERS

Section 1. Members. Membership in the Partnership shall consist of individuals, organizations, and businesses that pay annual dues. Membership is open to persons of any race, color, gender, sexual orientation, national origin, ethnicity, or religion.

Section 2. Special Members. The Partnership has the authority to create categories of Special Members and dues that may include, but not be limited to, supporters, contributors, patrons, sponsors, corporations, and affiliates.

Section 3. Friends. The Partnership has the authority to create a category of Friends of the Partnership which is open to individuals, organizations, and businesses. Friends are not subject to the same eligibility requirements as members. Friends have no voting privileges.

Section 4. Annual Dues. The initial schedule of annual dues for all classes of members is as

follows: Student, \$10; Senior (over 60 years of age), \$10; Individual, \$15; Business/Organization, \$50; Patron, \$200; Sponsor, \$1,000. Subsequent modifications to dues shall be approved by the membership under the provisions of Connecticut General Statute Section 33-1057 (b) by the affirmative vote of at least two-thirds of the members of each class of member, voting as a class, to which the levy of dues applies.

Section 5. Membership Eligibility. An individual, organization, or business may become a member by filing an application in such form as the Board of Directors shall prescribe, and subject to the payments of such dues as the Partnership may establish pursuant to Article III, Section 4. All those deemed eligible shall, upon written application, be members of the Partnership. Members must either reside in the Town of Mansfield, pay taxes to the Town of Mansfield, own or operate a business in the Town of Mansfield, own residential or business property in the Town of Mansfield, be an employee of a Mansfield-located business, or be affiliated with the University of Connecticut as a student, alumnus, or current or former faculty and staff.

Section 6. Board of Directors. The Directors are members of the Partnership and as such, pay membership dues as individual members.

Section 7. Resignation. Any member may resign from membership in the Partnership upon giving written notice thereof to the Secretary of the Partnership. Members who resign from membership shall not be entitled to any refund of dues paid.

Section 8. Voting Rights. All individual members and one designated representative of each organization or business, which has registered as an organization or business member and whose financial obligations are current, has the right to vote at the annual and special membership meetings. An individual and his or her business can hold membership but may only have one vote. An employee of a business has one vote if she or he is an individual member.

Section 9. Cancellation of Membership. Failure to pay dues within thirty days following receipt of a written notice that sixty days have passed since dues were payable, will result in cancellation of membership. Reinstatement of canceled membership shall require reapplication and submission of past unpaid and present annual dues.

Section 10. Responsibility for Debts. Members of the Partnership shall have no responsibility, as members, for any debts, obligations, or liabilities of the Partnership.

## ARTICLE IV

### MEETINGS OF MEMBERS

Section 1. Annual Meeting. The annual meeting of the members of the Partnership for the election of Directors, to review the activities of the Partnership, to receive reports, and for the transaction of other such business as may properly come before such meeting shall be held in June of each fiscal year. The agenda for the annual meeting shall consist of the reports of officers and committees, the election of Directors, and such other business as the Board of

Directors may decide appropriate. Members of the Partnership may have items for discussion and/or actions placed on the agenda by submitting a written petition signed by no fewer than ten members of the Partnership fifteen days prior to the Annual Meeting. Failure to hold an annual meeting as herein prescribed shall not affect otherwise valid Partnership acts. In the event of such failure, a substitute annual meeting may be called in the same manner as a special meeting.

Section 2. Special Meetings. Special meetings of the membership may be called at any time by order of the President with the approval of three members of the Executive Committee. A special meeting of the membership may also be called by a written petition of no less than twenty percent of the members entitled to vote. The petition must be presented to the Secretary and must identify the specific items to be addressed at the special meeting of the membership.

Section 3. Date, Time, and Place, of Meetings. Each meeting of the members of the Partnership shall be held at the Partnership Principal Office in Mansfield or as needed at another site in Mansfield, and on the date and time specified in the notice.

Section 4. Notice of Meetings. Notice of the Annual Meeting and special meetings of the membership shall be mailed to each member, addressed to such member's residence or usual place of business, not less than twelve nor more than thirty days before the day on which the meeting is to be held, or sent by facsimile or electronic mail to such address or delivered to such member personally, not later than ten days before the day on which the meeting is to be held. Notice will also be placed on the Partnership's website not later than five days before the day on which the meeting is to be held and may also be sent to a local newspaper. Each such notice shall state the purpose or purposes of the meeting, the date, time and place of such meeting, and by whose order it was called. If a Bylaw is to be acted upon, the proposed action must be described in the notice of the meeting.

Section 5. Quorum. The presence, in person, at any meeting of the members of not less than 25 of the members entitled to vote shall be necessary and sufficient to constitute a quorum for the transaction of business.

Section 6. Organization. At each meeting of the members, the President of the Board of Directors, or, in the case of the President's absence, the Vice President, shall act as Chairperson thereof. The Secretary, or, in the case of the Secretary's absence, the person whom the Chairperson of the meeting shall appoint as Secretary of the meeting, shall act as such.

Section 7. Voting. Unless otherwise required by law, each member present, in accordance with Article III, Section 8 hereof, shall be entitled to cast one vote on the matters of the election of the Board of Directors, amendments to the Bylaws, and modifications to annual dues. At each meeting of the members, all matters shall be decided by affirmative vote of the majority of the members present at such meeting in person, except those matters which are otherwise expressly regulated by law or by any other Section hereof.

Section 8. Minutes of Meetings. The Secretary shall keep regular minutes of membership proceedings and such minutes shall be placed in the minute book for the Partnership, at the Principal Office.

## ARTICLE V

### BOARD OF DIRECTORS

Section 1. General Authority. The Board of Directors of the Partnership shall manage, supervise, and control the business, property, and affairs of the Partnership. The Board shall be vested with the powers possessed by the Partnership itself, including the powers to determine the policies of the Partnership and prosecute its objects and purposes, to appoint and remunerate agents and employees, to disburse the funds of the Partnership, and to adopt such rules and regulations for the conduct of its business, responsibility, and authority as shall be deemed advisable, insofar as such delegation of authority is not inconsistent with or repugnant to the Certificate of Incorporation or Bylaws of the Partnership, in their present form or as they may be amended, or to any applicable law.

Section 2. Number of Directors. The Board of Directors of the Partnership shall consist of up to eighteen members. The Board shall be composed of three directors appointed by the President of the University of Connecticut; three appointed by the Town Council of Mansfield, Connecticut; and three appointed by the Mansfield Business and Professional Association. There will also be three ex-officio voting members of the Board of Directors: the Mayor of the Town of Mansfield; the Provost of the University of Connecticut; and the Chairman of the Mansfield Business and Professional Association Executive Committee. The Nominating Committee shall nominate directors for the remaining directorships to be elected by the members at the annual meeting. All proposed directors shall be considered by the Nominating Committee in accordance with Article VI, Section 3. The Partnership may, by amendment to these bylaws, either increase or decrease the number of Directors.

Section 3. Qualifications of Directors. All Directors shall be at least 18 years old and residents of the State of Connecticut.

Section 4. Initial Board of Directors. The initial Board of Directors are appointed by the Incorporators of the Partnership for a term to expire on September 30, 2002. The initial board of twelve directors shall be composed of a minimum of two directors each from the University of Connecticut, Town of Mansfield, and the Mansfield business community. The ex-officio members, in accordance with Article V, Section 10 hereof, shall also serve on the initial Board of Directors. At the completion of the term of the initial board, six directors shall be elected by the membership in accordance with the provisions of Article V, Sections 2, 5 and 6, hereof.

Section 5. Term of Office. Each Director shall serve for a three-year term, except that for the first election held pursuant to these Bylaws, one-third of the Directors appointed and elected shall be for a one-year term, one-third of the Directors shall be for a two-year term, and one-third of the Directors shall be for a three-year term in order to facilitate a staggered election of the Board as provided herein. In addition to any shorter terms, no Director, with the exception of the ex-officio members, will serve more than two consecutive three year terms.

Section 6. Determination of Directors. The directorships shall be divided into three classes in

accordance with Article V, Section 5 hereof; so that one-third of such directorships are filled each year at each annual meeting of the members except that for the first election held pursuant to these Bylaws, all of the directorships shall be filled in accordance with Article V, Sections 2 and 4 hereof.

Section 7. Resignation. Any Director may resign at any time by delivering a written resignation to the President. Such resignation shall take effect at the time specified therein, or, if no time is specified, at the time of acceptance thereof as determined by the President or Board of Directors.

Section 8. Removal. Directors, who have been elected by the members, may be removed by a two-thirds vote of the members entitled to vote for the election of any such director at any regular or special meeting of the members at which a quorum is present. With the exception of the ex-officio members, Directors who have been appointed pursuant to Article V, Section 2 may be removed by a two-thirds vote of the Directors at any regular or special meeting of the Board of Directors at which a quorum is present. No Director may be removed except for cause, which shall be limited to: (1) violation of these Bylaws or (2) engaging in any other conduct prejudicial to the best interests of the Partnership or (3) failure to comply with the Conflict of Interest Policy (Exhibit A). Such removal may occur only if the Director involved is first provided (1) with adequate notice of the charges against him or her in the form of a written statement of such charges and of the time and place of the meeting of the membership or Board of Directors, as appropriate, scheduled for the purpose of hearing or considering such action, sent by certified or registered mail to the last known address of such Director, or by delivery in person to the personal residence or place of business of such Director, and (2) an opportunity to appear before the membership or Board of Directors, as appropriate, or forward a written statement thereto in presentation of any defense of such charges, no sooner than thirty days after the sending of such notice. In these regards, the membership or Board of Directors, as appropriate, shall act on the basis of reasonable and consistent criteria, always with the objective of advancing the best interest of the Partnership.

Section 9. Vacancies. Whenever the number of Directors shall for any reason be less than the authorized number, a successor to fill the vacancy shall be chosen by the Directors for a term ending on the date the predecessor's term was to expire.

Section 10. Ex-Officio Members. Ex-officio members of the Board of Directors shall consist of the Mayor, Town of Mansfield; Chancellor, University of Connecticut; and Chairman, Mansfield Business and Professional Association Executive Committee. Ex-officio members of the board shall have full voting privileges.

Section 11. Regular Meetings. Regular meetings of the Board of Directors for the transaction of such business as may properly come before it may be held each month on such days and at such places as shall be designated by the President, or, in the President's absence, by the Vice President or by the Treasurer.

Section 12. Special Meetings. Special meetings of the Board of Directors may be called at the direction of the President or by a majority of the Directors then in office, to be held at such time, day, and place as shall be designated in the notice of the meeting.

Section 13. Notice. Notice of each meeting of the Board of Directors shall be mailed to each Director, addressed to such Director at the Director's residence or usual place of business, not less than seven or more than twenty days before the day on which the meeting is to be held, or given orally or by facsimile or by electronic mail to such address or delivered to such Director personally, not later than five days before the day on which the meeting is to be held. Notice will also be placed on the Partnership's website not later than ten days before the day on which the meeting is to be held and may also be sent to the local newspaper. Each such notice shall state the purpose or purposes of the meeting, the time, date, and place of such meeting, and by whose order it was called.

Section 14. Quorum. The presence at any meeting of the Board of Directors in person of a majority of the Board for the duration of the meeting shall be necessary and sufficient to constitute a quorum for the transaction of business; provided, however, that any such quorum shall include the President or the Vice President or the Treasurer. If less than such number of Directors is present at such meeting, a majority of the Directors present may adjourn the meeting without further notice. In the absence of a quorum, any action taken shall be advisory only, but may become valid if subsequently confirmed by a majority vote, in conformance with the quorum requirements, of the Board of Directors.

Section 15. Organization. At each meeting of the Board of Directors, the President, shall act as Chairperson thereof, or, in the case of the President's absence, the Vice President, or, in the case of the Vice President's absence, the Treasurer. The Secretary, or, in the case of the Secretary's absence, the person whom the Chairperson of the meeting shall appoint as Secretary of the meeting, shall act as such.

Section 16. Voting. At all meetings of the Board of Directors, except as at the time otherwise expressly required by law, or by any other section hereof, all matters shall be decided by the vote of a majority of the Directors present at the meeting. The members of the Board of Directors shall act only as a Board and the individual members thereof shall have no power as such.

Section 17. Executive Session. The Board of Directors and the Executive Committee may enter executive session for discussion of any matters, not otherwise prohibited by law. Any actions taken, resolutions adopted, or contracts committed following an executive session shall be reported in the minutes of the related or subsequent meeting, and each Director's vote, if any, shall be included.

Section 18. Annual Reports. The Board of Directors shall present at each annual meeting of the members of the Partnership such reports as at the time may be required by law.

Section 19. Telephonic Participation. A Director or member of a committee of the Board of Directors may participate in a meeting of the Board of Directors or of such committee by means of a conference telephone or similar communication equipment enabling all Directors participating in the meeting to hear one another, and participation in such a meeting shall constitute presence in person at such meeting.

Section 20. Minutes of Meetings. The Secretary shall keep regular minutes of Board of Directors proceedings and such minutes shall be placed in the minute book for the Partnership, at the Principal Office.

## ARTICLE VI

### COMMITTEES

Section 1. Executive Committee. There shall be an Executive Committee of the Board of Directors, the membership of which shall not exceed six in number and shall consist of the President, the Vice President, the Treasurer, the Secretary, the Chair of the Finance and Administration Committee, and one other member nominated by the President and approved by the Board of Directors. During the intervals between meetings of the Board of Directors, the Executive Committee shall possess and may exercise all the powers of the Board of Directors, other than the power to add to, amend or repeal these Bylaws or any other matters limited by specific resolution of the Board of Directors, in all cases in which specific directions shall not have been given by the Board of Directors; provided, however, that no substantive decision of the Executive Committee shall be effective if disapproved by the Board of Directors unless made pursuant to a specific standing resolution of the Board of Directors. The Executive Committee may fix its own rules of procedure, but shall meet at the request of the President or any three members of the Executive Committee. At every meeting, the presence of not less than three of the members of the Executive Committee shall be necessary and sufficient to constitute a quorum for the transaction of business. All matters coming before the Executive Committee shall be decided by the affirmative vote of a majority of Executive Committee members present thereat. The Executive Committee shall have power to fill any vacancy in its own number, but any Director so chosen shall serve as a member of the Executive Committee only until the next meeting of the Board of Directors.

Section 2. Standing Committees. The Partnership shall have at least six standing committees to be appointed by the Board of Directors, which shall be entitled Advertising and Promotion, Business Development and Retention, Finance and Administration, Membership Development, Planning and Design, and Nominating. All committees shall consist of not less than three members, and no more than twelve members, and shall have as chairperson a member of the Board of Directors of the Partnership who shall be responsible for directing and coordinating the affairs of the committee. The terms of the committees shall be for one year commencing at the time of the annual membership meeting. The rules of procedure of such committees shall be determined from time to time by the respective committees. Any committee member may be removed by the Board of Directors in accordance with the procedures for removing one of the Directors in Article V, Section 8 hereof and all such committees shall be subject to these Bylaws, including provisions dealing with notice of meeting and voting thereof.

Section 3. Nominating Committee. There shall be a Nominating Committee, the members of which shall consist of a Chairperson appointed by the President with the approval of the Board of Directors and such additional members appointed by the President with the approval of said Chairperson. The Nominating Committee shall nominate candidates for offices and for

directorships by submitting a list of nominees to the membership at their annual meeting. The list of nominees shall include those persons whose names were submitted to the membership at a time not less than twelve days prior to the annual meeting. Other nominations for positions on the Board of Directors may be made at the time of the election of the Board members at the annual meeting. The Nominating Committee's duties also include but are not limited to the following:

- Recruit and evaluate candidates for membership in the Partnership's standing and special committees
- Present nominees for committee membership to the Board of Directors for its review and approval
- Annual review of Partnership's Bylaws and subsequent recommended changes as appropriate

Section 4. Other Committees. The Board of Directors from time to time may establish other committees, advisory boards, and councils, which shall have such powers and the members of which shall hold office for such periods as the Board of Directors from time to time may determine. Each committee, advisory board, and council shall consist of a Chairperson appointed by the President with the approval the Board of Directors and such other members as are appointed by the President upon consultation with said Chairperson. The rules of procedure of such committees, advisory boards, and councils shall be determined from time to time by the respective committees, advisory boards, and councils. Any such committee, advisory board, or council may be abolished if it is determined by a vote of the Board of Directors that it is no longer needed, but no individual member may be removed except in accordance with the procedures for removing one of the Directors in Article V, Section 8 hereof, and all such committees, advisory boards, and councils shall be subject to these Bylaws and shall follow the same provisions for the notice of meetings as those regarding the Board of Directors in Article V, Section 13 hereof.

Section 5. Meeting Notes of Meetings. The Secretary shall keep regular meeting notes of Committee proceedings and such meeting notes shall be placed in the Committee meeting notes book for the Partnership, at the Principal Office.

## ARTICLE VII

### OFFICERS

Section 1. Titles and Qualifications. The officers of the Partnership shall include a President, a Vice President, a Secretary, and a Treasurer. The officers of the Partnership shall be Directors of the Board at the time of their election.

Section 2. Election of Officers. The officers of the Partnership shall be elected by the Directors of the Partnership at the meeting of the Board of Directors immediately following the annual meeting of the members of the Partnership. Upon the admission of a written petition signed by no less than five Directors, the elections of the officers shall be conducted by a secret ballot.

Section 3. Term of Office. The officers of the Partnership shall be elected for a one-year term,

or until their successors shall have been elected and shall qualify, or until such officer's death, resignation, or removal.

Section 4. Subordinate Officers. The President from time to time may appoint, with the approval of the Board of Directors, such other officers as the President may deem advisable, including one or more Assistant Secretaries and one or more Assistant Treasurers, each of whom shall hold office for such period, have such authority, and perform such duties as the President from time to time may determine. The Board of Directors or the President may delegate to any committee, advisory board, council, officer, or agent the power to appoint any such subordinate officer or agents, and to prescribe their respective titles, terms of office, authorities, and duties. Subordinate officers must be a member of the Board of Directors. The terms of Subordinate Officers shall not exceed the term of the President who appointed the subordinate officer.

Section 5. Resignations. Any officer may resign at any time by delivering a written resignation to the President. Such resignation shall take effect at the time specified therein, or, if no time is specified, at the time of acceptance thereof as determined by the President or Board of Directors.

Section 6. Removal. Any officer may be removed from such office by a two-thirds vote of the Directors at any regular or special meeting of the Board of Directors at which a quorum is present, for (1) violation of these Bylaws or (2) engaging in any other conduct prejudicial to the best interests of the Partnership. Such removal may occur only if the officer involved is first provided (1) with adequate notice of the charges against him or her in the form of a written statement of such charges and of the time and place of the meeting of the Board of Directors scheduled for the purpose of hearing or considering such action, sent by certified or registered mail to the last known address of such officer, or by delivery in person to the personal residence or place of business of such officer, and (2) an opportunity to appear before the Board of Directors or forward a written statement thereto in presentation of any defense of such charges, no sooner than thirty days after the sending of such notice. In these regards, the Board of Directors shall act on the basis of reasonable and consistent criteria, always with the objective of advancing the best interest of the Partnership.

Section 7. Vacancies. Any vacancy in an office may be filled for the unexpired portion of the term by the Board of Directors, or, in the case of subordinate officers, by the President or by any committee, officer, or agent to whom the power to fill such vacancy has been delegated pursuant to the provisions of Article VII, Section 4 hereof.

Section 8. President. The President of the Partnership shall have all powers and shall perform all duties commonly incident to and vested in the office of president of a corporation, including but not limited to being the chief executive officer of the Partnership, except in the case that the Partnership may retain an Executive Director who would serve as chief executive officer. Notwithstanding the foregoing, the President shall have the following specific powers and duties:

- (a) shall prepare the agenda for all regular and special meetings of the Directors and membership;
- (b) present the annual report to the membership at the annual meeting;
- (c) serve as the principal spokesperson and representative of the Partnership;

- (d) shall annually appoint such standing or special committees as may be required by these Bylaws or as he or she may find necessary;
- (e) serve as chairperson of the Executive Committee;
- (f) shall be an ex officio member without vote of all standing and special committees of the Partnership; and
- (g) shall also perform such other duties as the Board of Directors may from time to time designate.

Section 9. Vice President. The Vice President of the Partnership shall perform all duties incumbent upon the President during the absence or disability of the President and shall perform such other duties as the Board of Directors and the President may from time to time designate.

Section 10. Secretary. The Secretary shall:

- (a) be the custodian of all records and documents of the Partnership;
- (b) notify in writing all individuals, organizations, and businesses accepted for membership in the Partnership and shall record their membership in the records;
- (c) keep a record which shall contain the names and addresses of the members and Directors of the Partnership and all committee, advisory board, and council members;
- (d) keep the minutes of all regular and special meetings of the Board of Directors and membership;
- (e) prepare and distribute notice of meetings and agenda;
- (f) retain reports of all committees, advisory boards, and councils;
- (g) file all reports required by State of Connecticut and federal regulations; and
- (h) in general, perform all other duties, not inconsistent with these Bylaws, as are incident to the office of Secretary, or as may be determined from time to time by the Board of Directors or the President.

Section 11. Treasurer. The Treasurer shall have general responsibility for overseeing the financial affairs of the Partnership and, in conjunction with the appropriate members of management, for the selection and general oversight of those employees who shall:

- (a) enter or cause to be entered regularly in books of the Partnership or books under the Treasurer's direction for that purpose a complete and correct account of the Partnership;
- (b) render a statement of accounts to the Board of Directors at such times as may be requested; and
- (c) exhibit the books of accounts of the Partnership and all securities, vouchers, papers, and documents of the Partnership to any member or designee of the Board of Directors upon request.

In addition, the Treasurer shall have such other powers and perform such other duties, not inconsistent with these Bylaws, as are incident to the office of Treasurer or as may be determined from time to time by the Board of Directors or the President, to include:

- (a) assuring that expenditures comply with the annual budget and appropriations as

- approved by the Board of Directors;
- (b) obtaining an annual audit conducted by a certified public accountant;
  - (c) assuring that all tax reports and payments are submitted as required by State of Connecticut and federal regulations; and
  - (d) authority to sign all checks and contracts on behalf of the Partnership.

Section 12. Bonding. The Board of Directors may require the Treasurer to provide a bond for the faithful discharge of the Treasurer's duties in such sum and form and with such surety as the Board of Directors may determine. The cost of such bond shall be borne by the Partnership.

## **ARTICLE VIII**

### **EXECUTIVE DIRECTOR**

At its discretion, the Board of Directors may hire an Executive Director to serve as the chief executive officer of the Partnership. The Board shall approve the Executive Director's job description, determine his or her compensation, and shall review his or her performance on an annual basis. The duties of the Executive Director shall include, but not be limited to managing all administrative operations; responsibility for the development, execution, and coordination of programs and project activities; and representing the Partnership regionally and nationally as appropriate.

## **ARTICLE IX**

### **DEPOSITS, CHECKS, LOANS, CONTRACTS**

Section 1. Deposit of Funds. All funds of the Partnership not otherwise employed shall be deposited in such banks, trust companies, or other depositories as the Board of Directors may from time to time determine.

Section 2. Checks. All checks, drafts, endorsements, notes, evidences of indebtedness of the Partnership shall be signed by such officer or officers or agent or agents of the Partnership and in such manner as the Board of Directors from time to time may determine. Endorsements for deposits to the credit of the Partnership shall be made in such manner as the Board of Directors may from time to time determine.

Section 3. Loans. No loans or advances shall be contracted on behalf of the Partnership, and no note or other evidenced of indebtedness shall be issued in its name, unless and except upon the affirmative vote of two-thirds of the number of Directors then in office. Any such authorization may be general or confined to specific instances, and may include authorization to pledge, as security for loans or advances so authorized, any and all securities and other personal property at any time held by the Partnership.

Section 4. Contracts. The President, or Vice President, or Treasurer, subject to the approval of the Board of Directors (or Executive Committee, if appropriate), may enter into any contract or execute and deliver any instrument in the name and on behalf of the Partnership. The Board of

Directors may authorize any officer or officers, or agent or agents, to enter into any contract or execute and deliver any instrument in the name and on behalf of the Partnership, and such authorization may be general or confined to specific instances.

## ARTICLE X

### PURCHASE, SALE, MORTGAGE, OR LEASE OF REAL PROPERTY

No purchase, sale, mortgage, or lease of real property shall be made by the Partnership except upon the affirmative vote of two-thirds of the number of Directors then in office.

## ARTICLE XI

### DIRECTORS AND OFFICERS COMPENSATION OR CONTRACTS

Section 1. Compensation. Directors and officers of the Partnership shall not receive any compensation whatsoever, including reimbursement for expenses, for their services as members of the Board of Directors. However, directors and officers may be reimbursed for extraordinary expenses upon pre-approval of two-thirds of the number of Directors then in office.

Section 2. Contracts. No Director or officer of the Partnership shall be interested directly or indirectly, in any contract relating to the operations conducted by the Partnership unless: (a) such contract shall be authorized by a majority of the Board of Directors at a meeting at which the presence of such Director is not necessary to constitute a quorum and the vote of such Director is not necessary for such authorization, and (b) the fact and nature of such proposed interest shall have been fully disclosed or known to the members of the Board of Directors present at the meeting at which such contract is authorized, and (c) legal counsel to the Partnership shall have determined that any such proposed interest shall not violate the terms of the Certificate of Incorporation of the Partnership.

Section 3. Conflict of Interest. All members of the Board of Directors must upon election to the Board sign the acknowledgement and compliance form agreeing to the established Conflict of Interest Policy of the Partnership as set forth in Exhibit A of these Bylaws. Failure to comply with the policy shall be grounds for removal from the Board of Directors.

## ARTICLE XII

### INDEMNIFICATION

Section 1. General. The Partnership shall be authorized to indemnify each member of the Board of Directors as described in Article V hereof, and each of its officers, as described in Article VII hereof, for the defense of civil or criminal actions or proceedings as hereinafter provided and notwithstanding any provision in these Bylaws, in a manner and to the extent permitted by applicable law.

Section 2. Coverage. The Partnership shall indemnify each of its Directors and officers, as

aforesaid, from and against any and all judgments, fines, amounts paid in settlement, and reasonable expenses, including attorneys' fees, actually and necessarily incurred or imposed as a result of such action or proceeding or any appeal therein, imposed upon or asserted against him or her by reason of being or having been such a trustee or officer and acting within the scope of his or her official duties, but only when the determination shall have been made judicially or in the same manner herein provided that he or she acted in good faith for a purpose which he or she reasonably believed to be in the best interest of the Partnership and, in the case of a criminal action or proceeding, in addition, had no reasonable cause to believe that his or her conduct was unlawful. This indemnification shall be made only if the Partnership shall be advised by its Board of Directors acting (1) by a quorum consisting of Directors who are not parties to such action or proceeding upon a finding that, or (2) if a quorum under (1) is not obtainable with due diligence, upon the opinion in writing of legal counsel that, the Director or officer has met the foregoing applicable standard of conduct. If the foregoing determination is to be made by the Board of Directors, it may rely, as to all questions of law, on the advice of independent legal counsel.

Section 3. Every reference herein to a member of the Board of Directors or officer of the Partnership shall include every Director and officer thereof and former Director and officer thereof. This indemnification shall apply to all the judgements, fines, amounts in settlement, and reasonable expenses described above whenever arising, allowable as above stated. The right of indemnification herein provided shall be in addition to any and all rights to which any Director or officer of the Partnership might otherwise be entitled and provisions hereof shall neither impair nor adversely affect such rights.

Section 4. Without the foregoing, the directors, officers, and agents of the corporation shall be indemnified by the corporation to the greatest extent permitted by applicable law, including but not limited to the benefits of Section 33-1116 to 33-1124, inclusive of the Connecticut General Statutes and Section 52-557m of the Connecticut General Statutes as amended.

## ARTICLE XIII

### PRACTICE

Roberts Rules of Order, as revised from time to time, shall determine all questions of order and procedure for any meeting of the Partnership, or Directors, or any committee, advisory board, or council.

## ARTICLE XIV

### FISCAL YEAR

The fiscal year of the Partnership shall, for all purposes, commence on July 1st and terminate on June 30th.

## ARTICLE XV

## LIMITATION OF ACTIVITIES

The Partnership is organized and operated exclusively for not-for-profit purposes within the meaning of sections 170(c)(2)(B), 501 (c)(3), 2055(a)(2), and 2522(a)(2) of the Internal Revenue Code of 1986. No substantial part of the activities of the Partnership shall be the carrying on of propaganda or otherwise attempting to influence legislation, and the Partnership shall be empowered to make the election authorized under section 501(h) of the Internal Revenue Code of 1986. The Partnership shall not participate in or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provision herein, the Partnership shall not carry on any activities not permitted to be carried on:

- (a) by an organization exempt from federal income taxation under section 501(a) of the Internal Revenue Code of 1986 as an organization described in section 501(c)(3) of such Code;
- (b) by an organization described in section 509(a)(1), (2), or (3) of the Internal Revenue Code of 1986 (as the case may be); and/or
- (c) by an organization, contributions to which are deductible under sections 170(c) (2), 2055(a)(2), or 2522(a)(2) of the Internal Revenue Code of 1986.

The Partnership shall use its funds only to accomplish the objectives and purposes specified in these Bylaws, and no part of the net earnings of the Partnership shall inure to the benefit of or be distributed to its Directors, officers, or other private individuals, or other organizations organized and operating for profit, except that the Partnership is authorized and empowered to pay reasonable compensation for services rendered.

## **ARTICLE XVI**

### DISSOLUTION

On dissolution or final liquidation, the Board of Directors of the Partnership shall, after paying or making provision for the payment of all the lawful debts and liabilities of the Partnership, distribute all the assets of the Partnership to one or more of the following categories of recipients as the Board of Directors of the Partnership shall determine:

(a) a not-for-profit organization or organizations which may have been created to succeed the Partnership, as long as such organization or each of such organizations shall then qualify as a governmental unit under section 170(c) of the Internal Revenue Code of 1986 or as an organization exempt from federal income taxation under section 501(a) of such Code as an organization described in sections 170(c)(2) and 501(c)(3) of such Code; and/or

(b) a not-for-profit organization or organizations having similar aims and objectives as the Partnership and which may be selected as an appropriate recipient of such assets, as long as such organization or each of such organizations shall then qualify as a governmental unit under section 170(c) of the Internal Revenue Code of 1986 or as an organization exempt from federal income taxation under section 501(a) of such Code as an organization described in sections 170(c)(2) and 501(c)(3) of such Code.

## ARTICLE XVII

### AMENDMENTS OF BYLAWS

These Bylaws may be amended by a two-thirds vote at any meeting of the full Board of Directors of the Partnership then in office. An amendment to be proposed at a Board of Directors meeting shall be mailed to each Director at least fourteen days prior to the date of the meeting. Notwithstanding the foregoing, an amendment to these Bylaws so approved by the Board of Directors shall not become effective until it is ratified by a majority vote of the eligible members of the Partnership present at an annual or special meeting. A written notice and a copy of the Board of Directors approved amendment must be mailed to each member of the Partnership at least forty-five days in advance of the meeting held to amend these Bylaws. Notwithstanding the foregoing, twenty members of the Partnership may propose an amendment to these Bylaws at the annual meeting if they provide a written notice and copy of said proposal to each member of the Partnership at least forty-five days in advance of said annual meeting. Such amendment may be approved by a majority vote of the eligible members of the Partnership at the annual or special meeting.

## EXHIBIT A

### MANSFIELD DOWNTOWN PARTNERSHIP, INC. CONFLICT OF INTEREST POLICY

A conflict of interest may exist if a Board member of the Partnership, or a member of his/her immediate family, has a relationship with another organization which seeks to do business with the Partnership as a vendor, grant recipient, or otherwise benefit from an action taken by the Partnership.

In order that Board decisions in such instances shall be the product only of Board members who are able to meet their unqualified duty to the Partnership, the following procedure shall be followed:

1. The involved Board member, immediately upon identifying a possible conflict or having the same called to his/her attention, shall disclose the same to the Board or the committee of the Board having responsibility for making the decision or recommendation in the particular matter;
2. Unless the remaining Board or committee members shall unanimously determine that a conflict of interest does not exist, the involved Board member shall avoid any attempt to influence other Board members or Partnership employees, directly or indirectly, pro or con, with regard to the matter and shall absent himself/herself from that portion of any meeting held to discuss and/or vote on such matter.
3. As part of its decision to enter into any matter involving a relationship to which the Partnership is a party, the Board or committee shall be required to find that the relationship is fair as to the Partnership. A relationship shall be presumed to be fair if it is made in the ordinary course of business at standard prices, or its terms are no less favorable to the Partnership than those offered by the person or organization to third parties.

On an annual basis, Board members shall disclose all business activities that may be in conflict with the Partnership's purpose.

A failure to comply with the above policy shall be grounds for removal from office.



**TOWN OF MANSFIELD**  
**OFFICE OF PLANNING AND DEVELOPMENT**

GREGORY J. PADICK, DIRECTOR OF PLANNING

AUDREY P. BECK BUILDING  
4 SOUTH EAGLEVILLE ROAD  
MANSFIELD, CT 06268-2599

<p>Memo to:</p> <ul style="list-style-type: none"> <li>Town Council</li> <li>Mansfield Sup't. of Schools</li> <li>Conservation Commission</li> <li>Parks Advisory Committee</li> <li>Agriculture Committee</li> <li>Zoning Board of Appeals</li> <li>Mansfield Downtown Partnership</li> <li>Mansfield Democratic Town Committee</li> <li>Mansfield Republican Town Committee</li> <li>Mansfield League of Women Voters</li> <li>Mansfield Town/University Relations Committee</li> </ul>	<ul style="list-style-type: none"> <li>Mansfield Department Heads</li> <li>Sup't., Regional School District #19</li> <li>Open Space Preservation Committee</li> <li>Transportation Advisory Committee</li> <li>Housing Authority</li> <li>Univ. of Connecticut, c/o T. Callahan (Office of the President) and K. Fox/R. Schwab (Master Plan Committee Co-Chairs)</li> <li>Mansfield Business &amp; Professional Association</li> <li>Eastern Highlands Health District</li> </ul>
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From: Gregory J. Padick, Mansfield Director of Planning

Date: 8/29/05

Re: 10/5/05 PUBLIC HEARING on MANSFIELD PLAN OF CONSERVATION & DEVELOPMENT UPDATE

Please find attached a notice regarding Mansfield's Plan of Development update schedule and October 5, 2005 Public Hearing and a copy of the 8/15/05 draft Plan text. Copies of the draft Plan mapping have been provided to some of the individuals and groups listed above, but, due to printing costs, the distribution of mapping has been restricted. The complete Plan, including the 24-page set of colored maps, is available for review at [www.Mansfieldct.org](http://www.Mansfieldct.org), and will soon be available at the Mansfield and University of Connecticut libraries and at the Town Clerk's and Planning Offices. A few floating copies of the complete Plan also will be available at the Planning Office. Please distribute this notice to any committees or individuals who may be interested in reviewing and commenting on the draft Plan. All comments should be forwarded to the Mansfield Planning and Zoning Commission before or during the October 5, 2005 Public Hearing. Please contact the Planning Office at 429-3330 if there are questions regarding the draft Plan or update process.



PLANNING AND ZONING COMMISSION  
TOWN OF MANSFIELD

AUDREY P. BECK BUILDING  
FOUR SOUTH EAGLEVILLE ROAD  
STORRS, CONNECTICUT 06268  
(860) 429-3330

**NOTICE: MANSFIELD PLAN OF CONSERVATION & DEVELOPMENT UPDATE SCHEDULE  
AND OCTOBER 5, 2005 PUBLIC HEARING**

A Public Hearing has been scheduled for Wednesday, October 5, at 7:00 p.m. in the Council Chambers, Audrey P. Beck Building, 4 South Eagleville Road, to hear comments on an 8/15/05 draft revision of Mansfield's Plan of Conservation and Development. The draft Plan was prepared by the Planning and Zoning Commission with staff assistance and has been prepared pursuant to the provisions of Section 8-23 of the State Statutes as amended by Public Act 05-205.

Information generated by Mansfield's 2003 Land of Unique Value Study and citizen input provided since the update process began in 2002 has been considered in the preparation of the draft update, which will replace the town's 1993 Plan. The draft plan includes information about Mansfield's history, demographics, natural and man-made resources, existing land uses, zoning and infrastructure. The Plan provides policy goals, objectives and specific recommendations that will provide a framework for the town's Zoning Map, land use regulations and future capital project decisions. The draft which includes 25 maps and 12 appendices, is available for review at Mansfield's internet web site, [www.Mansfieldct.org](http://www.Mansfieldct.org) and at the Mansfield and University of Connecticut libraries and the Town Clerk's and Planning Offices in the Audrey P. Beck Municipal Building.

At the 10/5/05 Public Hearing, the Planning and Zoning Commission will receive written and verbal comments on the draft Plan. Following the 10/5/05 Public Hearing, the Commission will consider potential revisions and, as deemed appropriate, the Commission may hold an additional Hearing. After incorporating any revisions, a proposed final Plan will be forwarded to the Mansfield Town Council for its review. Within a 45-day period, the Town Council will have the opportunity to offer comments and recommendations to the Commission and, based on statutory requirements, will act to endorse or reject all or parts of the proposed final Plan. Upon receipt of the Town Council's action, the Commission will act to adopt a new Plan of Conservation and Development for the town. A two-thirds vote of the Commission is required to adopt any portion of the Plan not endorsed by the Town Council.

Any questions regarding the draft Plan or statutory approval process may be directed to the Mansfield Planning Office (429-3330). Any written comments should be sent or delivered to the Planning Office, 4 South Eagleville Road, Storrs-Mansfield, CT 06268.

MANSFIELD PLAN OF CONSERVATION AND DEVELOPMENT  
8/15/05 DRAFT

PUBLIC HEARING SCHEDULED FOR OCTOBER 5, 2005, 7 P.M.  
COUNCIL CHAMBERS, AUDREY P. BECK BUILDING

8/15/05 Draft  
**2005 PLAN OF CONSERVATION AND DEVELOPMENT**

**TABLE OF CONTENTS**

	Page
<b>PART I</b>	
A Introduction .....	5
B. Policy Goals .....	5
C. Mansfield History (Summary) .....	6
D. Demographics	
1. Census Data .....	8
2. Mansfield Building and Development Activity Since 1993 .....	8
E. Natural and Manmade Resources	
1. Historic/Archaeological Resources/Historic Districts .....	10
2. Geography and Earth Resources .....	11
3. Water Resources .....	11
a. Wetlands and Watercourses .....	11
b. Flood Hazard Areas .....	12
c. Ground Water Resources .....	12
d. Willimantic Reservoir Watershed .....	13
4. Agricultural and Forestry Resources .....	13
5. Scenic Resources .....	13
a. Introduction .....	13
b. Glossary of Terms .....	14
c. Inventory/Classification .....	14
F. Existing Land Use/Zoning	
1. General .....	16
2. Existing Zoning/Regulation Changes Since 1993 .....	16
3. Residential Land Use .....	16
4. Commercial/Industrial Land Use .....	17
5. Public Land Use .....	18
a. General .....	18
b. State and Federal Land Use .....	19
c. Municipal Land Use .....	19
(1) Municipal Administration .....	19
(2) Educational Facilities .....	20
(3) Fire Protection Facilities .....	20
(4) Police Facilities .....	21
(5) Public Works .....	21
(A) Garage .....	21
(B) Solid Waste Disposal .....	21
(6) Library .....	22
(7) Senior Center .....	22
(8) Cemeteries .....	22
(9) Parks, Open Space and Recreational Facilities .....	23
(10) Other Municipal Property .....	23

	Page
6. Infrastructure .....	23
a. Transportation .....	23
(1) General .....	23
(2) Street Classifications .....	24
(A) Arterial .....	24
(B) Collector .....	24
(C) Local .....	25
b. Public Water Supply .....	25
(1) General .....	25
(2) University of Connecticut Water Supply System .....	25
(3) Windham Water Supply System .....	25
c. Sanitary Waste Services .....	26
(1) General .....	26
(2) University of Connecticut .....	26
(3) Town of Windham .....	27
d. Private Utilities .....	27
7. Private Open Space .....	27

## PART 11

Land Use Goals, Objectives and Recommendations .....	29
A. General .....	29
B. Specific Policy Goals, Objectives and Recommendations (organized by the policy goals cited in Part I, Section B and summarized below) .....	29
1. Strengthen/encourage orderly and energy-efficient pattern of development and supportive infrastructure .....	29
2. Conserve/preserve natural, historic, agricultural and scenic resources .....	35
3. Strengthen/encourage mix of housing opportunities for all income levels .....	40
4. Strengthen/encourage neighborhood and community .....	41

## PART III

Consistency with State and Regional Plans .....	44
A. Consistency with Connecticut Policies Plan for Conservation & Development .....	44
B. Consistency with WINCOG Regional Land Use Plan .....	47

## APPENDICES

A. Mansfield History (Detailed) .....	48
B. Historic Villages/Crossroads .....	59
C. Historic Sites/Structures (see Maps #2, 4A, 4B, 4C and 4D) .....	65
D. Census/Demographic Data .....	68
E. Listing of Town-owned Land/Conservation Easements/Acquisitions 1/1/90 to 7/1/04 .....	72
F. Mansfield Open Space Acquisitions 1/1/90 to 7/1/04 .....	76
G. Listing of Joshua's Trust Properties and Easement Areas .....	79
H. Existing Mansfield Recreational Facilities/Sites .....	80
I. Potential Park and Recreation Facility Improvements .....	82
J. Listing of Significant Conservation and Wildlife Resources .....	83
K. Open Space Acquisition Priority Criteria .....	85
L. Listing of Transportation Improvement Needs (public transportation, streets, bridges, sidewalks-bikeways) .....	87

## PLAN OF CONSERVATION AND DEVELOPMENT MAPS

1. Historic Features
2. Historic Sites
3. Archaeological Assessment
4. Historic Districts:
  - A. Mansfield Center
  - B. Mansfield Hollow
  - C. Spring Hill
  - D. University of Connecticut
5. Historic Villages
6. Bedrock Geology
7. Topography
8. Glacial Surface Features
9. Wetlands/Watercourses/Waterbodies
10. Surface and Ground Water Resources  
(Stratified drift aquifers, State-designated wellfield aquifer areas, public water supply wells, Willimantic Reservoir Watershed)
11. Agricultural /Forestry/Natural Diversity Resources
12. Scenic Resources and Classifications
13. Land Cover Data for Mansfield 1985-2002 (prepared by University of Connecticut Center for Land Use Education and Research (CLEAR))
14. 2005 Zoning Map
15. Government Land
16. University of Connecticut Core Campus (to be added to final Plan)
17. Cemeteries
18. Street Classifications/Bicycle Routes (includes Town-designated Scenic Roads)
19. Water Supply and Sanitary Waste Service Areas
20. Existing Preserved Open Space
21. Existing and Potential Conservation Areas
22. Planned Development Areas

## **PART I**

### **A. INTRODUCTION**

Planning is a dynamic process of recognizing the past and anticipating and preparing for the future. This Plan of Conservation and Development for Mansfield, Connecticut, is adopted in accordance with the provisions of Section 8-23 of the Connecticut General Statutes, as amended. In formulating this 2005 revision, the Planning and Zoning Commission and Town Council have considered the information and findings contained in Mansfield's 1993, 1982 and 1971 Plans of Development, Mansfield's 2003 "Land of Unique Value Study" by the University of Connecticut's Landscape Architecture program, current State and regional land use plans, Connecticut's land use statutes, and the needs and desires of Mansfield residents as expressed through numerous public hearings and meetings.

The adoption and subsequent implementation of a municipal Plan of Conservation and Development is a continuous process of documenting a community's multi-faceted land use characteristics and establishing a consistent and coordinated land use philosophy and regulatory framework for managing the Town's future physical, economic and social environment. This plan specifies policy goals, objectives and land use recommendations designed to protect and promote the overall health, welfare and safety of existing and future residents, but it is primarily an advisory document and, to a significant degree, must be implemented through the creation or refinement of zoning districts, zoning, subdivision and inland wetland regulations and Town ordinances. In addition, this plan will influence capital expenditure decisions and the formulation of housing, transportation, sewer and water system priorities.

### **B. POLICY GOALS**

- To strengthen and encourage an orderly and energy-efficient pattern of development with sustainable balance of housing, business, industry, agriculture, government and open space and a supportive infrastructure of utilities, roadways, walkways and bikeways and public transportation services
- To conserve and preserve Mansfield's natural, historic, agricultural and scenic resources with emphasis on protecting surface and groundwater quality, important greenways, agricultural and interior forest areas, undeveloped hilltops and ridges, scenic roadways and historic village areas
- To strengthen and encourage a mix of housing opportunities for all income levels
- To strengthen and encourage a sense of neighborhood and community throughout Mansfield

## C. MANSFIELD HISTORY

(For a detailed account of Mansfield's history, see Appendix A)

Mansfield's history of land formation and land use has two distinct divisions and timelines: 1) prehistoric periods of land formation and 2) historic periods of various and changing land uses. The prehistoric eras were dominated by two major geologic events. The first was the formation of the bedrock that underpins most of Connecticut. The second was a series of glaciers that ground down the bedrock, deposited till and generally rearranged the landscape to create the contours that the Native Americans knew and that we might recognize today. Appendix A includes an overview of Mansfield's geological development and pre-recorded history.

It is not surprising that the first settlers of Mansfield chose to establish their houselots on the relatively level and fertile land that we now know as Mansfield Center. Three large ridges virtually surrounded this vast acreage, and several rivers converged in Mansfield Center to supply water for powering the mills. Significant ponds added water for other purposes giving Mansfield Center its original name, Ponde Place. Mansfield was originally part of Windham, but in 1702 its inhabitants petitioned the Connecticut Legislature to become a town; in 1703 its charter was granted.

Most of the early citizens of Mansfield were engaged in agriculture. Their home places were in Mansfield Center, and they drew lots to obtain farmland in other parts of town. Cart paths were worn to these farms, emanating like spokes from a hub from Mansfield Center, a pattern still evident on modern road maps. The rockiest and wettest land was left as woodland, but the better land was cleared for fields and pastures. It is estimated that about two-thirds of the terrain in Mansfield was cleared for farming judging from the presence of stone walls made from this clearing process.

The first census of the United States in 1790 revealed that the population of Mansfield was 2,635 inhabitants, but throughout the 19<sup>th</sup> century the population hovered around 2,500. This decline probably occurred because many left Mansfield to settle towns in Vermont, New Hampshire, and New York, in hopes of finding better soils for farming and thus a better life. Also, in 1822 it was voted at Town Meeting to split off a portion of eastern Mansfield to form Chaplin. As Mansfield entered the 18<sup>th</sup> century, over 90% of its inhabitants were farmers. These farmers also needed mills to grind grains, saw logs into lumber, tan animal hides and perform other tasks necessary for survival. The rivers in town – Fenton Mt. Hope, Natchaug, and the Willimantic – provided power for these mills. In the late 18<sup>th</sup> century, mulberry trees were introduced into Mansfield for the feeding of imported silkworms; thus began the silk industry and the establishment of the first silk mill in America, on Hanks Hill.

In the 19<sup>th</sup> century, Mansfield declined in total population as well as the number of persons engaged in agriculture. By 1820, farmers numbered 72% of the population, and by 1890, they numbered 43%. Mansfield became more industrial during this century with the establishment of mills not associated with agriculture, such as the manufacturing of optical equipment, organ pipes, silk and other textiles, surgical instruments, church bells, guns and gunpower, and many other products. The railroad was laid along the Willimantic River in 1847 facilitating the importation of raw materials and the export of finished products.

Following the Civil War, a soldiers' orphans home was established in what is now called Storrs. As the orphans matured and left, this home became the Storrs Agricultural School in 1881, through a legacy of land and some funds from Charles and Augustus Storrs. This school expanded over the years to become Connecticut's land grant college and eventually the University of Connecticut in 1939. Today, the University is Mansfield's "major industry." Also, in the second quarter of the 20<sup>th</sup> century, Mansfield began closing its one-room schoolhouses and establishing central schools in Mansfield Center, Storrs, and Mansfield Depot. In the third quarter of the 20<sup>th</sup> century, E.O. Smith High School was built, as were Goodwin, Southeast, and Vinton schools, and also the Mansfield Middle School. Throughout the 20<sup>th</sup> century, the Mansfield Training School continued to develop until it closed in 1993. The 20<sup>th</sup> century has been called Mansfield's "era of education."

The change from a moderate agrarian/industrial town to one with burgeoning educational pursuits created an impressive rise in the need for housing, as well as other related development. In 1956 Mansfield established its first planning and zoning commission, along with an appeals board, and in 1974, an inland wetlands agency. Since the

establishment of these bodies, much has been accomplished towards an orderly plan of development, with associated regulations and an open space program.

As we enter the 21<sup>st</sup> century, the University of Connecticut has recently completed a major expansion and has embarked on another multi-million dollar plan for further expansion. Of additional importance, the Town and the University have formed a partnership to establish a "Downtown" in the Storrs area. With an anticipated increase in the town's growth rate and a limited inventory of buildable land, due to the vast network of wetlands, steep slopes, government land, and already developed acreage, the need for sensitive and careful planning becomes even more imperative.

## D. DEMOGRAPHICS

### 1. Census Data

Demographic data for Mansfield must be analyzed cautiously. Population data and many other demographic statistics regarding Mansfield are influenced significantly by the town's group quarters population. Students living in University of Connecticut dormitories and inmates residing at the Bergin Correctional Facility are counted as Mansfield residents. With current group quarters population exceeding forty (40) percent of the town's total population, income, age and ethnic composition and other statistical measures of a town's character are impacted significantly. For example, although Mansfield's household population increased between 1990 and 2000 by over five hundred (500) individuals, the U.S. Census data represent that Mansfield was one of the few towns in Connecticut that declined in population over this decade. The census total reflects a drop in UConn dormitory population and the closing of the former Mansfield Training School facility.

Detailed Census data for the Town of Mansfield is available from the U.S. Census Bureau ([www.census.gov](http://www.census.gov)) and additional demographic information is available from the Connecticut State Data Center ([www.opm.state.ct.us/pdpd3/data/SDC.htm](http://www.opm.state.ct.us/pdpd3/data/SDC.htm)), the Windham Region Council of Governments ([www.wincog.org](http://www.wincog.org)) and the Connecticut Policy and Economic Council ([www.cpec.org](http://www.cpec.org)). Appendix D provides historic information on Mansfield's total population and some additional demographic statistics primarily from the 2000 U.S. Census.

### 2. Mansfield Building and Development Activity Since 1993

Based on the U.S. Census and Town records, in the year 2000 there were about 5,450 dwelling units in Mansfield, excluding group quarters facilities at the University of Connecticut and Bergin Correctional Facility. About 3,400 of these dwelling units are single-family homes, 1,800 are multi-family units (two or more households), and 250 are mobile home units. From 1990 to 2000, the number of dwelling units increased by about 300 units. In the 5-year period from July 1, 2000 to July 1, 2005, an additional 263 dwelling units (181 single-family, 82 multi-family) were issued zoning permits. In 2004, 9 subdivisions and a total of 59 lots were approved, which greatly exceeds the 1995 to 2004 average of 20 new subdivision lots per year. As of July 1, 2005, 5 additional lots were approved and 77 proposed lots were pending before the Planning and Zoning Commission. Based on recent subdivision approvals and applications for additional lots, housing development in Mansfield is expected to continue at the recently-experienced upward trend. Nearby municipalities, particularly to the north, west and south of Mansfield, have been growing at higher rates than Mansfield. Appendix D contains information on the number of housing units issued zoning permits and the number of subdivision lots approved since 1995.

Since the adoption of Mansfield's 1993 Plan of Conservation and Development, a number of significant governmental building projects and a few important commercial developments have been implemented. Completed municipal projects include an 80,000 square foot expansion and renovation of E.O. Smith High School, a 12,000 square foot expansion and renovation of the Mansfield Middle School, a four (4) classroom addition to Southeast School, a 7,000 square foot expansion and renovation of the Mansfield Volunteer Fire Station, a 5,000 square foot expansion and renovation of the library, a 2,000 square foot expansion of the Senior Center and a new 40,000 square foot municipal community center with a swimming pool, gym, workout facilities, teen center and meeting rooms.

The State's UConn 2000 program, which has now been expanded into a 20-year, 2.3 billion dollar expansion/renovation project called 21<sup>st</sup> Century UConn, has resulted in a remarkable transformation of the University's Storrs Campus. Within the last decade, the following buildings and facilities have been constructed on the Storrs Campus: a new Chemistry Building; a new Agricultural Biotechnology Facility; a new School of Business; a new Biological Sciences Complex; a new Visitors Center; a new Public Safety Complex; two new parking garages; a new ice rink facility; new dormitory buildings housing over 3,500 students, with associated dining facilities; a new Equestrian Arena; a new Information Technology Center; a

new bookstore, a new Foundation Building; a new warehouse facility; a new 105-room hotel with restaurant and conference facilities; renovations/expansions of the Student Union, Library, Alumni House, School of Education, athletic facilities, Fine Arts Complex, classroom buildings, Benton Museum, Natural History Museum and assorted offices for support services. Currently, a new Pharmacy Building is under construction, the Student Union is being expanded and additional buildings and facilities are under design. More information regarding UConn's recent and planned development can be obtained at ([www.uc2000.uconn.edu](http://www.uc2000.uconn.edu)).

In addition to development at the Storrs Campus, the University of Connecticut has demolished numerous buildings on its Depot Campus and has renovated a few buildings that are now used for scientific research, administrative support services and other miscellaneous uses. In southern Mansfield, land on Mansfield City Road, adjacent to Route 6, was acquired by Eastern Connecticut State University and a baseball stadium and other athletics fields have been constructed on this property. Additionally, within the last decade, the Bergin Correctional Facility on Route 44 has renovated existing buildings in association with an expansion of inmate population to its current level of 960, and the Town of Windham water treatment facility of Storrs Road was expanded and renovated.

In addition to the above-referenced residential and governmental development that has occurred since the adoption of Mansfield's last land use Plan, some important commercial activity has occurred and plans have significantly progressed on a mixed-use Storrs Center "Downtown" development project that is described in more detail in Part II of this Plan. Since 1993, the 24,000 square foot Kirby Mill, on Mansfield Hollow Road, was renovated and is now utilized industrially; numerous office buildings were constructed and occupied in the 65,000 square foot Ledgebrook Office Park on Conantville Road; the East Brook Mall, on Storrs Road, has been renovated and new restaurant and bank buildings were constructed on the site; the University Plaza building, on Storrs Road, was renovated; a new 10,000 square foot retail store was constructed and occupied at the intersection of Routes 44 and 195; a new 98-bed nursing and rehabilitation center was constructed and occupied off Maple Road; a new Greek educational center and chapel were constructed on Dog Lane; the Natchaug Hospital, on Storrs Road, was significantly expanded and renovated, and a number of smaller retail, office and automotive buildings and facilities were renovated and expanded at various locations in town.

## E. NATURAL AND MANMADE RESOURCES

In addition to being the host town of the main campus of the University of Connecticut, Mansfield's character is associated closely with its historic villages, its scenic ridges and rolling hills of forest, grassland, farmland and meandering streams and its native animal and plant ecosystems. Within this Plan of Conservation and Development, information is provided on the Town's historic features and natural and scenic resources. Part 2 of this Plan provides more specific recommendations and actions for conserving and preserving Mansfield's historic and natural resources and scenic attributes. It is important to note that information also is available in the Town's 2003 "Land of Unique Value" study and from numerous State and Federal agencies, including the State Department of Environmental Protection, the University of Connecticut Cooperative Extension Service and Green Valley Institute, the U.S. Natural Resources Conservation Service and the U.S. Geological Survey. State and Federal agencies, as well as many private land trusts and conservation organizations, can provide valuable information for consideration in promulgating local land use regulations and in reviewing development proposals.

### 1. Historic and Archaeological Resources/Historic Districts

Mansfield's historical past may be read in its present landscape: the roads that radiate like the spokes of a wheel from its original hub, Mansfield Center; the old foundations and structures along the serene rivers and streams denoting the location of former mills; the stone walls that lace the landscape between the roads and streams, indicating the fields and pastures of the town's agricultural past, and its many eighteenth, nineteenth and twentieth-century buildings and cemeteries where Mansfield's citizens lived, worked, died and are buried. This Plan emphasizes the importance of preserving historic structures, historic neighborhoods and other historic and/or archaeological resources. The future character of Mansfield will be influenced greatly by the Town's success in preserving its historic and archaeological heritage for the public's education and enjoyment. Land use policies and decisions consistent with this Plan must take into account and minimize or prevent detrimental impacts on the Town's significant historic and archaeological resources.

The maps included in this Plan provide important information for identifying historic sites and structures that warrant protection. However, each new land use proposal in Mansfield should be reviewed on a case-by-case basis to identify historic and archaeological resources and to protect any identified significant resources from adverse impact. It is important to note that many archaeological sites are located near wetland or watercourse areas. In addition to dam and mill sites, Native American sites are concentrated primarily along rivers, lakes and other watercourses or waterbodies. Through the adoption of compatible zone classifications and permitted use provisions and careful use of architectural design and buffering elements, new development can be integrated with significant historic and archaeological resources. It is important to note that in working toward this goal, the Planning and Zoning Commission must act within the legal structure formulated by Connecticut's Statutes and case law. (See Historic Features Map, Historic Sites Map and Archaeological Assessment Map, Maps 1, 2 and 3).

Six separate Historic Districts have been established in Mansfield and are included in the National Register of Historic Places. Three of these Historic Districts (located in the Mansfield Hollow, Mansfield Center and Spring Hill sections of town) are under the jurisdiction of Mansfield's Historic District Commission under provision of enabling State statute. Additional Historic Districts located in Gurleyville and on the University of Connecticut's Storrs and Mansfield Depot campuses are not within the jurisdiction of the Mansfield Historic District Commission. The level of control that may be exercised by a local Historic District Commission over exterior alterations within defined Historic Districts ensures the protection of the area's historic character. For this reason, this Plan encourages the expansion of existing local Historic Districts and the establishment of additional local Historic Districts. (See Mansfield Center, Mansfield Hollow, Spring Hill and University of Connecticut Historic District maps, Maps 4A, 4B, 4C and 4D).

Prior to the twentieth century, Mansfield's population was concentrated in or around nineteen villages that evolved from local custom and each area's unique agricultural or industrial past. Typically, each village area contained religious and educational facilities and commercial establishments that served the local population. The villages grew in a cluster pattern near roadway intersections, with groupings of closely sited structures surrounded

by large expanses of open space in the form of farmland and/or woodlots. This pattern of development promoted safety, social interaction and a sense of community often missing in the suburban development patterns of the twentieth century. Over time, roads have been expanded and some core village structures have been destroyed or altered. Village greens have decreased and high-speed vehicular traffic has separated village neighbors. Several of Mansfield's early villages have been destroyed or significantly altered. However, most of our town's village cores remain, with historic attributes and community character deserving of preservation and protection. This Plan of Conservation and Development encourages policies that protect and preserve the core areas of Mansfield's sixteen remaining villages. These villages are, in alphabetical order: Atwoodville, Chaffeeville, Chestnut Hill, Eagleville, Gurleyville, Hanks Hill, Mansfield Center, Mansfield City, Mansfield Depot, Mansfield Four Corners, Mansfield Hollow, Merrow, Mount Hope, Perkins Corner, Spring Hill and Wormwood Hill. Appendix B provides information on the current status of each area, potential threats and recommended preservation actions. (See Historic Villages Map, Map 5.)

## **2. Geography and Earth Resources**

Geographically, Mansfield may be physically characterized as two large upland areas which are separated and defined by three distinct river valleys. Rolling hills, drumlins, ledges, areas of thick till, rocky soils and an extensive network of wetlands and small watercourses dominate the upland areas and flatter meadows, farm fields and woodlands underlain by stratified drift deposits define the river valley areas. Mansfield, which is about 45 square miles in size, varies in elevation from about 750 feet above sea level in the north-central portion of town to about 150 feet above sea level on the Natchaug River at the Windham town line. The town contains prominent ridges and hilltops, many steeply-sloped areas, more than 13 bedrock formations and numerous distinct soil classifications. (See Bedrock Geology Map, Topography Map and Glacial Surface Features Maps, Maps 6, 7 and 8.) Soil information is available from the Natural Resources Conservation Service and State Department of Environmental Protection.

Mansfield's varied geologic features contribute to its scenic character, but also result in significant development limitations, particularly since most areas of town are not served by public sewer and water systems. To appropriately consider development potential in most areas of town, detailed onsite testing and accurate information on topography, soils, subsurface geology and groundwater levels is necessary. Due to Mansfield's bedrock geology, existing and potential land uses also need to assess and manage exposure to radon, which occurs naturally in Mansfield and many other Connecticut municipalities.

## **3. Water Resources**

### **a. Wetlands/ Watercourses/Waterbodies**

As described in Mansfield's 2003 Land of Unique Value" study, "The town of Mansfield has a tremendous amount of surficial water resources. The resources include: three major rivers, a complex system of secondary streams, both perennial and intermittent, an abundance of wetlands and numerous lakes and ponds. In fact, wetlands, watercourses and waterbodies cover 27.2% of the town and, when a 50-foot buffer is added, the percentage increases to 37.8%. Protection of these wetlands, watercourses and waterbodies is a high priority of this Plan of Conservation and Development. Wetlands, watercourses and waterbodies convey surface drainage and help prevent flood damage by providing flood storage capacity. They also support desirable biological life, protect wildlife and fish habitats, trap sediments, retain nutrients and help protect groundwater quality. Additionally, these areas provide educational, scientific and recreational benefits and add to Mansfield's visual and aesthetic character. Of importance, many significant archaeological sites, including dams, mills and Native American campsites are located along watercourses and waterbodies.

Through the provisions of Sections 22a-36 to 22a-45 (inclusive) of the Connecticut General Statutes and through the adoption of local regulations, the Mansfield Inland Wetland Agency currently requires permits for all land use activities in a wetland, watercourse or waterbody or within 150 feet of a wetland, watercourse or waterbody. The Agency has the right to regulate any land use that may impact a wetland, watercourse or waterbody, and uses this 150-foot regulated area to help identify potential impacts. This Plan strongly supports a continuation of this policy and, within legal constraints, the strengthening of

the application review and post-approval monitoring processes, to ensure that the quality of Mansfield's wetland, watercourse and waterbody systems are maintained. (See Wetlands/Watercourses/Waterbodies Map, Map 9).

b. Flood Hazard Areas

Since 1974, Mansfield has been an active participant in the National Flood Insurance Program. Prior to this date, Mansfield had adopted zoning regulations to prevent new development in areas subject to flooding. In 1980, the United States Geological Survey completed a Flood Study for Mansfield and prepared Flood Hazard Area maps (effective 1/2/81) for the town. Engineering cross-sections with precise flood elevation data were prepared for the Natchaug, Willimantic and Mount Hope Rivers and a portion of Conantville Brook. Flood hazard areas, using approximate methods for delineation, were designated along the Fenton River and along Cedar Swamp, Eagleville, Fishers, Nelsons and Sawmill Brooks. Additional areas along smaller watercourses and wetlands also are subject to flooding, but are not depicted on the Town's Flood Insurance Program flood mapping. All designated flood hazard areas have been classified as flood hazard zones on Mansfield's Zoning Map (Map 14) and are within proposed open space conservation areas as depicted in this Plan of Conservation and Development. Mansfield's Planning and Zoning Commission has adopted and, as necessary, revised zoning and subdivision regulations to remain an active participant in the National Flood Insurance Program.

It is Mansfield's land use policy that, to ensure the health and safety of Mansfield residents and to help prevent flood-related losses to life or property, no development should take place within areas subject to flooding. As a noted exception to this policy, it is recognized that a limited number of uses may be appropriate, provided a comprehensive special permit review determines that new structures would be flood-proofed to withstand a 100-year storm; that no detrimental upstream or downstream flood impacts would arise, and that all other special permit criteria have been met. Buildings and uses that may be authorized should be limited to low-intensity agricultural and horticultural uses, recreational uses, hydropower facilities, parking areas, sand and gravel operations and buildings and uses accessory to existing uses. In reviewing any recreational or hydropower facility, consideration also must be given to traffic, noise and other potential neighborhood or environmental impacts. Except for authorized hydropower facilities, under no circumstances should any new structures or fill be placed within "floodways." Floodways are defined by the National Flood Insurance program as "the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood elevation without cumulatively increasing the water surface elevation more than one foot."

c. Ground Water Resources

Mansfield's quality of life is associated directly with the quality of drinking water available in town. A major underlying goal of this Plan of Conservation and Development is the protection of Mansfield's surface and groundwater quality. A majority of Mansfield residents obtain their drinking water from the ground. Wellfields along the Willimantic River (north of Route 44 and west of Route 32) and along the Fenton River (north of Gurleyville Rd.) supply potable water to the University of Connecticut and adjacent areas. Except for some southern portions of town that are supplied water from the Willimantic Reservoir, all other Mansfield residents, including many residents in multi-family housing developments, obtain their potable water through smaller wells. Many of these wells are classified as public drinking water supplies by the State Health Department. Drinking water is derived from both bedrock and glacial deposits (till or stratified drift) atop the bedrock. Although all of these sources function as aquifers, stratified drift deposits, which are typically located along river valleys and the adjacent hillsides, are usually referred to as a town's aquifer areas, due to their high yield potential. For all bedrock wells, the yield and quality of the water supply is influenced by the type of underlying bedrock.

Mansfield's Planning and Zoning Commission has long recognized the importance of protecting ground water quality and the town's stratified drift aquifer areas. Approval criteria for site plan and special permit applications emphasize groundwater protection, and specific performance standards have been established for all activities within the town's stratified drift aquifer areas. In 2004, the Mansfield Planning and Zoning

Commission was re-designated as the town's Aquifer Protection Agency and will have the responsibility to implement State requirements within defined Level A aquifer areas proximate to UConn's two wellfields. This Plan's Surface and Ground Water Resources Map (Map 10) includes State-designated wellfield aquifer areas, stratified drift aquifer areas, public water supply well locations and Willimantic Reservoir Watershed boundaries.

It is recognized that the precise boundaries and character of aquifer areas cannot be defined without site-specific borings and a hydrogeologic study, but the stratified drift areas mapped in this Plan are considered suitable for regulating aquifer areas in town. This map delineates three significant accumulations of stratified drift which could be significant sources of potable water. These three areas are located along the Willimantic River Valley, along the Fenton, Mount Hope and Natchaug River Valleys, and in the Pleasant Valley Road area. More information on each of these areas can be found in a 2002 report entitled "Mansfield Water Study", prepared by Milone & MacBroom, and from State and Federal agencies.

#### d. Willimantic Reservoir Watershed

Approximately one-half of the town of Mansfield is situated within the watershed boundaries of the Willimantic Reservoir. The reservoir is the source of potable water for approximately 25,000 persons in Windham and southern Mansfield. The reservoir has a large watershed with unused service capacity, and water service could be extended to additional users in the future. State, regional and local municipal land use plans have placed a high priority on protecting surface and ground water quality within the entire Willimantic Reservoir watershed. Protection of the Reservoir watershed will help ensure a good supply of potable water at low public cost for residents of Windham, Mansfield, and, potentially, other towns in our region. More information about the Willimantic Reservoir can be found in the Town of Windham's Water Supply Plan, which was updated in 2004.

#### 4. Agricultural and Forestry Resources

The preservation of existing and potential farmland and forest land has increasingly become a conservation priority. Local farms, including tree farms, provide scenic character and specialized plant and wildlife habitats, produce high-quality products and help mitigate rising prices associated with transportation costs. Local farms contribute to Mansfield's diversity and help preserve an important link to the agricultural history and economy of the town and region. In the last two decades, a number of open field areas previously used for farming purposes have been subdivided and developed within Mansfield. These areas have been permanently lost for agricultural uses. A continuation of this pattern would have a serious and increasingly detrimental effect on Mansfield's economy and character. With the assistance of Mansfield's Agriculture Committee, Open Space Preservation Committee and Conservation Commission, existing and potential agricultural areas (based on use and soil characteristics) and existing areas of significant forest land, have been identified in this Plan. (See Agricultural/Forestry/Natural Diversity Resources Map, Map 11.)

#### 5. Scenic Resources

##### a. Introduction

"Nature... employs but four materials in the composition of her scenes: ground, wood, water, and rocks. The cultivation of nature has introduced a fifth species, the building requisite for the accommodation of mankind." This quote by Thomas Whately is as true today as it was when written in 1778.

Mansfield is rich in scenic resources because of its varied topography and abundance of waterbodies, such as rivers, streams, lakes and ponds, a preponderance of trees, and outcroppings of rocks and ledges. To these natural elements, people have added stonewalls, barns and bridges, agricultural land, and buildings of varied and historic architectural styles. Much research has been conducted on how the human eye perceives scenery, and which types of scenery invite the human eye to view this scenery. Water is the natural element that rates the highest, and when water is combined with trees and ledges and changes in

topography, the visual impact becomes even more intense. Nature has combined its scenic resources in a variety of ways, much as an artist combines the paints in his palette to achieve varied effects.

In Mansfield, we are fortunate to have dramatic contrasts in topography (ranging from about 150 to 750 feet above sea level), thus creating many hills and ridges with intervening vales and valleys. On this undulating ground is an abundance of trees, as well as unusual rock formations, both natural and man-made. It is all of these factors, singly and combined, that create Mansfield's spectacular scenery, with numerous vantage areas from which to view it. Mansfield's many hilltops and ridges offer endless vantage points and vantage lines from which to view panoramic scenes or narrower vistas, but scenery is not a one-way street, in that a view can be observed from both ends of the view line. For example, though the view from Chestnut Hill to the valley below is impressive, the reverse view from the valley to Chestnut Hill is also impressive, but in a different way. Further, views from ridge top to ridge top can have a different quality when the line of vision is reverse.

b. Glossary of Terms

Drumlin – A long ridge or oval-shaped hill formed by glacial drift.

Ridge – A long, narrow elevation of land, or a range of hills. Often a vantage point for viewing or the focal point of a view.

Vale – A level or undulating space between hills, also called a dale, or a dell, or a small valley.

Valley – A stretch of lower land lying between hills, usually having a river flowing through.

Valley floor – The bottom of a valley as seen from vantage points above. Valley floors can also be reverse vantage points for viewing higher elevations in the valley.

Vantage – A point, series of points, or a line from which the scenery may be viewed. Also referred to as a prospect.

View – A landscape scene that is looked upon in a wide range, 180 degrees or more.

Viewshed – The entire scene or scenes that may be viewed along a series or lines of vantage points; not a single view or vista, but a contiguous series based on the geography and topography of the site.

Vista – A portion of a view, or less than 180 degrees.

c. Inventory and Classification

An inventory was made of Mansfield's scenic resources by studying aerial photographs, topographic maps, and then confirming these data with field verification. The traditional approach of inventorying through "windshield surveys" was not used because that system does not yield a complete picture.

Upon completion of the inventory, the data were classified into several categories:

- Water: Rivers, streams, lakes and wetlands. Highly sensitive areas because water is considered a highly desirable focal point and resource by most viewers.
- Valley floors: Bottoms of valleys, including the rise of each side of the lowest elevation that forms part of the valley floor; sensitive areas because they can be a focus to a view or vista from above.
- Viewshed Class I: Slopes that rise from the valley floor to meet the hilltops, often containing steep slopes and ledges; sensitive areas to viewers, particularly from above.
- Viewshed I-HS: Highly sensitive classification because of the interplay of all of the scenic elements that produces intense scenic impact. Critical areas for preservation.

- Viewshed Class II: Hilltops that offer dramatic vantage points or lines of vantage to the surrounding landscape. These are highly sensitive areas.
- Viewshed Class III: Those hilltop areas that also contain prominent ridges that become significant vantage areas and also focal points for other surrounding vantage points.
- Drumlins: Highly sensitive geological formations of specific origin that form vantage areas or become focal points from other vantage areas.
- Drumlins and ridges: Drumlins that become part of a ridge system, such as in the western ridges of town and thus form vantage areas or focal points; sensitive.
- Other hills: Sensitive prominent hills not classed as drumlins or ridges, but important as vantage or focal areas.
- Vale floors: These are found especially in the eastern part of town, east of the Fenton River valley, and are an interplay of long ridges and shallow valleys which are called vales. These are sensitive areas that should be considered in planning.
- Vale floors and ridges: A combination of these two elements that offers a significant scenic system.

The accompanying Scenic Resources and Classifications Map (Map 12) indicates where these classifications occur. It can be observed that Mansfield possesses two large hilltops and ridge areas, one in the western part of town, between the Willimantic and Fenton River valleys, and the other system is east of the Fenton. While the Willimantic River defined the western boundary of Mansfield, the Fenton and Mount Hope converge in Mansfield Center to later join the Natchaug along the town's southeastern bound. It is the interplay of these hills with the valleys, worn down by these rivers and streams, and all of the secondary brooks that flow into them that creates the basic landscape floor; then Nature scattered rocks and trees upon this landscape.

A high percentage of Mansfield's scenic resources occur in wetlands, floodplains, slopes exceeding 15%, and areas designated in preserved open space or recreational land, all areas that are already preserved. Where scenic resources occur outside of these areas, Mansfield's subdivision regulations allow flexibility for siting buildings within a building area envelope in order to preserve significant features including scenic resources and views and vistas. For other projects not in subdivisions, the planning staff, as well as the Planning and Zoning Commission, will work with applicants through the design review process, in order to arrive at plans that sensitively preserve Mansfield's scenery by siting structures or features in such a way that significant views and vistas are preserved. Such matters as lot size, building heights, and the location of buildings or features on the site will be considered.

## **F. EXISTING LAND USE/ZONING**

### **1. General**

As described in the History sections of this Plan, Mansfield's early development was characterized by a pattern of scattered small villages and crossroads. However, during the last century, and particularly since 1950, new development has been concentrated in areas within or proximate to the University of Connecticut's Storrs and Depot campuses and in areas in southern Mansfield adjacent to the Willimantic section of the town of Windham. This recent development pattern was primarily influenced by the growth of the University of Connecticut, the availability of public sewer and water services, the overall development limitations associated with Mansfield's natural resource characteristics, and municipal land use policies. This existing overall land use pattern is considered to be consistent with current State, regional and local land use plans. The goals and objectives of this Plan of Conservation and Development update attempt to strengthen this pattern by directing growth to areas served by existing sewer, water and transportation infrastructure. It also is important to emphasize that Mansfield does not have land use jurisdiction over development on the University of Connecticut campuses and associated enrollment and group quarters population policies.

Map 13 provides information on Mansfield's land cover and land cover changes from 1985 to 2002. This information, obtained from aerial mapping and analysis by the University of Connecticut Center for Land Use Education and Research (<http://clear.uconn.edu>), documents that, although a desirable overall pattern of development that has occurred during the last century still predominates, recent residential growth has spread throughout the town in a low-density "sprawl" pattern that has diminished the town's rural character by altering roadside characteristics, by utilizing previous farmland sites, by reducing interior forest areas and by encroaching on wetland and watercourse areas. The land cover chart included on Map 13 specifies that from 1985 to 2002, there has been a 22 percent increase in the amount of developed land, a 15 percent decrease in forested wetlands, a 10 percent decrease in turf and grass areas and a 7 percent decrease in deciduous forest area. Part II of this Plan includes recommendations designed to help Mansfield retain its remaining rural character.

### **2. Existing Zoning/Regulation Revisions Since 1993**

Following the adoption of Mansfield's 1993 Plan of Conservation and Development, the Planning and Zoning Commission approved extensive revisions to the town's Zoning Map and Zoning Regulations. These revisions have enhanced internal consistency between the town's land use master plan and regulatory implementation tools, primarily the Zoning Map and Zoning and Subdivision Regulations. In 1996, the Planning and Zoning Commission approved 26 separate revisions to the Zoning Map, including a significant expansion of the Rural Agricultural Residence-90 zone and refinement of most commercial zone classifications, and over 50 revisions to separate sections of the Zoning Regulations, including a comprehensive update of the entire Permitted Uses section. Subsequently, a comprehensive update of the Subdivision Regulations was approved in 2002; new architectural and design standards for all commercial, multi-family housing and other significant land use developments were approved in 2004, and revisions to over 65 additional sections of the Zoning Regulations have been approved since 1996. Mansfield's current Zoning Map and Zoning, Subdivision and Inland Wetland Regulations are available for review at the Mansfield web site ([www.mansfieldct.org](http://www.mansfieldct.org)).

Mansfield's existing 2005 Zoning Map (see Map 14) includes distinct classifications for 7 residential zones, 10 business/office zones, 2 industrial zones, 1 institutional zone and 1 flood hazard zone. Part II of this Plan includes recommendations for potential revisions to the existing zone classifications and for some alteration of the boundaries of existing zones.

### **3. Residential**

Mansfield's 2005 population is approximately 25,000 persons. About 13,000 residents live in single-family or multi-family dwellings and about 12,000 residents live in group quarters dormitories at the University of Connecticut and Bergin Correctional Facility. Currently, Mansfield has about 3,600 single-family homes, 250 mobile home units and 1,900 dwelling units in multi-family structures. While the town's group quarters

population has fluctuated significantly since 1980 (with an actual decrease from 1990 to 2000 and an increase of over 3,900 units, or an increase of 49 percent since 2000), Mansfield's household population and the number of non-group quarters dwelling units has increased steadily. This Plan anticipates a continued expansion of the number of non-group quarters residents and, based on recent development activity in Mansfield and nearby municipalities and based on anticipated development projects, including the Storrs Center Downtown project, the rate of growth is expected to increase during the next decade. Significant group quarters population increases are not expected at this time, but the town does not have jurisdiction over University of Connecticut or State Corrections Department policies that could further increase Mansfield's total population.

Mansfield's existing population is concentrated within and adjacent to the University of Connecticut's Storrs and Depot campus locations and in southern portions of town adjacent to the town of Windham. The town's lowest density areas are situated in eastern Mansfield and somewhat higher concentrations exist in southwestern and northwestern sectors of town, which are located closer to regional transportation routes and employment centers in other municipalities. Although the location and density of new residential units built since 1980 have generally been consistent with objectives of Mansfield's 1982 and 1993 Plans of Conservation and Development, to a significant degree, new development has encroached upon and threatened important conservation resources.

Mansfield officials have long recognized a need to help provide a balance of housing opportunities and the town's current stock of housing represents a mix of single-family and multi-family units and a relatively wide range of house sizes and valuations. In addition to implementing zoning regulations that have authorized multi-family housing units (since 1980, about 40 percent of new housing units built in Mansfield have been multi-family units), the town has been successful in authorizing numerous efficiency units in association with single-family homes. Since 1990, approximately 40 efficiency units have been approved. Based on State Department of Economic and Community Development affordable housing data for 2004, Mansfield contained 678 units of "assisted" housing, or 12.4 percent of the town's 2000 Census housing units. This total does not include additional affordable housing units within multi-family developments and efficiency apartment units that are occupied by individuals who would qualify as low or moderate-income by Federal and State standards. The 12.4 percent assisted housing percentage exempts Mansfield from the State's Affordable Housing Appeals procedure. Mansfield is one of thirty Connecticut municipalities that qualify for this exemption.

The vast majority of Mansfield's residential units have been maintained in a safe and suitable manner. Utilizing Federal "Small Cities" grant funds since 1996, the town has managed a rehabilitation loan program that has provided assistance to numerous low and moderate-income property-owners. Recently, a growing housing problem has arisen in Mansfield involving inappropriate occupancy and maintenance of rental single-family dwellings. The problem is particularly apparent in areas northwest of the University of Connecticut Storrs Campus, where numerous adjacent dwellings have been rented to student tenants. This situation, which often includes occupancies exceeding zoning standards, neighborhood impact issues and health and safety concerns, needs to be addressed through a combination of enforcement of appropriate regulations and initiatives to expand student housing opportunities.

#### **4. Commercial/Industrial Land Use**

The commercial and industrial land use components of this Plan of Conservation and Development provide a framework within which existing and future commercial needs of Mansfield residents can be met, the town's non-residential tax base can expand and new employment opportunities can be established. A variety of commercial land uses, including retail stores, personal service uses, restaurants and offices, exist within the town, with primary service locations along Route 195, near the University of Connecticut campus, and immediately north of Route 6 and the town of Windham. Smaller commercial districts are situated near historic villages and crossroads, and additional commercial services are provided in scattered locations where commercial sites were established prior to the town's adoption of Zoning, and in locations where home

occupations or agricultural retail outlets have been authorized. Since 1993, there also has been an expansion of commercial services within the University of Connecticut campus.

Most of the town's existing commercial uses are situated within conforming zone classifications, which were refined in the 1990's, following the adoption of a Plan of Development update. Commercial development that has occurred within the last decade has been locationally consistent with Plan objectives and established Zoning. Through the implementation of recommendations contained in Part II of this Plan, the town hopes to continue the initiative to establish a pedestrian-oriented mixed-use "Downtown" adjacent to the University campus, to strengthen existing commercial areas at "Four Corners" and in the "East Brook Mall" area near the Route 6/Route 195 intersection, and to support appropriate complementary commercial growth within the University of Connecticut campus and in identified "neighborhood" areas that do not have existing or potential public infrastructure.

Although a number of mill-oriented industrial uses once existed in Mansfield, there are now no industrial uses in town, with the exception of the recently-renovated Kirby Mill on Mansfield Hollow Road, a stone and gravel-processing operation on Route 32, some private research uses that operate within the University of Connecticut campus and a few automotive-oriented uses. Mansfield's 1993 Plan provided information and support for a mixed-use research and development project entitled "Connecticut Technology Park." This project, which was planned on State-owned land immediately north of the UConn Storrs campus, is no longer viable and a majority of the project area has been integrated into the University's Master Plan as its "North Campus." The North Campus Master Plan includes potential research and development and accessory commercial uses, but the anticipated industrial/commercial use of this area will be significantly less than previously planned. The timing for new North Campus development is uncertain, but a roadway link to Route 44 is expected within the next 5 years and new development could occur within the same time frame.

The 1993 Plan also supported industrial development on 170 acres of privately-owned land situated in southern Mansfield, between Pleasant Valley Road and Route 6. This area, which is currently zoned "industrial park," is potentially served by public water and sewer systems, but does not have direct access to Route 6 or other roadways designed to handle significant volumes of traffic or use by heavy vehicles. Part II of this Plan includes a recommendation that areas south of Pleasant Valley Road from Mansfield City Road to areas abutting Mansfield Avenue be retained in an industrial classification with a refined list of permitted uses that promote compatibility with neighboring agricultural and residential uses.

## 5. Public Land Use

### a. General

All land uses involving public land or public buildings have a significant effect on a town's physical, economic and social character. This is particularly true in Mansfield, due to the high percentage of the town that is owned by the State of Connecticut, the Town of Mansfield and the Federal government. Within Mansfield's borders, approximately 4,000 acres, exclusive of roadways, or about 14 percent of the 29,175 acres in town, are owned by the State of Connecticut. Most of this land is managed by the University of Connecticut. The Town of Mansfield owns about 1,700 acres of land, exclusive of roadways, or about 6 percent of the town, and the Federal government owns about 1,700 acres of land, or about 6 percent of the town. A listing of all existing Town-owned land is included as Appendix E of this Plan. All of the Federally-owned land is located in southeastern Mansfield and is associated with the Army Corps of Engineers-managed Mansfield Hollow Dam and associated 100-year floodplain areas. Few Connecticut municipalities have over 25 percent of their land in public ownership. For this reason, it is particularly important that all land uses on public land be consistent with goals and land use recommendations contained in this Plan and in State and regional land use plans. Land in public ownership is depicted on this Plan's Government Land Map (Map 15).

b. State and Federal Land Use

The University of Connecticut significantly influences the quality of life in Mansfield. The University is the town's major employer (about 1,200 residents were employed by the University in the Fall of 2004), and it provides extensive educational, cultural and recreational benefits to Mansfield residents. In the Fall of 2004, over 2,800 UConn alumni resided in Mansfield. The town's housing market, transportation patterns and local economy are associated directly with the University's operations. The University provides fire, police, transit and public works services, including sewer and water facilities to the Storrs and Depot campus areas. For the town and University to prosper jointly, it is essential that officials from both organizations continue to work together to address issues of mutual interest, including student housing, vehicular and pedestrian traffic, commercial development, including the "Downtown" initiative, and sewer and water service areas.

Since the adoption of the 1993 Plan of Conservation and Development, there have been significant land use changes at the University of Connecticut, and there will continue to be changes as the UConn 2000 program is further implemented over the next decade. From a land use perspective, it is particularly important that the University adopted a comprehensive land use plan in 1998, subsequently expanded the areas covered by the plan and is nearing completion on a 2005 Master Plan update. Current information on the University of Connecticut's Master Plan can be found at [www.masterplan.uconn.edu](http://www.masterplan.uconn.edu). (See University of Connecticut Core Campus Map, Map 16.)

Approximately 70 acres of land in southern Mansfield are State-owned and managed by Eastern Connecticut State University (ECSU). This land, which is situated north of Route 6 and west of Mansfield City Road has been developed into athletic fields and related facilities. Additional acreage to the west of the existing athletic facilities is undeveloped and available for future land uses. ECSU's main campus is located in Windham, about one-half mile south of the Mansfield property. Due to the proximity of many residential properties, it will be important that ECSU keep Mansfield officials and neighboring property-owners informed about future development plans, so that potential land use impacts can be appropriately addressed.

In northwest Mansfield, on about 20 acres of land on the north side of Route 44, the Connecticut Corrections Department manages the Bergin Correctional Facility. This facility, which currently houses over 950 minimum-security inmates, is situated across Route 44 from the University of Connecticut's Depot Campus and abuts property that is residentially zoned. Due to the nature of this correctional facility use and its location adjacent to educational and residential property, it is essential that Corrections Department representatives continue to work with Mansfield and University of Connecticut officials to address security issues and potential land use impacts for neighboring property-owners.

The 1,700-acre Army Corps of Engineers property in southeastern Mansfield was acquired in the 1940's in association with the construction of the Mansfield Hollow Dam, which was completed in 1952. With the noted exception of the area adjacent to the dam, the property serves as a regional park and open space area. The State of Connecticut manages portions of the property as Mansfield Hollow State Park, with hiking trails, a picnic area and boat launch onto Naubesatuck Lake.

c. Municipal Land Use

(1) Municipal Administration

The 27,000 square foot Audrey P. Beck Municipal Building, which is located at the intersection of Storrs Road (Route 195) and South Eagleville Road (Route 275) provides a centralized location for the town's administrative functions and most public meetings. Currently, this facility houses the State Police Resident Troopers Office, the Eastern Highlands Health District's administrative office and some of the Mansfield Board of Education's administrative offices. Although the existing facility is fully occupied, it is expected that the building will meet the town's needs for municipal office space for the foreseeable future. Parking for the Municipal Building is shared with the adjacent Community Center, and additional parking for these facilities is planned.

(2) Educational Facilities

Four municipally-owned schools (Mansfield Middle School, Southeast, Goodwin and Vinton Elementary Schools) and the Regionally-owned E.O. Smith High School constitute Mansfield's primary educational facilities. The town also owns and operates a 120-student childcare center on Depot Road (Discovery Depot). A municipally-owned former school building on Depot Road (Reynolds School), currently is used for storage, and additional storage space on the University of Connecticut's Depot Campus is leased from the University. In 1991, expansion projects were completed at each of Mansfield's three elementary schools and a Library/Media Center was added to the Mansfield Middle School in 1999. In addition, four re-locatable classrooms were added to the Mansfield Middle and Southeast Elementary Schools. Extensive renovation and additions were completed at E.O. Smith High School in 2000. In general, Mansfield's educational facilities are in good physical condition and suitably located within the community. Although no major facility needs have been identified at this time, consideration should be given to expanding the existing athletic fields at Vinton School. It also is noted that Regional School District 19 has been authorized to prepare plans and seek funding to utilize Reynolds School on Depot Road for special program needs. The district also is evaluating the potential of expanding onsite parking and implementing track and athletic field improvements.

In the fall of 2004, 1,373 students were enrolled in Mansfield's elementary and Middle School facilities (717 students in the elementary schools, 656 students at the Middle School). An additional 657 Mansfield students were enrolled at E. O. Smith High School (out of a total enrollment of 1,273 students). Precise enrollment forecasts are generally difficult and are complicated in Mansfield by a high annual student turnover directly associated with the presence of the University of Connecticut. Current demographic information indicates that Mansfield's existing educational facilities have adequate capacity for the immediate future; projections by the Connecticut State Department of Education predict a steady decline in student enrollment over the next several years. However, this projection could be offset by migration to existing or new housing. If enrollments begin to increase dramatically, the Board of Education will need to consider further expansion to existing facilities or possible construction of a new elementary facility. Enrollments at E. O. Smith High School also are affected by student population changes in Willington and Ashford.

(3) Fire Protection Facilities

Mansfield residents are currently served by two volunteer fire departments, which have cooperative assistance agreements with fire departments in neighboring towns and the University of Connecticut's fire department. The Eagleville Fire Department, Inc. provides primary service to the northern, central and western sections of town and operates from fire stations on Stafford Road (Route 32) near the junction of South Eagleville Road, and on Storrs Road (Route 195) near the intersection with Middle Turnpike. The Mansfield Volunteer Fire Company, Inc. has primary coverage for central, southern, and eastern sections of town and operates from a fire station on Storrs Road near Spring Hill. The town employs a staff of twelve full-time and twenty part-time firefighters to complement the service provided by the volunteers. The Fire Departments, in conjunction with the town's Public Works Department and Inland Wetland Agency, have identified and maintained fire ponds throughout Mansfield.

In 2002, Dr. Amy Donahue, of the Center for Policy Analysis and Management of the University of Connecticut, conducted an Emergency Services Operations and Management Study. The study evaluated the services provided by the departments, appraised the operations and management and provided recommendations on potential changes. Based on Dr. Donahue's study, the fire departments and the town have embarked on an effort to consolidate the delivery of fire and emergency services. In April of 2005, the town established, by ordinance, a municipal Department of Fire and Emergency Services, to be staffed by volunteer and career firefighters and headed by a career fire chief. The two volunteer fire departments are currently involved in an effort to combine into a single organization that will provide service and support to the municipal department, thereby strengthening the fire and emergency services delivery system.

In 1993, Mansfield's Fire and Emergency Service Committee prepared a comprehensive Fire Master Plan Update. The study noted that approximately 90 percent of Mansfield's population is within a five-mile zone of a Town fire station and approximately 99 percent of the population is within a five-mile zone of a mutual aid fire station. This report states that the "current fire protection theories indicate that properties are protected if they are within a five mile zone..." This study concluded that "a new fire station is not needed at this time," but "if a fire station is built, it should be in the area of Storrs Road and Warrenville Road." Due to designated commercial, industrial and medium to high-density residential areas in southern Mansfield, a new fire station in the southern portion of town remains consistent with this Plan of Development.

In addition to a future new fire station referred to in the 1993 Fire Master Plan Update above, replacement of the existing Eagleville Fire Department fire station on Stafford Road (Route 32) should be prioritized. The existing facility is not conducive to operational and organizational needs, nor does it provide adequate space for current or future generations of fire apparatus.

Fire station placement should be based on a comprehensive siting model, needs assessment study, and a public safety service delivery system comprised of a single town-wide Department of Fire and Emergency Services.

(4) Police Facilities

Mansfield currently is served by five resident State Troopers, one of whom has a sergeant's rank, four full-time police constables and three part-time constables. As needed, assistance is provided by the State Police Department and the University of Connecticut police force. An administrative office for the town's police services is located in the Audrey P. Beck Municipal Building. Unless policy changes require a significant increase in police services, no additional police facilities are deemed necessary at this time.

(5) Public Works

(A) Town Garage

Mansfield's Public Works garage and material storage yard is centrally located off Clover Mill Rd.. Additional material storage areas are located off Warrenville Road (Route 89) at the town's transfer station site. The Clover Mill Road garage site is adequately buffered from residential areas and adjacent park land and is large enough to serve the town's anticipated future needs. The garage site has four buildings totaling over 21,000 square feet of interior space. Some of this space is unheated. The facilities are in good condition and, other than an identified need for a covered salt storage and mixing area structure, an expansion of existing facilities is not anticipated at this time.

(B) Solid Waste Disposal

Mansfield's mandatory solid waste collection, disposal and recycling program is managed by the Public Works Department with policy direction by the Town Council and Solid Waste Advisory Committee. Mansfield's program is in full compliance with all applicable State and Federal laws. The University of Connecticut independently manages the collection and disposal of solid wastes generated at the University. In 2004, Mansfield appropriately disposed of approximately 6,000 tons of municipal solid waste and 700 tons of bulky waste. Over 6,000 tons of paper, cardboard, bottles, cans, scrap metal, electronics and other materials were recycled. About 40 percent of the solid waste generated in single-family homes and in the town's elementary and middle schools was recycled in 2004.

Mansfield owns and operates a transfer station and recycling center on a 26.7-acre parcel situated on Warrenville Road in the southeastern portion of town. The site was previously used as a landfill, but only leaves and brush currently are disposed of onsite. A swap shop also exists at this site, to encourage the re-use of functioning materials and products. Town-contracted haulers collect solid waste and certain recyclables at individual properties throughout town or, alternatively, residents

may bring bulky waste, trash and recyclables to the transfer station. Household hazardous materials must be delivered to the Regional Household Hazardous Waste Collection Facility in Willington. The existing transfer station and recycling center site on Warrenville Road is adequately sized to address the town's anticipated needs for municipal solid waste disposal. Some upgrading of existing facilities at the site is anticipated.

(6) Library

Mansfield owns and operates a public library in the Buchanan Center building on Warrenville Road (Route 89), in the southeastern portion of town. The Buchanan Center, which was expanded and renovated in 2002, is 15,760 square feet in size. The Library occupies about 13,500 square feet of the building, and the remaining area contains a community meeting room with stage area and a separate entry that allows independent use. Libraries also are located at each public school and at the University of Connecticut.

Mansfield's library facilities are in excellent condition and there is no anticipated need for significant expansion. Some additional parking may be necessary, and a 14-vehicle parking expansion area has been designated for the northerly lot near the library's main entrance. Additional storage area also may be needed, as the community meeting room stage area currently is used for storage, particularly in conjunction with periodic book sales conducted by the "Friends of Mansfield Library." A storage addition would allow the community meeting room stage area to be more fully utilized.

(7) Senior Center

Mansfield owns and operates a Senior Center on Maple Road, near the intersection with South Eagleville Road. The Senior Center has been expanded twice since it was constructed in 1980, and now is over 9,000 square feet in size, including the 2,000 square foot Wellness Center completed in 1996. The Center is centrally-located and is adjacent to over 180 units of age-restricted housing. The facilities are in good condition and are actively used for social, educational and recreational programs. The subject site provides little or no room for building or parking expansion, and if service demands increase, programming at other locations may be necessary. Options for creating additional parking on nearby properties should be considered.

(8) Cemeteries

There are twenty-one known cemeteries in Mansfield. Most of the cemeteries are inactive, with little or no burial space. Five of the town's cemeteries are active, and have space available for the immediate future. Only two of the active cemeteries, the Gurley (Pink) Cemetery, at the junction of Bone Mill and Ravine Roads, and the New Mansfield Center Cemetery, on Cemetery Road, are owned and maintained by the town. The Mansfield Cemetery Committee, in association with the town's Public Works Department, maintains these two active cemeteries, as well as many inactive cemeteries located throughout the town. The other three active cemeteries are privately owned and maintained, each by its own cemetery association. The three active private cemeteries are the New Storrs Cemetery, on North Eagleville Road, Hillside Cemetery, on Spring Hill Road, and a group of abutting cemeteries (B'nai Israel, Agudath Achim, Workman's Circle and Hillel), located at the junction of Routes 31 and 32. Mansfield's cemeteries are depicted on Map 17.

Due to a significant national and State-wide increase in the use of cremation and a corresponding decrease in the demand for burial space, it is difficult to assess the need for future cemetery space in Mansfield. Although existing cemeteries appear to have adequate space for the foreseeable future, town officials and private cemetery associations are encouraged to review their existing space availability and, as appropriate, consider expansion or alternative sites for new cemeteries. Any analysis of cemetery needs must address State Health Code requirements, and any consideration of expansion or new cemetery sites must consider environmental and neighborhood impact issues.

(9) Parks, Open Space and Recreational Facilities

Mansfield operates an extensive parks, open space and recreational program which provides active, as well as passive recreational opportunities for all age groups. Programs and activities are primarily managed by the Parks and Recreation Department staff, under the policy direction of the Town Council, Parks Advisory Committee, Recreation Advisory Committee and Open Space Preservation Committee. Outdoor maintenance responsibilities are primarily handled by the Public Works Department. As previously noted, additional recreational opportunities, including picnicing, fishing, hiking and boating are available at the Federally-owned and State-managed Mansfield Hollow State Park and at the University of Connecticut, which manages an indoor ice-skating rink, indoor swimming facilities and some outdoor facilities which may be available for public use.

A majority of Mansfield's managed indoor recreational activities and programs take place in the town's new 37,500 square foot Community Center, which was completed and occupied in 2003. The Community Center is located adjacent to the Municipal Building, at the intersection of Storrs Road (Route 195) and South Eagleville Road (Route 275). This facility includes an indoor swimming pool, therapy pool, gymnasium with elevated walking track, fitness center, a teen center, child-care and arts and crafts rooms, and a community meeting room. Other indoor activities are conducted at local schools, the Senior Center, and other municipal buildings.

A majority of the town-sponsored outdoor recreational activities take place at numerous ball fields located on school sites and a few other locations within the town, at Schoolhouse Brook Park, which contains an outdoor swimming area, Bicentennial Pond, and picnic pavilion, and at other parks and open space areas throughout the town.

Mansfield maintains an extensive hiking trail network and, in the 1990's, was selected as one of Connecticut's designated "trail towns." Since the mid-1980's, Mansfield has funded and managed an active open space acquisition program. In addition to Town purchases, open space has been acquired by the town through dedication requirements included in the town's land use regulations. Since 1990, Mansfield has purchased 27 open space parcels, totaling over 740 acres of land. As of July 1, 2005, the town owns or manages over 1,900 acres of undeveloped open space land, including over 250 acres of private land with conservation easements.

Appendix E includes a listing of all town-owned land; Appendix H contains a listing of existing municipal recreation-oriented facilities and sites, and Appendix I contains a listing of potential park and recreation facility improvements.

(10) Other Municipal Property

Mansfield's "Old Town Hall" is managed on a part-time, seasonal basis, as an historic museum, by Mansfield's Historical Society. This facility is located on a .7-acre lot on Storrs Road, within the Spring Hill Historic District.

Mansfield's former one-room "Eagleville Schoolhouse" is leased to Joshua's Tract Conservation and Historic Trust, Inc. for office use. This building is situated on a 1.7-acre lot at the corner of South Eagleville Road (Route 275) and Stafford Road (Route 32).

6. Infrastructure

a. Transportation

(1) General

A framework of State, municipal and private roadways is the primary component of Mansfield's transportation infrastructure. These roadways provide the principal means of transportation to, from and within the town. A limited but growing number of walkway/bikeways and public transit improvements have been added to Mansfield's transportation infrastructure in the last decade and are

increasingly important elements in the town's transportation system. Currently, no public transportation services are provided along a railroad line that exists along Mansfield's western border or by a regional airport located in the adjacent town of Windham.

Municipal transportation services are primarily managed by the town's Public Works Department, with policy direction by the Town Council, the Mansfield Traffic Authority and Mansfield's Transportation Advisory Committee. The University of Connecticut independently manages its on-campus roadways and an existing shuttle bus service that operates in the campus areas. Services on State roadways are managed by the State Department of Transportation and the State Traffic Commission. The Windham Region Transit District manages an inter-town fixed-route bus service along Route 195, between the Willimantic section of Windham and the University of Connecticut campus area and a multi-town Dial-a-Ride van program that is primarily oriented toward serving elderly and handicapped residents. Other limited transportation services are provided by private bus, taxi and limousine service. Mansfield's transportation improvement needs are listed in Appendix L.

## (2) Street Classifications

A three-tier street classification system has been established based on existing land uses, roadway locations and traffic flows, as well as anticipated areas of development and resultant transportation demands. These classifications provide a long-term guide for the design and review of public transit and road improvement projects. It is noted that the State Department of Transportation uses different standards for classifying road. The recommended street classification network is depicted on Map 18.

### A. Arterial Streets

Arterial streets serve as the primary inter-municipal and interregional transportation links. They carry the highest traffic volumes and provide direct access to the town's major employment and commercial areas. The following streets are classified as arterials:

Route 31, Higgins Highway; Route 32, Stafford Road; Route 44, Middle Turnpike; Route 89, Warrenville Road; Route 195, Storrs Road; Route 275, South Eagleville Road; Route 320, Willington Hill Road; Route 632, North Frontage Road; Route 633, South Frontage Road; and Route 430, North Eagleville Road between Route 195 and Hunting Lodge Road.

Upon completion, the North Hillside Road connection between Route 44 and North Eagleville Road, which is being designed and is expected to be completed in 2007, also will serve as an arterial street. Similarly, a planned connection between Route 275 and Bolton Road on the UConn Campus will serve as an arterial road.

### B. Collector Streets

Collector streets complete the major transportation linkage between the various sections of the community and between Mansfield and other towns. In general, collector streets connect residential neighborhoods to the arterial street system and to community centers not served by the arterials. Although collectors have less traffic than arterials, they handle significant volumes of through traffic, and therefore must be designed and constructed to stringent safety standards. The following roadways are considered collector streets in this Plan of Conservation and Development:

Ash Street; Atwoodville Road; Bassetts Bridge Road; Baxter Road from Route 44 to Route 195; Birch Road; Bone Mill Road from Route 44 to Birch Road; Browns Road; Cedar Swamp Road; Chaffeeville Road; Clover Mill Road; Codfish Falls Road; Crane Hill Road; Conantville Road; Daleville Road; Depot Road; Eastwood Road; Gurleyville Road; Hillside Circle; Hunting Lodge Road; Knowlton Hill Road from Wormwood Hill Road to the Ashford town line; Mansfield Avenue; Mansfield City Road; Maple Road; Meadowbrook Lane; Moulton Road; Mount Hope Road; North Eagleville Road from Route 32 to Hunting Lodge Road; Pleasant Valley Road; Puddin Lane;

Separatist Road from South Eagleville Road to Hunting Lodge Road; Spring Hill Road; Stearns Road; Westwood Road; Wormwood Hill Road from Warrenton Road to Knowlton Hill Road.

It should also be noted that numerous streets within the University of Connecticut campus carry heavy traffic flows and may appropriately be considered collector streets.

C. Local Streets

The third category, local streets, primarily serve as accessways to residential units. Local streets usually carry the lowest volumes of traffic, and roadway standards should be oriented toward lower vehicular speeds and the maintenance of residential character. All streets not identified as arterial or collector are considered local streets.

b. Public Water Supply

(1) General

Water supply services for Mansfield residences, businesses and governmental uses currently are provided by two major systems, community well systems that serve individual sites or neighborhoods, and individual private wells. The two major water supply systems in town are owned and operated by the University of Connecticut and the town of Windham. The town of Mansfield operates a number of community well systems associated with schools and other public buildings, and is responsible for maintaining portions of the University of Connecticut system that serves the town's Senior Center and elderly housing units located near the intersection of Maple and South Eagleville Roads and the town's childcare center on Depot Road. Most of the town's existing household population relies on individual onsite wells for its potable water. Areas or sites currently served by the two major water supply systems and by community well systems are depicted on Map19.

In May, 2002, a comprehensive analysis of existing water supply services in Mansfield and potential water supply needs was completed by Milone and MacBroom, an engineering consultant firm hired by the town. Findings and recommendations contained in this report continue to be studied by town officials in consultation with representatives from the State Department of Environment Protection, the State Health Services Department, the University of Connecticut and the town of Windham. Based on currently available information, Part 2 of this Plan contains recommendations regarding water supply services and the protection of important water supply watersheds.

(2) University of Connecticut Water Supply System

The University of Connecticut Water Supply System, which serves UConn's Storrs and Depot campus areas, utilizes well fields along the Willimantic River (west of Route 32, between Route 44 and Merrow Road) and along the Fenton River (north of Gurleyville Road). Approximately 10 percent of the University's water supply is utilized by non-University uses located in close proximity to campus areas. In association with the University's "UConn 2000" program, the water supply system has been significantly upgraded in the last 10 years. This system-wide upgrade and the installation of efficient fixtures in new buildings has resulted in a decrease in water use in the University's system. University officials currently are updating their Water Supply Plan, and a study of environmentally appropriate withdrawals from the Fenton River wellfields is expected to be completed in 2005. These studies will help clarify the capacity of the University's water supply system and help determine whether adequate capacity exists to allow additional service to non-University users.

(3) Windham Water Supply System

The Windham Water Works manages, for the town of Windham, a water supply system that serves over 20,000 persons, including over 1,900 Mansfield residents. This system relies on the Willimantic Reservoir as its source of water. The Reservoir, which is 80 acres in size, is located on

the Mansfield/Windham town line, east of Route 195 in southern Mansfield. Approximately 23 square miles, or about one-half of Mansfield's land area, is situated within the Reservoir watershed. In 2004, an updated Water Supply Plan for the Windham system was completed and approved by the Connecticut Department of Public Health. This plan documents recently-completed and anticipated system upgrades and a potential system capacity that exceeds anticipated demands within the currently-planned service area. The Water Supply Plan also indicates that an amended diversion permit and treatment plant improvements would be needed to extend service areas to the University of Connecticut campus and adjacent areas.

c. Sanitary Waste Services

(1) General

Although the town of Mansfield does not own or operate a sewage treatment facility, sewer service is provided to a number of Mansfield residents and commercial uses through systems operated by the University of Connecticut and the town of Windham. Most of Mansfield's households and a significant number of commercial properties are served by individual septic tank/leaching field systems. Mansfield officials have worked with the State Department of Environmental Protection to identify and study land uses with existing or potential sanitary waste disposal problems. All of the town's commercial, multi-family housing and municipal buildings with onsite septic systems, and numerous areas with higher concentrations of housing units with onsite systems, such as Eagleville and Gurleyville villages and the Highland Road areas, were studied. A 1991 Facilities Plan Report concluded that it is expected that potential sanitary waste disposal issues could be addressed with onsite solutions in all but two areas of town. The report specified that the noted exceptions, Knollwood Acres apartments, on South Eagleville Road, and Orchard Acres apartments, on Cheney Drive, would likely need to be connected to the University of Connecticut sewer system. In 2004, the University agreed to allow such a connection for the Knollwood Apartments property, and such a connection currently is being designed. Areas currently served by the University of Connecticut and Town of Windham systems are depicted on Map 19.

While this Plan of Conservation and Development anticipates that most areas of town will continue to rely on onsite septic systems, some limited expansions of the existing sewer service systems is considered appropriate to address town needs, particularly those associated with commercial and industrial land use and higher-density housing. Recommendations for potential expansions of existing sewer service areas in contained in Part 2 of this Plan.

(2) University of Connecticut

The University of Connecticut owns and operates a sewage treatment system that serves the Storrs and Depot campus areas, the Bergin Correctional Facility, E. O. Smith High School, Mansfield's municipal building, community center and senior center and a number of private commercial and residential properties proximate to campus areas. UConn's treatment plant, which is located off LeDoyt Road in the northwestern portion of the Storrs campus area, was upgraded in 1995 and has a design capacity of 7 million gallons per day, but is currently permitted by the State Department of Environmental Protection for an average daily flow of 3 million gallons per day. The system discharges treated effluent into the Willimantic River immediately below the Eagleville Dam. In 2001, a separate treatment facility on Plains Road was converted to a pump station, and effluent from the Depot campus area is now treated at the Storrs campus facility. Mansfield owns and maintains a pump station on South Eagleville Road and sewer lines that serve the Senior Center, adjacent elderly housing developments and the Mansfield Nursing and Rehabilitation Center.

According to a 2004 Environmental Impact Evaluation report, as of January, 2004, the University's treatment facility had an average daily flow of about 1.5 to 1.6 million gallons per day, which is approximately 53 percent of currently permitted capacity. As previously cited, the University is in the process of updating its Campus Master Plans and planning for new development in existing campus areas, in the currently underdeveloped portions of the north campus and in the Mansfield

Downtown project area. This Plan of Conservation and Development anticipates continued cooperation between town and University officials regarding the functional capacity of the University's sewer system and potential arrangements to allow additional service to non-University users.

(3) Town of Windham

The town of Windham owns and operates an extensive sewage system which primarily serves the Willimantic section of Windham, but also includes service areas in southern Mansfield. In 2004, approximately 60 single-family homes, 270 multi-family dwellings and approximately 20 commercial or governmental sites in Mansfield were served by the Windham system. Sewage effluent from Mansfield properties is transported through town-owned pipes to facilities operated by the town of Windham and Mansfield is assessed treatment costs which, in turn, are charged to users of the system. Through a contracted agreement with Windham, Mansfield can transport 500,000 gallons per day from the Mansfield portion of the system. Currently, Mansfield's sewage flows into the Windham system are about 200,000 gallons per day. Mansfield owns about 9 percent of the Windham treatment facility, which is in the process of being upgraded pursuant to State Department of Environmental Protection requirements. As a part-owner, the town of Mansfield will participate in the treatment plant improvements. Mansfield streets now served by this system include: Storrs Road (Route 195) from the Willimantic town line to Puddin Lane, Mansfield City Road from Meadowbrook Lane to the Freedom Green condominium project, Meadowbrook Lane from Mansfield City Road to Circle Drive, and Circle Drive.

d. Private Utilities

A number of private companies, under the regulatory control of the State Public Utility Control Authority, provide utility services to Mansfield property-owners. Connecticut Light and Power Company provides electrical service, SBC Communications, Inc. provides wired telephone services, Charter Communications, Inc. provides cable telecommunication services, and wireless telecommunications are provided by a number of companies. As of January 1, 2005, wireless telecommunication towers have been constructed north of North Eagleville Road on the University of Connecticut's Storrs campus, on Stafford Road (Route 32) immediately north of Storrs Road (Route 195) and off Clover Mill Road on town-owned properties, and in two locations along Middle Turnpike (Route 44) on privately-owned sites. Connecticut Natural Gas Corporation provides natural gas to the Storrs and Depot campus areas, including E.O. Smith High School, the Mansfield Municipal Building, the Mansfield Senior Center, Goodwin School, the Mansfield Nursing and Rehabilitation Center, Juniper Hill apartments and some commercial properties along Storrs Road in the Storrs Downtown project area. Yankee Gas, Inc. provides natural gas along Storrs Road to portions of the East Brook Mall commercial area.

7. Private Open Space

Mansfield's inventory of protected open space property is significantly enhanced by the ownership and easement holdings of Joshua's Tract Conservation and Historic Trust. This regional non-profit volunteer land trust owns and/or manages approximately 35 properties and conservation easement areas in Mansfield, totaling over 700 acres of protected open space. Noteworthy Joshua's Trust properties in Mansfield include Wolf Rock Preserve, in southern Mansfield (93 acres); Coney Rock Preserve, north of Mulberry Road (133 acres); Knowlton Hill Preserve, in northeastern Mansfield (127 acres) and the historic Gurleyville Grist Mill, on the Fenton River (9 acres). A listing of Joshua's Trust properties and easement areas is contained in Appendix G, and these protected open space parcels are depicted on Map 20. More information about Joshua's Trust is available at [www.joshuaslandtrust.org](http://www.joshuaslandtrust.org).

Through the cooperative efforts of the Martin family and the State of Connecticut, approximately 290 acres of farmland have been permanently protected in southwestern Mansfield through the State's Acquisition of Development Rights program. The portions of the Martin property that will always remain as farmland are located on Stearns, Mansfield City, Crane Hill, Browns and Coventry Roads. An

additional 14 acres of agricultural open space has been preserved on Crane Hill Road through an easement between the town and the Palmer family. These private agricultural open space areas are depicted on Map 20.

Another important open space parcel is a 55-acre tract owned by the Lions Club and situated near the junction of Wormwood Hill and Warrenville Roads. The Lions Club property abuts Federally-owned open space land and the town's transfer station/recycling center. The town has a long-term lease arrangement to utilize this property for recreation and open space uses. Three full-size soccer fields, a snack bar facility and picnic pavilion have been constructed at Lions Club Park and additional recreational improvements including an additional soccer field are anticipated. A segment of the Nipmuck Trail and the Fenton River can be accessed from the Lions Club site.

## PART II

### LAND USE GOALS, OBJECTIVES AND RECOMMENDATIONS

#### A. GENERAL

Part II of this Plan provides, in an action-oriented format, listings of goals objectives and recommendations designed to implement the policy goals identified in Part I. The recommendations are based on the information contained or referenced in Part I. Particular attention has been given to recommendations contained in State and regional land use plans, Mansfield's 2003 Land of Unique Value Study and information provided individually or collectively through the town's various citizen committees by Mansfield residents who have participated in the Plan update process. Implementation of these recommendations will be dependent on many factors, including statutory and case law authority, fiscal viability and the receipt of new information. Implementation will take many forms, including the creation or refinement of zoning districts, zoning, subdivision and inland wetland regulations and Town Ordinances, capital expenditure decisions and, in some cases, referendum action. These recommendations must be continuously monitored and, as appropriate, periodically revised, to protect and promote the public's overall health, welfare and safety. Citizen volunteers must continue to play a vital role if Mansfield is to achieve the policy goals, objectives and recommendations cited in this Plan. It is noted that a number of the recommendations apply to multiple goals and objectives, and that, following many of the specific recommendations, background or rationale information (enclosed in parentheses) has been provided. It also is noted that important background information is contained within Mansfield's 1993 Plan of Development. This background information should be reviewed in conjunction with proposed amendments to Mansfield's Zoning Map or land use regulations.

#### B. SPECIFIC POLICY GOALS, OBJECTIVES AND RECOMMENDATIONS

##### 1. Policy Goal #1

To strengthen and encourage an orderly and energy-efficient pattern of development with sustainable balance of housing, business, industry, agriculture, government and open space and a supportive infrastructure of utilities, roadways, walkways and bikeways, and public transportation services

##### a. Objective

To address existing health or environmental quality issues and to encourage appropriately-located higher-density development by expanding existing sewer and public water services where appropriate and considering appropriate community systems.

##### Recommendations

- Work with University of Connecticut, Town of Windham, Eastern Highlands Health District and State officials to plan, fund and construct appropriate expansions of existing sewer and water systems and to promote water conservation.  
(This Plan's mapping of Medium to High-Density Residential, Medium to High-Density Age-Restricted Residential, Planned Business, Planned Office, Planned Industrial and Institutional land use [see Map #22] should be used to help define potential sewer and public water service areas).
- Support initiatives to document surface and groundwater quality and public health issues in the Four Corners area and to seek State and Federal funding to extend public sewer and water services to this area  
(This effort must be coordinated with the University of Connecticut and Eastern Highlands Health District and is of immediate importance. The University is finalizing plans to extend North Hillside Road to Route 44 and provide public utilities to undeveloped portions of "North Campus.")
- Work with State officials and Eastern Highlands Health District to consider, on a case-by-case basis, the authorization of community wells and P. 175 unity septic systems where soils, bedrock geology and

groundwater characteristics are appropriate and the site location is consistent with the locational goals and objectives of this Plan.

(The appropriate utilization of community systems will help promote opportunities for affordable housing, age-restricted housing and cluster or open space designs consistent with goals and objectives cited in this Plan. Any change to existing policies regarding community systems will necessitate specific action by Mansfield's Water Pollution Control Authority (Town Council) and changes to existing zoning regulations.)

b. Objective

To encourage higher-density residential and commercial uses in areas with existing or potential sewer, public water and public transportation services and to discourage development in areas without these public services by refining Zoning Map and Zoning Regulations.

Recommendations

- Encourage, where public sewer and water services exist, higher-density commercial uses and, where appropriate, mixed commercial/residential uses in areas designated as Planned Business and Planned Office on this Plan's "Planned Development Areas" Map (Map #22).  
(Land use regulations must include appropriate approval criteria that address health, safety, environmental impact and neighborhood compatibility issues.)
- Consider, under comprehensive approval standards, higher residential densities in areas served by sewers and public water systems.
- Refine existing zone classifications and regulatory provisions that recognize that this Plan's designated medium to high-density residential and planned commercial and industrial areas (see Map #22) have specific infrastructure capabilities and unique environmental and neighborhood characteristics.  
(Individualized permitted use provisions should be refined for each commercial and industrial area, and regulatory approval criteria and associated design standards should take into account the specific character of each area. As examples, contractors' storage, automotive repair and similar commercial uses are more appropriate in the Planned Business area along Route 32 than in other designated Planned Business areas or in Neighborhood Business areas and industrial uses that do not require intensive truck traffic and can be designed to be compatible with existing and potential agricultural uses are appropriate in the designated Planned Industrial area south of Pleasant Valley Road from Mansfield City Road to Mansfield Avenue.)
- Refine existing zone classifications, permitted use provisions and approval criteria for Neighborhood Business classifications, as designated on this Plan's "Planned Development Areas" Map (Map #22), that are not served by public sewer and water services.  
(Zoning policies for these areas should allow for continuation and appropriate lower-density expansions of existing commercial uses, but should discourage any significant intensification of commercial development or redevelopment that would result in inappropriate neighborhood impacts and undermine goals and objectives of this Plan. Many of the designated Neighborhood Business areas are within historic village areas and are proximate to residential uses.)
- Encourage University of Connecticut officials to continue to provide and expand on-campus housing opportunities for students. Where student demand cannot be accommodated on campus, town and University officials should take appropriate actions to facilitate the development or redevelopment of student housing in areas proximate to the Storrs campus where sewer and water systems exist or may be extended.  
(Consideration should be given to establishing a specific student housing-oriented zone classification with specialized permitted use provisions in areas northwest of the Storrs campus where existing student housing exists.)  
(Potential impacts on neighboring residential areas need to be addressed carefully.)

- Refine existing provisions regarding non-conforming uses.  
(Zoning policies for non-conforming uses, particularly commercial and higher-density residential uses, should allow for continuation and potential limited expansions, but should discourage any significant intensification that would undermine goals and objectives of this Plan.)
- Refine existing provisions regarding non-conforming lots.  
(Zoning policies for non-conforming lots should be reviewed to ensure that existing lots can continue to be used in a reasonable manner consistent with the goals and objectives of this Plan. The residential zoning revisions proposed in this Plan will increase the number of non-conforming lots in Mansfield.)
- Consider regulation revisions or specialized zone classifications for designated aquifer protection areas and areas of potential public water supply.  
(Mansfield's 2002 Water Supply Study, Windham and University of Connecticut water supply plans and other information available from the State Department of Environmental Protection or other agencies should be considered in determining whether added zoning protection is appropriate for existing and potential public drinking water supplies.) (See Map 10.)
- Consider Zoning Map revisions to promote consistency with this Plan's "Planned Development Areas" designations (Map #22) and goals and objectives of this Plan. It is emphasized that some rezonings may not be appropriate until infrastructure improvements are implemented or until a specific development proposal is submitted for approval. The following zone classification revisions should be considered:
  - Rezone areas classified in this Plan as low-density residential to a Rural Agricultural Residence-90 zone.  
(Consideration should be given to excluding areas of existing one-acre lot development.)  
(Areas of potential rezoning include land currently zoned R-40, RAR-40 and RAR-40/MF)  
(See Goal #2, Objective a recommendations for more information)
  - Rezone areas noted below which are depicted in this Plan as medium to high-density residential and/or medium to high-density age-restricted residential to a Rural Agricultural Residence-40/Multi-Family zone, Design Multiple Residence zone, or another zone classification consistent with the goals and objectives of this Plan.  
(Areas of potential rezoning include land east of Route 32 and south of Route 44, land east of Cedar Swamp Brook and south of Route 44, land east of Hunting Lodge Road, land east of Maple road and south of Route 275, land north of Route 44 and east of Cedar Swamp Brook, and land south of Puddin Lane.)  
(Consideration should be given to maintaining or enacting a Low-Density Residential zone classification in these areas until an application for a specific higher-density residential development is submitted in conjunction with an application for a higher-density zone classification.)
  - Rezone areas noted below which are depicted in this Plan as Medium to High-Density Age-Restricted Residential to a new zone classification that promotes appropriate housing opportunities for individuals age 55 or over.  
(Areas of potential rezoning include land north of Route 44 and west of Cedar Swamp Road and land west of Maple Road and south of Route 275.)  
(Consideration should be given to maintaining or enacting a Low-Density Residential zone classification in these areas until an application for a specific higher-density residential development is submitted in conjunction with an application for a higher-density zone classification.)
  - Rezone areas along North Eagleville Road and King Hill Road from Planned Business to a less intensive commercial classification.

(Mixed commercial/residential uses, multi-family housing and institutional uses associated with the University of Connecticut are considered appropriate in this area, but more intensive commercial uses would be incompatible with the Plan's objective of encouraging higher-density commercial uses in the nearby Planned Business areas designated in this Plan.)

- Rezone areas situated west of Route 195 and south of Route 44 and designated as the University of Connecticut's "North Campus" to an Institutional classification.  
(The current Research and Development/Limited Industrial is no longer appropriate, due to current University ownership.)
- Rezone areas east of Route 32 and south of Cider Mill Brook to a Planned Business classification.  
(This rezoning would result in a more uniformly-configured commercial area.)
- Rezone areas east of Route 195 between Riverview Road and the Windham Water Works as a Planned Office zone or, subject to use restrictions that will minimize neighborhood impacts, a Planned Business zone.  
(Mixed residential/commercial and other lower-intensity commercial uses may be appropriate in this area subject to consideration of noise and other neighborhood impacts, but any rezoning of this area should be done in conjunction with a development project for the entire area, and not on a lot-by-lot basis.)
- Rezone areas along Route 195 proximate to Dog Lane and the Storrs Post Office road to a special "Downtown" design district.  
(See Goal #1, Objective c Recommendations for more information.)
- Rezone areas west of Mansfield City Road and south of Pleasant Valley Road from Professional Office-3 to Planned Industrial.  
(An industrial classification is more compatible with existing and potential agricultural uses.)

c. Objective

To encourage mixed-use developments, such as the Storrs Center "Downtown" project, in areas with existing or potential sewer and public water

Recommendations

- Upon approval of the pending Storrs Center Municipal Development Plan, action will be needed to establish a new special Design District zoning classification and to incorporate into the Zoning Regulations related design standards and approval processes.  
(A Municipal Development Plan is being finalized for a mixed-use Storrs Center Downtown project and, upon resolution of remaining planning and construction details and the issuance of required permits, construction is expected to begin in 2006. This project, which includes new commercial and multi-family housing development and civic improvements, is expected to directly and significantly promote all four policy goals of this Plan. More information about the Storrs Center Downtown project is available under Downtown Partnership at [www.mansfieldct.org](http://www.mansfieldct.org).)  
(Other priority mixed-use development areas are situated in the Four Corners and East Brook Mall Planned Business areas and the King Hill Road Neighborhood Business area. (See Map #21.) Similar Special Design District zoning regulations should be considered in these areas.)

(Special Design District provisions will need to address permitted uses, traffic, parking, drainage and infrastructure issues, neighborhood impact issues and design standards for buildings and associated site improvements.)

d. Objective

To promote the public's health, safety and convenience, to protect and enhance property values, to protect Mansfield's natural and manmade resources and to promote other goals and objectives contained in this Plan by strengthening land use regulations, particularly permitted use provisions, application requirements and approval standards.

Recommendations:

- Refine existing land use regulations to ensure appropriate review of specialized or more intensive land uses that have the greatest potential for traffic, environmental or neighborhood impact or emergency services issues.  
(Examples include multi-family housing projects, larger subdivisions, commercial and industrial uses, gravel removal or filling operations, telecommunication tower installations and uses in Flood Hazard zones.)
- Refine existing permitted use provisions in the Zoning Regulations and associated approval criteria and permit processes to ensure that all permitted uses are compatible with the goals, objectives and recommendations contained in this Plan, and that appropriate review and approval standards are in place for each permitted use.
- Refine existing zoning and subdivision regulations regarding site development, drainage, erosion and sediment control, landscaping and buffering, signage, lighting and parking to ensure that appropriate standards are in place to promote the goals, objectives and recommendations contained in this Plan.  
(Site development and erosion and sediment control provisions should be reviewed with respect to best management practices and stormwater management guidelines prepared by Federal and State agencies. A concerted effort should be made to minimize the impervious surfaces.)  
(Parking requirements should be reviewed with respect to recent studies by the Institute of Traffic Engineers, the Urban Land Institute and the American Planning Association, to ensure that adequate but not excessive numbers of parking spaces are provided for land use developments.)  
(Landscaping requirements should be reviewed with respect to controlling species that may be invasive.)  
(Lighting requirements should be reviewed to ensure that site lighting is the minimum needed for safety and security purposes and to emphasize the prevention of undesirable illumination or glare above a site or beyond a site's property lines.)
- Refine existing architectural and design standards and flexible dimensional provisions to address goals, objectives and recommendations contained in this Plan.  
(Where appropriate due to specific analysis, individualized design standards should be incorporated in the Zoning Regulations. Examples include the Storrs Center Downtown project, the Four Corners area, designated historic districts and other historic village areas.)
- Refine existing zoning regulations regarding home occupation uses to continue existing policies of allowing accessory commercial uses in residential zones that do not create excessive traffic, noise or other inappropriate neighborhood impact.
- Consider zoning revisions to encourage and require, where legally appropriate, the use of "Leadership in Energy and Environmental Design (LEED) standards for new buildings and site work.
- Refine existing land use regulations that encourage and require, where legally appropriate, layout designs that promote solar access and energy-efficient developments.

e. Objective

- To achieve an integrated intermodal transportation network by encouraging road, walkway, bikeway and public transportation services in areas with existing or potential sewer and public water and appropriately expand and maintain all elements of the town's transportation system.

Recommendations

- Work with the Windham Regional Transit District, University of Connecticut and State officials to continue, expand and promote public transit services, particularly to areas served by existing or potential sewer and water systems.  
(See Appendix L for a listing of public transportation needs.)
- Continue to fund, with State and Federal assistance whenever available, public transit amenities and pedestrian and bicycle improvements, particularly in areas served by existing or potential sewer and water systems.  
(Priority areas include the Storrs Center Downtown area and areas proximate to the UConn Campus, including the Four Corners and King Hill Road commercial areas and the East Brook Mall commercial area.)
- Refine existing land use regulations to ensure that all higher-density residential projects and all commercial projects are designed to promote pedestrian and bicycle use and, where locationally appropriate, public transportation opportunities.  
(All higher-density residential and commercial developments should provide or reserve space for bus stops, bus shelters, sidewalks/bikeways, bicycle racks, bicycle lockers and other amenities that will promote public transportation and pedestrian and bicycle traffic. High-priority locations include the Storrs Center Downtown and Four Corners and East Brook Mall commercial areas.)
- Refine land use regulations and Public Works standards and specifications for new roads and driveways to help ensure that new developments have appropriate access with minimal impact on natural and historic resources and roadside character.  
(Existing provisions should be reviewed with respect to roadway and driveway widths, sightline requirements and the use of common driveways to minimize curb cuts. This is particularly important along Scenic Roads.)
- Continue to maintain the town's existing public transportation, roadway, bridge and sidewalk-bikeway system and, as funding allows, implement improvements that promote goals, objectives and recommendations contained in this Plan.  
(See Appendix L for a 2005 listing of transportation improvement needs (public transportation and associated commuter parking facilities, streets, bridges, sidewalk-bikeways.)
- Continue to implement, on a location-by-location basis, speed humps, roundabouts and other traffic-calming improvements designed to reduce vehicular speed.  
(Guidelines should continue to require neighborhood notification and support and coordination with emergency service providers.)  
(Particular attention should be given to village areas identified in this Plan.)
- Continue to work with the University of Connecticut to encourage roadway, walkway/bikeway/parking and public transportation improvements that serve areas proximate to the campus.  
(Priority projects include new arterial road/bikeway connections from Routes 44 and 275 to the core campus, a new South Campus parking garage, and implementation of an on-campus bicycle improvement plan.)
- Continue to publicize and promote bicycle usage in town, particularly along Town-designated and delineated bicycle routes.  
(See Map 18 for mapping of Mansfield's designated bicycle routes.)

## 2. Policy Goal #2

To conserve and preserve Mansfield's natural, historic, agricultural and scenic resources with emphasis on protecting surface and groundwater quality, important greenways, agricultural and interior forest areas, undeveloped hilltops and ridges, scenic roadways and historic village areas

### a. Objective

To protect natural resources, including water resources, geologic/topographic resources and important wildlife habitats and plant communities, by refining the Zoning Map, land use regulations and construction standards, considering new municipal ordinances and capital expenditures, and considering other actions

#### Recommendations:

- Revise Zoning Map to classify areas designated as low-density residential on this Plan's "Planned Development Areas" Map (Map # 22) as Rural Agricultural Residence 90-Residence. (A residential density based on one dwelling per 90,000 square foot lot is considered appropriate, due to the lack of public sewer and water systems, physical limitations due to Mansfield's soils, wetland and watercourses, steep slopes and bedrock characteristics, the need to protect the watersheds of the Willimantic Reservoir and public drinking water wellfields, the need to protect existing and potential agricultural land, the desire to protect existing hilltops and ridge lines and recommendations contained in Mansfield's Land of Unique Value Study, the Windham Region Land Use Plan and the State Policy Plan for Conservation and Development.)
- Encourage appropriate extensions of existing sewer and public water supply systems to help reduce residential development pressure in areas classified low-density residential.
- Refine Zoning and Subdivision Regulations to require, where physically possible, open space or cluster layouts with smaller lot sizes and a higher percentage of dedicated open space. (Particularly appropriate for larger subdivisions and all subdivisions within depicted "Existing and Potential Conservation Areas" on Plan Map # 21). (Frontage and minimum lot size requirements should be reviewed and revised as appropriate to encourage open space or cluster layouts.) (Regulations should not authorize overall densities greater than would be possible under a conventional layout.)
- Revise Zoning and Subdivision Regulations to require for each new lot in a designated low-density residential area an appropriate development area envelope without inland wetlands or watercourses, exposed ledge, slopes exceeding 15 percent or easements dedicated to other use. (Based on Mansfield's soils, slopes, bedrock geology and other physical characteristics, which collectively pose significant development limitations, a minimum area of 40,000 square feet should be considered to ensure adequate area for new structures, onsite septic systems and wells and other site improvements, and to help ensure the protection of stone walls and other historic structures and other natural and manmade resources. Part I of this Plan documents or references the nature of Mansfield's physical limitations.)
- Strengthen existing Zoning and Subdivision and Inland Wetland Regulations to clarify existing provisions that require a landscape architect, soil scientist, land surveyor, engineer and, as needed, other qualified professionals to inventory and suitably protect important site features with site-specific building area envelopes, development area envelopes and other measures. (Mapping and other information in this Plan are designed to assist with the inventory of natural, historic, agricultural and scenic features and important wildlife habitats and plant communities, but, in most cases, a site-specific analysis is necessary for new land use applications.)
- Strengthen existing policy of discouraging extensive site-clearing, regrading and the removal or deposition of significant amounts of material for new subdivisions. (This policy is particularly applicable within or proximate to areas classified in this Plan as "Existing and Potential Conservation Areas.")

(A site's original physical capabilities should be the prime determinant in establishing residential densities in non-sewered areas.)

- Strengthen existing policy of encouraging or requiring, in conjunction with a new land use application, the use of Best Management Practices for the use of fertilizers, pesticides and other chemicals.
- Strengthen Zoning, Subdivision and Inland Wetlands Regulations to incorporate more specific provisions for the submittal, approval and maintenance of stormwater management plans and erosion and sedimentation control plans to address potential water quality and water quantity impacts from a new development.  
(Comprehensive stormwater management and erosion and sedimentation plans are important elements of any land use project that significantly increases impervious surfaces such as subdivisions with new roads or steep driveways, multi-family housing and commercial development.)
- Continue existing policy of requiring new development proposals to comprehensively evaluate potential impacts to existing public and private water supply sources.
- Revise the town's Public Works road and drainage standards and specifications to ensure compatibility with the goal of protecting natural resources.
- Revise Zoning, Subdivision and Inland Wetlands Regulations to incorporate more specific requirements for retaining natural vegetated buffers along water resources and wetlands. (Based on the State's 2005 stormwater management guidelines and other information, a minimum buffer of at least 100 feet should be considered).
- Revise Zoning Map and Zoning Regulations to implement Aquifer Protection zones pursuant to State requirements.  
(Consideration should be given to expanding designated aquifer areas to areas with existing or potential community wells. Data from State officials and from Mansfield's 2002 Water Study should be considered.)
- Consider the adoption of a municipal ordinance requiring mandatory septic system inspection and maintenance for high-risk land uses such as multi-family housing developments, restaurants and other uses which discharge non-domestic septage.
- Strengthen the Inland Wetland Agency policy of regulating all proposed land uses proximate to a wetland or watercourse.  
(The existing 150-foot regulated area should be retained and, as appropriate, extended for more significant wetland systems. Larger buffers should be considered for commercial developments and subdivisions where cumulative impacts may result in more significant impacts.)
- Continue existing policy of restricting any new development and limiting any land-disturbing activity within a flood hazard area
- Strengthen existing land use regulations to emphasize the importance of identifying and protecting notable wildlife habitats and plant communities, including vernal pools, marshes, cedar swamps, meadows/grasslands and large contiguous forest tracts.
- Continue implementing Mansfield's Invasive Species Policy (adopted by the Town Council in 2005), utilizing the list of invasive species banned by Public Act 04-203 of the State of Connecticut, with any subsequent revisions.

b. Objective

To protect historic and archaeological resources by refining Zoning Map, Zoning and Subdivision Regulations and consider other actions

Recommendations:

- Refine existing Zoning and Subdivision Regulations to ensure the identification and protection of all significant historic and archaeological resources, including: historic structures, historic and archaeological sites, cemeteries, stone walls, fences and roadside features and open space features.  
(Include provisions that authorize the submittal of a professionally-prepared historical or archaeological assessment report. Protection of historic and archaeological resources is particularly important in historic districts and other historic village areas.)
- Establish new village zoning designations, pursuant to statutory provisions or, alternatively, implement specialized village design standards for the historic village areas identified in this Plan.  
(Mansfield's historic villages are identified on Maps 5 and 22 of this Plan.)  
(Specific information on Mansfield's village areas is contained in Appendix B of this Plan.)
- Refine Zoning and Subdivision Regulations to incorporate more specific identification and preservation requirements for stone walls.
- Consider the adoption of a municipal ordinance that requires advance notice before an historic structure is moved or demolished or an historic site is disturbed.
- Promote the expansion of existing Historic Districts in Mansfield Hollow, Mansfield Center and Spring Hill to coincide with the village boundaries defined in this Plan.
- Consider new local and National Historic District designations for Atwoodville, Eagleville, Gurleyville (already a National Historic District), Hanks Hill, Mansfield City, Mansfield Depot, Mansfield Four Corners, Mount Hope and Wormwood Hill.
- Consider the establishment of a specialized town fund to help finance village improvements, including façade improvements, landscape improvements and pedestrian and public transit improvements.
- Preserve existing Town Meeting Notice signposts in Gurleyville, Mansfield Center, Mansfield City, Spring Hill and Wormwood Hill.

c. Objective:

To protect agricultural and forestry resources and to encourage retention and expansion of agricultural/forestry uses by refining Zoning Map and land use regulations and considering other actions.

Recommendations:

- Continue to utilize Mansfield's Open Space Acquisition Program and land use application dedication requirements to permanently preserve farmland and forest resources through ownership of land or development rights.  
(This Plan's Existing and Potential Conservation Areas Map (Map # 21) and the open space acquisition priority criteria in Appendix K should be utilized to help establish priorities.)
- Revise zoning and subdivision regulations to incorporate more specific requirements for buffering and screening new development from existing agricultural uses.

- Continue existing taxation policies which promote utilization of the State's 490 Program for agricultural land and for forest lands over 25 acres in size, and consider implementing the open space component of the State's 490 Program.
- Continue existing policy of leasing town-owned agricultural land at reasonable rates, for agricultural purposes.
- Continue and expand existing policy of managing forest resources on Town open space land.
- Consider revisions to the Zoning Map to designate special zone classifications and permitted use provisions for high-priority agricultural land and interior forest areas. (Special density provisions and design standards should be considered to promote retention of these areas and to discourage non-agricultural uses on productive farmland and prime agricultural soils.)
- Revise road and driveway standards to help prevent inappropriate encroachments into designated interior forest or agricultural preservation areas or existing or potential open space preservation areas.
- Work with University of Connecticut officials to preserve State-owned farm land, prime agricultural soils and interior forest areas.
- Consider land use regulation revisions to provide more flexibility for agricultural property-owners to initiate or expand pick-your-own operations, retail farm stands and other commercial agricultural uses.
- Consider adoption of a municipal ordinance that supports and encourages agricultural uses and creation of agricultural districts.
- Support existing agricultural uses with active advice from Mansfield's Agriculture Committee.

d. Objective:

To help ensure protection of scenic resources by refining land use regulations and consider other actions.

Recommendations:

- Encourage use of this Plan's "Scenic Resources and Classifications" Map (# 12) to help identify and protect scenic overlooks and other areas of particular scenic importance. (This map should be specifically referenced in the Zoning and Subdivision Regulations and used in conjunction with the town's open space acquisition programs, but should not take the place of a site-specific analysis as required by current regulations.)
- Refine zoning and subdivision regulations to emphasize the importance of siting new structures and designating open space areas in a manner that preserves important scenic resources, particularly views and vistas to and from public roadways, parks and preserved open space areas, agricultural fields, forested ridges, river valleys, glacial features and historic village areas.
- Consideration should be given to incorporating special building height restrictions and requiring open space or cluster layouts in hilltop and ridgeline areas.
- Encourage expansion of Mansfield's Scenic Road Program. Particular attention should be given to roads or portions of roads that are within or abut designated "Existing and Potential Conservation Areas" (Map #21), historic village areas (Map #5) and other areas having scenic significance based on this Plan's "Scenic Resources and Classifications" map (Map # 12).

e. Objective:

To increase the amount of preserved open space land.

Recommendations:

- Continue Mansfield's Open Space Acquisition Program with local funds and, when available, State and Federal funds  
(Consider periodic referendum allotments to a specifically-dedicated Open Space Fund)  
(Many studies have concluded that the preservation of agricultural land and open space areas can be economically advantageous to a municipality.)
- Encourage State officials to identify and permanently preserve important natural, historic and agricultural and scenic resources on State land
- Work with Joshua's Tract Conservation and Historic Trust to preserve important open space properties
- Work with legislative representatives to revise State Statutes to enable municipalities to increase the State's real estate conveyance tax for municipal open space acquisition through a specifically dedicated open space fund
- Evaluate potential open space acquisitions using comprehensive review standards, mapping recommendations contained in this Plan's Existing and Potential Conservation Areas Map (Map # 21) and information obtained by reviewing each site through an active public participation process.  
(Recommended open space acquisition priority criteria are contained in Appendix K.)  
(Specific attention should be given to linking existing preserved open space areas and for providing linkages from existing developed areas to larger tracts of preserved open space.)
- Refine and expand, as legally appropriate, required open space/recreation dedications associated with subdivisions and other land use applications.  
(Modify subdivision and zoning dedication standards to reflect criteria in Appendix K)

f. Objective:

To work with State, regional and local organizations to expand existing and establish new State-designated greenways and other greenways of local importance.

Recommendations

- Work with the Willimantic River Alliance to protect and expand public access to the intra-town Willimantic River Greenway as depicted on this Plan's "Existing and Potential Conservation Areas" Map #21.  
(Encourage continued development of public parks within the greenway, such as Merrow Meadow Park, off Merrow Road, and Plains Road Park.)
- Encourage establishment of a State-designated greenway encompassing the Fenton, Mount Hope and Natchaug Rivers and Naubesatuck Lake (Mansfield Hollow).
- Expand/improve trail systems within existing or planned greenways, including the inter-town Nipmuck Trail greenway, with emphasis on connecting existing trails and trail links to preserved open space areas.
- Encourage, through purchase or donation, public land and private conservation easements along existing and planned greenway corridors.

3. Policy Goal #3: To strengthen and encourage a mix of housing opportunities for all income levels

a. Objective

To promote construction of additional affordable housing by refining land use regulations and considering other actions.

Recommendations

- Continue and refine existing policies that authorize higher-density multi-family housing in many areas of town; authorize two-family and efficiency unit apartments in most areas of town and retain 800 square feet as the minimum size for single-family homes throughout the town.
- Incorporate uniform density standards for developments with a mixture of single-family, two-family and multi-family dwelling units.  
(Existing Design Multiple-Residence regulations have different density requirements for each type of dwelling unit.)
- Consider incorporation of specific regulatory provisions for “co-housing” projects with shared community facilities.  
(This form of housing can help reduce dwelling unit size and overall housing costs.)
- Consider regulatory provisions that authorize new community septic systems and wells for affordable housing projects and co-housing projects.  
(See recommendation under Policy Goal #1, Objective a.)
- Continue to support the activities of Mansfield’s Housing Authority, which operates the Wright’s Village elderly housing development, the Holinko Estates low and moderate-income housing development, and administers a rental support program for individuals who qualify under Federal and State guidelines.
- Work with legislative representatives to revise State statutes to enable municipalities to increase the State’s real estate conveyance tax for local affordable housing activities.
- Continue to participate in the Federal Small Cities Program and/or other Federal or State programs designed to promote affordable housing opportunities.
- Consider incorporation of specific low and moderate-income “inclusionary” provisions for multi-family housing and larger subdivision developments.  
(Regulatory provisions should consider requirements that a certain percentage of new dwelling units or lots be permanently set aside for low and moderate-income individuals. Particularly in areas with public sewer and water, density bonuses should be considered.)
- Continue and refine existing policies that provide for flexible setbacks and frontages and common driveways, where physical characteristics are appropriate.  
(These policies can help reduce infrastructure requirements and overall development costs.)

b. Objective

To consider actions to improve the quality of existing affordable housing

Recommendations

- Continue and expand, as funds are available, Mansfield’s existing housing rehabilitation program.  
(This program, which has operated since 1993 with Federal Small Cities funds, has provided assistance to about fifty projects in Mansfield. Through the use of additional Federal or State funds, revolving loan funds or other sources of funds, this program should be continued.)

- Consider adoption of a Municipal Housing Code for rental housing. (A housing code will improve the overall quality of existing rental housing, promote the health and safety of tenants and enhance property values.)

4. Policy Goal #4: To strengthen and encourage a sense of neighborhood and community throughout Mansfield.

a. Objective

To promote public participation in all significant land use decisions by refining land use regulations and considering other actions

Recommendations

- Refine Mansfield’s “Notification and Public Hearing” Ordinance to ensure that appropriate notice and opportunity to comment is provided for all residents and property-owners who may be affected by a pending land use decision or other issue being considered by the Town Council.
- Refine zoning, subdivision and inland wetland regulations regarding public notice, neighborhood or abutter notification requirements and Public Hearing processes associated with land use applications pending before the Planning and Zoning Commission, Inland Wetland Agency or Zoning Board of Appeals.
- Refine Mansfield’s use of the Town’s internet web site and local public access cable TV station to promote access to information on pending land use issues.

b. Objective

To promote developments and neighborhoods with a diversity of housing types that address the needs of all income groups and all age groups.

- Refine zoning and subdivision regulations to consider density bonuses or other incentives that promote this objective.
- Promote vehicular and pedestrian linkages between separate development areas and open space/recreational improvements that are within walking distance of residential areas.

c. Objective

To incorporate public access and civic and recreational amenities in new land use developments by refining land use regulations and considering other actions.

Recommendations

- Refine zoning and subdivision regulations to encourage and, where appropriate, require or reserve vehicular and/or pedestrian linkages between adjacent developments and between land use developments and existing or anticipated public facilities.
- Refine zoning and subdivision regulations to encourage and, where appropriate, require or reserve areas for public spaces and public amenities, such as outdoor seating, in new commercial and/or higher-density residential developments.
- Refine zoning and subdivision regulations to encourage and, where appropriate, require or reserve areas for active as well as passive recreational amenities in new multi-family and larger subdivision developments.  
(Active recreational improvements could include swimming pools, club houses, playgrounds, ball fields, tennis courts and trails; passive improvements could include picnic areas, informal lawn areas and garden areas.)

d. Objective

To encourage retention and appropriate expansion of high-quality educational, recreational and other governmental facilities, programs and services

Recommendations

- Continue to maintain high-quality educational and childcare facilities and, as funding allows, implement improvements that are consistent with the goals, objectives and recommendations contained in this Plan.  
(Unless the rate of residential development and/or the number of children per household increases in Mansfield or other Regional School District 19 municipalities, no major educational facility needs are anticipated at this time. The following education-related projects have been identified and would be consistent with this Plan: an expansion of athletic fields at Vinton School; an expansion of onsite parking at E.O. Smith High School; track and athletic field improvements at E.O. Smith High School; an expansion and reuse of the Reynolds School on Depot Road for Regional District 19 programs.)  
(See information contained in Part I of this Plan.)
  
- Continue to maintain high-quality facilities for Mansfield's administrative and service functions (the Municipal Building, Library, Senior Center, Community Center, Public Works Garage and Transfer/Recycling Center) and, as funding allows, implement improvements that are consistent with the goals, objectives and recommendations contained in this Plan.  
(Although no major administrative or service-related facility needs have been identified at this time, the following projects have been identified and would be consistent with this Plan: the creation of additional parking at the Municipal Building/Community Center site; the creation of additional parking to service the Senior Center site – an off-site location appears necessary; the construction of a storage addition for the Library; the addition of fitness center/active recreational space at the Community Center; the addition of a covered salt storage/mixing area structure at the Town Garage site; general facility upgrading at the Transfer Station/Recycling Center site.)  
(Although no major cemetery space needs have been identified at this time, the potential need for new sites or expansions of existing sites needs to be comprehensively analyzed.)
  
- Continue to maintain high-quality facilities for Mansfield's fire protection/emergency services functions and, as funding allows, implement improvements that are consistent with the goals, objectives and recommendations contained in this Plan.  
(The potential need for an additional fire station or expansion of an existing station has been identified and is expected to be the subject of an independent analysis. If a new or expanded facility is deemed appropriate, locations in southern Mansfield proximate to higher-density residential and commercial designations should be considered.)  
(See information contained in Part I of this Plan.)
  
- Continue to maintain high-quality facilities for Mansfield's park and recreation functions and, as funding allows, implement improvements that are consistent with the goals, objectives and recommendations contained in this Plan.  
(A listing of potential park and recreational facility improvements is contained in Appendix I.)  
(Encourage research and data collection about the town's natural areas and promote environmental education activities.)  
(Promote active management of the town's parks, trails and open space areas. Promote volunteer stewardship programs.)  
(Continue to expand and improve the town's trail system to provide important recreational and educational opportunities. The proposed "Path Through Time" trail project in Mansfield Center is a good example of a trail improvement that will promote many Plan objectives.)  
(Incorporate accessibility and other improvements to park and recreational areas designed to serve the town's growing elderly population.)  
(Continue to provide and improve community gardening opportunities.)

- Continue to support existing and potential private recreational facilities such as the Holiday Hill recreational center/summer day camp on Chaffeeville Road and the Highland Ridge golf driving range/training facility on Stafford Road.

e. Objective

To consider actions to enhance civic pride by promoting safe occupancy, compatible building and site designs and suitable property maintenance

Recommendations

- Refine and enforce zoning regulations and, where applicable, approval requirements regarding residential occupancy.  
(The Zoning Regulations definition of “family” and other regulatory provisions regarding occupancy should be reviewed and, as appropriate, revised to promote compliance with this recommendation.)
- Refine and enforce zoning regulations and, where applicable, approval requirements regarding outside storage, unregistered motor vehicles and junkyards.  
(Existing regulations regarding outside storage and property maintenance should be reviewed and, as appropriate, revised to promote compliance with this recommendation.)
- Refine and enforce nuisance abatement ordinances such as Mansfield’s “Noise,” “Litter” and “Possession of Alcohol by Minors” ordinances, and consider other actions to address health and safety issues, improve neighborhood aesthetics and enhance property values
- Consider adoption of a housing code for rental housing, a rental property licensing program and a rental housing certification program to help ensure a safe and appropriately-maintained stock of rental housing.  
(More specific recommendations are contained in an April, 2005 report from the Town Council’s Special Committee on Community Quality of Life.)
- Produce and distribute a model lease and fact sheet for landlords and tenants to protect the rights of both parties, to promote positive relationships and to help ensure compliance with applicable ordinances and land use regulations
- Refine zoning regulations regarding the consideration of neighborhood characteristics and appropriate buffering to reduce potential land use impacts

f. Objective

To continue to work collaboratively with the University of Connecticut to address land use and occupancy issues of mutual interest

Recommendations

- Strengthen the coordination and information-sharing roles of the Town/University Relations Committee
- Maintain and strengthen communication between town, State and University staff and public safety agencies to address public safety and quality of life issues, particularly concerning off-campus student housing
- Continue to monitor changes to the University’s Master Plans, all new developments constructed under the UConn 2000/21<sup>st</sup> Century UConn program, and any other projects with potential traffic, environmental impact or infrastructure capacity issues
- Coordinate residential/commercial/industrial objectives and recommendations with University officials, particularly with respect to development on the North and Depot Campuses and commercial uses within the Student Union, UConn CtP. 189d other campus buildings.

## PART III

### CONSISTENCY WITH STATE AND REGIONAL PLANS

#### A. CONSISTENCY WITH CONSERVATION AND DEVELOPMENT POLICIES PLAN FOR CONNECTICUT 2005-2010

Pursuant to statutory requirements, Mansfield's 2005 Plan of Conservation and Development has been reviewed with respect to the growth management principles contained in the Conservation and Development Policies Plan for Connecticut 2005-2010. Mansfield's Plan is considered to be consistent with all of the State's growth management principles. The following information, which is organized based on the State's management principles, documents the consistency between these Plans:

1. Growth Management Principle #1: Redevelopment and revitalization of commercial centers and areas of mixed land uses with existing or planned physical infrastructure
  - Mansfield's Plan recommends higher density residential, commercial and institutional uses in areas with existing or potential public sewer and water services and public transportation services. This is reflected in numerous recommendations contained in Part II of the Plan and most specifically under Part II, Section B.1.b. Map 22 of Mansfield's Plan (Planned Development Areas) clearly documents that the town's planned business, office and industrial, medium to high-density residential and institutional land use classifications are located in the two areas of town with existing or potential sewer and water service.
  - Mansfield's Plan recommends working with the University of Connecticut, the town of Windham and State officials to plan, fund and construct appropriate expansions of existing sewer and water systems (see Part II, Section B.1.a).
  - Mansfield's Plan encourages mixed-use developments such as the Storrs Center "Downtown" project in areas with public infrastructure (see Part II, Section B.1.c).
  - Mansfield's highest-density land use classifications (planned business, office and industrial, medium to high-density residential, and institutional land use, see Map 22) are all, with a few minor exceptions, within Neighborhood Conservation Areas or Growth Areas as designated in the State Plan's Locational Guide Map.
2. Growth Management Principle #2: Expansion of housing opportunities and design choices to accommodate a variety of household types and needs:
  - Objectives and recommendations contained in Part II, Section 3 directly address this principle. Mansfield's Plan provides for a variety of housing types for all income levels. Higher density multi-family housing opportunities are provided for in areas with public sewer and water and two-family homes and efficiency units are provided for in most areas of town. Over thirty (30) percent of Mansfield's non-group quarters dwelling units are multi-family units.
  - Mansfield's Plan includes recommendations regarding the use of new community septic systems and wells for affordable housing, the use of low and moderate income "inclusionary" provisions for multi-family housing and larger subdivisions, inclusion of specific provisions for co-housing projects with shared community facilities, continuation and expansion of an existing housing rehabilitation program for low and moderate-income households and the encouragement of developments and neighborhoods with a diversity of housing types.

- Mansfield's Plan includes support for the activities of Mansfield's Housing Authority, which operates an elderly housing development, a low and moderate-income family housing development and a rental assistance program.
3. Growth Management Principle #3: Concentration of development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse:
- Recommendations contained in Part II, Section B.1.e directly address this principle. Mansfield has encouraged development in areas adjacent to the University of Connecticut Storrs Campus and in areas proximate to the intersection of Routes 6 and 195. These areas, which are served by public sewer and water and public transit services operated by the University of Connecticut and Windham Regional Transit District, are considered Mansfield's primary transportation nodes. Mansfield's Plan of Conservation and Development continues to promote higher-density land uses in these two areas.
  - Mansfield's Plan includes recommendations to continue an existing pre-paid fares program for town residents, using the Windham Region Transit District's fixed-use bus service between Storrs and Willimantic. This service provides a public transit linkage between Mansfield's two major transportation/development nodes.
  - Mansfield's Plan includes recommendations for priority transportation improvement needs (see Appendix L). The listed public transportation, road improvement, walkway and bikeway improvement priorities are oriented toward those areas of town served by public infrastructure.
4. Growth Management Principle #4: Conservation and restoration of the natural environment, cultural and historical resources and existing farmlands:
- Part I of Mansfield's Plan and associated mapping contained in the town's Plan provide detailed information about Mansfield's natural, cultural, historic and agricultural resources. Recommendations contained in Part II, Sections B.1.b and d, and B.2.a, b, c, d and e, document existing and proposed efforts to conserve and preserve these resources. Recommendations include continued use of Mansfield's open space acquisition program to permanently protect important resources.
  - Mansfield's Plan recommends lower-density residential uses and/or agricultural and open space/recreational uses in most of the areas of town that are not served by public sewer and water systems. Within these low-density areas, the Plan recommends the use of cluster or open space designs with lot size and dimensional flexibility, and the use of common driveways and other measures to maximize the retention of natural, cultural, historic and agricultural resources.
  - Mansfield's Plan includes recommendations regarding stormwater management and erosion and sedimentation control using current Federal and State management guidelines, the use of "Leadership in Energy and Environmental Design" (LEEDS) standards for new buildings and site work, and the use of best management practices for the use of fertilizers, pesticides and other chemicals.
  - Mansfield's Plan includes specific recommendations designed to protect existing and potential stratified drift aquifer areas and inland wetland/watercourse and flood hazard areas, and the Plan places a strong emphasis on appropriately regulating uses within the Willimantic Reservoir drainage basin.
  - Mansfield's Plan includes specific recommendations designed to protect historic and archaeological resources, historic village areas and the town's historic districts.
  - Mansfield's Plan includes specific recommendations designed to protect agricultural and forestry resources and existing or potential agricultural and forestry uses.
  - Mansfield's Plan includes specific recommendations designed to protect hilltops and ridgelines and other areas of scenic importance, and to e.P. 19 1he town's Scenic Road Program.

- Mansfield's Plan includes specific recommendations to work with the Willimantic River Alliance to protect and expand public access to the inter-town State-designated "Willimantic River Greenway."
5. Growth Management Principle #5: Protection of environmental assets critical to public health and safety:
- Mansfield's Plan documents the Mansfield portions of the Willimantic Reservoir drainage basin and the State-designated aquifer protection areas for University of Connecticut wellfields in the Willimantic and Fenton Rivers. Part II of Mansfield's Plan includes numerous recommendations designed to protect these resources. Mansfield's Planning and Zoning Commission, as the town's designated Aquifer Protection Agency, will comply with all State requirements with respect to regulated land uses in the designated aquifer areas. Mansfield's Plan recommends low-density residential development (minimum lot size of 90,000 square feet) in designated aquifer areas and most of the area within the Willimantic Reservoir drainage basin.
  - As documented under Growth Management Principle #4, Mansfield's Plan includes many recommendations designed to protect and enhance surface and ground water quality.
  - Mansfield's Plan includes recommendations designed to continue high-quality facilities and services to protect the public's health and safety. Local health and safety services that will be maintained include fire protection and emergency services, police services, recycling and hazardous materials disposal services and continued participation in programs administered by Eastern Highlands Health District.
6. Growth Management Principle #6: Integration of planning across all levels of government to address issues on a local, regional and State-wide basis:
- Mansfield's 2005 Plan was prepared after consideration of goals, policies and recommendations contained in regional and State land use plans. Mansfield's current Plan, as well as previous Plans adopted by the town, have demonstrated that the town's land use goals, policies and recommendations are fully-consistent with regional and State Plans. Mansfield has been an active participant in regional and State Plan updates for over twenty years.
  - Mansfield has been an active member of the Windham Region Council of Governments and Windham Regional Planning Commission and an active participant in many programs managed by the State Departments of Transportation, Environmental Protection, Health Services, Economic and Community Development and the Office of Policy and Management.
  - Mansfield has participated actively in the University of Connecticut's Master Plan Committee and other University committees associated with land use and community interaction. Town representatives have also actively participated in Connecticut Environmental Policies Act project reviews for UConn developments, and town and University officials have been working together to address infrastructure issues of mutual interest. The town and the University have an active Town/University Relations Committee that has helped strengthen communications and cooperation on many land use and quality of life issues. The town and University have worked together to foster the Storrs Downtown project, which will soon produce a new land use that promotes all six of the State's growth management principles.
  - Mansfield has promoted public participation in all significant land use decisions and, through existing public notice provisions and refined use of the town's internet web site and local public access cable TV station, public participation will continue to be a high priority in Mansfield.

## B. CONSISTENCY WITH WINCOG REGIONAL LAND USE PLAN

Pursuant to statutory requirements, Mansfield's 2005 Plan of Conservation and Development has been reviewed with respect to the 2002 Windham Region Land Use Plan. Mansfield's Plan is considered to be consistent with the nine (9) regional goals cited in the text of the WINCOG Plan, the mapped land use categories contained in Appendix D of the WINCOG Plan and the numerous policies and recommended actions for each land use classification. Mansfield's Plan also directly incorporates many of the regional recommendations contained in Appendix A (Action Table) of the WINCOG Plan. The following information provides more specific information regarding the consistency between the Mansfield and WINCOG Region Plans.

- The nine WINCOG regional goals are similar to the six growth management principles contained in the State's Conservation and Development Policies Plan. The information cited or referred to in Part III, Section A of this Plan documents Mansfield's Plan's consistency with both State and regional land use goals, principles and recommended policies.
- The Windham Region land classifications and related land use policies and recommended actions are similar to the land use mapping contained in Mansfield's "Existing and Potential Conservation Areas" and "Planned Development Areas" mapping (see Maps 21 and 22) and the associated policies and recommendations contained in Part II of this Plan. Of particular importance, a majority of Mansfield's higher-density commercial, industrial, residential and institutional land use categories are within WINCOG-delineated "Central Areas with Public Utilities." Mansfield's depiction of potential conservation areas and historic preservation areas is more specific than the Regional Plan but, based on the Regional Plan's overall approach, the two Plans are very consistent with respect to the preservation of important natural, cultural, historic and agricultural resources.
- The regional Plan contains a number of specific policies for certain areas of Mansfield with public utilities and a number of specific recommended actions. Although a few of the recommended actions in the Regional Plan are not specifically addressed in Mansfield's Plan, a vast majority of the regional recommendations are directly and effectively addressed by either Mansfield's 2005 Plan or existing land use regulations and application review processes.

## Appendix A

### HISTORY

#### 1. Geologic History and Native American History

Mansfield's present landscape was formed over hundreds of millions of years by two major geologic events. These occurred in addition to the continuous and ongoing process of weathering and erosion. The first event was a colossal but slow-moving collision of continental plates that began as long ago as 500 million years. Like most of Connecticut, Mansfield started its existence as the Iapetos Ocean, an ancient seabed, which for the next 250 million years was slowly crushed between two colliding continental plates, Proto-North America and Proto-Africa.

The proto-continental plates were crushed together on their way to forming a single super-continent, Pangaea. This collision formation caused the ancient ocean floor to buckle and fold into a chain of high mountains that still exists, although now greatly eroded, known as the Appalachian Mountain Chain. Thus was formed the bedrock of Eastern Connecticut, known to geologists as the Eastern Uplands of Connecticut.

The super-continent Pangaea held together a relatively short time in geologic history, about 50 million years, before the continental plates began to break apart along new separations. The direction of continental drift was reversed and Europe and Africa started to move away from the Americas, a process that continues even today. However, the Iapetos Ocean floor has remained forever crushed and lifted into its mountainous configuration, and it is this ancient bedrock that provides the rock foundation for the gently rolling hills found in Mansfield today.

There is, however, a small section of southeastern Mansfield that has a different geologic origin. Called the "Willimantic Basin", it started its existence as one of the ancient Avalonian Islands (600-800 million years old) located in the middle of the Iapetos Ocean before the formation of Pangaea. The islands were crushed and welded to the Eastern Uplands during the collision formation and are known to be of a different geological terrain than that of the surrounding uplands. The Willimantic Basin is significant because its Avalonian terrain is where the larger rivers and steeper waterfalls were cut and formed, thus creating the natural resources that would later enable Mansfield and Windham, as well as other New England areas of Avalonian origin, to participate in the early part of the Industrial Revolution in America.

The second major geologic event to shape the area was an "ice age" that included a period of several glaciations in the Northern Hemisphere; this began some 2 to 3 million years ago. In the intervening millennia between the breakup of Pangaea and the period of glaciations, the Eastern Uplands and Willimantic Basin were being slowly but continuously eroded down to a surface shaped much as we see it today. The glaciers speeded up the process of erosion by grinding down and rounding off the mountainous bedrock with the movement of their great weight. They removed deep clay soils and weathered rock at the same time they deposited and compacted unsorted till soils over upland areas and filled the valleys and other depressions with water-sorted sediments released from their meltwater streams. The most recent glacial period, the Wisconsinan, started about 85,000 years ago. It covered Connecticut with ice about a mile thick during its peak, and then around 18,000 years ago, the earth began to warm again and the Wisconsin Glacier stopped moving and started to recede. In its wake an incredible assortment of glacial debris remained, known collectively as "drift". The newly-revealed landscape was barren and treeless, like an Arctic tundra, but its basic contours and features would have been recognizable to Mansfield residents today. Some of the more notable glacial features include:

#### Glacial features formed under the moving continental ice sheet:

Drumlin (Horsebarn Hill) - A smooth, rounded hill with its long axis north to south, in the direction of glacial movement, sloping gently on the upstream end and more steeply on the downstream end. Many drumlins are found in Mansfield, especially in Storrs. Horsebarn Hill is made up of several drumlins with the biggest one visible from Route 195.

Cliffs and Ledges (Fifty Foot, Mt. Hope Rock, Coney Rock Hill, Wolf Rock Cliffs) - Distinctive features related to or part of the drumlin-shaped hills. These areas of exposed rock usually face southward and were formed as the moving ice lifted, rolled and removed large amounts of fractured and faulted rock with the force of its movement. The easiest removal occurred on the south rock faces with the southerly movement of the glacier, but it also occurred, as at Mt. Hope Rock and in ledges along the east side of Gurleyville, where the rock fractures were open and not so strongly bound in place.

#### Glacial features formed during the period of melting:

Glacial Erratic (Wolf Rock) - A boulder that was carried by the glacier from points north as the ice moved south and was deposited randomly as the ice melted. Erratics like Wolf Rock, on a high point, are particularly noticeable; however, there are many erratics throughout Mansfield.

Esker (above and below Gurleyville along the Fenton River) - A long hill of water-sorted sediments found along a course of water-flow in or under the melting ice mass. Eskers are composed of sand, gravel and boulders just as found in a moving river, which remained in place as the ice disappeared.

Kames (just north of Route 195, east of Baxter Road) - Holes in the ice that filled with sand and gravel as the ice melted. They were left as cone-shaped hills when the ice was gone.

Stratified drift aquifers (Mansfield has 3 large aquifer systems - The Willimantic River aquifer, the Pleasant Valley aquifer, and the Mansfield Center aquifer formed along the valleys of the Fenton, Mount Hope and Natchaug rivers) - A stratified drift aquifer is a deep valley filled with water-saturated gravels that were sorted by the action of glacial meltwater streams. Aquifers can serve as renewable water sources to large populations of people. There are also a number of smaller but similar formations that are found at higher elevations, where sediments were deposited over shorter periods of time, but these do not have adequately-sized recharge areas to serve as water supplies for large populations.

Kettles (Echo Lake, Eaton Bog, Turnip Meadow) - Formations produced as separated ice masses stood alone and were surrounded by sand and gravel deposited by water flowing around the ice. Later, the ice melted and a depression was left in its stead, frequently filled with water as a swamp, pond or lake. Mansfield has a great number of these formations, mainly in Mansfield Center, east of Route 195.

Turnip Meadow, a 320-acre kettle, is a low-lying meadow area between Bassetts Bridge Road and Route 89, reaching almost to Atwoodville. The name can be found in the earliest town records. It is now submerged, as part of the floodpool of the Mansfield Hollow Flood Control Dam. This large marshy meadow was formed in the space left by a large, similarly-sized mass of ice, as sand and gravel deposits were formed around it. When the large ice mass finally did melt, the low-lying meadow remained.

#### Glacial features formed by wind:

Aeolian deposits (East Brook Mall parking lot) - Uniform deposits of silt blown into place at valley edges during the years of scarce vegetation during and after the glacial recession. This material does not have the layering that indicates settlement in bodies of water. A large area of this material was excavated at the north end of the East Brook Mall's parking lot during construction and can still be seen along some of the edges of the parking lot.

In general, Mansfield's present wetlands were formed as the Wisconsin Glacier halted, and the ponds, lakes and meltwater streams reworked sediments that it carried. The present system of wetlands and watercourses represents a delicate and continued balance between rainfall, infiltration of that rain into the ground water system, and ground water drainage to discharging streams.

It was about fifteen thousand years ago that this last glacier finally disappeared from Connecticut. Lichen sprouted on the thin tundra-like soil, which in turn was supplanted by various successive species of flora that changed in response to the warming climate. These plants were eventually succeeded by the mixed

coniferous/deciduous forests found here today. This transition from a sparsely vegetated land surface to denser Eastern Upland forest occurred about 6,000 to 8,500 years ago.

The first animals to migrate to Connecticut after the last glacier were large mammals: Mastodon, giant beaver and caribou. Their presence is indicated by the rare fossilized remains found in various locations throughout the state. Gradually, those early species were succeeded by the animals present in the area today.

The first Paleo-Indians came to Connecticut approximately 10,000 years ago in search of the megafauna and early food plants. Their life and culture, in part, changed over the years in response to the warming climate and the succession of plant and animal species. These first inhabitants were probably nomadic hunter-gatherers, migrating seasonally with animal populations between food plant locations. This early period was succeeded by various "settler" stages and followed only recently, a little over a thousand years ago, by the "farmer" stage, when the Indians began to plant corn and establish permanent settlements. Planting was in addition to hunting and gathering still practiced to procure food.

The early Native Americans of New England kept no written records; however, the first European explorers, traders and fishermen, starting with the arrival of Verrazano in 1524, have made descriptions of Indian life in southern New England. In Mansfield, there is no written documentation of any permanent Native American settlements. There are, however, a great number of prehistoric sites and artifacts found here that would indicate the town had been used intensively for a long time as a place to hunt, fish and gather wild foods. It is possible there may have been a small village situated in the area of Mansfield Center, most likely near Echo Lake or at the confluence of the Fenton and Mount Hope rivers. According to tradition, a favorite place for water was Red Spring, located on the southwest border of Turnip Meadow. It was known for its high iron content and perceived healing powers. The Mohegan Indians from the Norwich area would have been the most recent Native Americans to use Mansfield for their hunting grounds.

## **2. The Seventeenth Century and English Settlement**

Closely following the first European explorers to New England were Europeans fishing the Grand Banks off Newfoundland. This led to trading with the Native Americans of New England, which in turn led to European settlement here. The first recorded successful settlers to arrive were the English Pilgrims who landed at Plymouth, Massachusetts in 1620. After that date, the English came to dominate the European trading territories of New England by virtue of their large numbers and their many settlements.

However, it wasn't until the end of the 17th century that the first permanent English settlers established themselves in northeastern Connecticut. Two great clashes with the Native Americans preceded their arrival here. Many causes sparked these wars, but the central issue was competition for the same resource: land. Each side had differing views on land use and ownership. The English believed in private land use and ownership, while the Indians generally held that land, regardless of ownership, could be used in common by all members of the tribe. They believed land was held in stewardship and that one did not give up his right to hunt and fish upon it, even if it was sold to someone else for settling and planting. This conflict in land use was one of many causes that eventually led to war:

- The Pequot War of 1636-1637, in Mystic, Connecticut, in which the English attempted to annihilate the Pequots and almost succeeded;
- King Philip's War, 1675-1676, in southern Rhode Island, in which a last concerted effort by the Native Americans failed to drive the colonists out of their New England territories.

The Native Americans lost both wars, although it should be noted that in Connecticut the Sachem Uncas and his tribe of Mohegan Indians sided with the English against the Pequots. The Indian defeat of 1676, however, marked the end of 10,000 years of Native American stewardship of large land areas held in common use. The only lands the English set aside for common use were a few small parcels in each of their early settlements, to be used for the church or meetinghouse, also for burying grounds, town pounds, commonfields, cedar swamps and the like.

While neither war was fought on Mansfield soil, the Indians' defeat did have a profound effect here, because it opened the territory to English occupation and settlement, according to historian Ellen Larned. In 1675, the same year the Mohegans agreed to fight with the English in King Philip's War, Joshua, the third son of Uncas, signed a will bequeathing a portion of Mohegan land to 16 Englishmen from the Norwich area. A year later, Joshua died from wounds received during the war and, although he predeceased his father, the General Court of Connecticut approved his will and the land dedication in 1678. This land, later known as Joshua's Tract, included the present towns of Windham, Mansfield, Hampton, Scotland and Chaplin. It was at this point that the land use patterns of present-day Mansfield became those of the English.

In 1682, the 16 English legatees drew up an agreement stating that the land for a new town would be divided equally into 48 allotments, or shares, of 1,000 acres each. Three years later, in 1685, the legatees agreed to create three villages within the boundary of the new town and to survey home lots for each. These villages were:

1. Hither Place (present Windham Center) - 15 home lots;
2. Ponde Place or Naubesatuck (present Mansfield Center) - 21 home lots;
3. Valley of the Willimantic (near present city of Willimantic) - 12 home lots.

At the same time, a "highway" was laid out through each village. A highway also connected Hither Place to Ponde Place, with a ferry for transportation over the Natchaug River. In Ponde Place, 19 of the 21 home lots were laid out along the easterly side of the highway. This road, known as "Town Street" in the 18<sup>th</sup> and 19<sup>th</sup> centuries, was 8 rods wide (132 feet) and functioned as a linear village green. The original cart-path has been widened, straightened and paved to become Route 195. Many, if not most, of the original lot lines can still be found in Mansfield Center. (For more information on Mansfield Center, see the "Historic Villages" Appendix of this Plan of Conservation and Development, and the book Historic Mansfield Center, published by the Mansfield Historical Society in 2001, revised in 2002.)

The 16 legatees divided the 48 allotments by lottery in 1686 but did not settle on their land in the early years. The reason was that Sir Edmund Andros had dissolved the colonial government by order of King James II, and Andros refused to recognize Indian land deeds. It was at this time that Connecticut's colonial Charter was hidden in an oak tree in Hartford for "safe keeping". The legatees delayed in seeking confirmation of their titles until the spring of 1689, which saw the deposition of James II and the subsequent removal of Andros and the return of the General Court of Connecticut.

In 1692, after petitioning the General Court, Joshua's Tract was incorporated as the town of Windham, and the first settlers, Jonathan Hough, Samuel Hide and John Royce, arrived in Ponde Place. Shortly thereafter, a minister was "called and settled" (in Windham Center), and burying grounds were surveyed (Mansfield Center's was laid out in 1693 at its present location on the east side of Route 195). Town pounds were erected (first in Windham Center, a little later in Mansfield Center), and in 1695 Robert Fenton built a wooden bridge across the Natchaug River to replace the ferry, presumably below the falls at Mansfield Hollow. Vestiges of an early road across the Natchaug River can be seen at the north end of the Willimantic Reservoir when water levels are low.

### **3. The Eighteenth Century**

Travel between Hither Place and Ponde Place was difficult, even with the new bridge over the "deep and dangerous" Natchaug, and this natural barrier was the cause of an ongoing dispute over the location of a central meetinghouse, or church. In 1702, the townspeople of Windham petitioned the General Court to divide the town into two ecclesiastical societies and to authorize the residents of Ponde Place to form their own township and build their own meetinghouse. A year later (1703) this petition was granted and the town of Mansfield was separated from Windham and incorporated as a town with the condition that "an able, orthodox minister of the Gospel be called and settled." The Reverend Eleazer Williams answered the call in 1710 and the First Congregational Church of Mansfield was founded in the same year. The Williams house, at 572 Storrs Road (started circa 1711), and its neighboring 18<sup>th</sup>-century houses, existing and demolished, formed the nucleus of the oldest historic village in Mansfield.

During the first part of the 18th century, the chief concerns of the townspeople were survival and subsistence. Mansfield Center was the first part of town to be settled, in 1692; shortly after that, other sections of town were settled. The land was cleared of trees and rocks, crops were planted, stone walls were started, and wooden houses, barns and fences were erected. Sawmills and gristmills sprang up along the streams that supplied waterpower. In Gurleyville, for instance, a sawmill was built in 1723 and a gristmill in 1750. (The present stone gristmill was built in 1835, replacing the 18<sup>th</sup>-century mill.) Other early 18<sup>th</sup>-century industries known to have existed were a potashery and a tannery in Mansfield Center. Later in the century came a small shoe factory and a clockmaker/silversmith in Mansfield Center, a shop for making augers in Gurleyville, and an iron works and fulling mill on Cedar Swamp Brook in the western part of town, near Ravine Road. In 1785, Benjamin Hanks built a bell and cannon foundry on Hanks Hill, where he cast the first brass cannon in America.

All of the known early mills were small wooden structures, and they often formed the nucleus for new village centers and roads. Today there are no existing examples of 18<sup>th</sup>-century mill villages in Mansfield save one, the small cluster of houses and foundations (including the former sawmill built by Zebulon Gurley in 1778) east of Four Corners on Old Turnpike Road near the Fenton River. All other existing mill villages in town date from the early to mid-19th century, although some, like Gurleyville, Mansfield Hollow and Mt. Hope, have a mixture of 18th and 19th-century houses. Unfortunately, all of the 18th-century mills are gone.

A major force in the life of the town was the Congregational Church, and it dominated all political, social and religious activity for the entire 18th century. The First Congregational Church in Mansfield Center (founded 1710) was the only established church until 1737, when the town was divided into two parishes and a Second Ecclesiastical Society was formed in the north parish. In 1744, the Second Society built a church, since then twice replaced, which is now known as the Storrs Congregational Church. For a brief period around the year 1745, religious dissidents under the influence of the "Great Awakening" founded the Separatist Church at the corner of South Eagleville and Separatist Roads. Before the end of the century, however, the "Great Awakening" had died down and new forms of Protestantism were being founded. In Mansfield, for instance, a Methodist church was built on Wormwood Hill in 1794 and a Baptist church on Spring Hill in 1809. The latter still exists in a newer building constructed in 1876. Eastern Mansfield saw the founding of a third Congregational Church parish, which in 1822 was split off as part of the new town of Chaplin. The domination of the Church as a political force ended in 1818, with the adoption and ratification of a new State Constitution, thus formally separating Church and State for all Connecticut residents.

Education in Mansfield in the 18th century was not the main "industry" that it is today. Farming was the main source of livelihood and, therefore, school was held when farm chores were least pressing. Local tradition has it that the first itinerant teacher was hired in 1706. One notable resident, Joshua More, established an Indian school in 1754 with Eleazer Wheelock, in what is now Columbia, Connecticut. The school later moved to Hanover, New Hampshire, and became Dartmouth College. More's house, built between 1714 and 1718, still stands on Route 32, opposite the junction at Stearns Road.

Starting in the early 18th century, the town was divided into school districts and the teachers were sent in a circuit like itinerant ministers, teaching classes for all grades in one or two rooms. In the beginning, classes were held in private houses, but by 1794 a first district schoolhouse was built in Mansfield Center just north of the First Congregational Church. The number of schools and the changes in district boundaries were frequent topics at Town Meetings. A few of these school buildings still exist, but not for the same use, nor are they all in their original locations.

Two Mansfield men were recognized as superior craftsmen in the 18th century. Benjamin Hanks (1755-1824) was an inventor and maker of clocks, brass cannons and church bells, as well as a textile manufacturer. In 1776, he presented his father with a tall case clock with a mechanism that played 6 tunes; the clock stands today in one of the diplomatic reception rooms of the State Department in Washington, D.C. Another clock-maker, Jacob Sargeant (1761-1843), opened a clock and silversmith shop in Mansfield Center, just south of the large gambrel-roofed house on Rt. 195, near the junction of Bassetts Bridge Road. About 1787 he moved to Springfield and later on to Hartford, where he made clocks, as well as gold and silver jewelry. He became a leading silversmith in Hartford.

Several Mansfield men took part in the French and Indian War that started in 1754 at a wilderness fort near present-day Pittsburgh, Pennsylvania. The war was a prelude to the European conflict known as the Seven Years' War (1756-1763), which was fought between England and France and their allies. The Treaty of Paris in 1763 ended both conflicts and confirmed Britain's claim to a large portion of the North American continent. The war also served as a training ground for the colonial militiamen, who would be fighting again within 15 to 20 years, but this next time against their parent country, England.

One of the high points of Mansfield's history occurred on October 10th, 1774, when the townspeople voted to adopt their own "Declaration of Freedom", some twenty-one months before the country proclaimed its "Declaration of Independence" from England. The following year, when the Lexington alarm signaled the start of the actual war, 93 Mansfield men marched off under the command of Lieutenant Colonel (later Colonel) Experience Storrs. In all, over 260 men from the Town fought in various battles throughout the Revolutionary War, and the townspeople again and again sent supplies of food, clothing, ammunition, even flint-locks made in Mansfield, to aid the war effort. Connecticut was called the "Provisions State" during the War, and northeastern Connecticut was a major source of these provisions. After the War was over, Mansfield voted "No" on the question of ratification of the new United States Constitution, an indication of its concern regarding central government.

After the Revolutionary War, in 1797, the State Legislature established the Boston Turnpike Company, which was charged with improving and maintaining an existing road (present Route 44) leading from Hartford to Boston. Tolls for it were collected in an office just west of what is now Mansfield Four Corners. Other turnpikes were built through Mansfield following existing roads: Windham to Mansfield Turnpike (present Route 195) and the Tolland Turnpike.

#### **4. The Nineteenth Century and the Industrial Revolution**

As Mansfield entered the nineteenth century, the focus of its economy, while still basically agrarian, turned increasingly to industry. Although the Industrial Revolution generally bypassed the hill villages and Mansfield Center, (agriculture and small shops remained the economic backbone of these areas), it did seem to invigorate the rest of the town. Starting early in the century, there were noticeable increases in industrial activity, with many new mills being built, although these were still small and water-powered. Several developments, all happening at about the same time, account for the increase: the success of the Industrial Revolution in England, which began there about 1770, America's growing prosperity, especially in agriculture, and the sudden need to be an independent producer of goods in order to survive blockades and to wage wars (both the Revolutionary War and the War of 1812). Finally and most importantly, the country had become a sovereign nation with a sovereign people ready and eager to trade with the rest of the known world, especially since the English markets were closed to Americans just after the wars.

By the mid-nineteenth century, a variety of products was produced here in Mansfield, according to an 1845 inventory, as cited in the 1974 Chronology of Mansfield, Connecticut (revised 2003), published by the Mansfield Historical Society. The manufactured goods that were produced in town in this one year were: spectacles, machine tools, knitted hosiery, augers, bits, gimlets, combs, leather from three tanneries, steel products, lead pencils, hats and caps, bells and other castings, and, of course, textiles - cotton and silk. This latter industry was Mansfield's most notable, with five silk mills plus a silk card mill, all listed in the 1845 inventory. There were also other industries that existed in town in the 19th century but were not listed because they either predated or postdated the inventory, such as a clover seed mill, an axe handle and wheel spoke factory, shoddy mills (that made an inferior-quality wool fabric from reprocessed rag and shredded woolen and cotton wastes), one or two bone mills, a linen and cotton mill, a woolen mill, a bark mill and a sumac mill. In 1873 an organ pipe factory was started in Merrow by Fenelon McCollum and was moved to Mansfield Depot three years later. Many of these businesses were short-lived. For instance, in Merrow, a gunpowder mill was begun in 1811 to supply the War of 1812, but it blew up for the second (and last) time in 1830 and thus was not included in the 1845 inventory. Additionally, there were blacksmith shops, wagon shops, cider mills, sawmills and gristmills located throughout town, but not listed in the inventory, as they were common to all towns.

New products were invented or improved here as well: the buzz or circular saw by Daniel Hartshorn and the screw auger by Nathan Palmer and Andrew Hartshorn. The Hanks family was one of Mansfield's most inventive; for example, in 1810, Rodney and Horatio Hanks invented the double wheelhead for spinning silk, and that same year built the first silk mill in America at Hanks Hill. (This small building, only twelve feet square, was removed in 1930 to Henry Ford's industrial museum at Greenfield Village in Dearborn, Michigan.)

Silk was Mansfield's dominant industry in the nineteenth century, having been started around 1760 by Dr. Nathaniel Aspinwall, who introduced the mulberry tree and the silkworm to the town. Silk culture started as a "cottage" industry with a good many households in town taking part. By the nineteenth century, the industry was flourishing and Mansfield was recognized as one of the silk industry's leading towns. As John Warner Barber stated in his 1836 Connecticut Historical Collections, "...a larger quantity of silk is manufactured in Mansfield than in any other place in the United States."

Unfortunately, due mainly to a financial crisis in 1837, then a blight on the mulberry trees, followed by a severe storm in 1844 that destroyed the remaining trees, the silk industry changed. The bigger mills survived, however, as they were able to switch to silk cocoons imported from the Orient, and these mills thrived for several decades more. The 1869 Tolland County Survey Map of Mansfield listed eight companies that manufactured various types of silk threads, machine twists and fringes. L.D. Brown & Son was listed as being in Mansfield Center, but his mills were in Atwoodville and later in Middletown, Connecticut, and his salesrooms were in New York City and Boston. His business was just one example of several that were located in part outside of town but still considered as a Mansfield business. According to the 1869 map, there were silk mills in Atwoodville, Chaffeeville, Conantville, Gurleyville, Hanks Hill and Mansfield Hollow. Mansfield's silk manufacturers achieved fame and won national awards for the quality of their products, and one, Ebenezer Gurley, became quite wealthy after "cornering" the New York silk market in the late 1860's.

However, at the start of the twentieth century, the industry began to die out, the last mill shutting down in 1928. Today only one silk mill building is left in town, located on the east side of Hanks Hill Road. Converted to a button factory early in the twentieth century, it was changed to a residence and artist's studio. The only other visible remnants of this vibrant and unique silk industry are a few mulberry trees and mill foundations and road names such as Wormwood Hill Road and Mulberry Road.

The 1869 Tolland County Survey Map showed only four mills that did *not* make silk: cotton at Eagleville; knit goods ("stockinettes") at Merrow; axe handles and wheel spokes at Mt. Hope, and the shoddy mill at Mansfield Depot. Compared to the 1845 inventory, this was a small number and reflected the impact that the Civil War (1861-65), had on small businesses. However, the Eagleville Mill did well during the war as the result of having received a government contract to make Springfield-type musket rifles. After the Civil War, the Eagleville Mill returned to cotton manufacture.

Most of Mansfield's manufacturers fared poorly during the Civil War. The town sent a total of 155 men off to fight, but on their return the soldiers found many mills idle, the major exception being the still flourishing silk industry. The town's population dropped precipitously during the War, but the actual decline had started around 1830 and continued until 1910. It was in the latter half of the 19th century that people moved west or on to the bigger cities for better jobs. The advent of steam power allowed bigger factories to be built in locations closer to their markets, and since water power was no longer a necessity, the larger companies were bypassing Mansfield, except at Eagleville and Mansfield Hollow.

The building of the railroads was also a big factor in the changing locations of factories. The cotton mill at Eagleville, started in 1814, was given an economic "boost" when the railroad tracks were laid along the Mansfield side of the Willimantic River in 1847. The mill became one of the largest in town, and many small workers' houses were built nearby. The mill was in operation until 1956, when it burned to the ground. The property, including the dam, pond and water rights, was sold to the State of Connecticut in 1967.

The Kirby Mill in Mansfield Hollow was another large mill, built of stone in 1882. It is now one of only two stone mills still standing in town. This mill, built on the location of earlier eighteenth and nineteenth century mill sites, had housed various industries before it was sold to the University of Connecticut in the 1960's. In

1996, the Kirby Mill was purchased by the Town and subsequently the mill property was sold and renovated for an industrial use that remains active in 2005. Viewed from the vantage point of the Mansfield Hollow Dam, the Kirby Mill seems to fulfill the Industrial Revolution's ideal of a "machine in a garden". The neighboring houses in the Hollow serve as an excellent example of an early nineteenth century mill village. The typical history of small New England mill villages was that big cities grew up around the mill and enveloped the village. However, this did not happen in Mansfield Hollow. All the 19<sup>th</sup>-century mill villages in town were built on a small scale, and all have remained so. In addition to Eagleville and Mansfield Hollow, good examples of 19th century mill villages can be found in Atwoodville, Gurleyville, Hanks Hill, Mansfield Depot, Merrow, Mt. Hope and Conantville.

Four notable local artists/artisans practicing in the nineteenth century were: George Freeman, miniaturist and portrait painter of Queen Victoria, whose work was posthumously exhibited at the Metropolitan Museum of Art in New York; Thomas S. Cummings, artist, author, professor of art and founder of the National Academy of Design in New York; Edwin Fitch, master builder and one of Connecticut's first architects; and Rand White, master stone mason, who started the Dewing Wall on Browns Road, but died before its completion in 1884.

Around mid-century, two institutions were formed to aid poor and needy townspeople. From 1861 to 1922, the town supported a poor farm (called the Mansfield Poor House) on Maple Road, run by the Barrows and Gardiner families. The farm supplanted the town's previous measures for providing for the poor, whose care and concerns, according to Town Meeting Minutes, were met as early as 1719.

The other institution was a home and school for the orphans of Civil War soldiers, founded in 1866 and located in North Mansfield on the southwest corner of North Eagleville Road and present-day Route 195. Although the orphanage had closed by 1881, its buildings and surrounding land, together with a gift of money donated by Mansfield natives Charles and Augustus Storrs, formed the nucleus of a new small agricultural school, which eventually would become the University of Connecticut at Storrs. Established by the State as the Storrs Agricultural School, it opened in September of 1881 with three faculty members and twelve students. In 1893, the school became a land-grant college as part of the National Land-Grant System. In 1899, the name was changed to the Connecticut Agricultural College. The school's rapidly-changing status foreshadowed its periods of growth in the next century and its pivotal role in Mansfield's land use and economic and social development..

## 5. The Twentieth Century

The "Era of Education" best describes the focus of the town during the whole of the twentieth century. The one-room schools were gradually consolidated into three grammar schools (Reynolds, Storrs, and Buchanan). These were in turn replaced by Middle School and three elementary schools (Vinton, Southeast and Northwest, now Goodwin). E.O. Smith High School, built first in 1958 as part of the University of Connecticut's School of Education, was later taken over by the town. Joining Ashford to form Regional School District #19 in 1987, E.O. Smith is currently shared by three towns: Mansfield, Ashford and Willington. At the level of higher education, the Connecticut Agricultural College officially became the University of Connecticut in 1939, and since then it has assumed an increasingly dominant role in the town.

Before 1939 and in fact, during the entire first quarter of the twentieth century, the population figures for the town were very low. It was not until 1930 that the census figures exceeded those of 1820, the original high point in Mansfield's population. Even the 81 soldiers sent to serve in World War I (1914-18) represented a decrease from those sent to the Civil War. The population was at its lowest level in 1900 and 1910, well below the figures from 1774 to 1850 (see population chart at the end of this section).

One of the reasons for the low census figures in Mansfield was the closing of the smaller mills, including the silk mills, at the beginning of the twentieth century. Similarly, factories were shutting down throughout New England, especially after World War I, when many businesses moved to the South where operating costs were lower. Only a few big mills remained active during World War I, and two of those converted to products needed for the war. The Eagleville Mill produced a fabric of closely-woven cotton to cover airplane wings, and the Kirby Mill in the Hollow made brass primers for British guns. Both of these mills continued to make a

variety of products throughout the Great Depression in the 1930's and World War II (1941-1945), before finally closing down in the 1950's. A similar fate befell the Conantville Mill, except that after closing as a mill, it reopened as a club called the Shaboo Inn, which featured rhythm and blues music as well as all other kinds of contemporary popular music. It burned to the ground in 1982. The closing of these three mills virtually ended manufacturing in town until the Kirby Mill was reactivated in 1996.

With the mills closed, Mansfield's industrial employment opportunities declined about mid-century. Fortunately for the town, this decline was offset at almost the same time by a significant rise in employment at the University of Connecticut, which was embarking on a program of expansion. The University's greatest period of growth occurred during the 1950s and 1960s, under Presidents Albert Jorgensen and Homer Babbidge. At this time, the University became the largest single employer in the Windham Region, a position it continues to hold. In addition, the 1950's saw the construction of the Mansfield Hollow Flood Control Dam, which created a number of temporary jobs between 1949 and 1952. The flooding of the low areas inside the dike system significantly changed the land use of those parcels now submerged. Those included the former Turnip Meadow and portions of the villages of Mansfield Hollow and Chaffeeville. At the same time, a good part of the area inside the dike was turned into a state park with ball fields, hiking trails and a boat launch area. The park is currently leased to and operated by the State of Connecticut, Department of Environmental Protection.

Another government enterprise in town that affected land use was the Mansfield Training School. Started in 1858 in western Connecticut and moved to Mansfield in 1911, it grew in prominence and size for over fifty years before being downsized by the State and closing in 1993. The State Department of Corrections has taken over four Training School buildings on the north side of Route 44 and has converted these buildings into the minimum-security Bergin Correctional Facility, and the University of Connecticut has taken over buildings on the south side of Route 44 as its Depot Campus. The University also took over ownership control of agricultural land and buildings (Spring Manor Farm) west of Route 32 and sewer and water facilities previously operated by the Training School. The pond and adjacent field are maintained by the State Department of Environmental Protection.

In 1995, the State of Connecticut approved a one billion-dollar "UConn 2000" program to renovate and expand facilities at the University of Connecticut. Subsequently, an average of one hundred million dollars a year has been spent on new dormitories, classrooms, research facilities, athletic and recreational facilities, parking garages and other infrastructure and support facilities. The program was approved for an additional 1.3 billion dollars to be spent from 2005 to 2015.

In the twentieth century, the focus of agriculture shifted from the diverse products of the self-sufficient family farm of the eighteenth and nineteenth centuries to the single product of the specialized farm of today. Although the number of farms began to decline throughout the state beginning in 1820, farming in Mansfield did not drop dramatically until about 1955. Prior to that time, the number of farms declined, but the average acreage per farm increased, indicating that many smaller farms were being consolidated into fewer, larger farms. The dairy industry (first butter and cheese, then milk) became dominant in the early twentieth century, and the trend toward consolidation of dairy farms has continued to the present. Mansfield today has three large working farms, and one, Mountain Dairy, has been operated by the Stearns family at the same location since 1772. The University of Connecticut's farm has dairy and beef cattle, sheep, swine and horses, as well as a small poultry flock used for research.

Mansfield's poultry industry has a different "timeline". During the 1930's, several poultry farms were started in town, and the poultry industry (mainly broilers and eggs) grew and thrived until the late 1970's. There are now no poultry farms in town. Charles River Spafas, a commercial research company in Storrs, performs quality-control testing of pathogen-free flocks, but does not raise any chickens at this site.

Retail agriculture in Mansfield has followed a State-wide trend towards the development of greenhouses, nurseries, small vegetable and fruit farms, a Farmer's Market and agri-tourism features, such as corn mazes and hay rides. Specialized agriculture continues to be a large part of farming in town, including vegetables, beef cattle and horses (there are over 200 riding horses in town).

Preservation of farmland continues to be an important open space preservation objective. In the 1970's, development rights for most of the Martin farm were sold to the State. In 1999, development rights for most of the Palmer farm were conveyed to the town, and three of the town's open space purchases included prime farmland, which is now leased to local farmers.

Of all the technological changes that have occurred in the twentieth century, the invention of the automobile has had the greatest impact on land use. The patterns of development in this century are generally linear, along roadways, as compared to patterns of earlier centuries that were "clustered" around core villages. In New England the core or nucleus of an early village was often a church, a mill, a school or a green. In Mansfield a few churches and mills survive, and three village greens remain as focal points of the town's existing historic villages, which today number 16. Only three of these villages are under the jurisdiction of the local historic district commission that serves to protect their historical integrity: Mansfield Center, Mansfield Hollow and Spring Hill. In the 1980s, one larger development project named Freedom Green, following an historical model, was designed in part around its village greens, and could be considered an example of twentieth-century "cluster" development. This is a case in which today's designers have captured the look and feel of an early village by using eighteenth-century colonial land patterns and structural details.

In 1956, planning and zoning was established in Mansfield when the town voted to create a planning commission and a zoning appeals board. Subdivision regulations were adopted in 1957, and two years later the town adopted zoning regulations. In 1963 the Conservation Commission was formed, and in 1974 regulations governing inland wetlands and watercourses were put into effect. Town government changed in the 1970's from a three-member Board of Selectmen to a Town Council/Manager form with an elected Town Council. Also elected are members of the Board of Education, Region 19 Board of Education, Board of Assessment Appeals, Constables, the Judge of Probate, Registrar of Voters, Planning and Zoning Commission, and the Zoning Board of Appeals. The Annual Budget is voted at Town Meeting held each May. Since 1967, the town has been a member of the Windham Regional Planning Agency, which has been incorporated into the Windham Region Council of Governments, or WINCOG.

The Town has purchased several parcels of land for use as open space and for the building of Mansfield Middle School, Schoolhouse Brook Park and Bicentennial Pond. Mansfield residents voted their approval of two separate referenda authorizing the purchase of open space, once in the 1970's and again in 1991. The land for Middle School and Schoolhouse Brook Park was bought in 1957, 1975 and 1986. Many additional parcels of land have been acquired by the town, either through purchase or as subdivision open-space easements, with the goal of adding to or filling in the open space already owned by the town, state or federal government. Joshua's Tract Conservation and Historic Trust, Inc., a local land trust, also owns numerous parcels in Mansfield that will remain as permanently protected open space.

## **The Twenty-first Century**

Starting in May, 2002, with a special Memorial Day Parade and 18<sup>th</sup>-century colonial encampment, and ending in October, 2003 with a Tercentennial Ball, Mansfield celebrated its 300<sup>th</sup> anniversary. Since the start of the twenty-first century, Mansfield has experienced a steady increase in household population and an escalating increase in group-quarters population associated with expanding numbers of dormitory residents at the University of Connecticut and the Bergin Correctional Facility. During the fall of 2004, UConn's dormitory population exceeded 11,000 students and Bergin Correctional Facility housed over 900 individuals. Over forty percent of Mansfield's residents now reside in group quarters. Mansfield officials also have experienced and are anticipating increased development pressure for new single-family home development throughout the town, but particularly in the western portions of town. One challenge, entering the twenty-first century, will be the appropriate regulation of new development in a manner that addresses the Town's physical limitations and a desire to retain Mansfield's special character.

After many years of research and planning, in 2003 Mansfield opened its multi-functional Community Center with indoor gym, swimming pool and fitness facilities, as well as a teen center and community meeting space. This facility has become an integral and valuable community asset. Another project that has experienced significant

research and planning and is nearing implementation in the early twenty-first century is the creation of a Storrs Center "Downtown." In 2002, the Mansfield Town Council designated a new non-profit community organization, "The Mansfield Downtown Partnership," as the "Municipal Development Authority" for a planned mixed-use commercial/residential development along Storrs Road, immediately south of the University of Connecticut. This project, which is being supported by Town and University officials, will be implemented by a private developer in conjunction with a Municipal Development Plan that is expected to be approved by State and municipal officials in 2005. This project is being designed in conjunction with a significant expansion of the University of Connecticut's Fine Arts facilities, and will promote a joint Town and University desire to establish a vibrant commercial center for all Mansfield residents. Mansfield's "Downtown" project is one of a number of projects or land use issues that have involved joint planning by Mansfield and University of Connecticut officials. Since the 1995 approval of the UConn 2000 program, University officials, with input from Town representatives and residents, have proactively adopted Master Plans for the Storrs and Mansfield Depot campuses. Following approval of the ten-year, 1.3 billion-dollar extension of the UConn 2000 program, University officials have initiated and are actively nearing completion of updates to their Master Plans for the main campus in Storrs and the agricultural campus east of Route 195. With the active involvement of representatives from the State Departments of Health, Environmental Protection and Transportation, University officials are updating many infrastructure plans, programs and facilities, in order to better manage water supply and sewerage disposal, stormwater, roadways, parking and public transportation. To achieve many of Mansfield's land use goals, it will be increasingly important that Town and University officials continue to work cooperatively to address housing and commercial needs and associated traffic, parking, stormwater management, sewer and water service and neighborhood impact issues.

## Appendix B

### HISTORIC VILLAGES

#### 1. ATWOODVILLE

*Boundaries:* Along Atwoodville Rd. from the intersection of Warrenville Road past historic houses northeast of the Mt. Hope River. This district includes about nine existing houses.

*Description:* The village is named for the Atwood family, which manufactured silk by machinery here, beginning in 1829. Other mills followed, including one to make machinery for use in silk manufacturing.

*Current status:* All of the houses shown on the 1869 Town Map continue to exist. Remnants of the old mill foundations may be seen along the banks of the river, including a beautiful arched sluiceway-bridge. The roadbed and bridge were raised after the 1938 flood.

*Threats:* Presently, Atwoodville is not threatened. However, because the houses are very close to the road, widening or realignment of the road surface could have a detrimental impact on the village.

#### 2. CHAFFEEVILLE

*Boundaries:* Site of the former 19<sup>th</sup> century Chaffee Mill and settlement that begins approximately 350 feet east of Bousa Rd. on the north side of Chaffeeville Rd., straddling the Fenton River and extending east to the junction of Mulberry Rd., this portion being approximately 400 feet deep, and including the ruins of the mill dam and part of the mill foundation. A second part of this mill settlement extends along the north side of Mulberry Rd. from Chaffeeville Rd. and is approximately 400 feet deep. This section was the site of mill housing. The house/site at the southwest corner of the junction of Chaffeeville and Mulberry Roads is also included in this mill settlement because it was the site of related outbuildings.

*Current status:* This is the silk mill and mill-workers' housing site built by Dwight Chaffee in the mid-19<sup>th</sup> century.

*Threats:* Most of the site is in the flood plain and is not threatened by other forces. However, any future road-widening or alignment would greatly affect the site.

#### 3. CHESTNUT HILL

*Boundaries:* A "T"-shaped crossroads settlement surrounding the junction of Crane Hill, Mansfield City and Stearns Roads, and beginning approximately 1,000 feet south of Crane Hill Rd. on Mansfield City Rd., and 500 feet east of Mansfield City Rd. on Crane Hill Rd., and then extending approximately 1,500 feet west of Mansfield City Rd. on Stearns Rd.. The district averages approximately 500 feet in depth on either side of these roads.

*Current status:* This crossroads settlement was named for the many chestnut trees that grew there before the great blight of the early 20<sup>th</sup> century. Much of this area has been farmed by the Stearns family since 1772, and portions by other families in later years. The original one-room schoolhouse still stands, remodeled to a dwelling, and several other historic buildings exist within this district. The views from Chestnut Hill are classed as among the town's most significant.

*Threats:* Widening or realignment of the roads and any development that would be incompatible with the agrarian setting, or obstruct the scenic views.

#### 4. CONANTVILLE

*Boundaries:* Joseph Conant (pronounced koh-nant) built a small silk mill and dye house here in 1853. He had been involved in silk manufacturing in Gurleyville (1829) and with his son-in-law, O.S. Chaffee, in Chaffeeville (1832) prior to this venture. In the latter half of the 19<sup>th</sup> century, the mill changed hands several times, and it was also enlarged considerably. Shortly after 1900, the mill was purchased by the Max Pollack Company, which continued to run it as a silk and twist mill until the mid-1940's.

*Current status:* The mill no longer stands along the east side of Conantville Road, but many of the mill-workers' houses remain north of the former mill site, all along the west side of Conantville Road from Pollack

Road to Meadowbrook Road, and along both sides of Pollack Road, a good representative group of typical 19<sup>th</sup>-century mill town architecture.

*Threats:* Expansion of modern development at the south, as well as on the east outside the above delineated area, which might necessitate the widening of Conantville Road.

## 5. EAGLEVILLE

*Boundaries:* The village extends along South Eagleville Rd. (Rt. 275) from properties bordering Stafford Rd. (Rt. 32) on the east to the Willimantic River on the west. It includes the side streets Shady Lane, Eagle Court and Old Mill Court, as well as the old schoolhouse on the corner of South Eagleville Rd. and Stafford Rd.

*Description:* Eagleville was predominantly farmland until 1814, when the Willimantic Cotton Manufacturing Company built a factory using the ample water power in the area. Other factories followed, most notably, Eagle Manufacturing, which made cotton products and firearms and, finally, shoes. These factories remained active until 1956. Eagleville also served as an important freight and passenger rail depot in town. The first Catholic church in town was built in 1935 in Eagleville.

*Current status:* The village of Eagleville is a mixture of 18<sup>th</sup> century farmhouses and 19<sup>th</sup> century buildings associated with the housing of mill workers. The old company store continues as a private general store. Eagleville Dam has evolved into a popular recreational area. None of the old mill buildings remain. The old school, built in 1869 and expanded in 1912-13, is now owned by the Town of Mansfield and is the office of Joshua's Tract Conservation and Historic Trust, Inc., a local land trust.

*Threats:* Eagleville could be threatened if Rt. 275 were straightened or widened within or close to the existing right-of-way. This village has very shallow front yard setbacks, making any alteration potentially threatening.

## 6. GURLEYVILLE

*Boundaries:* The village runs along Gurleyville Rd. from Pumping Station Rd. on the west to properties bordering Chaffeeville Rd. and Codfish Falls Rd. on the east. This district extends northerly on Codfish Falls Rd. to the current Kessel home, 97 Codfish Falls Rd., and southerly on Chaffeeville Rd. to the southern extension of Stonemill Rd.

*Description:* Gurleyville was settled in the early 18<sup>th</sup> century, but its village atmosphere was not established until the early 19<sup>th</sup> century, with the introduction of a second mill in the area by the Gurley family. By 1850, Gurleyville boasted four mills, three stores and a church. While the village had an industrial root, most of the surrounding land was used for farming and wood lots until quite recently. A stone gristmill built in 1835 still exists and is owned as a museum by Joshua's Tract Conservation and Historic Trust, Inc. Located opposite the mill is the birthplace of Wilbur Cross, Governor of Connecticut from 1931 to 1939. There were also two button factories in the early 20<sup>th</sup> century. Both buildings still stand.

*Current status:* Many of the 18<sup>th</sup> and early 19<sup>th</sup> century homes in the area remain. The stores have either been removed or converted to private homes. The church is gone. The village retains an architectural harmony, but increased road widths at the Gurleyville Rd./Chaffeeville Rd./Codfish Falls Rd. intersection have decreased the size of a small green which served as a public meeting place. Frontline setbacks, which never were very deep in this village, also have been whittled down over time. The village is not currently under heavy development pressure. Most of the surrounding lots have been built upon. While some of the current homeowners have built additions to their homes, the look and feel of the village has not been seriously compromised. This is a nationally-designated Historic District, but not a local Historic District.

*Threats:* Potential threats to this village include:

1. substantial or incompatible development in the village or along the Fenton River;
2. large increases in traffic volume which would undermine the structural and social integrity of the village; and any road-widening could have a negative impact on the village green.

## 7. HANKS HILL

*Boundaries:* The village is bounded on the north by the Farrell/Clark farm on Farrell Road, and it extends southerly along both sides of Hanks Hill Road to the southern end of Hanks Pond. This village also includes properties on both sides of the currently paved portions of Stonemill Road.

*Description:* This village was settled in the late 18th century, but gained prominence in the 19th century as the site of the first silk mill in America, now in the Henry Ford Museum in Michigan. The village contained silk mills, a brass cannon and bell foundry, and several farms.

*Current status:* Many of the historic homes remain. Of the mills, only the fourth silk mill remains. It now serves as a residence. The millpond and sluiceway are intact. Much of the surrounding land is used for farming, woodland or housing.

*Threats:*

1. Incompatible or over-development of open space in and around the village would alter its character;
2. Road-widening and realignment could harm the village, since many of the historic structures are close to the current road surface.

## 8. MANSFIELD CENTER

*Boundaries:* Mansfield Center extends along both sides of Storrs Rd. (Rt. 195) from Chaffeeville Rd. south to about 700 feet south of Mountain Rd., to include residences at 423, 424 and 435 Storrs Rd. It extends easterly on Bassetts Bridge Rd., Cemetery Rd., Centre St., Warrenville Rd. (Rt. 89) and Chaffeeville Rd., and westerly on Browns Rd. to the back of the large Dewing stone wall, and includes all of Dodd Rd., Pond Rd. and Centre St. These boundaries are roughly the same as those of the original settlement of Mansfield, except that the original boundaries extended further south along Storrs Rd. to the junction of Mansfield Hollow Rd.

*Description:* Mansfield Center was the first village settled in town, and is therefore the oldest. It was the only Mansfield village in existence when the town was part of Windham, and was originally called Ponde Place. It was surveyed in 1685-1686, and 21 house lots were laid out along the easterly side of a "highway" (present Rt. 195), each house lot being 18 to 24 1/2 rods wide by 40 rods deep, (or 297 to 404 feet wide by 660 feet deep). The first settlers came in 1693, and Old Mansfield Center Burying Ground was laid out shortly after, in 1696. In 1702-03, Mansfield was incorporated as a Town, with the stipulation that a minister be "called to settle over" the residents of Ponde Place. In 1710, Eleazar Williams answered the call and, although the original church building has since been replaced, the Williams house still stands (572 Storrs Rd.). In 1986, the Mansfield Historical Society designated the Williams house as the oldest documented house in town.

During the 18th century, the village grew rapidly and was primarily residential. Interspersed among the houses were orchards, pasture land with a few small mills along the streams (cider, potash, silk, bark and saw mills), a tannery, cranberry bogs and a few craft shops (blacksmith, carpenter, clock-maker/silversmith, a maker of fancy silk shoes, 2 wagon shops, a saddler/harness maker) and several dry goods stores.

*Current status:* Most of the 18th and 19th century structures remain in the northern and middle sections of the original settlement. Several of the residences and the Center Church, as well as the Dewing wall and the Old Mansfield Center Burying Ground, are recognized as historical and architectural treasures. The cemetery has been placed on the National Register of Historic Places by the Department of the Interior. Commercial buildings in the village often contained residences. Only the northern section has been designated as a local and national Historic District.

*Threats:* Mansfield Center suffers from extremely heavy traffic. Although the Storrs Rd. right-of-way is wide, some houses and the Town's oldest cemetery are extremely close to the road. Widening or realignment of Storrs Rd. could be detrimental to the integrity of the village, and possibly to the continued residential viability of homes along it.

## 9. MANSFIELD CITY

*Boundaries:* This district extends along Mansfield City Rd. from the junction of Browns Rd. to Spring Hill Rd. The village includes those houses at the intersection of these roads.

*Description:* The name "Mansfield City" first appears in 19th century documents. This area had a number of craftsmen/artisans who lived, worked and had their shops here, including a blacksmith shop and possibly a tavern. It was more populated in the 18th and 19th centuries than it is today.

*Current status:* Although there has been considerable recent residential development in this area, the village remains virtually unchanged. All of the buildings shown on the 1869 map still exist with few exterior changes. The area now is totally residential.

*Threats:* This area does not appear to be threatened at this time. Road-widening or realignment could have a detrimental effect on the village.

## 10. MANSFIELD DEPOT

*Boundaries:* This village includes all of the homes along Depot Rd. west of the railroad tracks, and all properties along both sides of Rt. 44 between the Willimantic River and the Snow farmland on both sides of Rt. 44, adjacent to State land formerly associated with the Mansfield Training School.

*Description:* Mansfield Depot was both an agricultural and a mill community in the early 19th century. However, after the railroad was laid in 1847, the village shifted predominantly to the manufacturing of cotton and silk. There was also a shoddy mill. In 1876, Fenelon McCollum began manufacturing organ pipes, after moving his business from Merrow. This venture continued until the early 20th century, when it failed. Most of the structures in the Depot were built in the mid-19th century, when farming subsided.

*Current status:* The houses, church, store and a later school building all remain intact. The railroad station also remains, although it has been converted to a restaurant use.

*Threats:* Traffic volumes have increased substantially in this area. New uses of the land around the former Mansfield Training School are apt to further increase traffic and create pressure to widen and straighten Rt. 44 through Mansfield Depot. As traffic congestion increases, Depot Rd. will be more heavily used as an alternative route to the University.

## 11. MANSFIELD FOUR CORNERS

*Boundaries:* This village area includes properties on both sides of Old Turnpike Rd., both sides of Rt. 44 from Old Turnpike Rd. on the east, beginning at the Mansfield/Willington town line, to existing commercial uses at the junction of Rt. 195. This area also includes properties along the westerly side of Rt. 195 from the site of the junction of Moulton Rd. with Rt. 195 to the junction of Rt. 44 and Rt. 195, on both sides of the highway.

*Description:* Although there are few historic structures left at the junction of Rtes. 195 and 44, this "village" used to be an important road connection at the intersection of the Boston, Windham-Mansfield and Mansfield-Tolland Turnpikes. It included a toll house and a traveler's rest-stop (the Fuller Tavern, built in the late 18th century), and three stores. Mansfield's first Post Office was established here, in the Fuller Tavern, in 1808. Route 44 existed long before Nov. 9, 1789, when George Washington traveled along it and mentioned it in his diary. Shortly thereafter, in 1797, the Connecticut General Assembly established it as part of the Boston Turnpike Company, at which time it was "improved" and tolls were collected.

Four Corners was primarily a farming community, although a few small industries, such as a comb factory, several stores, Mansfield's first Post Office, a tavern, and two doctors' offices existed there. A blacksmith shop and a large, important sawmill were located at the eastern end of Old Turnpike Rd. where it crossed the Fenton River.

*Current status:* Along Rte. 195 south, Rte. 44 east and Old Turnpike Rd., many 18th and 19th century homes still exist, including that of E. O. Smith. However, along the northern and western extensions of Routes 195 and 44, all the historic structures are gone.

*Threats:* The houses along Rte. 195 south and Rte. 44 east are threatened by extremely heavy traffic flows and by being very close to the road; hence, road-widening or realignment could be detrimental to the continued residential viability of these homes. However, the homes along Old Turnpike Rd. are not threatened by traffic because Rt. 44 bypasses this portion of the "village," and because Old Turnpike Rd. was one of the first in town to be designated as a "Scenic Road."

## 12. MANSFIELD HOLLOW

*Boundaries:* The village is bounded by the Natchaug River to the south and the Mansfield Hollow Dam to the east. It extends along both sides of Mansfield Hollow Rd. to properties about 500 feet west of Mansfield Hollow Rd. Extension. This village area also includes most properties on Mansfield Hollow Rd. Extension.

*Description:* This area has been referred to as Mansfield Hollow, Swift's Hollow, or just "The Hollow" from its first settlement, in the 18th century. It has been characterized by a combination of farms and many small mills, often owned by the same families. Silk and other threads were produced here in the 19th century. The Kirby mill was constructed in 1882, first to produce thread, and later, brass primers for British guns in World War I, after which the mill produced chains, screws, springs, gold spectacles and eyeglass cases, and finally, aviator goggles in World War II before it closed, about 1950. It was sold to the University of Connecticut in the 1960's. In 1996, the Town acquired the mill and later sold it for private use, placing restrictive clauses in its deed for the mill's preservation.

*Current status:* Construction of the Mansfield Hollow Dam has isolated this village from through traffic, but has attracted recreational traffic. Since most of the land in this village was developed in the 18th and 19th centuries, there is little development pressure. The village has much the same appearance it must have had at the turn of this century. The Kirby Mill building continues to stand, and has recently been returned to industrial use. Mansfield Hollow is a locally- and nationally-designated Historic District.

*Threats:* Uses which would be incompatible with the residential nature of the village would threaten its character. Potential threats to the village and the Kirby Mill include an inappropriately designed hydroelectric facility associated with the Mansfield Hollow Dam and extensive recreational uses on the adjacent Federal land associated with the Mansfield Hollow State Park.

### 13. MERROW

*Boundaries:* The remaining village structures can be found along Merrow Rd., between Rt. 32 and the Willimantic River. The original village also extended along Rt. 32 north of Merrow Rd. for about one-half mile.

*Description:* Throughout the 19th century, Merrow was a mill village, producing gunpowder, knitted stockings, undergarments and lumber. The village was served by ample waterpower and by the railroad, which installed a siding at the sawmill (now the site of a mobile home park.)

*Current status:* Most of the buildings and homes shown on an 1869 map of the Town still remain, although many now are used for multiple-residence dwellings. No mills or public structures remain.

*Threats:* Currently, there appear to be no major threats to what remains of the village of Merrow.

### 14. MOUNT HOPE

*Boundaries:* This village area includes properties on both sides of Warrentown, River and Mt. Hope Roads. The district extends along Warrentown Rd. about 500 feet south of Mt. Hope Rd. and about 2,000 feet north of Mt. Hope Rd. It extends along Mt. Hope Rd. about 1,500 feet east of Warrentown Rd. and includes most properties along River Rd.

*Description:* In the 18th century, this village was called "Swift Town," after the Swift family, who ran a sawmill on the river. Later, a shingle mill, an axe-helve factory, a bone mill, a sumac factory and a gristmill were added. The Swift home, #84 Mt. Hope Rd., now known as the Minor-Grant house and built in 1733, is one of the oldest houses in town. The village had its own school and post office.

*Current status:* The village today is primarily residential. Many of the 18th and 19th century homes remain. The mills are gone, except for two foundations and sluiceways. The post office, school and store have been converted to residences.

*Threats:* Homes along Rt. 89 have small front yard setbacks. The integrity of this part of the village could be destroyed if this road is straightened or widened.

### 15. PERKINS CORNER

*Boundaries:* This crossroads settlement begins just south of the junction of Cider Mill Rd. and Rt. 32 on the southern boundary of the used auto parts business. It extends north to the Vinton School site. It averages approximately 150 feet in depth on either side of Rt. 32.

*Current status:* Some of the 18<sup>th</sup>-century houses still stand within this crossroads interspersed by two office complexes, two auto businesses, and one of the two remaining outdoor theatres in Connecticut. In the 19<sup>th</sup> century, several members of the Perkins family had dwellings at these crossroads, hence its name. A blacksmith shop once stood on the northwest corner of Cider Mill Rd. and Rt. 32, and a sawmill on the southwest corner.

*Threats:* Heavy traffic on Rt. 32 and at the intersection of that route with Rt. 31. Also, any possible widening of Rt. 32.

### 16. SPRING HILL

*Boundaries:* This village area includes most properties on both sides of Storrs Rd. from the foot of Spring Hill (about 1,200 feet south of Ledgewood Drive) north to the former Prince Freeman House, about 300 feet south of Flaherty Rd.

Description: The first settlement on Spring Hill consisted of four large 18th century farms. The delineation of the village did not occur until the 19th century, when more than one-half of the existing older structures were built. A blacksmith shop, country store, school, church and post office all once were a part of this hilltop village. Spring Hill was the seat of Mansfield's government for 128 years. Its historic 1843 Town House is Mansfield's oldest public building still standing.

Current status: Many of the historic homes, the Baptist church and the Town House still stand. Most of the commercial structures have been converted to residential use. The historic Altnaveigh Inn and several professional offices harmoniously co-exist with the residential buildings in the village. Unlike many other Town villages, Spring Hill contains active farms (University-owned), which reflects the 19th century balance of land use in Mansfield. Part of Spring Hill has been designated a local and national historic district.

Threats: Spring Hill suffers from extremely heavy traffic. Some houses are extremely close to the road. Widening or realignment of Storrs Rd. could be detrimental to the integrity of the village, and possibly to the continued residential viability of homes along it.

## 17. WORMWOOD HILL

Boundaries: This district includes properties on both sides of Wormwood Hill Rd. It extends south of Mt. Hope Rd. just beyond the old Wormwood Hill School building and northerly to include the McDaniels farm at the junction of Knowlton Hill Rd.

Description: This village never had an industrial base. It gained its name from the many mulberry trees grown here in the 19th century. The leaves from these trees were fed to silk worms, which were kept in the private homes in this village. In early Town records, this area was known as Spring Hill.

Current status: All of the homes on the 1869 map remain, although some have had exterior changes. The schoolhouse, built in 1796, remains, although it now is used as a private residence. A small village green remains at the junction of Wormwood Hill Rd. and Gurleyville Rd. At the northern end, across from the green, is the site of the first Methodist church in Connecticut (later also used as a Mormon church). This building now is gone.

Threats:

1. The atmosphere of this village is intertwined with a rural character - open fields and farms. Development of the surrounding area or of open space within the village will change its nature and possibly alter its integrity.
2. Increased traffic along Mt. Hope and Gurleyville Roads could lead to calls to realign this intersection with Wormwood Hill Rd. Such a move could have a detrimental impact on this village and on its green.

## Appendix C

### HISTORIC SITES AND STRUCTURES (see Maps #2, 4A, 4B, 4C and 4D)

#### 1. HISTORIC SITES DEPICTED ON MAP 2

##### HISTORIC SITES

	ID #	VILLAGE
Site of silk mill, Atwood & Crane, 1850-1870	1	Atwoodville
Site of silk mill, O.S. Chaffee & son, mid-19th century	2	Chaffeeville
Stearns Farm	3	Chestnut Hill
Chestnut Hill school (now a residence)	4	Chestnut Hill
Wolf Rock	5	Chestnut Hill
Silk mills founded mid-19th century	6	Conantville
Atwood Machine Co., 1870 (now a residence)	7	Conantville
Site of Eagle Co. Mill, 1st cotton mill in town, early 19th century	8	Eagleville
Champlion's General Store	9	Eagleville
St. Joseph's Church	10	Eagleville
Schoolhouse, 1869, now used by Joshua's Trust	11	Eagleville
Jesse Bennet house, ca. 1720	12	Ravine
Site of 18th century grist mill, also called bone mill	13	Mansfield Depot
Site of 18th century fulling mill	14	Mansfield Depot
Site of Ephraim Gurley's ironworks, end of 18th century	15	Mansfield Depot
Site of 18th century saw mill	16	Mansfield Depot
Samuel Gurley's orchard, mid 18th century	17	Mansfield Depot
Gurley, or "Pink" Cemetery	18	Mansfield Depot
Stone grist mill, early 19th century	19	Gurleyville
Birthplace of Gov. Wilbur L. Cross, (1862-1948)	20	Gurleyville
Site of Ephraim Gurley's foundry, ca. 1800, then site of second silk mill, ca. 1830	21	Gurleyville
Site of Methodist Church, 1825-1947	22	Gurleyville
Gurleyville Cemetery	23	Gurleyville
Site of silk mill, Royce's (1840), then Smith's (1862)	24	Gurleyville
Schoolhouse, 1876 (now a residence)	25	Gurleyville
David Royce house, 1735	26	Gurleyville
Hanks Reservoir (Tift pond)	27	Hanks Hill
Site of first silk mill in U.S., H.&R. Hanks, 1810	28	Hanks Hill
Site of Hanks brass cannon & bell factory, ca. 1800	29	Hanks Hill
Town pond, from which the center was first called "Pond Place"	30	Mansfield Center
First Church, Congregational, founded 1710, present building 1866 (Edwin S. Fitch)	31	Mansfield Center
Barrows & Burnham store (1886)	32	Mansfield Center
Old Mansfield Center Cemetery	33	Mansfield Center
Town Pound, ca. 1801	34	Mansfield Center
Former Mansfield Center Library, site of school	35	Mansfield Center
Eleazer Williams house, 1710	36	Mansfield Center
Site of 18th century tannery (1777)	37	Mansfield Center
Red Spring	38	Mansfield Center
Turnip Meadow	39	Mansfield Center
Edwin Fitch House, 1836	40	Mansfield Center
Col. Experience Storrs house, ca. 1753	41	Mansfield Center
Dewing wall, 1884	42	Mansfield Center
Samuel Sargeant house, 1782	43	Mansfield Center
Martin Phillips house, ca. 1820	44	Mansfield Center
Site of clover mill	45	Mansfield Center

Mansfield City School (now a residence)	46	Mansfield City
Site of organ factory	47	Mansfield Depot
Thompson's store	48	Mansfield Depot
Reynolds house, ca. 1814	49	Mansfield Depot
C. Green house, ca. 1730	50	Mansfield Depot
Site of 18th century Fuller Tavern	51	Mansfield Four Corners
Site of Tollhouse for turnpike	52	Mansfield Four Corners
School (now a residence)	53	Mansfield Four Corners
Turner house, ca. 1800	54	Mansfield Four Corners
Site of Ash house, ca. 1765	55	Mansfield Four Corners
Wilson-Smith house, ca. 1831	56	Mansfield Four Corners
Site of 18th century sawmill	57	Mansfield Four Corners
Mill, present building 1882 (Kirby Mill)	58	Mansfield Hollow
School (now an apartment house)	59	Mansfield Hollow
Site of Merrow mill, first powder mill in U.S., 1810-1826, later a knitting mill.	60	Merrow
Site of 19th century axe helve factory	61	Mount Hope
Site of 19th century shingle and grist mill	62	Mount Hope
Site of 19th century bone mill	63	Mount Hope
Miner-Grant house, ca. 1740	64	Mount Hope
House (ca. 1717) of Joshua More, founder of school which became Dartmouth College	65	Perkins Corner
Mill pond	66	Perkins Corner
Robert Barrows house, ca. 1725	67	Perkins Corner
School (now ell of a residence)	68	Ridges
Town Hall, 1843	69	Spring Hill
First Baptist Church, founded 1809, present building ca. 1874	70	Spring Hill
Hillside cemetery	71	Spring Hill
School (now a residence)	72	Spring Hill
Alms House or Town Farm (now a residence), ca. 1730	73	Spring Hill
Fifty Foot cliff	74	Spring Hill
Issac Sergeant house (Altnaveigh Inn) ca. 1730	75	Spring Hill
L. Kingsley house, ca 1809	76	Spring Hill
Nathan Barrows house, ca. 1809	77	Spring Hill
Storrs Congreg. Church, founded 1737, present building 1927	78	Storrs
Old Storrs Church Cemetery	79	Storrs
Site of Whitney Hall	80	Storrs
Site of tannery	81	Storrs
Site of Separatist Church, ca. 1746	82	Storrs
Gulley Hall, 1908	83	Storrs
College Beanery (Benton Museum)	84	Storrs
Site of Methodist Church, 1797	85	Wormwood Hill
Former bit & auger shop, steelyard and gimlet shop	86	Wormwood Hill
School (now a residence), 1796	87	Wormwood Hill
Wormwood Hill cemetery	88	Wormwood Hill
Reed house, ca. 1780	89	Wormwood Hill
Site of Elevated Turnpike	90	Mansfield Four Corners
Gersham Barrows house, ca. 1765	91	Mansfield City
Farwell Barn	92	Horsebarn Hill

2. HISTORIC STRUCTURES & SITES DEPICTED ON MAP 4A, (Mansfield Center Historic District)  
*(to be added to final Plan)*
3. HISTORIC STRUCTURES & SITES DEPICTED ON MAP 4B (Mansfield Hollow Historic District)  
*(to be added to final Plan)*
4. HISTORIC STRUCTURES & SITES DEPICTED ON MAP 4C (Spring Hill Historic District)  
*(to be added to final Plan)*
5. HISTORIC STRUCTURES & SITES DEPICTED ON MAP 4D (University of Connecticut Historic District)  
*(to be added to final Plan)*

## Appendix D

### CENSUS/DEMOGRAPHIC DATA

Compiled from a July, 2002 Windham Region Council of Governments report, 2000 Census data and Mansfield records. Additional information is available at :

[www.wincog.org](http://www.wincog.org); [www.census.gov](http://www.census.gov); [www.opm.state.ct.us/pd3/data/SDC.htm](http://www.opm.state.ct.us/pd3/data/SDC.htm) and [www.cpec.org](http://www.cpec.org).

#### 1. Total Population (from U.S. Census, except for 2005 estimate)

<u>Year</u>	<u>Population</u>		
1756	1,614		
1774	2,466		
1782	2,565		
1790	2,635		
1800	2,560		
1810	2,570		
1820	2,993		
1830	2,661		
1840	2,276		
1850	2,517		
1860	1,697		
1870	2,401		
1880	2,154		
1890	1,911		
1900	1,827		
1910	1,977		
1920	2,574		
1930	3,349	<u>Persons in</u>	<u>Persons in</u>
1940	4,559	<u>Households</u>	<u>Group Quarters</u>
1950 <sup>1</sup>	10,008	5,442	4,566
1960 <sup>1</sup>	14,638	7,744	6,894
1970 <sup>1</sup>	19,994	11,040	8,954
1980 <sup>1</sup>	20,634	11,029	9,605
1990 <sup>1</sup>	21,103	12,183	8,920
2000 <sup>1</sup>	20,720	12,723	7,997
2005 <sup>1</sup>	25,200 <sup>2</sup>	13,250 <sup>2</sup>	11,950 <sup>2</sup>

<sup>1</sup> Includes Group Quarters (Prior to 1950, individuals residing in Group Quarters were not included in Mansfield's Population Census)

<sup>2</sup> 2005 estimates from Mansfield Director of Planning

#### 2. Population: Age and Sex Distribution, 2000 Census

	<u>0-4</u>	<u>5-14</u>	<u>15-24</u>	<u>25-34</u>	<u>35-44</u>	<u>45-54</u>	<u>55-64</u>	<u>65+</u>	<u>Total</u>
Total Population	600	1644	9798	1965	1954	1817	1103	1839	20,720
Female Population	306	760	5066	864	952	910	557	1046	10,461
Male Population	294	884	4732	1101	1002	907	546	793	10,259

3. Population by Race and Hispanic Origin, 2000 Census

Total	<u>White</u>		<u>Black</u>		<u>Amer. Indian Eskimo/Aleut.</u>		<u>Asian or Pacif. Islander</u>		<u>Other Race</u>		<u>Hispanic Origin</u>	
	#	%	#	%	#	%	#	%	#	%	#	%
20,720	17,387	83.9	1,010	4.9	41	0.2	1,492	7.2	389	1.9	893	4.3

4. Households, Families and Group Quarters, 2000 Census

Total <u>Persons</u>	<u>Households</u> (incl. 1 person living alone)	Persons per <u>Household</u>	Family <u>Households</u>	Persons per <u>Family Household</u>	Persons in <u>Group quarters</u>
20,720	5,291	2.4	3,123	2.92	7,997

5. Educational Attainment, 2000 Census for persons 25 or over in age (8,680 persons)

Less than <u>9th grade</u>	Some High School, no <u>diploma</u>	High School <u>graduate</u>	Some College, <u>no degree</u>	Bachelor's <u>degree</u>	Associate's <u>degree</u>	Grad. or Profess. <u>degree</u>	% High School <u>or higher</u>	% Bachelor's <u>or higher</u>
247	506	1,799	968	1,625	462	3,073	91.3	54.1

6. Occupations of Employed Residents, 2000 Census

Employed (16 years & older)	Mgm't., Profes- sional & Related <u>Occupations</u>	Service <u>Occupations</u>	Sales & Office <u>Occupations</u>	Farming, Fish- ing & Forestry <u>Occupations</u>	Construction, Extraction & Maintenance <u>Occupations</u>	Production, trans- portation and materials moving <u>Occupations</u>
10,303	4,742	1,927	2,586	50	443	555

7. Industry of Employed Residents, 2000 Census

Employed (16 years & older)	Agriculture, For- estry & Fishing, <u>Hunting &amp; Mining</u>	Information	Construction	Manufacturing	Transportation, Warehousing and Utilities	Wholesale Trade	Retail Trade
10,303	124	328	310	488	158	120	824
Finance, Ins., Real Est., Ren- tal & Leasing	Professional, Scienti- fic Mgm't., Admin. & Waste Mgm't. Svcs.	Arts&Entertmnt., Re- creation, Accommoda- tions & Food Services	Education, Health & Social Services	Other Services	Public Admin.		
494	669	1,314	4,780	315	379		

8. Classification of Employed Resident Workers

Employed (16 years & older)	Private Wage & Salary	Gov't. Workers	Self-employed Workers in own unincorp. businesses	Unpaid Family Workers
10,303	5,330	4,545	409	19

9. Income Data, 1990 and 2000 Census

1990			2000		
Median Household <u>Income</u>	Median Family <u>Income</u>	Median per Capita <u>Income</u>	Median Household <u>Income</u>	Median Family <u>Income</u>	Median per Capita <u>Income</u>
\$38,591	\$50,158	\$13,502	\$48,889	\$69,661	\$18,094

10. Poverty Status, 1990 and 2000 Census

1990		2000	
Persons below poverty status		Families below poverty status	
#	%	#	%
1,340	11	143	4.6
Persons below poverty status		Families below poverty status	
#	%	#	%
1,805	14.2	147	4.7

11. Housing Units and Housing Tenure, 2000 Census

Population in house-holds, incl. dormitories, institutions & other group quarters	Total units (including seasonal)	Single-family units	Multi-family units (2 or more families)	Mobile homes	Owner-occupied	Renter-occupied	Home-owner vacancy rate (%)	Renter vacancy rate (%)
12,723	5,481	3,412	1,804	256	3,271	2,020	1.3	2.6

12. Housing Units Issued by Zoning Permit, July 1, 1995-July 1, 2005

Fiscal Year (July 1-June 30)	Single-family dwelling units	Multi-family dwelling units	Efficiency Units	Total dwelling units
1995-96	19	14	3	36
1996-97	35	12	2	49
1997-98	37	5	3	45
1998-99	48	4	3	55
1999-00	55	9	3	67
2000-01	36	10	0	46
2001-02	33	15	3	51
2002-03	31	14	5	50
2003-04	37	17	6	60
2004-05	<u>44</u>	<u>11</u>	<u>1</u>	<u>56</u>
Total	375	111	29	515

Average number of new dwelling units per year 1995-2005 51.5  
 Average number of new dwelling units per year 1980-1990 41.7

13. Subdivision Lots Approved/Pending, 1995-2005

Calendar Year	Number of Lots
1995	6 (2 subdivisions)
1996	21 (4 subdivisions)
1997	27 (4 subdivisions)
1998	8 (3 subdivisions)
1999	6 (3 subdivisions)
2000	25 (5 subdivisions)
2001	9 (4 subdivisions)
2002	29 (5 subdivisions)
2003	13 (4 subdivisions)
2004	<u>59</u> (9 subdivisions)
Total	203 lots (43 subdivisions)
2005 (as of July 1, 2005)	5 (1 subdivision)
2005 pending (as of July 1, 2005)	77 (6 subdivisions)
Average per year, 1995-2004	20 (4.3 subdivisions)
Average per year, 1980-1990	40 lots

14. Mansfield School Enrollments, 1995-2005

	1994- 1995	1995- 1996	1996- 1997	1997- 1998	1998- 1999	1999- 2000	2000- 2001	2001- 2002	2002- 2003	2003- 2004	2004- 2005
<u>GOODWIN</u>											
Grade											
K	46	41	53	49	34	34	43	25	39	35	31
1	59	58	51	69	56	54	42	53	36	43	36
2	55	54	66	53	64	57	52	48	56	39	43
3	50	62	52	45	54	63	51	49	51	64	36
4	<u>63</u>	<u>48</u>	<u>67</u>	<u>71</u>	<u>69</u>	<u>53</u>	<u>63</u>	<u>53</u>	<u>51</u>	<u>54</u>	<u>60</u>
Total	273	263	289	291	277	261	251	228	233	235	206
<u>SOUTHEAST</u>											
K	30	21	26	32	49	35	28	31	45	33	35
1	32	36	29	29	43	69	41	39	43	54	44
2	44	35	39	28	41	46	59	38	46	40	52
3	37	40	37	42	38	47	44	62	33	46	43
4	<u>38</u>	<u>39</u>	<u>40</u>	<u>35</u>	<u>48</u>	<u>45</u>	<u>53</u>	<u>50</u>	<u>64</u>	<u>32</u>	<u>49</u>
Total	181	171	171	166	219	242	225	220	231	205	223
<u>VINTON</u>											
K	40	37	35	35	38	36	28	30	38	34	31
1	55	43	44	49	47	49	51	40	47	37	43
2	50	59	46	46	53	51	52	50	42	45	47
3	55	53	62	47	46	55	51	57	55	45	49
4	<u>54</u>	<u>59</u>	<u>52</u>	<u>63</u>	<u>50</u>	<u>46</u>	<u>58</u>	<u>56</u>	<u>55</u>	<u>57</u>	<u>52</u>
Total	254	251	239	240	234	237	240	233	237	218	222
<u>MIDDLE SCHOOL</u>											
5	128	160	152	164	158	165	137	177	159	172	141
6	160	132	163	150	170	160	164	153	172	168	172
7	138	155	135	166	158	167	171	163	156	176	170
8	<u>129</u>	<u>137</u>	<u>155</u>	<u>139</u>	<u>179</u>	<u>158</u>	<u>173</u>	<u>175</u>	<u>162</u>	<u>161</u>	<u>173</u>
Total	555	584	605	619	665	650	645	668	649	677	656
<u>TOTAL K-8</u>	1,263	1,269	1,304	1,316	1,395	1,390	1,361	1,349	1,350	1,335	1,307

**APPENDIX E**

**TOWN-OWNED LAND & CONSERVATION EASEMENTS AS OF JULY 1, 2004  
(to be updated in final Plan)**

**1. SUMMARY OF TOWN-OWNED LAND & CONSERVATION EASEMENTS MANAGED BY THE TOWN**

Total acres of land with buildings/facilities	161.40
Total acres of land with individual management plans	1,294.43
Total acres of land with grouped management plans	197.81
Total acres in easements	<u>241.07</u>
 <b>Total acres of town-owned land and easements</b>	 <b>1,,894.71</b>

**Overall Notes:**

1. Excludes roads owned by the town
2. Does not include two parcels owned by the Mansfield Housing Authority
3. Through a lease arrangement, the town manages active recreational uses at the 55-acre Lions Club property west of Wormwood Hill Rd.
4. Through a lease arrangement with the D.E.P., the town manages a 44-acre open space parcel along Nelson's Brook between Birch Road and Middle Turnpike (Route 44)
5. Through a lease arrangement with the Quinn family, the town maintains limited public access rights from Depot Road to trail corridors to the Willimantic River
6. Through an easement arrangement with J. James, the town maintains an open space and recreation easement on approximately 4.5 acres of land adjacent to Schoolhouse Brook Park (between Clover Mill Road and Browns Road)
7. There is a trail agreement with John Troyer for a trail on his property connecting to the southern portion of Dunhamtown Forest
8. Through a conservation easement with the Prignano family, a portion of Nipmuck Trail along Sawmill Brook is permanently preserved.

**2. LAND WITH BUILDINGS/FACILITIES**

<u>Name</u>	<u>Location</u>	<u>Acreage</u>
Audrey P. Beck Building	So. Eagleville Rd.	5.40
Buchanan Center (Library)	Warrenville Rd. (Rt. 89)	4.10
Discovery Depot (Childcare center)	Depot Rd.	15.60
Eagleville Fire Dep't.	Storrs Rd. (Rt. 195)	1.00
Goodwin School	Hunting Lodge Rd.	11.80
Gurley (Pine Ravine) Cemetery	Bone Mill Rd.	1.80
Middle School	Spring Hill Rd.	25.00
New Mansfield Center Cemetery	Cemetery Rd.	4.40
Old Eagleville Schoolhouse	Stafford Rd. (Rt. 32/S. Eagleville Rd. (Rt. 275)	1.70
Old Mansfield Center Cemetery	Storrs Rd. at Cemetery Rd.	1.50
Old Town Hall (Historical Society)	Storrs Rd. (Rt. 195/Spring Hill Rd.)	0.70
Reynolds School (storage use)	Depot Rd.	1.00
Senior Center	Maple Rd.	1.90
Southeast School	Warrenville Rd. (Rt. 89)	16.10
Town Garage/Dog Pound	Clover Mill Rd.	20.00
Transfer Station	Warrenville Rd. (Rt. 89)	26.70
Vinton School	Stafford Rd. (Rt. 32)	<u>22.70</u>

**Total acres of land with buildings/facilities 161.40**

### 3. PARKS AND OTHER LAND WITH SITE-SPECIFIC MANAGEMENT PLANS

<u>Name</u>	<u>Location</u>	<u>Acreage</u>
Baxter Farm	East side of Baxter Rd.	25.80
Old Spring Hill Field	Spring Hill Rd. (North of Mansfield Middle School)	6.50
Bicentennial Pond/Schoolhouse Brook Park	North side of Clover Mill Rd.	170.00
Crane Hill Field	950 feet of frontage along Crane Hill Rd.	12.23
Common Fields/Col. E. Storrs Field	Bassetts Br./Cemetery/Storrs Rds.	19.00
Coney Rock Preserve	Mulberry Rd. includes a 9-acre open space dedication from Horseshoe Heights subdivision	68.25
Dunhamtown Forest	South of Dunham Pond Rd./Fieldstone Dr., former Dunnack property, former Sibley property and Maplewoods subdivision	226.13
Eagleville Preserve	Stafford Rd., east of Willimantic River	23.00
Echo Lake	Off Echo Rd.	13.00
Fifty Foot	East/Storrs Rds.	102.00
Ferguson Property	Crane Hill Rd.	1.19
Harakaly Property	Warrenville Rd. (south of Mt. Hope Rd.)	0.80
Little Lane Property	Little Lane	1.90
McGregor Property	Stonemill Rd., east of Fenton River	2.20
Merrow Meadow	Merrow Rd.	16.00
Mt. Hope Park	Warrenville Rd.	35.33
Porter Meadow	Storrs Rd., opposite Puddin Lane	6.80
Schoolhouse Brook Park	South side of Clover Mill Rd. (includes Barrows, Hall, Swanson, Larkin property)	328.50
Shelter Falls Park	Birch/Hunting Lodge Rds.	75.10
Spring Hill Field	Spring Hill Rd.	16.00
Sunny Acres Park	Meadowbrook Lane	6.50
Thornbush Road Property	Thornbush Rd. (off Old Kent Rd.)	0.90
Torrey Property	South side of Gurleyville Rd. west of Fenton River	28.80
Saw Mill Brook Preserve	South of Crane Hill Rd. along Sawmill Brook (includes Fesik property and landlocked parcel purchased from Vernon family)	78.50
White Cedar Swamp	Mansfield City/White Oak Rds.	30.00
<b>Total acreage with Individual Management Plans</b>		<b>1,294.43</b>

4. OPEN SPACE LAND WITH GROUPED MANAGEMENT PLANS

<u>Name</u>	<u>Acreage</u>
Birchwood Heights Road	1.40
Boulder Lane	6.30
Candide Lane (North of Stearns Road, includes a segment of Cider Mill Brook)	3.61
Chatham Drive (3 parcels)	8.30
Cheney Drive	1.10
Costello Circle	0.90
Coventry Road	1.20
Coventry Road (Smith Farms subdivision)	32.70
Crane Hill Road	1.20
Davis Road	1.50
Deerfield Lane	17.00
Elizabeth Road	4.00
Ellise Road	1.80
Farmstead Road	2.10
Fellen Road	0.90
Fellen Road	0.90
Gurleyville Road (east of Bundy Lane)	1.20
Highland Road (corner of Stearns Road)	21.90
Hillcrest Drive	0.20
Hillyndale Road	2.10
Holly Drive	1.60
Homestead Drive (2 parcels)	5.70
Jacobs Hill Road	2.70
Kaya Lane	9.40
Lorraine Drive	2.10
North Eagleville Road (2 groups of parcels at Meadowood Road)	3.70
North Eagleville Road/Hillyndale Road	3.30
Philip Drive	5.90
Meadowbrook Lane, opposite Pollack Road (Pine Grove subdivision)	0.85
Meadowbrook Lane, opposite Pollack Road (Pine Grove subdivision)	0.85
Quail Run Road (Vinton Woods subdivision)	6.45
Russet Lane	0.90
Sawmill Brook Lane	13.80
Stafford Road (North of Coventry Road)	9.90
Stafford Road (South of Cider Mill Road)	6.00
Stearns Road (North side, east of Vinton School)	2.30
Stearns Road (South side, between Stafford and Woodmont Roads)	6.20
Warrenville Road (South of Mt. Hope Rd., Stephen Estates subdivision)	0.80
Storrs Road (South of Cedar Swamp Road)	4.00
Thomas Drive	5.50
Westgate Lane	0.90
Woodmont Drive	1.70
<b>Total acreage with Grouped Management Plans</b>	<b>204.86</b>

**5. CONSERVATION EASEMENTS – LAND PROTECTED WITH WRITTEN AGREEMENTS WITH THE TOWN**

<u>Name</u>	<u>Acreage</u>
Adeline Place (Pine Grove subdivision)	1.60
Bassetts Bridge Road (Hawthorne Park subdivision)	1.47
Birch Road/Hunting Lodge Road (Highbrook subdivision)	3.80
Brookside Lane (Deer Ridge subdivision)	3.00
Brookside Lane (Deer Ridge subdivision)	3.00
Browns Road (Southern portion of Schoolhouse Brook Park)	4.50
Browns Road (Well House subdivision)	1.58
Candide Lane (Ouimette/Pichey parcels)	1.00
Candide Lane/Stearns Road (Pond View Estates)	0.73
Cantor/Grouse subdivision, Storrs Road	6.40
Chatham Drive (2 parcels)	1.60
Conantville Road (Ledgebrook development)	3.00
Coventry Road (Smith Farms subdivision)	32.30
Crane Hill Road (Dressler & Weitz subdivision)	2.75
Crane Hill Road (Palmer property, development rights)	14.00
Davis Road (Gifford Estates subdivision)	15.00
East Road/Windswept Lane (Windswept Manor subdivision)	6.30
Fieldstone Drive (Maplewoods subdivision)	13.80
Highland Road/Stoneridge Lane (Laurel Ridge subdivision)	7.00
Hillyndale Road (Lynwood subdivision)	1.90
Homestead Drive (Homestead Acres subdivision)	2.00
Lorraine Drive (Woodland Estates subdivision)	5.00
Mansfield City Road (Dunnock Acres subdivision)	5.52
Maple Road/MaxFelix Drive (Maplewoods, Section 2 subdivision)	18.93
Maple Road (Mapleview Farms subdivision)	11.50
Maple Road (Nursing & Rehabilitation Center)	3.00
Middle Turnpike (Favretti property)	7.70
Moulton Road (Raynor subdivision)	1.18
Mulberry Road (Partridge Way, Section 2 subdivision)	4.75
Mulberry Road (Partridge Way subdivision)	4.30
Nipmuck Road (Fenton Valley subdivision)	0.50
South Bedlam Road (Buhrman Estates subdivision, Sections 1, 2 and 3)	16.70
South Eagleville Road (Crossing at Eagle Brook subdivision)	11.80
South Eagleville Road (Mansfield Cooperatives project)	15.70
Spring Hill Road (resubdivision of Gifford Estates, lot 27)	2.90
Stearns Road/Candide Lane (Pondview subdivision)	0.73
Storrs Heights Road (Janes property)	1.70
Storrs Road (Norling property)	7.00
Warrenville Road (Roaring Brook subdivision)	3.20
Warrenville Road (Stephen Estates subdivision, 2 parcels)	12.50
White Oak Road (Cider Farms, Section 2 subdivision)	6.00
Wildwood Road (Nichols/Hepple property)	0.50
Woodland Road (Best subdivision)	5.20
Wormwood Hill Road (Abbe Estates subdivision)	0.30
Wormwood Hill Road (Abbe Estates subdivision)	2.49
Wormwood Hill Rd. (Little Divide subdivision)	<u>4.00</u>

**Total acreage with Easements**

**279.83**

**Appendix F**  
**TOWN OF MANSFIELD OPEN SPACE ACQUISITIONS\* (1/1/90-7/1/04)**

Property	Acres	Sale Price	Price/Acre	Frontage	Date Acq.	Property Description
Deed Shelter Falls Park)	30	\$120,000	\$4,000	710' Hunting Lodge Road	03/05/90	RAR -40, abuts Town lands, borders Highbrook subdivision, limited wetlands, purchased in association with State/Federal Grant Program
White Cedar Swamp	30.3	\$50,000	\$1,650	25' Mansfield City Road 150' White Oak Road	12/17/92	RAR -40 Flood Hazard, major portion of the swamp and adjacent woods, access from Maple and Mansfield City Roads, rare cedar swamp, purchase price based on approved subdivision lot
Deed/SBM Shelter Falls Park)	23.7	\$69,000	\$2,911	171' Hunting Lodge Road	03/09/93	RAR -40 / MF, 10.8 acres of wetlands, abuts Town land (Shelter Falls Park)
McGregor	2.1	\$8,400	\$4,000	207' Stone Mill Road	06/03/93	RAR -90 Flood Hazard, rear portion of existing house lot which borders the Fenton River, near Gurleyville Grist Mill contains a portion of the Nipmuck Trail
Porter P. 222	6.7	\$119,400 (net price after house sale)	\$17,820	1,090' Storrs Road	10/6/93	RAR-20 at purchase, 1.3 A w/existing house subsequently sold for \$110,000, Town acreage borders Willimantic Res., mostly open field, some woods
Eaton Commonfields)	8.6	\$160,000	\$18,604	312' Storrs Road 303' Bassetts Bridge Road	12/21/93	RAR-40 and Neighborhood Business at purchase, includes portions of Eaton Bog, within Historic Village area, Parcel One 3.6 A, Parcel Two 5.0 A, a portion of the land is within an aquifer area
Vatts Eagleville reserve)	23.5	\$90,600	\$3,855	300' Stafford Road	3/1/95	RAR-40 & Flood Hazard, area to be used as community gardens, rear area prime farmland, leased to farmer 1,500' of river frontage, 50' strip for access to railroad crossing, adjacent to State land linking site with Eagleville Dam park
Koettiger/Orr Parrish Dunhamtown forest)	106	\$99,000	\$934	50' Dunham Pond Road	8/3/95	RAR-40, primarily wooded/sloping, many options to connect to other Town trails, parks and easements, includes some wetlands. Deed restrictions limit future use.
Godwell Old Spring Hill field)	6.5	\$42,000	\$6,461	960' Spring Hill Road	4/18/96	RAR-40, land adj. to Mansfield Middle School, valuable buffer, abandoned field, certain areas wetlands, purchase price based on approved subdiv. lot

rossen (Commonfields)	8.23	\$127,500	\$15,492	600' Bassetts Bridge Road	4/25/96	RAR-90, prime farmland field, no wetlands, adjacent to Eaton property, Historic Village area, purchase price based on 3 approved subdivision lots.
orrey	29.5	\$90,000	\$3,050	450' Gurleyville Road	6/1/96	RAR-90, abuts Town land on Holly Drive, includes a portion of Nipmuck Trail, primarily wooded, 3 A of field, some wetlands, some steep slopes, former Bundy Homestead
olinko helter Falls (rk)	18.6	\$58,900	\$3,167	293' Hunting Lodge Road 2 segments	5/23/97	RAR-40/MF, wooded parcel adjacent to Shelter Falls Park & Carriage House Apts., some wetlands at northerly & easterly boundaries, Hunting Lodge Rd. frontage offers trail access opportunities
axter	25.8	\$159,000	\$6,163	1,375' Baxter Road 418' Storrs Road	7/1/97	RAR-40/MF, areas along Baxter Rd. consist of cleared prime farm land, a brook, wooded areas exist along Rt. 195 & easterly boundary, some wetlands near Rt. 195, farm pond situated near agricultural fields
arren Dunhamtown rest)	6.8	\$22,430	\$3,300	none	9/30/97	RAR-40, consists of 150' linkage between existing Town land to south (Boettiger/Orr/Parrish parcel) & Joshua's Tract land to north, wooded w/portion of Gardiner Brook & some wetlands, to be used for trail connection
on Schoolhouse Brook Park)	29	\$62,750	\$2,164	none	7/2/98	RAR-40, includes 50' wide access easement to Browns Rd. (east of Kidder Brook); wooded parcel immediately adjacent to Schoolhouse Brook Park & existing trails
ich (Fifty- Foot)	102	\$280,000	\$2,745	28' Storrs Rd., 445' on East Road (3 segments)	11/30/98	RAR-90; includes access rights to Carter Hill Rd. (abandoned). Primarily wooded, includes Fifty-Foot (Cliff) w/prominent views to east and southeast; adjacent to State and Federal lands; includes segment of historic Nipmuck Trail
ernon	3	\$26,500	\$8,833	330' on Crane Hill Rd.	1/25/99	RAR-40; open field area used agriculturally for field crops; prime agricultural soils; adjacent to active agricultural areas
atch/Skinner (Mt. Hope Park)	35.33	\$285,000	\$8,067	1,157' on Warrenville Rd.	10/29/99	RAR-90; mixture of open fields, agricultural fields, and woodlands; includes pond and section of Mt. Hope River; fishing access easement and trails exist
unnaack	32.26	\$35,000	\$1,085	22' on Mansfield City Rd.	5/1/00	RAR-40; Abuts Dunhamtown forest. Mix of woodland and marshland and includes segment of old farm road providing potential trail link between Dunhamtown Forest and Mansfield City Road.

Ferguson	1.19	\$ 45,000	\$37,815	150.57' on Crane Hill Road	6/5/01	RAR-40; Abuts Wolf Rock Preserve owned by Joshua's Trust. Wooded site that includes segment of Nipmuck Trail.
Olsen (Coney Rock Preserve)	59.25	\$100,000	\$1,688	202.42' on Mulberry Road	7/30/01	RAR-90; Abuts former Chapin property, which owned by Joshua's Trust. Primarily wooded with a portion of Coney Rock Ledges. Provides link between Chapin parcel and Mansfield Hollow State Park. Provides direct link between Nipmuck Trail and Chapin parcel.
Sibley	50.57	\$90,000		130' of frontage on White Oak Rd.	1/22/02	Abuts Dunhamtown Forest.
Vernon	68.41	\$240,000	\$3,809	950' of Frontage on Crane Hill Road	4/29/02	RAR-40; Managed as two separate parcels: 12.23-acre field with prime ag soils, extending a contiguous area of preserved farmland. Preserves a corridor for Nipmuck Trail, contains portion of Sawmill Brook, Beaver dam & lodge. Abuts Joshua Trust's Wolf Rock Preserve.
Fesik	11.16	\$7,000	\$ 627.00	none	11/26/02	RAR-40; Surrounded on three sides by Town Land purchased from the Vernon Family, contributes to a protected corridor for a section of the Nipmuck Trail.
Vernon	11.16	\$9,450	\$847	none	3/20/03	RAR-40; Surrounded on three sides by Town Land purchased from the Vernon Family, contributes to a protected corridor for a section of the Nipmuck Trail.
Larkin	12.5	\$23,400	\$1,872	330' Frontage on Clovermill Road	4/8/03	RAR-40; Wooded parcel abutting Schoolhouse Brook Park. Contains a portion of the wetlands at the head of the brook that flows into Barrows Pond. Buffers existing trails and provides opportunities to expand park trails.

\*This list does not include open space acquisitions obtained due to regulatory actions of the Planning and Zoning Commission and Inland Wetland Agency.

Appendix G

JOSHUA'S TRACT CONSERVATION AND HISTORIC TRUST HOLDINGS IN MANSFIELD  
(UPDATED TO JANUARY 1, 2005)

A.	<u>Property Owned</u>	<u>Location</u>	<u>Acreage</u>
	Babcock Preserve	Browns Rd.	10.2
	Bradley-Buchanan Woods	Mansfield Center	22.2
	Center Meadow	Mansfield Center	1.2
	Coney Rock Preserve	North of Mulberry Rd.	133
	Dunham Woods	So. Eagleville Rd.	17
	Echo Woods Beach	Cemetery Rd.	3.3
	Goodwin Reserve	Browns Rd.	17
	Gurleyville Mill and House	Stone Mill Rd.	9
	Haberman Haven	Rt. 89, Ashford line	2
	Holt-Kinney Woods	Browns Rd.	21.1
	Jacobs Hill Preserve	Jacobs Hill	1.9
	Knowlton Hill Preserve	Knowlton Hill Rd.	127
	Manter Tract	Bundy Lane	2.3
	Mason's Mill Site	Old Tolland Turnpike	1
	Merrow Parcel	Rt. 32	.6
	Michael's Preserve/Ysebaert Sanctuary	Stone Mill Rd.	5.5
	Owen's Mere	So. Eagleville/Separatist Rds.	6.8
	The Pond Lot	Mansfield Center	10
	Proposal Rock	north of Mulberry Rd.	17
	Rollin Corner	Gurleyville/Wormwood Hill Rds.	4.1
	*Talco Property	Rt. 89, Ashford line	8.5
	Whetten Woods	Dog Lane	24
	Windfield Acres	Thornbush Rd.	.2
	Wolf Rock Preserve	Crane Hill Rd.	<u>92.7</u>
		Total	536.6

\*The Talco property lies partially in Mansfield and partially in Ashford. Only the Mansfield acreage is recorded in this chart.

B.	<u>Property with Conservation Easement</u>	<u>Location</u>	<u>Acreage</u>
	Dunham Pond Access (Mansfield Cooperatives, Inc.)	South Eagleville Rd.	.1
	Slack Property	Gurleyville Rd.	19.5
	Prue Property	South Eagleville Rd.	18.3
	Kessel Properties (3 easement areas)	Codfish Falls Rd.	75
	Kammerlin Property	Gurleyville Rd.	4.8
	Farrel Property	Dunham Pond Rd.	31
	Devereaux Properties (2 easement areas)	Summit Rd.	<u>57.9</u>
		Total	206.6

## Appendix H

### EXISTING MUNICIPAL RECREATIONAL FACILITIES/SITES

<u>Site</u>	<u>Location</u>	<u>Facilities</u>
Buchanan Center (Library)	Warrenville Rd.	<ul style="list-style-type: none"> <li>- multi-use ball field/picnic area</li> <li>- children's playscape</li> <li>- indoor auditorium with stage</li> </ul>
Community Center	Storrs Rd./So. Eagleville Rd.	<ul style="list-style-type: none"> <li>- indoor pool</li> <li>- therapy pool</li> <li>- teen center</li> <li>- gymnasium w/elevated walking track</li> <li>- multi-function room w/kitchen</li> <li>- exercise/fitness facilities</li> </ul>
Coney Rock Preserve	Chaffeeville Rd./Mulberry Rd.	<ul style="list-style-type: none"> <li>- hiking trails</li> </ul>
Dunhamtown Forest	Dunham Pond/Mansfield City/White Oak Rds./MaxFelix Dr.	<ul style="list-style-type: none"> <li>- hiking trails</li> </ul>
Eagleville Preserve	Stafford Rd./So. Eagleville Rd.	<ul style="list-style-type: none"> <li>- fishing access to Willimantic River</li> <li>- hiking trails</li> <li>- community garden area</li> </ul>
E.O. Smith High School (owned by Region 19)	Storrs Rd./Post Office Rd.	<ul style="list-style-type: none"> <li>- multi-use ball fields including baseball /softball diamonds</li> <li>- outdoor track</li> <li>- 6 tennis courts</li> <li>- 2 outdoor basketball hoops</li> <li>- 2 indoor gyms</li> <li>- 1 indoor auditorium</li> </ul>
Fifty-foot cliff	Storrs Rd./East Rd.	<ul style="list-style-type: none"> <li>- hiking trails</li> </ul>
Gifford Field	Spring Hill Rd.	<ul style="list-style-type: none"> <li>- multi-use ball fields including youth baseball diamond</li> </ul>
Goodwin School	Hunting Lodge Rd.	<ul style="list-style-type: none"> <li>- multi-use ball field</li> <li>- 4 outdoor basketball hoops</li> <li>- children's playscape</li> <li>- indoor gym/auditorium</li> </ul>
Lions Club Park (leased by the Town)	Warrenville Rd.	<ul style="list-style-type: none"> <li>- multi-use ball fields including 3 full-size soccer fields</li> <li>- snack bar, picnic pavilion</li> </ul>
Merrow Meadow	Merrow Rd.	<ul style="list-style-type: none"> <li>- fishing, canoeing access to Willimantic River</li> <li>- hiking trails (part. handicap-accessible)</li> </ul>

Existing Municipal Recreational Facilities/Sites (cont.)

<u>Site</u>	<u>Location</u>	<u>Facilities</u>
Mansfield Middle School/ Spring Hill Fields	Spring Hill Rd.	<ul style="list-style-type: none"> <li>- multi-use ball fields including baseball and softball diamonds &amp; perimeter track</li> <li>- 4 tennis courts</li> <li>- 4 outdoor basketball hoops</li> <li>- indoor gym/auditorium</li> </ul>
Mount Hope Park	Warrenville Rd.	<ul style="list-style-type: none"> <li>- fishing access to Mt. Hope River/pond</li> <li>- hiking trails</li> </ul>
School House Brook Park (Bicentennial Pond)	Clover Mill Rd.	<ul style="list-style-type: none"> <li>- beach area with bath house</li> <li>- fishing access</li> <li>- picnic pavilion</li> <li>- children's playscape</li> <li>- hiking trails</li> </ul>
Senior Center	Maple Rd.	<ul style="list-style-type: none"> <li>- multi-function room with kitchen</li> </ul>
Shelter Falls Park	Birch/Hunting Lodge Rds.	<ul style="list-style-type: none"> <li>- hiking trails</li> </ul>
Southeast School/ Southeast Park	Warrenville Rd.	<ul style="list-style-type: none"> <li>- multi-use ball fields with baseball diamonds</li> <li>- 2 outdoor basketball hoops</li> <li>- children's playscape</li> <li>- indoor gym/auditorium</li> </ul>
Sunny Acres	Meadowbrook Rd.	<ul style="list-style-type: none"> <li>- multi-use ball field with baseball diamond</li> <li>- 1 tennis court</li> <li>- 2 outdoor basketball hoops</li> </ul>
Vinton School	Stafford Rd.	<ul style="list-style-type: none"> <li>- multi-use ball fields with baseball diamond</li> <li>- 4 outdoor basketball hoops</li> <li>- children's playscape</li> <li>- indoor gym/auditorium</li> </ul>
Misc. Open Space / Recreational Parcels	throughout Mansfield	<ul style="list-style-type: none"> <li>- undeveloped, but some parcels have trails and potential for more active recreation. See list of Town-owned land in Appendix E</li> </ul>
Univ. of Connecticut Storrs Campus	Storrs Road	<ul style="list-style-type: none"> <li>- numerous outdoor and indoor athletic facilities</li> <li>- community garden area</li> </ul>

## Appendix I

### POTENTIAL PARK AND RECREATION FACILITY IMPROVEMENTS

The following list identifies potential new park and recreation facility improvements that address current and anticipated community needs and promote goals and objectives of Mansfield's Plan of Conservation and Development. It is emphasized that this listing is not intended to represent a commitment to fund the listed improvements or to locate new facilities in specified locations. All park and recreation facility improvements should be carefully analyzed in conjunction with a specific management plan for each park or recreation site. The listing is not intended to suggest priorities.

#### A. Active Recreation-Oriented Facilities

- Adult softball field  
(Possible locations: Lions Memorial Park; Plains Road Recreation Area)
- Little League Baseball Field  
(Possible locations: Lions Memorial Park; Vinton School)
- Artificial Turf Multi-Use Field  
(Possible location: E.O. Smith High School)
- Sand Volleyball Courts  
(Possible locations: Southeast Park; Community Center)
- Outdoor Pool/Sprayground/Aquatic Facility  
(Possible location: Community Center)
- Skateboard/Rollerblade Park  
(Possible location: Community Center)
- Walkway/Jogging Path  
(Possible location: Southeast Park)
- Children's Playground  
(Possible location: Lions Memorial Park)
- Outdoor Ice-Skating Area

#### B. Passive Recreation-Oriented Facilities

- Fully-accessible Trail Improvements  
(Possible location: Bicentennial Pond/Schoolhouse Brook Park)
- Picnic Pavilion  
(Possible location: Southeast Park)
- Nature Center  
(Possible location: Bicentennial Pond/Schoolhouse Brook Park)
- Outdoor Band Shell  
(Possible location: Bicentennial Pond/Schoolhouse Brook Park)
- Camping Areas  
(Possible locations: Lions Memorial Park; Schoolhouse Brook Park)

#### C. Other

- Dog Park  
(Possible locations: Landfill/recycling center site; Lions Memorial Park; Plains Road property)
- Restroom/Concession/Storage Facility  
(Possible location: Southeast Park)
- Irrigation System  
(Possible location: Southeast Park)

## Appendix J

### LISTING OF SIGNIFICANT CONSERVATION AND WILDLIFE RESOURCES

(This section to be reorganized in final Plan into categories such as Wetlands/Watercourses/Waterbodies; Agricultural and Forestry Resources, etc.)

The following listing is intended to identify locations and/or streambelts/greenways which have significance with respect to conservation and wildlife resources in Mansfield. The listing is not intended to suggest priorities.

- Locations depicted in the Connecticut Department of Environmental Protection Agency's Natural Diversity Data Base mapping (see Map 11 of this Plan)
- The Willimantic River Valley Greenway from the Willington town line to the Windham town line, including Eagleville Lake, an important stratified drift aquifer associated with UConn well fields north of Route 44 and west of Route 32 and tributary streams;
- Weaver Brook streambelt, which bisects the University of Connecticut's Depot Campus and enters the north end of Eagleville Lake;
- Agricultural land located along Rt. 32 north and south of Route 44. Important natural features and scenic beauty make this area significant.
- Cedar Swamp Brook streambelt, which flows from Cedar Swamp (a large, important swamp extending north into Willington and south across Rt. 195 into Mansfield) joining Nelson Brook and ultimately entering the north end of Eagleville Lake. Cedar Swamp itself, scenic falls, old dams, ledges, Pink Ravine Pond and Pink Ravine are all features of this streambelt system.
- Nelson Brook streambelt, which enters Mansfield from Willington and joins Cedar Swamp Brook at Shelter Falls Park. Two of its tributaries drain unusual wetlands. The first, a unique perched oligotrophic pitch pine-blueberry bog, lies just north of Rt. 195 and west of Tony's Garage. The second is roughly 100 acres of wetlands and glacial ridges. This parcel is nearly surrounded by residential development on Cedar Swamp Rd., Rt. 195, Baxter Rd. and Rt. 44. Another significant wetland, made up mainly of a dwarfed maple swamp, accompanies Nelson Brook from northwest of its crossing of Rt. 44 to its crossing with Birch Rd.
- Eagleville Brook streambelt, including a tributary stream north of S. Eagleville Road;
- Dunham Brook streambelt, including Dunham Pond and associated upland wetlands and tributary streams;
- Cider Mill Brook streambelt, including Coutu Pond and tributary streams;
- The Fenton River Valley streambelt, including associated stratified drift aquifer areas, adjacent meadows, ledges, hillsides and tributary streams;
- Fishers Brook streambelt, including "Codfish Falls" and tributary streams;
- Gurleyville (Valentine) Brook streambelt, including Valentine Meadow, the Horsebarn Hill drumlin, adjacent University of Connecticut agricultural land and tributary streams;
- Tift Pond and the Albert E. Moss Sanctuary south of Route 275, west of Rt. 195 and north of Birchwood Heights Road;
- Hanks (Hitchcock) Pond and associated streambelt areas;

- Coney Rock and adjacent steeply-sloped and hillside areas north of Mulberry Road and east of Chaffeeville Road;
- Fifty-foot Cliff and adjacent steeply-sloped areas west of Chaffeeville Road;
- Bradley Brook streambelt, including Hansen's Pond and tributary streams to both Bradley Brook and Hansen's Pond;
- Schoolhouse Brook streambelt, including Bicentennial Pond, Schoolhouse Brook Park, Chapins Pond and tributary streams;
- The Mount Hope River Valley streambelt, including associated stratified drift aquifer areas, hillsides, identified potholes and tributary streams;
- Knowlton Pond, Leander Pond and McLaughlin Pond and the streambelt areas between these ponds;
- The Mansfield Hollow Reservoir (Naubesatuck Lake) and associated flood plain and stratified drift aquifer areas;
- Echo Lake, Eaton Bog and associated stratified drift aquifer and streambelt areas;
- The Natchaug River Valley streambelt, including the Willimantic Reservoir;
- Kidder-Sawmill Brook streambelts, including a significant white cedar swamp between Maple Road and Mansfield City Road that is on State DEP priority lists; Wolf Rock, east of Crane Hill Road, a significant forest area south of Browns Road, east of Crane Hill Road, north of Puddin Lane and west of Route 195, and tributary streams;
- Conantville Brook streambelt, including associated stratified drift aquifer areas and tributary streams;
- Agricultural land in southwestern Mansfield, hillside vistas extending from Browns Road through Pleasant Valley Road and along Mansfield City and Crane Hill Roads;
- Agricultural land east and west of Route 195 behind Mansfield Supply and in the Horsebarn Hill area;
- Interior forest tracts as identified on Map #21 of this Plan;
- Prime agricultural soils and agricultural soils of State-wide significance within active farming areas

## Appendix K

### OPEN SPACE ACQUISITION PRIORITY CRITERIA

The following open space acquisition criteria, which are grouped into primary and secondary categories, are provided to assist with the evaluation of potential sites for additional preserved open space. All open space acquisition decisions should be based on a comprehensive review of specific site characteristics, information contained or referenced in this Plan and information obtained through an active public notice and review process. The listed criteria are not weighted to help establish priorities, but in general, sites that address multiple primary categories or that would be of town-wide significance in addressing a goal or objective of this Plan would have a higher priority than sites that address fewer primary categories or do not have Townwide significance. It also is noted that land availability, acquisition costs and budgetary priorities will also significantly influence open space acquisition decisions.

1. Identified or specifically referenced as a potential conservation, preservation or recreational area within Mansfield's Plan of Conservation and Development, the WINCOG Regional Land Use Plan or the Connecticut Policies Plan for Conservation and Development
  - Identified as a potential conservation area on Map 21
  - Identified as within one of Mansfield's significant conservation and wildlife resource areas in Appendix J
2. Conserves or preserves historic or archaeological resources
  - Site is located within or adjacent to a Plan-identified village area (see Map #5)
  - Site contains historic structures, sites or features including, but not limited to mill sites, cemeteries, foundations, stone walls (see Map 2)
  - Site is a recorded archaeological site
3. Conserves, preserves or protects notable wildlife habitats and/or plant communities
  - Site includes species listed by State or Federal agencies as endangered, threatened or of special concern (see Map #11 for DEP Natural Diversity Data Base data)
  - Site contains or helps protect vernal pools, marshes, cedar swamps, grasslands, waterbodies or other notable plant or animal habitats
  - Site is within a designated large contiguous interior forest area (see Map #11)
  - Site includes a diversity of habitats
4. Conserves, preserves or protects important surface or groundwater resources
  - Site is located within or proximate to a State-designated wellfield aquifer area, potential stratified drift wellfield area or existing public water supply well
  - Site is proximate to the Willimantic Reservoir or tributary watercourses and waterbodies
  - Site contains or is adjacent to significant wetlands, watercourses or waterbodies and acquisition will significantly help to protect the water resource
  - Site contains a flood hazard area
5. Conserves, preserves or protects important agricultural or forestry land
  - Site contains prime agricultural soils or agricultural soils of State-wide significance, (particularly important when in association with an existing agricultural use)
  - Site is located within an existing agricultural area such as the area in southwestern Mansfield along Mansfield City Road, Stearns Road, Browns Road, Crane Hill Road and Pleasant Valley Road
  - Site contains prime forestry soils (particularly important when located within a large contiguous interior forest area or within a site implementing a long-term forest management plan)
  - Site would provide a significant buffer for an existing agricultural use

6. Conserves, preserves or protects important scenic resources
  - Site contains scenic overlooks, ridgelines, open fields, meadows, river valleys and other areas or features of particular scenic importance. (Information contained on Map 12 should be utilized in considering relative scenic importance.)
  - Site contains significant roadside features such as specimen trees and noteworthy stone walls
  - Site abuts a Town-designated Scenic Road
  - Site is visible from existing roadways, trails and/or readily accessible public spaces
  - Site contributes to the scenic quality of one of Mansfield's historic village areas
  
7. Creates or enhances connections
  - Site is located along the Willimantic River, the Nipmuck Trail or other State-recognized greenway or a potential town-wide or multi-town greenway or trail system
  - Site would expand an existing park or preserved open space area and contribute to a continuous area of open space, protect a wildlife corridor, and/or provide a new trail access between open space properties or from existing roads or subdivisions to open space properties)
  - Site would provide a new linkage from an existing or proposed residential neighborhood to an open space/park area, school or commercial area
  - Site provides a buffer area for existing trails
  
8. Creates or enhances recreational opportunity
  - Site is physically suitable for future ballfields and other active recreational use
  - Site abuts an existing school, playground or active recreational site
  - Site provides new boating or fishing access to the Willimantic River or other significant watercourses or waterbodies
  - Site abuts or is within the watershed of existing outdoor public swimming site, such as Bicentennial Pond in Schoolhouse Brook Park
  - Site is located within or proximate to existing areas of higher-density/residential development

## Appendix L

### LISTING OF TRANSPORTATION IMPROVEMENT NEEDS

#### 1. Public Transportation

- Enhancement of the Windham Region Transit District (WRTD) Willimantic/Storrs bus service to increase service hours and the frequency of service stops. Continuation of Prepaid Fares program
- Improvements to WRTD bus stops including lighting, bus shelters, bicycle lockers and pedestrian/bicycle access to bus stops, particularly in the Storrs Center downtown and Four Corners areas
- Expansion of Dial-a-Ride program to include evening and weekend service and out-of-region services for elderly and handicapped
- Encouragement of UConn and other major employers to take steps to increase participation in car/van pool programs and other programs to reduce vehicular traffic
- Enhancement of UConn's shuttle bus service to increase hours of operation and frequency of stops and to improve service reliability
- Expansion of UConn shuttle bus routes to serve all larger apartment developments in Mansfield, Willington and Ashford in addition to continued service to UConn's Depot Campus
- Consideration of Park-Ride lots at UConn's Depot Campus and other locations, which will help reduce vehicular traffic in the campus area. All lots should have adequate lighting, bus shelters, bicycle lockers and pedestrian/bicycle access.
- Expansion of Hartford commuter bus service to UConn's Depot Campus and Storrs Campus
- Expansion of WRTD bus service to Mansfield Library and southern Mansfield (south of Puddin Lane)

#### 2. State Road Improvements

<u>Route</u>	<u>Improvement Need</u>
32	Safety improvements,* particularly near the intersections with Rt. 31 and Rt. 275. Additional improvements on Rt. 32 should be considered once a decision is made on major transportation improvements along the Rt. 6 corridor.
44	Safety improvements,* particularly near the intersections with Rt. 32, Birch/Cedar Swamp Rd. and Baxter/Hunting Lodge Rds.
44/430	Completion of road connecting Route 44 with UConn campus (North Hillside Rd.) with adjacent off-road bicycle/pedestrian path and intersection improvements at Rt. 44
89	Safety improvements,* particularly near Mount Hope Rd. intersection
195	Safety improvements* (particularly at the intersections with Chaffeeville Rd. and Clover Mill Rd., in the Storrs Center Downtown project area [UConn Campus to Liberty Bank] and between the two Flaherty Rd. intersections) and signalization improvements between North Eagleville and South Eagleville Rds.
275	Safety improvements,* particularly at the Rt. 32 intersection and between Separatist Rd. and Rt. 195
275	Construction of a new road connecting Rt. 275 with the UConn Campus (Bolton Rd.) and associated off-road bicycle/pedestrian path

3. Municipal Road Improvements

<u>Road Name</u>	<u>Improvement Need</u>
Dog Lane	Safety improvements,* Rt. 195 to Willowbrook Road
Maple	Safety improvements,* improved drainage between Davis and Fieldstone, improved roadway and pedestrian/bicycle access south of Fieldstone and north of Davis
Mansfield City	Safety improvements, particularly between Spring Hill Rd. and Pleasant Valley Rd. (improved road surface and improved pedestrian/bicycle access)
North Eagleville	Safety improvements,* especially pedestrian-oriented improvements
Separatist	Safety improvements,* especially pedestrian-oriented improvements
Numerous roads	Traffic-calming improvements to reduce vehicular speeds and improve pedestrian safety

\* All potential safety improvements should be based on a comprehensive analysis that includes opportunities for public input. All potential improvements to local roads and bridges must take into account potential impacts on historic, natural resource and aesthetic factors. Prior to character-changing widening and realignment work, potential improvements, including signage, sightline and shoulder work, pavement markings, pedestrian and bicycle lanes, drainage, differential pavement strips and speed humps, as well as speed reduction and enforcement, should be considered.

4. Municipal Walkway Improvement Needs (listing based on priorities recommended by Mansfield's Transportation Advisory Committee – 3/30/04)

<u>Road</u>	<u>Segment</u>
• Hunting Lodge Rd.	North Eagleville Rd. to Celeron Square Apartments
• Birch Road	Hunting Lodge Rd. to Rt. 44
• Eastwood Road	Hillside Circle to Rt. 275
• South Eagleville Road	Maple Rd. to Separatist Rd.
• Route 89	Rt. 195 to Library
• Conantville Road	Pollack Rd. to rear entrance of East Brook Mall
• North Eagleville Road	Hunting Lodge Rd. to Southwood Rd.
• Route 195	South Eagleville Rd. to Liberty Bank

The following walkway improvements have not been assigned priorities by the Transportation Advisory Committee:

- Route 195, east side (College Mart Plaza, Staples/Sears) to Riverview Rd.
- Route 195, west side Big Y Plaza to Puddin Lane
- Route 89 Library to Southeast School
- Spring Hill Road Maple Rd. to Davis Rd.
- Maple Road Fieldstone Drive to Spring Hill Rd.
- Maple Road Fieldstone Drive to Davis Rd.
- Hunting Lodge Road Separatist Rd. to North Eagleville Rd.
- Route 195/Rt. 44 Four Corners (Rts. 44/195) intersection area to Holiday Mall, Rt. 195

5. Bikeway or Bikeway/Walkway Improvement Needs

- Separatist Rd. from Rt. 275 to Hunting Lodge Rd. and Hunting Lodge Rd. from Separatist to North Eagleville Rd.
- Birch Road from Hunting Lodge Rd. to Route 44
- Route 195 within and adjacent to Mansfield's Storrs Center Downtown area (UConn Campus to Liberty Bank)
- Construction of bicycle/pedestrian enhancement improvements along all other bicycle routes as designated in Mansfield's Transportation Bike Path Plan, along State roadways, particularly adjacent to the UConn Campus and Four Corners areas, and within the UConn Campus area
- Construction of secure bicycle lockers at commuter lots and at bus stop locations

6. Municipal Bridge Improvement Needs

- Reconstruction of Stone Mill Road bridge over Fenton River
- Reconstruction of Atwoodville Road over Mt. Hope River bridge
- Reconstruction of Laurel Lane bridge over Mt. Hope River
- Reconstruction of Shady Lane bridge over Eagleville Brook

Memo to:      Town Council  
                 Mansfield Sup't. of Schools  
                 Conservation Commission  
                 Parks Advisory Committee  
                 Agriculture Committee  
                 Zoning Board of Appeals  
                 Mansfield Downtown Partnership  
                 Mansfield Democratic Town Committee  
                 Mansfield Republican Town Committee  
                 Mansfield League of Women Voters  
                 Mansfield Town/University Relations Committee

                 Mansfield Department Heads  
                 Sup't., Regional School District #19  
                 Open Space Preservation Committee  
                 Transportation Advisory Committee  
                 Housing Authority  
                 Univ. of Connecticut, c/o T. Callahan  
                 (Office of the President) and K. Fox/R. Schwab  
                 (Master Plan Committee Co-Chairs)  
                 Mansfield Business & Professional Association  
                 Eastern Highlands Health District

From: Gregory J. Padick, Mansfield Director of Planning  
Date: 8/23/05

Re: 10/5/05 PUBLIC HEARING on MANSFIELD PLAN OF CONSERVATION & DEVELOPMENT UPDATE

Please find attached a notice regarding Mansfield's Plan of Development update schedule and October 5, 2005 Public Hearing. A copy of the 8/15/05 draft Plan text will soon be provided to the individuals or groups listed above. The complete Plan including a 24 page set of colored maps, is available for review at [www.Mansfieldct.org](http://www.Mansfieldct.org), and will soon be available at the Mansfield and University of Connecticut libraries and at the Town Clerk's and Planning Offices. A few floating copies of the complete plan also will be available at the Planning Office. Please distribute this notice to any committees or individuals who may be interested in reviewing and commenting on the draft Plan. All comments should be forwarded to the Mansfield Planning and Zoning Commission before or during the October 5, 2005 Public Hearing. Please contact the Planning Office at 429-3330 if there are questions regarding the draft Plan or update process.

**NOTICE: MANSFIELD PLAN OF CONSERVATION & DEVELOPMENT UPDATE SCHEDULE  
AND OCTOBER 5, 2005 PUBLIC HEARING**

A Public Hearing has been scheduled for Wednesday, October 5, at 7:00 p.m. in the Council Chambers, Audrey P. Beck Building, 4 South Eagleville Road, to hear comments on an 8/15/05 draft revision of Mansfield's Plan of Conservation and Development. The draft Plan was prepared by the Planning and Zoning Commission with staff assistance and has been prepared pursuant to the provisions of Section 8-23 of the State Statutes as amended by Public Act 05-205.

Information generated by Mansfield's 2003 Land of Unique Value Study and citizen input provided since the update process began in 2002 has been considered in the preparation of the draft update, which will replace the town's 1993 Plan. The draft plan includes information about Mansfield's history, demographics, natural and man-made resources, existing land uses, zoning and infrastructure. The Plan provides policy goals, objectives and specific recommendations that will provide a framework for the town's Zoning Map, land use regulations and future capital project decisions. The draft which includes 25 maps and 12 appendices, is available for review at Mansfield's internet web site, [www.Mansfieldct.org](http://www.Mansfieldct.org) and at the Mansfield and University of Connecticut libraries and the Town Clerk's and Planning Offices in the Audrey P. Beck Municipal Building.

At the 10/5/05 Public Hearing, the Planning and Zoning Commission will receive written and verbal comments on the draft Plan. Following the 10/5/05 Public Hearing, the Commission will consider potential revisions and, as deemed appropriate, the Commission may hold an additional Hearing. After incorporating any revisions, a proposed final Plan will be forwarded to the Mansfield Town Council for its review. Within a 45-day period, the Town Council will have the opportunity to offer comments and recommendations to the Commission and, based on statutory requirements, will act to endorse or reject all or parts of the proposed final Plan. Upon receipt of the Town Council's action, the Commission will act to adopt a new Plan of Conservation and Development for the town. A two-thirds vote of the Commission is required to adopt any portion of the Plan not endorsed by the Town Council.

Any questions regarding the draft Plan or statutory approval process may be directed to the Mansfield Planning Office (429-3330). Any written comments should be sent or delivered to the Planning Office, 4 South Eagleville Road, Storrs-Mansfield, CT 06268.

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**TOWN OF MANSFIELD**  
**DEPARTMENT OF PUBLIC WORKS**

Lon R. Hultgren, P.E., Director

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

News Item for Immediate Release

For more information contact  
Lon Hultgren at 429-3332

Juniper Lane Bridge Repairs  
to begin September 19, 2005

The Mansfield Department of Public Works announced today that the Juniper Lane Bridge in Eastern Mansfield will be closed for approximately two to three weeks for repairs. The membrane that protects the precast beams from water from the deck will be replaced and the bridge repaved.

Access to Brookside Lane and Elizabeth Road is available via Hickory Lane off Atwoodville Road. Work will be done by the McClain Company of Middletown, CT.

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968 Main Street, Willimantic Connecticut 06226  
(860) 456-2221/Fax: (860) 456-1235 Email: [wincog@wsnet.net](mailto:wincog@wsnet.net)

*Ashford Chaplin Columbia Coventry Hampton Lebanon Mansfield Scotland Windham*

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September 2, 2005

***FOR IMMEDIATE RELEASE***  
**COMMUNITY EMERGENCY RESPONSE TEAM**  
**TRAINING COURSE TO BEGIN September 19**

In the event of a severe emergency or disaster, it may be many hours or even days before emergency responders can assist you. This has become very evident in the aftermath of hurricane Katrina. Community Emergency Response Team (CERT) training can help to prepare you to help yourself, your family, your neighbors, and your community to prepare for and respond to such an event.

In training developed by FEMA\*, participants learn basic response skills such as: disaster preparedness, fire safety, disaster medical operations, light search and rescue, team organization, disaster psychology, and an understanding of terrorism events. The training promotes a partnering between emergency services and the people they serve. The course includes American Red Cross certification for First Aid and requires approximately 20 hours to complete. Training in CPR\*\* and AED\*\*\* will offered as supplemental classes.

**REGISTRATIONS ARE NOW BEING ACCEPTED** for CERT training which will be held from 7:00 - 9:30 p.m. on Monday evenings between September 19 and November 15. The trainer for the course will be Marc Scrivener, a Firefighter and Public Fire and Life Safety Educator with the Willimantic Fire Department.

Classes will be held in Mansfield (specific location to be determined). The course is open to any individual over the age of 18 who lives or works in Windham Region towns (Ashford, Chaplin, Columbia, Coventry, Hampton, Lebanon, Mansfield, Scotland, Willington, and Windham). Class size is limited and pre-registration is required.

The Town of Mansfield's Social Services Department is interested in developing a Community Emergency Response Team that could assist individuals with special needs in emergencies. Individuals interested in serving on such a team are particularly encouraged to register for this training, but participation is not limited to this group.

Other towns interested in forming teams for any emergency response-related purpose are invited to send a group of volunteers to this training. And individuals who would simply like to be better prepared to assist themselves, their families, and their neighbors in an emergency are also welcome on a space-available basis.

If you are an individual interested in registering for the training, or if you are a business or organization interested in hosting an on-site training course for employees, or if you just interested in learning more about the program, please contact WINCOG, 860 456-2221, or by email: [director.wincog@wsnet.net](mailto:director.wincog@wsnet.net). Further information is also available on WINCOG's web site: [www.wincog.org](http://www.wincog.org).

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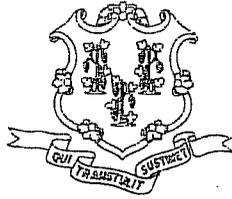
\*FEMA – Federal Emergency Management Agency  
\*\*CPR – Cardio-pulmonary resuscitation  
\*\*\*AED – Automatic external defibrillator

*Barbara Buddington, Executive Director (860) 456-P.24 [director.wincog@wsnet.net](mailto:director.wincog@wsnet.net)*

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State of Connecticut  
GENERAL ASSEMBLY  
STATE CAPITOL  
HARTFORD, CONNECTICUT 06106-1591

August 5, 2005

Town Manager Martin H Berliner  
4 South Eagleville Road  
Mansfield, CT 06268

Dear Town Manager Berliner:

We are writing in response to the letter you received from Office of Policy and Management Secretary Robert Genuario regarding bonding project for cities and towns in Connecticut.

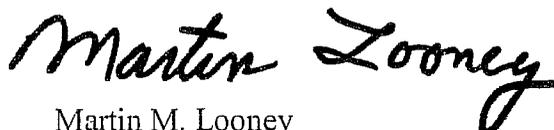
We want to assure you that the bonding funds appropriated by the Legislature this past session and earmarked for specific projects were negotiated with and agreed to by the Governor and Secretary Genuario. The total amount of funding for such projects represents only five percent of the bonding package, and is well within realistic parameters for total bonding commitments.

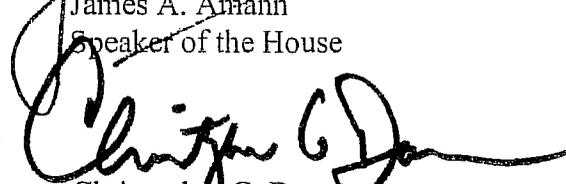
We have attached the letter we sent to Secretary Genuario for your information.

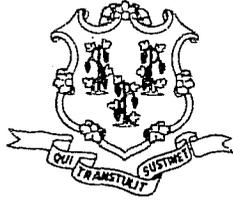
Thank you.

Very truly yours,

  
Donald E. Williams, Jr.  
Senate President Pro Tempore

  
Martin M. Looney  
Senate Majority Leader

  
James A. Amann  
Speaker of the House  
  
Christopher G. Donovan  
House Majority Leader



# State of Connecticut

GENERAL ASSEMBLY

STATE CAPITOL

HARTFORD, CONNECTICUT 06106-1591

August 5, 2005

Secretary Genuario,

We received your letter of July 27, 2005, regarding the so-called “earmarks” in the most recently passed bond bills, and we were surprised by its tone given the process by which we negotiated and passed bonding legislation.

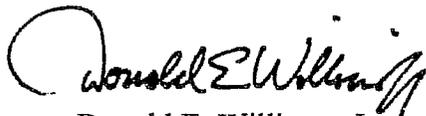
In that letter, you expressed concern that some legislators had announced that “the State has committed to fund the ...[earmarked] projects.” You then outlined your view of the limitations within which the state should operate with regard to capital projects and debt, and concluded by saying that “many if not most of these projects cannot be afforded within our budgetary framework.” It is incorrect to infer that the earmarked projects – representing only 5 percent of all bonding – are beyond the bounds of the bonding limits we discussed and agreed upon. All of the factors you mention in your letter were discussed and taken into consideration when legislative leaders and the Governor agreed upon the realistic amount of bonding available for legislative projects, and the amounts earmarked for specific projects were within those realistic amounts.

You rightly pointed out that no one should, in accordance with state law, sign any contracts or incur any obligations with regards to bonded projects until a particular project has been authorized by the bond commission. In addition, we understand that each project must stand on its merits and be supported by relevant data and information.

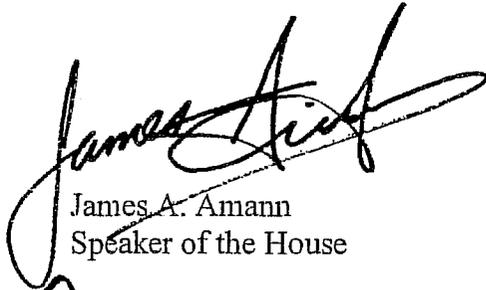
What is troubling about your letter is the suggestion that the actions of the General Assembly in passing these bond bills, along with the Governor in signing them, does not constitute a commitment by the state to these projects. The projects in question are the outgrowth of demonstrated needs requested or identified by both local communities and statewide constituencies. We hope that your point was not that projects specifically identified in the bonding package by the General Assembly are not as deserving as those projects that you and the Governor have not earmarked and will propose over the course of the biennium. Such a position could well result in the polarization of the Bond Commission—a situation that would be counterproductive for everyone.

If you and the Governor choose to ignore these enacted choices, or to favor some over others, then that is a policy decision that you and the Governor will make and defend. However, the best way to determine how Connecticut taxpayer dollars should be committed is to examine where agreements were reached with both the Governor and the General Assembly. One example of that is the bonding bill that was negotiated in good faith, passed by the legislature, and signed by the Governor.

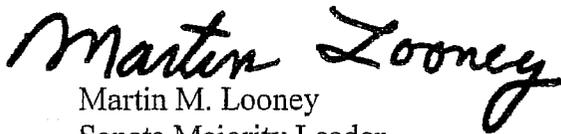
Sincerely,



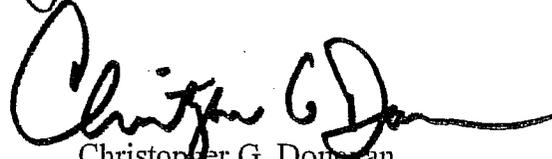
Donald E. Williams, Jr.  
Senate President Pro Tempore



James A. Amann  
Speaker of the House



Martin M. Looney  
Senate Majority Leader



Christopher G. Donovan  
House Majority Leader

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**Martin H. Berliner**

**From:** Robert L. Miller  
**Sent:** Tuesday, August 09, 2005 10:36 AM  
**To:** Matthew W. Hart  
**Cc:** Martin H. Berliner; Sandra P. Baxter; Ken Dardick (E-mail)  
**Subject:** RE: Lead Levels testing and Child Neglect/Abuse Numbers

Matt - I'd be glad to clarify further. If a child is tested **and** the result exceeds state mandated action levels, it is reported to both the local health department and state health department. It was not my intent to suggest that such reporting is not occurring by labs and/or docs locally. It is the lead screening test results 'below' action levels that are not being reported in some cases, due to miscommunication between lab and physician's office.

Additionally, there is no mandate that docs lead screen test **all** children. Some docs choose to test only those children 'at risk' of environmental lead exposure. Some choose to test all children. This clearly influences the total number of lead screened children from one community to the next.

Of those results reported 'above' action levels, during the period of 2000-2002 Mansfield had two cases that required parent education (Elevated blood lead level at 10-20 ug/dl) and **no** cases that required direct health department intervention (Elevated blood lead level > 20 ug/dl). Although any child that is lead poisoned is indicative of a community wide public health problem, these numbers would suggest that Mansfield has a low number of lead poisoned children.

It is appropriate to note that the Eastern Highlands Health District follows up every case of childhood lead poisoning and is committed to protecting children in the Mansfield community from environmental lead exposure.

Rob Miller  
 Health Director

-----Original Message-----

**From:** Matthew W. Hart  
**Sent:** Friday, August 05, 2005 9:22 AM  
**To:** Robert L. Miller  
**Subject:** FW: Lead Levels testing and Child Neglect/Abuse Numbers

Rob - see Carl's comments below. Do you have a more complete answer?

Matt

-----Original Message-----

**From:** Schaefer, Carl [mailto:carl.schaefer@uconn.edu]  
**Sent:** Friday, July 29, 2005 3:31 PM  
**To:** Matthew W. Hart; Town Council  
**Cc:** Martin H. Berliner  
**Subject:** RE: Lead Levels testing and Child Neglect/Abuse Numbers

All: As the one who originally asked about the phrase "numbers were low," I'm satisfied by this explanation, although not by what lies behind it. "Low"

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

August 26, 2005

Item #23



National League  
of Cities

101 Pennsylvania Ave., N.W.  
Washington, DC 20004-1763

202-626-3000

Fax: 202-626-3043

www.nlc.org

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Charles Lyons  
Selectman  
Arlington, Massachusetts

Executive Director

Donald J. Borut

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

Dear Mayor Paterson:

We regret to inform you that your city has not been selected to participate in the *Cities Helping Families Build Assets Technical Assistance Project* sponsored by the National League of Cities (NLC)'s Institute for Youth, Education, and Families (YEF Institute). We had a very strong group of applicants for this project and have been forced to make some tough choices among many high-quality applications.

However, I do hope that the YEF Institute will be able to help you in other ways as you proceed with efforts to strengthen low-income families in your city through asset-building initiatives.

In particular, I would like to extend a special invitation to you to send one or more representatives of the city of Mansfield to NLC's *2005 National Summit on Your City's Families* in San Antonio, Texas, on September 25-28, 2005. This conference highlights innovative policies and programs that can be replicated or adapted to meet the needs of children, youth, and families in your city. There will be some sessions focusing on family economic success strategies, and we would welcome your participation. To help facilitate your attendance at the Summit, we would like to offer you a special pre-published conference rate of \$290 for city officials and staff and \$340 for non-city representatives that are a part of your team. For further information, visit [www.nlc.org/iyef](http://www.nlc.org/iyef), or contact John Kyle at 202/626-3039 or [kyle@nlc.org](mailto:kyle@nlc.org).

Again, thank you for your interest in the *Cities Helping Families Build Assets Project*. We wish you the very best in your ongoing efforts, and hope that you will not hesitate to contact us if we can be of assistance in some other way.

Sincerely,

Clifford M. Johnson

Executive Director, Institute for Youth, Education, and Families

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Mansfield  
Community  
Center

Town of Mansfield  
Parks and Recreation  
Department



*Curt A. Vincente, Director*

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

September 5, 2005

Item #24

Mr. Greg Suchy  
Tri-Town Youth Football & Cheerleading Association  
47 Nipmuck Road  
Willington, CT 06279

Dear Mr. Suchy,

Your request, on behalf of the TTYFCA Board of Directors, to install temporary lighting at Southeast Park for use by the TTYFCA has been carefully reviewed by Parks and Recreation Department staff, the Recreation Advisory Committee, and the Town Manager. There are no current park regulations that prohibit lighting and this request is not subject to Planning and Zoning Regulations. However, Park Regulations do prohibit use of the park, including parking areas, between sunset and sunrise without proper permit. In consideration of the needs of the program, the Town hereby grants temporary permission to use the park beyond sunset, but, because the formal lighting of areas in the park is a new and sensitive issue and in consideration of those living in the immediate area, we are imposing the following restrictions:

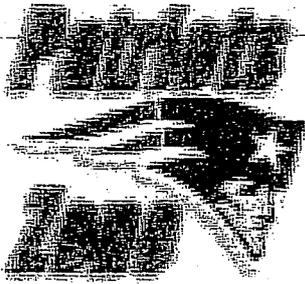
1. that the lights be powered up only as needed to conduct a maximum two hour practice;
2. that the permission to use the lights is temporary for the current season only shall not go beyond November 11, 2005;
3. that the lighting is for practices only;
4. that the lights be directed downward and away from Warrenville Road, the Southeast School, and the nearest neighbors to the school;
5. that the lights be turned off no later than 8:00pm and promptly removed from the park; and
6. that the permission to use the park beyond sunset for the purpose of conducting youth football and cheerleading practice with formal rental lights is subject to rescission at any time, should any identified problems or issues occur.

Please contact me at 429-3015 ext. 109 if you have any questions.

Sincerely,

Curt A. Vincente, CPRP  
Director of Parks & Recreation

Cc: Martin H. Berliner, Town Manager  
Matthew W. Hart, Assistant Town Manager  
Jay O'Keefe, Assistant Director of Parks & Recreation  
Greg Padick, Town Planner  
Recreation Advisory Committee



**TTYFCA**  
**Tri-Town Patriots Youth Football and**  
**Cheerleading Association**

## Memorandum

**To:** Mansfield Parks & Recreation

**From:** Greg Suchy, Director at large

**Date:** August 8, 2005

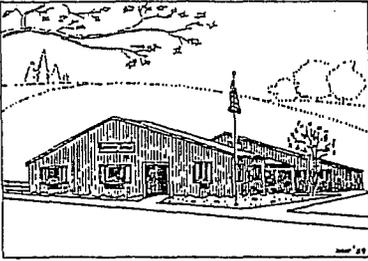
**Re:** Lights for Southeast Field

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Per your direction, I am providing you the information regarding our intention to use lights later this year at southeast field. We don't anticipate using the lights until sometime in October. We will only be requiring lights for a month to a month and a half. Our plan is to rent two Ingersoll-Rand portable Light Towers that will be removed from the field each night by no later than 8pm. The lights will be facing away from the road to ensure no distractions to drivers. The following outlines the specifications:

<b>Make/Model</b>	<b>Kubota / D905BG</b>
<b>Fuel</b>	<b>Diesel</b>
<b>Lights</b>	<b>4 lights 1000 watts per floodlight</b>
<b>Dimensions</b>	<b>Tower height 30ft</b>
	<b>Width 57/145</b>
	<b>Length 172/437</b>
<b>Illumination/Square Feet</b>	<b>82,000</b>

Please let me know if you have any questions or need any additional information. I can be reached at 429-6822.



**MANSFIELD SENIOR CENTER ASSOCIATION, INC.**

303 MAPLE ROAD  
STORRS, CONNECTICUT 06268

~~203-429-3360~~

860-429-0262

Item #25

FAX: 860-429-3208

REC'D AUG 17 2005

August 16, 2005

Chris Chasin  
84 Wildwood Road  
Mansfield CT 06268

Dear Chris:

Every time I go to the Mansfield Senior Center for a meeting or an event, I am impressed with how much your Scout project toward the Eagle rank has improved our Center. Many seniors have also commented upon the beautification efforts. Therefore, I want to thank you and your mother for the members of the Mansfield Senior Center for contributing so much to our Senior Center and our town of Mansfield.

Sincerely,

John Brubacher, President  
Mansfield Senior Center  
Association, Inc.

JB/lcw

cc Martin Berliner, Town Mgr.  
Patricia Hope, Sr. Svcs. Coord.  
MSCA Executive Board

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