



TOWN OF MANSFIELD
TOWN COUNCIL MEETING
MONDAY, November 28, 2005
COUNCIL CHAMBERS
AUDREY P. BECK MUNICIPAL BUILDING
7:30 p.m.

AGENDA

	Page
CALL TO ORDER	
ROLL CALL	
APPROVAL OF MINUTES	1
MOMENT OF SILENCE	
OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL	
OLD BUSINESS	
1. Petition for Appointment of Charter Review Commission (Item #10, 11-14-05 Agenda) (no attachment)	
2. Campus/Community Relations (Item #4, 11-14-05 Agenda)	17
NEW BUSINESS	
3. Update re: Emergency Services Operations and Management Improvement Project (no attachment)	
4. Draft Plan of Conservation and Development	19
5. CCM Amicus Curiae – CL&P Appeal of DPUC Decision in Streetlight Proceeding .	83
6. Highway Safety Grant – Speed Radar Display Sign	87
7. December 26, 2005 Regular Town Council Meeting	95
8. Municipal Retirement System (MERS) Pension Deficit Funding	97
9. Financial Statements Dated September 30, 2005	99
DEPARTMENTAL REPORTS	161
REPORTS OF COUNCIL COMMITTEES	
REPORTS OF COUNCIL MEMBERS	
TOWN MANAGER'S REPORT	
FUTURE AGENDAS	
PETITIONS, REQUESTS AND COMMUNICATIONS	
10. ConnDOT re: Speed Enforcement Equipment Grant	195

11.	I. LaPointe re: Update of Local Ambulatory Vehicle Exemption.....	199
12.	T. Callahan re: Storrs Center Municipal Development Plan.....	201
13.	L. Hultgren re: Separatist Road Bikeway.....	207
14.	B. Wall re: Clean Energy Communities Update.....	209
15.	J. White re: November 14, 2005 Council Meeting.....	211
16.	Connecticut Coalition for Justice in Education Funding re: CCJEF v. Rell.....	213

EXECUTIVE SESSION

REGULAR MEETING-MANSFIELD TOWN COUNCIL-NOVEMBER 14, 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: Clouette, Haddad, Hawkins, Koehn, Paterson, Paulhus, Redding, and Schaefer

II. APPROVAL OF MINUTES

Mr. Schaefer moved, and Mr. Haddad seconded, to remove a letter written by Mr. Schaefer, dated October 20, 2005, to Ms. Cynara Stites and replace it with a written statement by M. Cynara Stites.

So passed unanimously. See attached.

Mr. Hawkins moved, and Mr. Clouette seconded, to approve the minutes of October 24, 2005 with corrections.

Motion so passed.

III. MOMENT OF SILENCE

Mayor Paterson requested a moment of silence for the troops serving at home and abroad and for all the victims of the hurricanes.

IV. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Mary Gawlicki, 132 Lorraine Drive East, presented the following statement requesting that the Council authorize the formation of a Charter Revision Commission to consider revisions to the Town Charter.

Charles Eaton, 89 Lorraine Drive, presented the following statement, and spoke on the low voter turnout (25%) in the last election. He also spoke on his concerns of why he believes a Charter Commission is necessary. He feels that the time the annual Budget Meeting is held prevents registered voters and taxpayers from voting. It's difficult for the elderly, caregivers of young children and those traveling on business. Another concern was that those who are paid through Mansfield's budget might feel intimidated in casting a public vote.

To Council Members, Town of Mansfield:

I want to congratulate all of you on your re-election. Certainly voters have shown their collective appreciation for the hard work you perform on our behalf.

This week's election has highlighted several things. First, our voter turnout of 25% of registered voters is not where it should be. Second, our Town Charter requires a 15% affirmative vote to approve a bond issuance that exceeds 1% of the annual budget. Two bond referendums failed, even though the majority of voters cast a favorable vote. I have previously spoken about low voter turn out and in particular access to vote at the May budget meeting. These are similar issues that need to be addressed.

I do believe that the Council will support the appointment of a Charter Commission tonight. In his interview with the Chronicle, as published November 11, even our Town Manager, Marty Berliner, suggested that a Charter Commission could look at the provision regarding the issuance of bonds – specifically section C407 of the Charter.

Even knowing I am being redundant, I think it is important for me to repeat the following with respect to why I believe a Charter Commission is necessary to evaluate and consider change to the way we vote for our annual budget:

With respect to the annual Budget Meeting, it is clear that holding this meeting at 8:00 p.m. on a Tuesday prevents legitimate registered voters and taxpayers from voting including: 1) those individuals who work second shift, 2) many of the elderly who cannot drive at night, 3) caregivers of young children, and 4) those individuals who may have to travel for business and are not allowed to submit an absentee ballot. The voter turn out for these Budget Meetings has averaged a dismal 117 voters over the last ten years of available data. Six of these meetings turned out 80 or fewer voters. Increasing accessibility to the budget vote for the individuals who cannot come out on a Tuesday night is our responsibility in the democratic process. Even Region 19 averages 428 Mansfield voters per year in a referendum which is poorly advertised, but totally accessible.

Besides increasing accessibility to our Budget Meeting through a Charter change, imagine how many people might turn out for this vote, Regions 19's budget vote or even town elections like last week, if we all do a better job getting the word out and thinking creatively about how to reach the voters.

On another point, it is important to repeat what I have said before regarding the May meeting:

The last Budget Meeting also demonstrated another concern: that there could be intimidation of those who are paid through Mansfield's budget. Whether real or only perceived, the annual budget meeting, in its current format, does not create a safe environment for employees to vote who may fear for their livelihood. There is no place for even the perception of intimidation in a democracy. In addition to individuals who may feel uncomfortable in casting a public vote that is contrary to the wishes of their employers, other have expressed discomfort in voting without privacy, especially when there are contentious issues being considered.

In the appointment of a Commission, I would hope that the Council will select individuals who will be thoughtful, deliberate and non-partisan. And that the Commission will include individuals new to this process, who would not be biased by prior involvement with the formation of the current Charter.

Thank you for your hard work and consideration of ways to improve our democratic process in Mansfield.

Charles Eaton, Storrs/Mansfield
November 14, 2005

Good evening. My name is Mary Gawlicki. I have lived at 132

Lorraine Drive East in Storrs for the last 21 years.

I am here this evening to respectfully request that you authorize the formation of a Charter Review Commission. As outlined several weeks ago by members of our community, many Mansfield voters of both parties find that the current system for approving the town budget

- effectively **limits** access by holding the information session on the same evening that the vote is held in a location that cannot accommodate all the voters of Mansfield, and at hours that discourage both the elderly and the young from participating.

- **and** the current system is neither confidential as it is a hand vote, nor is it verifiable as it is not confirmed by an on-the-spot residency check.

These are extremely important factors that, in and of themselves, merit the Town Council's appointing a Charter Review Commission.

However, there is another ^{aspect} angle that I would offer up for *you*, consideration. When we create a political system that allows for open communication in an environment free of intimidation, we create a model and a legacy for future generations of voters. Would Mansfield voters prefer to have their town known as having a progressive government that welcomes the active participation of its constituents or as a town that impedes that participation? I believe that the

majority of Mansfield residents want to create a local government that not only allows, but encourages its citizens to participate and therefore strongly urge you to appoint a Charter Review Commission.

Mr. Haddad moved, and Mr. Schaefer seconded, that the Proclamations in Honor of Dr. James S. Peter II, Julie K. White and Timothy J. Veillette be the next order of business.

So passed unanimously.

Move, effective November 14, 2005, to authorize Mayor Paterson to issue the attached Proclamations in Honor of Dr. James S. Peters II, Julie K. White and Timothy J. Veillette.

V. OLD BUSINESS

1. Depot Road Traffic Update

Mr. Hawkins asked about accident data on Depot Road and its two highway intersections. Director of Public Works, Lon Hultgren, stated he is awaiting more information. The next Traffic Authority will meet on December 8, 2005.

2. Skate Park Proposal

Questions addressed to Parks & Recreation Director, Curt Vincente, by the Council included: how many trees would need to be removed for the project; annual cost to run the Skate Park; annual cost of insurance; the kind of equipment needed and its cost; the projected hours of use; whether revenues will offset the cost of staff and expenses and whether neighbors will be notified of the noise level.

Motion by Mr. Hawkins and seconded by Mr. Paulhus to table the item.

So passed unanimously.

3. Fenton River

Town Manager, Martin H. Berliner, reported on draft meeting notes and correspondence from the University of Connecticut regarding the final draft report on the Fenton River study. The next meeting is to be held on December 5. The University has signed a contract to upgrade the transmission line for \$620,000. Four hundred thousand dollars will be coming from the University's deferred maintenance account and \$220,000 from UConn funds.



*Town of Mansfield
Proclamation in Honor of Julie K. White*

Whereas, Ms. Julie K. White of the Mansfield Middle School has been awarded the prestigious National Educator Award with a cash prize of \$25,000 from the Milken Family Foundation; and

Whereas, Ms. White is the third Mansfield Middle School teacher to win the National Educator Award, a feat that may be unrivaled by any school in the nation; and

Whereas, Ms. White's students and colleagues acknowledge her excellence as a teacher and believe that she is most deserving of this award; and

Whereas, the members of the Town Council wish to commend Ms. White upon this tremendous achievement, and to extend their appreciation for her service to the Mansfield Public Schools and the Town of Mansfield:

NOW, THEREFORE, BE IT RESOLVED, that I, Elizabeth C. Paterson, Mayor of Mansfield, Connecticut, on behalf of the Town Council and the citizens of Mansfield do hereby issue this proclamation in honor of Julie K. White.

IN WITNESS WHEREOF, I have set my hand and caused the seal of the Town of Mansfield to be affixed on this 14th day of November in the year 2005.

Elizabeth C. Paterson
Mayor, Town of Mansfield



*Town of Mansfield
Proclamation in Honor of Dr. James Sedalia Peters II*

Whereas, Dr. James Sedalia Peters II was inducted into the Connecticut Veterans Hall of Fame on November 10, 2005; and

Whereas, Dr. Peters served in the United State Navy during World War II; and,

Whereas, despite being stationed in a segregated camp at Great Lakes, Michigan, his work and research helped to bring about integration in the United States Navy in 1945 when other military services did not integrate until 1948; and,

Whereas, Dr. Peters, a retired administrator, professor and licensed clinical/counseling psychologist, served as Associate Commissioner of the Connecticut Department of Education; and

Whereas, he assisted veterans for 10 years working for the U.S. Veterans Administration and throughout his life has been a champion for the rights of individuals with disabilities; and

Whereas, Dr. Peters has written numerous publications, including 25 books on a range of topics and interest areas including "Psychological Consequences of Being a Black American" a sourcebook of research by Black Psychologists; "Leadership and Career Development;" "The Saga of Black Navy Veterans of WWII: An American Triumph;" and "Social Justice for the Disabled:"

NOW, THEREFORE, BE IT RESOLVED, that I, Elizabeth C. Paterson, Mayor of Mansfield, Connecticut, on behalf of the Town Council and the citizens of Mansfield do hereby issue this proclamation in honor of Dr. James Sedalia Peters II.

IN WITNESS WHEREOF, I have set my hand and caused the seal of the Town of Mansfield to be affixed on this 14th day of November in the year 2005.

Elizabeth C. Paterson

Mayor, Town of Mansfield



Town of Mansfield
Proclamation In Honor of Timothy J. Veillette

Whereas, Timothy J. Veillette, a project engineer in the Mansfield Department of Public Works, donated two weeks of his time and effort to the American Red Cross Hurricane Katrina relief efforts in Louisiana; and

Whereas, Timothy worked tirelessly and selflessly to aid hurricane victims; and

Whereas, during a time of crisis, Timothy extended his compassion and love to those who needed it most; and

Whereas, Timothy is a remarkable role model and an exceptional individual:

NOW, THEREFORE, BE IT RESOLVED, I, *Elizabeth C. Paterson, Mayor of Mansfield, Connecticut, on behalf of the Town Council and the citizens of Mansfield do hereby issue this proclamation on this fourteenth day of November in the year 2005 to Timothy J. Veillette in recognition of his volunteer efforts on behalf of the victims of Hurricane Katrina.*

IN WITNESS WHEREOF, I have set my hand and caused the seal of the Town of Mansfield to be affixed on this 14th day of November in the year 2005.

Elizabeth C. Paterson
Mayor, Town of Mansfield

4. Campus/Community Relations

Assistant Town Manager, Matt Hart, gave an update. He plans to have a proposal for the Council by late Fall on the draft housing code for rental properties.

5. Compensation Adjustment for Town Manager

Move, effective November 14, 2005 to modify the town manager's compensation package as follows: 1) a 3.0 percent wage increase retroactive to July 1, 2005; 2) health insurance coverage as provided to the town's nonunion personnel; and 3) an annual annuity payment of \$29,000 per fiscal year, retroactive to July 1, 2005.

Mr. Hawkins moved and Mr. Paulhus seconded.

So passed unanimously.

9. Town Council Meeting Schedule for 2006

Move, effective November 14, 2005, to adopt the Town Council Meeting Schedule for 2006, as presented by the Town Clerk.

Mr. Haddad moved and Mr. Paulhus seconded.

So passed unanimously.

10. Petition for Appointment of Charter Revision Commission

Mr. Haddad suggested that the Council think about what direction, suggestions and guidelines the Council could give the proposed Commission. A few suggestions to be brought before the proposed Charter Revision Commission were on the bonding referendum; separating the PZC and Inland Wetlands Agency; whether constables should continue to be elected, and should the powers of the Mayor be changed.

Mr. Hawkins moved and Mr. Schaefer seconded to table the issue.

So passed unanimously.

11. Email Registration Service

Assistant Town Manager, Matt Hart, reported that the information technology office would give a demo to the Council.

12. 2006 Child Day Care Grant Application

Resolved, effective November 14, 2005, that the Town Manager, Martin H. Berliner, is empowered to enter into and amend contractual instruments in the name, and on behalf of, the Town of Mansfield, with the Department of Social Services of the State of Connecticut for a Child Day Care program for the Mansfield Discovery Depot, and to affix the corporate seal of the Town.

Mr. Schaefer moved, and Mr. Haddad seconded.

So passed unanimously.

VI. REPORTS OF COUNCIL MEMBERS

Mr. Paulhus reported that the Mansfield Senior Center held a luncheon for Veterans that was well attended.

He also attended the State Capitol where Dr. Peters was inducted into the Veterans Hall of Fame.

Mayor, Paterson thanked Howard Raphaelson for his private support to the constituency explaining and urging support for the community center.

Mr. Schaefer expressed his appreciation for the amount of work that went into the petition for establishing the Charter Revision Commission.

Mr. Hawkins discussed his concern on the Regional District's lack of communication in providing minutes on the Reynolds School project. The last minutes posted on our web page were March 2005.

Ms. Koehn attended the League of Women Voters program on late school starts. She stated that high school students biologically cannot wakeup and urged the Town Council to become more educated on the issue.

She also reported on Clean Energy, the DEP being the first state agency to get power from renewable sources. Seventy-five percent of Mansfield residents have signed up for the Clean Energy option.

VII. TOWN MANAGER'S REPORT

Town Clerk, Joan E. Gerdson read her invitation and invited Council members to attend her retirement gathering on November 21.

Martin H. Berliner, Town Manager commented on an advertisement in the Hartford Courant on Clean Energy.

The UConn Board of Trustees will be meeting at the Rome Center on November 12 at which time they will be voting on the sale for land use.

The Mayor and Town Manager attended a Public Hearing meeting with the Regional Board on the Reynolds School Project. About 40 people attended.

VIII. FUTURE AGENDAS

Mr. Clouette commented that his understanding was that under Town Charter, if something fails under referendum, they can vote to have another referendum.

IX. ADOURNMENT

At 10:03 p.m. Mr. Paulhus moved, and Mr. Schaefer seconded, to adjourn the meeting.

So passed unanimously.

Elizabeth Paterson, Mayor

Joan E. Gerdson, Town Clerk

SPECIAL ORGANIZATIONAL MEETING-MANSFIELD TOWN COUNCIL
NOVEMBER 21, 2005

At 8:17 p.m. Town Clerk Joan E. Gerdson called the Special Organizational Meeting of the Mansfield Town Council to order in the Town Clerks office.

I. OATH OF OFFICE

The Town Clerk administered the Oath of Office to the Town Council.

II. SELECTION OF THE MAYOR

The Town Clerk requested nominations for Mayor.

Mr. Paulhus moved and Ms. Redding seconded to nominate Ms. Elizabeth Paterson as Mayor.

No other nominations.

Vote was unanimous.

Mayor Paterson assumed the Chair of the Meeting.

III. APPOINTMENT OF DEPUTY MAYOR

Mayor Paterson appointed Mr. Gregory Haddad as Deputy Mayor.

IV. MEETINGS

A. Time and Place of Regular meeting

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

RESOLVED: pursuant to Section 302 of the Town Charter, the Town Council shall meet regularly on the second and fourth Mondays of every month at 7:30 p.m. in the Council Chamber of the Mansfield Municipal Building commencing on November 28, 2005.

So passed unanimously.

B. Special Meetings

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

RESOLVED: Pursuant to Section 302 of the Town Charter, Special meetings of the Town Council may be called by the Mayor, or upon written request of at least three members of the Council, filed with the Town Clerk not less than 24 hours (excluding Saturday, Sunday, legal holidays and any day on which the office is closed) in advance of such meeting which must specify the date and time. The Town Clerk shall post a notice in the office of the Town Clerk indicating the time, place and business to be transacted, and copies of this notice shall be served personally upon each Council member and the Town Manager or left at their usual place of abode at least 24 hours prior thereto.

So passed unanimously.

C. Emergency Meetings

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

RESOLVED: That the Mayor, or the Town Manger, as Director of Public Safety, may call a special meeting in case of an emergency with two hours notice given to Council members in the manner specified above, without complying with the posting of the notice requirement, but a copy of the minutes of every such emergency special meeting shall be filed with the Town Clerk not later than 72 hours following the holding of such meeting in accordance with the Freedom of Information Law.

So passed unanimously.

D. Rules of Procedures

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

RESOLVED: In accordance with Section 302 of the Charter, that the Mansfield Town Council shall, from time to time, adopt special rules for procedure. In all cases not covered by said special rules, the Council shall proceed in accordance with "Robert's Rules of Parliamentary Procedure, Newly Revised."

So passed unanimously.

V. COMMITTEE APPOINTMENTS

Mr. Paulhus moved and Mr. Clouette seconded to table the appointments.

So passed unanimously.

VI. SELECTION OF TOWN ATTORNEY

Ms. Koehn moved and Mr. Paulhus seconded to reappoint Attorney Dennis O'Brien as Town Counsel.

So passed unanimously.

VII. ADJOURNMENT

At 8:35 p.m. Mr. Paulhus moved, and Mr. Hawkins seconded, to adjourn the meeting.

So passed unanimously.

Elizabeth Paterson, Mayor

Joan E. Gerdson, Town Clerk

THIS PAGE LEFT

BLANK

INTENTIONALLY



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Assistant Town Manager *M.H.*
CC: Martin Berliner, Town Manager
Date: November 28, 2005
Re: Campus/Community Relations

Subject Matter/Background

As discussed at the previous meeting, attached please find the mission statement and goals for the Mansfield Community-Campus Partnership (MCCP).

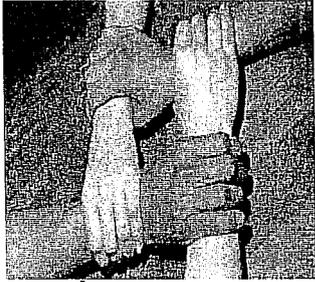
Attachments

- 1) Mansfield Community-Campus Partnership Mission and Goals

Mansfield Community-Campus Partnership (MCCP)

TOWN OF MANSFIELD
UNIVERSITY OF CONNECTICUT

The Community Campus partnership was created to work together to address issues facing Mansfield and University of Connecticut communities. The partnership is co-chaired by the Mayor of Mansfield and the Associate Dean of Student at the University of Connecticut.



Mission Statement: The mission of the Mansfield Community Campus partnership is a collaborative, ongoing partnership between Mansfield residents, students and the University of Connecticut to improve the quality of life for all members of the community.

Goals:

1. Foster a culture of involvement on campus and within the greater Mansfield community.
2. Reduce irresponsible behavior under the influence.
3. Develop collaborative approaches to work with landlords and alcohol license holder to ensure responsible business practices.
4. Assist and support students to become integrated members of the Mansfield community.
5. Increase awareness of an participation in the Mansfield Community-Campus Partnership.

QUESTIONS? CONTACT

Dean of Students Office
Wilbur Cross Building
233 Glenbrook Rd.
Storrs, CT 06269-4062

Phone: 860-486-3426
Fax: 860-486-1972
Email: mccp@uconn.edu

Community Partners:

Area Religious Council	Residential Life
Bacchus and Gamma (UConn)	Mansfield Department of Social Services
Club Sports Council (UConn)	Community Citizens
Town Manager's Office	Connecticut State Police
Mayor of Mansfield	Dean of Students Office
UConn Police Department	E.O. Smith High School
Governor's Prevention Partnership	Residence Hall Association (UConn)
University of Connecticut Faculty	Undergraduate Student Government (USG)
Spring Weekend Student Task Force (UConn)	
Office of Alcohol and Other Drug Education and Services	

Mansfield,
Connecticut





**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Assistant Town Manager *MH*
CC: Martin Berliner, Town Manager; Greg Padick, Director of Planning
Date: November 28, 2005
Re: Draft Plan of Conservation and Development

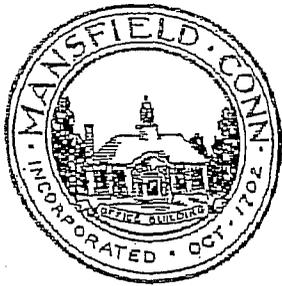
Subject Matter/Background

As explained in the attached communication, the Mansfield Planning and Zoning Commission has voted to refer the draft plan of conservation and development to the town council for its review and endorsement. The town council now has 45 days in which it can endorse or reject the plan, or parts thereof, or submit comments and recommended changes to the commission.

Staff is not recommending any action for Monday night's meeting, in order to provide the town council with sufficient time to review the most recent revisions to the plan, as well as the comments that the commission has received. Our director of planning will be available to discuss the process, and to address any questions that the council may have at this point.

Attachments

- 1) R. Favretti re: Plan of Conservation and Development Update
- 2) Replacement Pages for Part I and Part II of the 8-15/05 Draft Plan of Conservation and Development
- 3) Legal Notice for 10/05/05 Public hearing and Copies of Letters Regarding Draft Plan



PLANNING AND ZONING COMMISSION
TOWN OF MANSFIELD

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

Memo to: Mansfield Town Council
From: Planning and Zoning Commission
Date: Rudy Favretti, Chairman
November 22, 2005
Re: Plan of Conservation and Development update

At a meeting held on November 21, 2005, the Mansfield Planning and Zoning Commission unanimously adopted the following motion:

"that the Planning and Zoning Commission, pursuant to Section 8-23 of the State Statutes, refer to the Town Council for its review and endorsement an August 15, 2005 draft Plan of Conservation and Development and associated August, 2005 mapping, together with a November 21, 2005 addendum which lists Commission-approved revisions to the draft Plan. Together, these documents constitute the Commission's proposed final Plan. The Town Council has a 45-day statutory time period to endorse or reject the entire proposed final Plan or parts thereof, and may submit comments and recommended changes to the Commission. Following Town Council action, the Commission shall take action on a final Plan, noting that any Plan, section of the Plan or recommendation in the Plan not endorsed by the Town Council may be adopted by the Commission by a vote of not less than two-thirds of all members of the Commission."

Please find attached revised portions of Parts I and II of the 8/15/05 draft that were amended by the PZC's 11/21/05 action. Also attached are all of the written comments received by the PZC regarding the 8/15/05 draft, with a summary prepared by the Director of Planning, and a copy of the PZC Minutes from this Public Hearing, with Public Hearing legal notice. Gregory J. Padick, Mansfield Director of Planning, will assist the Town Council with its review of the draft Plan and 11/21/05 addendum.

If there are any questions regarding this action, the Planning Office may be contacted.

11/21/05 ADDENDUM TO THE 8/15/05 DRAFT MANSFIELD PLAN OF CONSERVATION & DEVELOPMENT AND ASSOCIATED AUGUST, 2005 MAPS

(These revisions have been approved by the PZC after further review of the draft Plan and consideration of verbal and written comments received in conjunction with a 10/5/05 Public Hearing on the draft Plan.)

1. Map revisions:

- A. All maps: Review and update to incorporate current property-line and ownership information and to clarify information presented;
- B. Maps 4A, 4B and 4C: Incorporate number references to structures/features in Mansfield Center, Mansfield Hollow and Spring Hill historic districts. (Specific identification of these structures/features to be provided in Appendix C);
- C. Map 10: Incorporate "Level A" and "Level B" labels for the Fenton and Willimantic River wellfield Aquifer Protection Areas;
- D. Map 18: Incorporate labels for major arterial roads depicted in the Street Classification Map. (As appropriate, these labels also will be incorporated on other maps to facilitate property identification);
- E. Map 19: Incorporate current information for UConn sewer and water service areas, label UConn's Fenton and Willimantic wellfields and distinguish areas served by the UConn water supply;
- F. Map 20: Incorporate updated ownership data for preserved open space including conservation easements and update/clarify mapping of major trails;
- G. Map 21: Revise medium to high-density "Res/Comm" land designation to reflect revisions on Map 22 and revise title of this classification to "Medium to High-Density Residential/Commerical/Institutional/Mixed-Use";
- H. Map 22:
 1. Revise legend to rename "Institutional" to "Medium to High-Density Institutional/Mixed-Use"
 2. Revise legend to rename Planned Business, Planned Office and Neighborhood Business to "Planned Business/Mixed-Use", "Planned Office/Mixed-Use" and "Neighborhood Business/Mixed Use"
 3. Revise Medium to High-Density Institutional/Mixed-Use boundaries for UConn Storrs campus area as follows:
 - a. Incorporate UConn land east of Separatist Rd. and south of Cheney Drive (Hillside Apts./Stadium Rd.)
 - b. Incorporate UConn land east of Route 195 and south of Willowbrook Rd. (President's House, Bishop Center, Shippee and Buckley Dorms)
 - c. Delete areas adjacent/proximate to Horsebarn Hill Rd. that are within aquifer, wetlands or agricultural classifications on Map 21 (This revision will refine the Medium to High-Density Institutional Mixed-Use designation to those areas along Storrs Rd. and Horsebarn Hill Rd. that are developed.)
 4. Revise Medium to High-Density Age-Restricted Residential area west of Maple Road to delete the westerly portion of this area that is within wetland and interior forest classifications on Map 21;
 5. Redesignate the portion of the Planned Industrial classification south of Pleasant Valley Road and abutting and immediately west of Mansfield City Road to Planned Office/Mixed Use. (This area is currently zoned Professional Office-3.)
 6. Redesignate the portion of the Planned Industrial classification south of Pleasant Valley Road and west of the area described in 5 above to a combination Agriculture/Medium to High-Density Residential/Open Space classification. (This area includes land on both sides of Mansfield Avenue.) (Associated text provisions provide for affordable, age-restricted, and unrestricted higher-density housing to take advantage of public sewer and water opportunities, and provide for standards that specify that, in this area, residential developments shall be designed to preserve at least fifty (50) percent of a project area as agricultural or open space land, depending on site characteristics.)

2. Text Amendments:

- A. Review and modify text, as necessary, to address map revisions cited in Section 1, to incorporate minor wording revisions designed to update or clarify information and recommendations, and to correct punctuation and grammatical errors
- B. Revise Part I, Section F.6.b.(2), University of Connecticut Water Supply System (page 25) to read as follows:

(2) University of Connecticut Water Supply System

The University of Connecticut Water Supply System, which serves UConn's Storrs and Depot campus areas, utilizes wellfields 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 currently 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 upgraded in the last 10 years, and additional improvements have been identified. University officials currently are updating their Water Supply Plan and steps have been taken to improve the management of this system. A study designed to determine environmentally appropriate withdrawals from the Fenton River wellfields is expected to be completed in 2005, and a similar study has been recommended for the Willimantic River wellfield. The Willimantic River is a waste-receiving watercourse (UConn's sewer treatment facility discharges effluent to the river immediately south of Eagleville Dam) and is now a State-designated greenway. Minimum flow requirements for the river need to be coordinated with wellfield withdrawals.

The University is working with State and municipal officials to upgrade the existing water supply system and its operation and to determine the environmentally appropriate capacity of the system. As deemed necessary, consideration also will be given to obtaining additional public water from other sources. Many of the objectives and recommendations contained in this Plan of Conservation and Development assume that existing water supply issues will be resolved and that necessary actions will be taken to provide a safe and sufficient public water supply for existing and proposed land uses within and proximate to University of Connecticut campus areas.

- 3. In Part II, Section B.1.a (page 29), add the following after the first recommendation:
(Environmentally appropriate wellfield withdrawal capacities need to be established for the University of Connecticut's Fenton and Willimantic River wellfields and, as necessary, additional public water for the University campus areas needs to be obtained from the Willimantic or Shenipsit reservoirs or other sources.)
- 4. In Part II, Section B.1.b (page 30), revise the third recommendation in this subsection to delete reference to "and industrial" and to revise the sentences within the parentheses to read as follows:
(Individualized permitted use provisions should be refined for each designated area and regulatory approval criteria and associated design standards should take into account the specific character of each area. For example, contractor's 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 Neighborhood Business areas. As another example, to be compatible with this Plan, medium to high-density residential developments in areas south of Pleasant Valley Road and located east and west of Mansfield Avenue need to be designed to preserve existing onsite agricultural resources and be compatible with neighboring agricultural resources. This Plan recommends that at least fifty (50) percent of a project site in this area be permanently preserved as agricultural or open space land, depending on specific site characteristics.)
- 5. In Part II, Section B.1.b (page 31), under the "Consider Zoning Map revisions" recommendation, revise the second subsection as follows:
 - A. Add Age-Restricted Residential to the listing of potential new zones in this subsection;

- B. Add in the first parentheses under this subsection, "land south of Pleasant Valley Road and located east and west of Mansfield Avenue" to the list of areas depicted in the Plan as Medium to High-Density Residential;
- C. Add a third parenthetical sentence to this subsection, to read as follows:

(The existing Industrial Park zoning district south of Pleasant Valley Road is no longer considered appropriate, due to access limitations, agriculture, aquifer and wetland characteristics, site visibility, neighboring agricultural and residential uses and other goals and objectives of this Plan.)

- 6. In Part II, Section B.1.b (page 32), under "Consider Zoning Map revisions" recommendation, delete the last areas to be rezoned listing. This item, which references the PO-3 zone, is no longer appropriate, as this area has been reclassified as Planned Office/Mixed Use.
- 7. In Part II, Section B.2.a (page 35), add the following to the second recommendation:
(In association with expanded opportunities for higher-density development in areas with public infrastructure, consideration should be given to a transfer of development rights program, to enhance the protection of natural, agricultural and scenic resources.)
- 8. In Part II, Section B.2.a (page 36), delete the sentences within parentheses under the aquifer protection zone recommendation and add, as a separate recommendation to this subsection, the following:
 - Revise Zoning Regulations to strengthen existing provisions regarding the protection of stratified drift aquifer areas and include consideration of buffer or setback areas for aquifers. Similar protections shall be considered for existing or potential community wells.
(Data from State officials and from Mansfield's 2002 Water Study should be considered.)
- 9. In Part II, Section B.2.b (page 37), add the following sentences to the first recommendation:
Protection shall extend to areas adjacent to or visually important to historic and archaeological resources. Buffers, setbacks, open space requirements and other regulatory provisions shall be considered.
- 10. In Part II, Section B.2.c (page 38), revise the 4th recommendation on this page as follows:
 - A. Add "and a transfer of development rights program" following "design standards" in the parenthesized portion of this recommendation.
 - B. Add the following sentence to the parenthesized section: "within the designated medium to high-density residential area south of Pleasant Valley Road, special provisions should be enacted that require the preservation of at least fifty (50) percent of the designated agricultural or open space land, depending on site characteristics, and that address potential impacts for neighboring agricultural uses."
- 11. In Part II, Section B.4.f (page 43), add a new recommendation in this subsection to read as follows:
 - (Work with University and State officials to address management and capacity issues associated with University water and sewer systems)
- 12. In Part III, Section A.1 (page 44), delete reference to "and industrial" in the first and fourth subsections.
- 13. In Part III (page 47), delete "industrial" in the second subsection.
- 14. Revise Appendix C to incorporate a specific listing of structures and site for the Mansfield Center, Mansfield Hollow, Spring Hill and University of Connecticut historic districts.
- 15. Revise Appendix J to reorganize by resource category (Agricultural and Forestry Resources, Wetland/Watercourse/Waterbody Resources, etc.)

Following are the replacement pages for Part I and Part II of the 8/15/05 Plan of Conservation and Development Draft. These Pages incorporate text revisions cited in the PZC approved 11/21/05 Addendum.

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

Subsection Revised → The University of Connecticut Water Supply System, which serves UConn's Storrs and Depot campus areas, utilizes wellfields 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 currently 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 upgraded in the last 10 years, and additional improvements have been identified. University officials currently are updating their Water Supply Plan and steps have been taken to improve the management of this system. A study designed to determine environmentally appropriate withdrawals from the Fenton River wellfields is expected to be completed in 2005, and a similar study has been recommended for the Willimantic River wellfield. The Willimantic River is a waste-receiving watercourse (UConn's sewer treatment facility discharges effluent to the river immediately south of Eagleville Dam) and is now a State-designated greenway. Minimum flow requirements for the river need to be coordinated with wellfield withdrawals.

The University is working with State and municipal officials to upgrade the existing water supply system and its operation and to determine the environmentally appropriate capacity of the system. As deemed necessary, consideration also will be given to obtaining additional public water from other sources. Many of the objectives and recommendations contained in this Plan of Conservation

and Development assume that existing water supply issues will be resolved and that necessary actions will be taken to provide a safe and sufficient public water supply for existing and proposed land uses within and proximate to University of Connecticut campus areas.

(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 are 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 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.

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).
(Environmentally appropriate wellfield withdrawal capacities need to be established for the University of Connecticut's Fenton and Willimantic River wellfields and, as necessary, additional public water for the University campus areas needs to be obtained from the Willimantic or Shenipsit reservoirs or other sources.)
- 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 community 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 areas (see Map #22) have specific infrastructure capabilities and unique environmental and neighborhood characteristics.
(Individualized permitted use provisions should be refined for each designated area and regulatory approval criteria and associated design standards should take into account the specific character of each area. For example, contractor's 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 Neighborhood Business areas. As another example, to be compatible with this Plan, medium to high-density residential developments in areas south of Pleasant Valley Road and located east and west of Mansfield Avenue need to be designed to preserve existing onsite agricultural resources and be compatible with neighboring agricultural resources. This Plan recommends that at least fifty (50) percent of a project site in this area be permanently preserved as agricultural or open space land, depending on specific site characteristics.)
- 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

Revised

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, Age-Restricted Residential; 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, land south of Puddin Lane and land south of Pleasant Valley Road and located east and west of Mansfield Avenue.)
(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.)
(The existing Industrial Park zoning district south of Pleasant Valley Road are no longer considered appropriate, due to access limitations, agriculture, aquifer and wetland characteristics, site visibility, neighboring agricultural and residential uses and other goals and objectives of this Plan.)

Revised {

New {

- 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.)

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.)

(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. (In association with expanded opportunities for higher-density development in areas with public infrastructure, consideration should be given to a transfer of development rights program, to enhance the protection of natural, agricultural and scenic resources.)
- 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.)

New

{

- 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.
- Revise Zoning Regulations to strengthen existing provisions regarding the protection of stratified drift aquifer areas and include consideration of buffer or setback areas for aquifers. Similar protections shall be considered for 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.

Revised {

New {

(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. Protection shall extend to areas adjacent to or visually important to historic and archaeological resources. Buffers, setbacks, open space requirements and other regulatory provisions shall be considered.
(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 and a transfer of development rights program should be considered to promote retention of these areas and to discourage non-agricultural uses on productive farmland and prime agricultural soils. Within the designated medium to high-density residential area south of Pleasant Valley Road, special provisions should be enacted that require the preservation of at least fifty (50) percent of the designated agricultural or open space land, depending on site characteristics, and that address potential impacts for neighboring agricultural uses.)
- 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.

Revised {

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 2000/21st 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 Co-op and other campus buildings.
- Work with University and State officials to address management and capacity issues associated with University water and sewer systems

Following is the legal notice for the 10/5/05 Public Hearing on the draft Plan of Conservation and Development and copies of letters received by PZC regarding the draft Plan.

Legal Notice

**MANSFIELD
PLANNING
& ZONING
COMMISSION**

Pursuant to the provisions of Section 8-23 of the CT General Statutes (as amended by Public Act 05-205), a Public Hearing has been scheduled for Wednesday, October 5, 2005 at 7:00 p.m. Audrey P. Beck Municipal Building Council Chambers, 4 South Eagleville Rd., to hear comments on PZC-prepared draft revisions of Mansfield's Plan of Conservation & Development.

The draft Plan is designed to replace the current Plan, which was adopted in 1993. The draft revisions, dated 8/15/05, include policy goals, information on Mansfield's history, demographics, natural and manmade resources; existing land use, zoning and infrastructure; objectives and recommendations designed to help achieve the Plan's policy goals, and information regarding the draft Plan's consistency with State and regional land use plans. The draft Plan includes 12 appendices and 25 maps. Upon approval, the new Mansfield Plan of Conservation & Development will provide an important legal foundation for the town's zoning map and land use regulations and will influence town ordinances, capital expenditure decisions and the formation of housing, transportation, infrastructure and other land use priorities.

Copies of the draft Plan of Conservation & Development and associated appendices and maps are available for review at the Mansfield Internet website, www.Mansfieldct.org; at the Mansfield and University of Connecticut libraries, and at the Town Clerk's and Planning Offices in the A. P. Beck Municipal Building. At the October 5, 2005 Public Hearing, interested persons may be heard and written comments received. Written comments may be sent or delivered to the Mansfield Planning Office, 4 So. Eagleville Rd., Storrs/Mansfield, CT 06268. Any questions may be directed to the Planning Office (429-3330).

R.J. Favretti, Chair
K. Holt, Sec'y.

#777

9/22,28

Legal Notice

**MANSFIELD
PLANNING
& ZONING
COMMISSION**

Pursuant to the provisions of Section 8-23 of the CT General Statutes (as amended by Public Act 05-205), a Public Hearing has been scheduled for Wednesday, October 5, 2005 at 7:00 p.m. Audrey P. Beck Municipal Building Council Chambers, 4 South Eagleville Rd., to hear comments on PZC-prepared draft revisions of Mansfield's Plan of Conservation & Development.

The draft Plan is designed to replace the current Plan, which was adopted in 1993. The draft revisions, dated 8/15/05, include policy goals, information on Mansfield's history, demographics, natural and manmade resources; existing land use, zoning and infrastructure; objectives and recommendations designed to help achieve the Plan's policy goals, and information regarding the draft Plan's consistency with State and regional land use plans. The draft Plan includes 12 appendices and 25 maps. Upon approval, the new Mansfield Plan of Conservation & Development will provide an important legal foundation for the town's zoning map and land use regulations and will influence town ordinances, capital expenditure decisions and the formation of housing, transportation, infrastructure and other land use priorities.

Copies of the draft Plan of Conservation & Development and associated appendices

and maps are available for review at the Mansfield Internet website, www.Mansfieldct.org; at the Mansfield and University of Connecticut libraries, and at the Town Clerk's and Planning Offices in the A. P. Beck Municipal Building. At the October 5, 2005 Public Hearing, interested persons may be heard and written comments received. Written comments may be sent or delivered to the Mansfield Planning Office, 4 So. Eagleville Rd., Storrs/Mansfield, CT 06268. Any questions may be directed to the Planning Office (429-3330).

R.J. Favretti, Chair
K. Holt, Sec'y.

#777

9/22,28

**Legal Notice
MANSFIELD
PLANNING
& ZONING
COMMISSION**

Pursuant to the provisions of Section 8-23 of the CT General Statutes (as amended by Public Act 05-205), a Public Hearing has been scheduled for Wednesday, October 5, 2005 at 7:00 p.m. Audrey P. Beck Municipal Building Council Chambers, 4 South Eagleville Rd., to hear comments on PZC-prepared draft revisions of Mansfield's Plan of Conservation & Development.

The draft Plan is designed to replace the current Plan, which was adopted in 1993. The draft revisions, dated 8/15/05, include policy goals, information on Mansfield's history, demographics, natural and manmade resources; existing land use; zoning and infrastructure; objectives and recommendations designed to help achieve the Plan's policy goals, and information regarding the draft Plan's consistency with State and regional land use plans. The draft Plan includes 12 appendices and 25 maps. Upon approval, the new Mansfield Plan of Conservation & Development will provide an important legal foundation for the town's zoning map and land use regulations and will influence town ordinances, capital expenditure decisions and the formation of housing, transportation, infrastructure and other land use priorities.

Copies of the draft Plan of Conservation & Development and associated appendices and maps are available for review at the Mansfield Internet website, www.Mansfieldct.org; at the Mansfield and University of Connecticut libraries, and at the Town Clerk's and Planning Offices in the A. P. Beck Municipal Building. At the October 5, 2005 Public Hearing, interested persons may be heard and written comments received. Written comments may be sent or delivered to the Mansfield Planning Office, 4 So. Eagleville Rd., Storrs/Mansfield, CT 06268. Any questions may be directed to the Planning Office (429-3330).

R.J. Favretti, Chair
K. Holt, Sec'y.
#777 9/22,28

**Legal Notice
MANSFIELD
PLANNING
& ZONING
COMMISSION**

Pursuant to the provisions of Section 8-23 of the CT General Statutes (as amended by Public Act 05-205), a Public Hearing has been scheduled for Wednesday, October 5, 2005 at 7:00 p.m. Audrey P. Beck Municipal Building Council Chambers, 4 South Eagleville Rd., to hear comments on PZC-prepared draft revisions of Mansfield's Plan of Conservation & Development.

The draft Plan is designed to replace the current Plan, which was adopted in 1993. The draft revisions, dated 8/15/05, include policy goals, information on Mansfield's history, demographics, natural and manmade resources; existing land use; zoning and infrastructure; objectives and recommendations designed to help achieve the Plan's policy goals, and information regarding the draft Plan's consistency with State and regional land use plans. The draft Plan includes 12 appendices and 25 maps. Upon approval, the new Mansfield Plan of Conservation & Development will provide an important legal foundation for the town's zoning map and land use regulations and will influence town ordinances, capital expenditure decisions and the formation of housing, transportation, infrastructure and other land use priorities.

Copies of the draft Plan of Conservation & Development and associated appendices

and maps are available for review at the Mansfield Internet website, www.Mansfieldct.org; at the Mansfield and University of Connecticut libraries, and at the Town Clerk's and Planning Offices in the A. P. Beck Municipal Building. At the October 5, 2005 Public Hearing, interested persons may be heard and written comments received. Written comments may be sent or delivered to the Mansfield Planning Office, 4 So. Eagleville Rd., Storrs/Mansfield, CT 06268. Any questions may be directed to the Planning Office (429-3330).

R.J. Favretti, Chair
K. Holt, Sec'y.
#777 9/22,28

MINUTES

MANSFIELD PLANNING & ZONING COMMISSION Special Meeting, Wednesday, October 5, 2005 PUBLIC HEARING, PLAN OF CONSERVATION & DEVELOPMENT, 2005 UPDATE

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

Chairman Favretti called the meeting to order at 7:12 p.m. and announced that this was a Public Hearing to receive comments on the 8/15/05 draft update of Mansfield's 2005 Plan of Conservation and Development, and that written comments would be accepted until October 17, 2005.

Mr. Padick read the legal notice and noted that the following written communications: Mansfield Agriculture Committee (undated); Open Space Preservation Committee (9/20/05); W. Simpson, Town/University Relations Committee (9/29/05); Willimantic River Alliance (9/27/05); Housing Authority (10/3/05); Joshua's Tract Conservation & Historic Trust (10/5/05); WINCOG Regional Planning Commission (9/27/05, read aloud). He then presented an overview of the process that has taken place and that will be followed in the adoption of the 2005 Plan update. He noted that the 2002 Land of Unique Value study was an important component in the formulation of the 8/15/05 draft Plan and accompanying mapping. Although not in itself a regulatory tool, the adopted Plan will embody the town's vision of land use in Mansfield for the next ten years and will serve as a guide in conjunction with the town's zoning, subdivision and wetlands authority and the Town Council's capital expenditure decisions. He noted that the comments of various town committees have been considered, and the draft Plan has been coordinated with land use plans for the University of Connecticut, the Windham Regional Land Use Plan and the State Policies Plan for Conservation and Development. He emphasized that public participation is a strong element of the Plan process.

Mr. Padick briefly reviewed Part I of the draft Plan, including the overall land use goals. Part I and associated maps provide the basis for Part II. Part II outlines the town's objectives and recommendations for implementation. All future revisions to the regulations will be reviewed by the Town Attorney, to assure compliance with State and Federal statutes, and will require a separate Public Hearing process. Mr. Padick also described the draft mapping and major recommendations, noting the importance of encouraging development in areas of town where there is existing infrastructure, and allowing less development in other areas. He noted the importance of the ongoing University of Connecticut water studies of the Fenton and Willimantic Rivers, and the Storrs Center downtown project. Mr. Padick also discussed plans for the East Brook Mall area, an Industrial/Professional zone in the Mansfield Ave./Mansfield City Rd. area, and the Plan's recommendations for multi-family housing and age-restricted housing in areas adjacent to the University of CT. Open space acquisition is also an important component of the draft Plan. Public participation was then invited.

Quentin Kessel, Codfish Falls Rd., Secretary, Conservation Commission, read and submitted comments from the Conservation Commission encouraging town support of State designation of greenways along the Fenton and Willimantic Rivers and Lake Naubesatuk. The Commission also recommended setbacks for aquifers similar to our 150-ft. setbacks from wetlands; he also recommended requiring 300-500-ft. setbacks in certain situations, to better protect aquifers.

James Morrow, Chairman, Open Space Preservation Committee, expressed support for the Plan in general, particularly with regard to preservation of agricultural areas and interior forests.

Lenore Grunko, 95 Hanks Hill Rd., recommended easier Web access to information on the draft Plan. She also suggested the addition of recommendations for increased local public transportation throughout town. In addition, she questioned the recommendation for rezoning acreage from 1 to 2 acres in many areas of town.

Michael Taylor, Stone Mill Rd., stated that he spoke for himself and Bruce Hussey, an owner of property in southern Mansfield. He stated that the growing need for housing in Mansfield, which should be carefully regulated. He noted that the area now zoned Industrial in the southwestern part of town may be appropriate for multiple and/or age-restricted housing, where sewer and water facilities are or could be made available.

Helen Koehn, Separatist Rd., spoke of the need to restore a "village" concept throughout the town. She suggested a village atmosphere as appropriate for the prp.48d Storrs Center area, and that large or tall buildings

would be intrusive. She recommended encouragement of individual commercial enterprises and exclusion of chain businesses. She requested that the idea and language of "village" be incorporated into the Plan, particularly for the more densely-populated areas of town. She also submitted a 10/15/05 letter from Scott Lehmann.

Ron Kelly, Bundy Lane, urged the town to make provisions for the adequate supply and conservation of water resources in the future. He expressed concern about the adequacy of the UConn water system.

Bruce Hussey, Mansfield Avenue owner of T&B Motors, recommended that the town consider other uses, such as housing, in areas where public sewer and water could become available, as in the present Industrial zone.

Carol Pellegrine, Clover Mill Rd., ZBA chairman, advised rezoning the present Industrial zone to age-restricted housing, noting potential tax benefits to the town, and recommended that a town board be appointed to monitor safety/health issues in such developments.

She asked whether the Commission plans to wait to address the issue of rezoning areas designated for higher-density residential development (draft Plan, p. 31) until individual applications are submitted. Mr. Padick responded that retaining the existing policy of requiring specific rezoning applications would help the town retain better control until specific proposals convince the Commission that rezoning would be beneficial.

Mrs. Pellegrine stated that the ZBA anticipates more applications related to zoning non-conformities and requested that broader provisions for dealing with this situation be incorporated into the Regulations.

She also expressed concern for possible encroachment of strip-zoning in south portions of Mansfield., and urged protection of the neighborhood atmosphere along the southern Rt. 195/Riverview Rd. and Rt. 32 corridors.

Doryann Plante, Oak Dr., cited the need for affordable and age-restricted housing and advised that the area of Pleasant Valley Rd./Mansfield City Rd. now zoned Industrial be rezoned to allow such housing.

Les Lewis, Columbia, CT (realtor and former member of Windham Sewer Commission), addressed affordable housing. He advised including in the new Plan incentives for middle-income starter homes, assuming an average entry-level home of approximately 1,400 sq. ft.. He noted that the Windham sewer plant is being upgraded and will have greater expansion capabilities. He suggested utilization of these resources wherever possible within Mansfield's Industrial zone, and rezoning this area to allow housing.

Jack Guarnaccia, Clearview Dr., citing the proposal for increased 2-acre zoning in town, noted the lack of availability of affordable housing in Mansfield and urged inclusion of provisions in the Plan and Regulations to encourage this. He supported the need for affordable housing on individual lots, adding that this could also provide greater population diversity within town. He advised that the town subsidize the necessary infrastructure improvements in such developments, rather than the developer.

Mary Harper, East Rd., a professional archaeologist, urged the town to identify and protect its archaeological resources. She suggested that a professional archaeologist's evaluation and review by the State Archaeologist be required on any site proposed for development, as well as adjoining sites on vacant land, to identify any existing archaeological/historical resources, and outlined a process for this. She stated that such a requirement could help to maintain the integrity of the area through protection of historical/archaeological artifacts, historic landscapes, views, etc., by buffer setbacks and tree-plantings.

Peter Miniutti, representing B. Hussey, an owner of property in southern Mansfield, described possible ideas for mixed-use areas, which he supports, and encouraged rezoning the present Industrial Park zone to a sustainable mixed-use, higher-density development zone without industrial uses, similar to the zoning projected for the Storrs Center project.

Chris Kueffner, Ravine Rd., recommended that the draft Plan be reviewed to encourage agricultural uses in appropriate areas of town. He also suggested Maple Rd. as a possible area for age-restricted housing; promotion by the town of public transportation; inclusion of restriction on the size of roads and driveways in new developments and promotion of scenic roads and solar orientation in all developments; extension of public sewer/water and incentives for development in these areas; maintenance of diversity of wildlife habitat; establishment of new village zoning designations and accommodation of variations in setbacks through zoning; protection of agricultural/forestry resources; protection and greater emphasis on obtaining open space, including easements; placement of bicycle stop signs on the new bicycle/pedestrian path at Rt. 44; encouragement of proximity of houses to farms/farmland, including small-farm/small-farmer incentives, to preserve both the farmer and the farm.

There were no further comments, and, at 9:13 p.m., the meeting was adjourned, after it was restated that comments will be received by the Commission until 10/17/05.

Respectfully submitted,
Katherine K. Holt, Secretary

LIST OF WRITTEN COMMUNICATIONS SUBMITTED
ON 8/15/05 DRAFT PLAN OF CONSERVATION & DEVELOPMENT

- 9/20/05 comments from Open Space Preservation Committee
 - includes both general and specific support of Plan and some recommendations
 - recommends revision of Map 21 to remove Horsebarn Hill area and interior forest areas (Maple Rd.) from medium to high-density areas
 - recommends separate graphic for UConn campus area on Map 21
 - recommends on Map 22 area north of Route 44 across from Jensen's be designated as "senior housing"
 - supports Planned Industrial for land south of Pleasant Valley Rd. – provides reasons
 - on Map 22, recommends designated Planned Industrial west of Mansfield City Rd. (across from Freedom Green) be designated business/commercial/mixed use

- Updated comments from Agriculture Committee from 9/14/05 meeting
 - includes general support and specific support for a number of objectives and recommendations
 - supports Planned Industrial for land south of Pleasant Valley Road

- 9/27/05 comments from Willimantic River Alliance
 - includes general support for greenway, conservation and recreational recommendations associated with Willimantic River corridor
 - recommends Plan address summer drought and impacts from UConn wellfield and need for comprehensive analysis of UConn water supply plan, existing water diversion permits, appropriate wellfield withdrawals and minimum low-flow standards for the river, which also is a waste-water receiving stream that should be functionally identified in the Plan.

- 9/27/05 comments from WINCOG Regional Planning Commission
 - expresses overall support and compatibility with Regional Plan

- 9/30/05 e-mail from W. Simpson (UConn Co-op)
 - expresses general support
 - recommends rewording of recommendation on page 43 to delete specific reference to UConn Co-op. Detailed explanation provided.

- 10/3/05 letter from Housing Authority
 - expresses concern over Hunting Lodge Rd. area's environment for family housing and impacts for Holinko Estates residents
 - recommends Plan provide more specific locations away from UConn, such as areas in southwestern Mansfield (Industrial Park area) for multi-family housing for low to moderate-income families

- 10/5/05 letter from M. Manfred, Joshua's Tract
 - expresses overall support

- 10/5/05 letter from S. Lehmann
 - expresses general support
 - recommends wording change on pg. 14, line 6 and inclusion of Moss Sanctuary as existing preserved open space
 - concern over ability to implement changes necessary to achieve goals (examples: 2-acre zoning)
 - recommends consideration of transfer of development rights from areas to be protected to areas designated for development.

- 10/5/05 submissions from Q. Kessel, representing Conservation Commission
 - recommends 300 to 500-ft. setbacks adjacent to aquifer areas
 - recommends greenway status protection P. 50 Natchaug, Mount Hope and Fenton Rivers (over)

- includes possible wording revisions on pp. 6 and 60
- 10/13/05 comments from H. Koehn
 - recommends a number of wording revisions to emphasize protection of water resources and appropriate water supply systems; retention of a New England village atmosphere for the Storrs Center project and prohibition/restriction of “formula businesses” (support information provided as well as a rationale for suggested revisions)
- 10/10/05 letter from Town Attorney Dennis O’Brien
 - expressed legal support pursuant to applicable State Statutes (8-23)
- 10/11/05 letter from G. Francois
 - expressed recommendation that Mansfield provide for its own public water and sewer needs. Mansfield should not rely on UConn and town of Windham services.

OPEN SPACE PRESERVATION COMMITTEE

Comments on the 8/15/05 draft of Mansfield's Plan of Conservation and Development September 20, 2005

The Open Space Preservation Committee (OSPC) is submitting the following comments to the Planning and Zoning Commission as part of the October 5, 2005 public hearing on the Plan. The committee appreciates the commission's considerable effort to update the Plan and their consideration of the OSPC's comments in the past and in this current public hearing.

The OSPC is very supportive of the scope and direction of the Plan. Focusing future development near currently developed areas will help to preserve the town's agricultural and forested character that residents value and also preserve the natural resources that we rely on for clean air and water. Specific comments follow:

Policy Goal # 2 (p. 35)

The OSPC supports all of the objectives and recommendations to accomplish the goal "to conserve and preserve Mansfield's natural, historic, agricultural and scenic resources." In particular, the OSPC supports

Recommendations 1 and 3 under Objective a (p. 35), which together would provide greater flexibility in subdivision design to allow "clustering" of house lots. This approach would help preserve open space, especially farmlands and interior forests, both of which require large tracts to fulfill their function.

Recommendation 6 under Objective c (p. 38), which would create special zones to enable the protection of agricultural and forest resources.

Recommendation 1 under Objective c (p. 37) and recommendation 1 under Objective e both support continuation of the Town's open space program, which enables the Town to act quickly to protect priority open space properties.

The OSPC supports the agricultural lands and interior forests designations on Map 21 "Existing and Potential Conservation Areas"; however, the OSPC noted that areas outlined for medium-to-high density development need some work. The Horsebarn Hill area should not be included in such a designation, nor should the area off Maple Road that intrudes into an interior forest designation. Allowing these conflicting designations to remain on the map would create confusion about what the Plan intends for these areas. The OSPC recommends omitting both Horsebarn Hill and interior forest areas from medium-to-high density development designation.

On Map 21, the OSPC suggests creating a separate graphic for the UConn campus area that would clarify where it lies within the larger medium-to-high density area. The UConn campus area is currently shown on Map 22, and could be easily added to Map 21.

On Map 22, the OSPC supports the clustering of new development in areas of existing

development, particularly medium-to-high density housing in the Four Corners area. The committee views the Four Corners area as currently the most accessible area for pedestrians, and the committee recommends that a larger area of high density housing be included in the plan for that area. The existing Jensen's Park on the south side of Rt. 44 is a large parcel of senior housing, and the committee recommends that the properties across Rt. 44 (on the north side) be also designated for senior housing to complement Jensen's residential use and to provide more senior housing within easy reach of groceries, drug stores, etc. on a sidewalk. This is currently the only area in town that offers this pedestrian opportunity. The committee also sees the increased traffic, lighting, etc. of the proposed commercial uses on the north side of Rt. 44 as adversely affecting the seniors currently living in Jensen's. Expanding Jensen's into a senior "village" that extends across Rt. 44 would be more helpful to seniors than the current senior housing designation for a parcel farther west (and farther away) from the services at Four Corners.

On Map 22, the OSPC supports the designation of land on the south side of Pleasant Valley Road as Planned Industrial. Because the farming activities across the road are commercial enterprises (as opposed to small hobby farms), it would be appropriate to continue compatible industrial or commercial zoning for land on the south side of Pleasant Valley Road. Currently, this area is well buffered from high-density residential development, which means it is a good location for industry and farming to avoid conflict with residential traffic and neighbors.

Designating land on the south side of the road for residential development would create conflict between the many residents of such housing with the adjacent farming operations. This proximity creates complaints about noise, odors and also conflict between the higher volume of residential traffic and farm machinery traveling along the road. Mansfield should benefit from the hard lessons learned in other towns, which have experienced such conflicts resulting from residential development being allowed adjacent to agricultural operations. Usually these conflicts result in subsequent loss of farmland to development. The Plan recommends many actions to preserve farmland. Maintaining a compatible industrial zoning on Pleasant Valley Road would be consistent with these recommendations.

The committee noted that the proposed Planned Industrial zone on Mansfield City Road may not be compatible with the existing condominiums across the road. It was suggested that a business or commercial or mixed use designation would be more compatible with the adjacent condominiums.

MANSFIELD AGRICULTURE COMMITTEE

COMMENTS ON A DRAFT REVISION OF
MANSFIELD'S PLAN OF CONSERVATION AND DEVELOPMENT

The Agriculture Committee reviewed the draft Plan at their meeting on September 14, 2005. The committee expressed appreciation for the Plan's proposed support for farmland preservation and agricultural activity in Mansfield. They wish to thank the Planning and Zoning Commission for taking the time to consider the following comments.

PAGE 35

Policy Goal 2, Objective a

Item 3, The committee supports the concept of "open space or cluster layouts with smaller lot sizes and a higher percentage of dedicated open space" as an option for preserving farmland.

PAGE 38

Policy Goal 2, Objective c

The committee supports all of the recommendations in this section "to protect agricultural and forestry resources and to encourage retention and expansion of agricultural/forestry uses." Items specifically noted in this section:

The committee recommends implementation of the open space component of the State's 490 act for parcels of less than 25 acres to help preserve small farming operations that do not meet the minimum income guidelines to qualify for the agricultural 490 program.

The committee highly recommends designating special zone classifications and permitted uses for agricultural land, as well as adequate buffering of agricultural operations from residential development.

The committee is concerned about preservation of UConn's farmland and supports the Plan's intent to pursue this objective.

The committee is especially concerned about the zoning of land along the south side of Pleasant Valley Road, which is currently shown as Planned Industrial on Map 22. Changing the zoning of this area to residential (single family or multi-family) would adversely affect the farming operations presently active in the valley. The consequent increase in traffic on an already dangerous roadway would jeopardize the safety of those moving farm equipment to and from the fields in production there. The equipment would become a nuisance to the residents, causing complaints to the town. The speed at which the farm equipment

MANSFIELD AGRICULTURE COMMITTEE

travels and the need to take wide turns forces oncoming traffic to stop while the equipment negotiates the entrance and exit of fields. Another and more publicized issue would be flies. In some towns the population of flies near agricultural business has become a very vocal issue pitting production agriculture against neighbors whose homes have become a secondary site of fly populations. It is the intent of agricultural producers to run clean and sanitary operations, but a certain amount of flies are to be expected wherever livestock and their by-products are housed, stored or spread on the land. The committee urges the Planning and Zoning Commission to continue the present Planned Industrial zoning designation along Pleasant Valley Road to avoid the conflicts sited above.

WILLIMANTIC RIVER ALLIANCE, Inc.

P.O. Box 9193, Bolton, CT 06043

info@willimanticriver.org www.willimanticriver.org

September 27, 2005

To: Mansfield Planning & Zoning Commission

Subject: 2005 Update of Mansfield Plan of Conservation and Development

The Board of Directors of the Willimantic River Alliance has reviewed the 8/15/05 update of the Town's Plan of Conservation and Development. We appreciate the Plan's references to the Willimantic River, the Willimantic River Greenway and the Willimantic River Alliance. Thank you for recognizing this river as the resource that it is, as well as its potential to become even more of a focus for both active and passive recreation in the future.

Since this draft was issued in mid-August, our section of the state has experienced a drought, and all the rivers in the affected area have been experiencing low flow water conditions. As you know, the Fenton River, in the vicinity of the University of Connecticut's public drinking water supply wells, which supply the Storrs urban area, ran dry for a few days this month. This recent event concerns us because we think that a similar crisis could happen to the Willimantic River in the vicinity of the University's public drinking water supply wells in Mansfield Depot, which also supply the Storrs urban area.

While water supply planning is already addressed in the Town Plan, we think this recent event deserves to be specifically cited in the document, since it raises policy issues that only the Town Plan can address. Obviously, the Fenton River wells were pumped beyond the capacity of the aquifer into which they extend, in this minor, one summer's drought. (One of our Board members also recalls witnessing a similar event in the mid-1970's.) The current solution of relying more heavily on the water in the aquifer of the Willimantic River, and pumping increasing amounts of water from those existing wells, could exceed the safe yield of that aquifer and reduce the flow of that river, especially if the University and the Storrs urban area continue to grow and require additional water supply.

A careful examination of the amount of water needed to support the planned growth of the Storrs urban area, as well as the amount of water available, is necessary in order to meet the stated policy goal (on page 5) to encourage an orderly pattern of development with a sustainable infrastructure. To accomplish this goal, the Alliance would recommend these items be included in the Plan:

- Review the University's water supply plan and the existing water diversion permits,

Willimantic River Alliance, Inc. Mansfield Town Plan Comments

- Determine the environmentally appropriate amount of water to be diverted from the Willimantic River's aquifer
- Recommend a study to establish a minimum low flow for the river in the proximity of these wells.

The Willimantic River is also a resource of another type, not fully addressed in the Town Plan. This river is a waste receiving stream, used to whisk away properly treated sewage and industrial waste effluent. We often do not recognize that this is a positive designation. If there were not a sufficiently large, year-round flowing water body, there would be no place to dispose of the sewage waste of the Storrs urban area. Subsurface wastewater treatment would then be necessary, requiring the use of a great expanse of land area. The Town Plan does mention the Willimantic River as receiving wastewater from the Storrs urban area at an outfall below the Eagleville dam on page 26. We recommend that the Plan:

- specifically address the importance of maintaining the Willimantic River's function as a waste disposal resource
- recommend a study to establish a minimum low flow for the river in the outflow area.

The dual function of the river as both the major source of drinking water for the Storrs urban area and the sole available recipient for sewage waste from the Storrs urban area, needs to be clearly stated in the Town Plan. This special resource needs to be recognized for the vital role it plays in allowing Storrs to exist and function. If this river dried up, Storrs could not be inhabited! Life in Storrs could not be sustained without adequate flow in the Willimantic River. The Town Plan needs to acknowledge that the growth of the Storrs urban area and its water and sewer infrastructure is currently based on and limited by the carrying capacity of the Willimantic River and its aquifer areas. These limits to development need to be more fully addressed in the text of the Plan document.

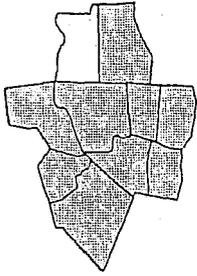
The need for the Town to work with the University on water and sewer issues concerning the Storrs urban area is addressed in the land use goals, objectives and recommendation section of the plan (page 29). The Willimantic River Alliance would like to see the Plan specifically address the need to determine the environmentally appropriate limits to expansion of water and sewer services dependent on its rivers. Acting to preserve these natural resources now will help secure the Town's future.

Thank you for the opportunity to comment on the 2005 update of the Mansfield Plan of Conservation and Development. Please feel free to contact us via our e-mail address noted above. If you wish, we would be happy to work with you on specific wording for the Plan.

Sincerely,



Vicky Wetherell, President



WINDHAM REGION COUNCIL OF GOVERNMENTS

968 Main Street Willimantic, CT 06226 Phone: (860) 456-2221 FAX: (860) 456-1235

ashford chaplin columbia coventry hampton lebanon mansfield scotland windham

REGIONAL PLANNING COMMISSION

Date: September 27, 2005
Referral #: 05-08-30-MD_POCD
Report on: **Draft Plan of Conservation & Development**

MANSFIELD

To: Town of Mansfield Planning and Zoning Commission
C/o: Gregory Padick, Planning Director

Commissioners;

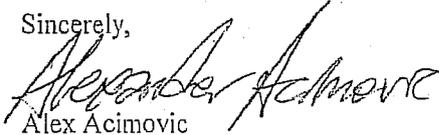
This referral involves a proposal to adopt a municipal Plan of Conservation and Development. Receipt is hereby acknowledged of the above referral. Notice of this proposal was transmitted to the Windham Region Council of Governments under the provisions of Section 8-23(f) of the Connecticut General Statutes, as amended.

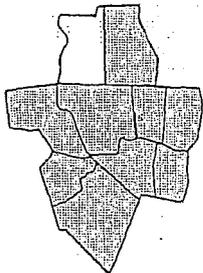
Comments for Inclusion in the Public Record: At their September 7 meeting, the Regional Planning Commission of the Windham Region Council of Governments (WINCOG) reviewed the Mansfield Planning and Zoning Commission's proposed Plan of Conservation and Development. The Regional Planning Commission offers recommendations on how municipal plans can better meet the goals and vision of the Windham Region Land Use Plan, WINCOG's regional guide for conservation and development. The recommendations of the Regional Planning Commission are purely advisory.

- The Regional Planning Commission applauds the efforts of the Mansfield Planning and Zoning Commission and staff in striving to carefully plan for Mansfield's future. The proposed plan portrays a comprehensive and innovative vision that strikes a thoughtful balance between development and conservation in the Town of Mansfield in the years to come.
- The proposed Plan of Conservation and Development is very compatible with the planning policies outlined in the Windham Region Land Use Plan, particularly the objectives that encourage: 1) higher-density, mixed-use communities in areas served by public utilities, 2) a variety of housing options and 3) the enhancement of transit, pedestrian and bicycle services.
- The Regional Planning Commission hopes to assist the Mansfield Planning and Zoning Commission in implementing mutually significant goals in the years to come.

Questions concerning this referral should be directed to Jana Butts at the Windham Region Council of Governments.

Sincerely,


Alex Acimovic
RPC Vice Chair



WINDHAM REGION COUNCIL OF GOVERNMENTS

968 Main Street Willimantic, CT 06226 Phone: (860) 456-2221 FAX: (860) 456-1235

ashford chaplin columbia coventry hampton lebanon mansfield scotland windham

REGIONAL PLANNING COMMISSION

Date: November 2, 2005
Referral #: 05-08-30-MD_POCD_techadd
Report on: **Draft Plan of Conservation & Development
Technical Addendum**

MANSFIELD

To: Town of Mansfield Planning and Zoning Commission
C/o: Gregory Padick, Planning Director

Commissioners;

At their September 27, 2005 special meeting, the Regional Planning Commission received and commented on Mansfield's proposal to adopt a municipal Plan of Conservation and Development as required under CGS Section 8-23(f). Since this time, it has come to our attention that the Regional Planning Commission's response did not meet the technical requirements outlined in Public Act 05-205 that became effective July 1, 2005. Therefore, the Regional Planning Commission is submitting this technical addendum to the original referral response dated September 27, 2005.

Comments for Inclusion in the Public Record: At their November 2, 2005 meeting, the Regional Planning Commission of the Windham Region Council of Governments (WINCOG) reviewed the Mansfield Planning and Zoning Commission's proposed Plan of Conservation and Development in regard to consistency with the Conservation and Development Policies Plan for Connecticut 2004-2009 and the plans of conservation and development of other municipalities in the Windham Planning Region.

- The proposed Plan of Conservation and Development is largely compatible with the planning policies outlined in the Conservation and Development Policies Plan for Connecticut 2004-2009, particularly the objectives that encourage: 1) focusing development in areas already served by public utilities and transit services, 2) providing a variety of housing options and 3) the protection of environmental assets. Additionally, the proposed development areas in the town plan are largely consistent with the development areas identified in the state's Locational Guide Map.
- The proposed Plan of Conservation and Development is not incompatible with the the planning policies of surrounding towns.

Questions concerning this referral should be directed to Jana Butts at the Windham Region Council of Governments.

Sincerely,


Alex Acimovic
RPC Vice Chair

Gregory J. Padick

From: Jane R. Reinhardt
Sent: Thursday, September 29, 2005 1:37 PM
To: Gregory J. Padick
Subject: FW: Plan of Conservation and Development

-----Original Message-----

From: William P. Simpson [mailto:william.simpson@uconn.edu]
Sent: Thursday, September 29, 2005 1:17 PM
To: PlanZoneDept
Subject: Plan of Conservation and Development Update

Greg:

Thank you for your overview of the Mansfield Plan of Conservation and Development Update at the Town/University Relations Committee meeting earlier in the month. As was stated at the meeting the Plan update appears to be very good work and my congratulations go out to you, the Planning and Zoning Department, and the Planning and Zoning Commission.

However, there is one small request I would like to make. In the last bullet point on page 43 it states:

*** 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 Co-op and other campus buildings.**

We object to the fact that the UConn Co-op is cited in the plan and that we are characterized as a commercial entity.

We feel the intent of the paragraph could be maintained without reference to specific buildings. For example, the paragraph could be modified to read as follows:

*** 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 campus buildings.**

We feel the UConn Co-op has been a good friend of the residents of the town over the years as well as to the Town of Mansfield itself. Therefore, we do not enjoy being targeted, as it were, in the Plan of Conservation and Development.

Also, in your comments you implied that having the Co-op and the Student Union "compete" with the Storrs Center Development would be seen as a problem. Again, I would object to this characterization. The UConn Co-op has supported downtown development from before there was even a Downtown Partnership. We have supported the efforts of the Partnership and have worked cooperatively with them. In fact, the UConn Co-op hopes to have operations within the Storrs Center area. However, to imply that the UConn Co-op needs to limit its current or future programs aimed at serving the campus constituencies in order to support the Storrs Center project is counter-productive thinking from a marketing perspective. With over 19,694 students attending UConn in Storrs plus another 3,660 faculty and staff, that gives us a total of over 23,300 people from the University community. Even if we look at the Co-op's peak business day, we have 8,762 transactions over the day with a peak hour of 876. That means in any given hour that leaves nearly 22,500 people to visit Storrs Center. Even if we discount the

Plan of Conservation and Development Update

entire daily population of 8,762 that leaves nearly 14,600. Keep in mind that these figures wildly overestimate the annual average transaction flow at the Co-op. My point is that there are plenty of people to be attracted to the Storrs Center Development.

To artificially constrain services in one area to create activity in another rarely, if ever, works. I would argue that the Storrs Center Development needs to develop an enticing development on its own or else it will fail in the long run.

Thank you for considering our views.

...Bill

William P. Simpson
President & General Manager
UConn Co-op
University of Connecticut
Ph: 860/486-5086
Fx: 860/486-1849
wsimpson@uconn.edu
www.bookstore.uconn.edu

Joshua's Tract

Conservation and Historic Trust, Inc.

P.O. Box 4, Mansfield Center, Connecticut 06250-0004

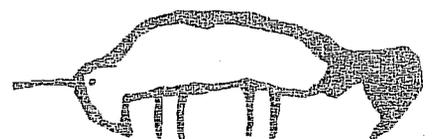
To: Planning and Zoning Commission

From: Madge Manfred, President, Joshua's Tract Conservation and Historic Trust

Oct. 5, 2005

I support the revision of the Plan of Conservation and Development. Its goals harmonize with those of the Trust. Mansfield needs to continue its practice of protecting natural, historic, agricultural, scenic, and archaeological resources. The specific recommendations of the new revisions show creative ways that those goals can be met. Personally, I also support the effort to foster intelligent development and promote affordable housing. Mansfield is a vibrant and diverse community whose future depends on achieving the goals set out in the revised plan.

Madge Manfred



Housing Authority of the Town of Mansfield
309 Maple Road
Storrs, CT 06268
860-487-0693

October 3, 2005

Town of Mansfield
4 South Eagleville Road
Storrs, CT 06268

Dear Members of the Zoning Board:

For the past several years, the Housing Authority has had concerns that the residents, especially the children, of Holinko Estates suffer from their proximity to many off-campus apartments notorious for noise and parties.

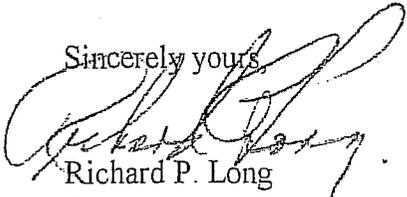
The Authority had considered building additional units of low to moderate income housing in land that we own adjacent to the current Holinko Estates. However, we now feel that Holinko does not provide a suitable environment for families: instead of building a second phase, we are now considering selling our current holdings and building in a different part of Mansfield.

At our September meeting, Gred Paddick, Mansfield's Town Planner, gave an excellent presentation on the Plan of Development. As we viewed maps of Mansfield depicting possible uses of land, we saw land ear-marked as possible sites for communities of people 55 or older but nothing for multi-family, especially low to moderate income, housing.

As a Commission we strongly urge the Zoning Board to provide areas away from the University in which multi-unit housing complexes can be built. The area in the southwest corner of Mansfield interests the Housing Authority as an appropriate location for a relatively small number of multi-family low to moderate income housing units. This would help ensure that Mansfield remains a town with a diverse population.

Thank you.

Sincerely yours,



Richard P. Long
Chairperson

To: Planning and Zoning Commission, Town of Mansfield
From: Scott Lehmann (532 Browns Rd, Storrs, 06268)
Re: Mansfield Plan of Conservation and Development, 8/15/05 Draft
Date: 05 October 05

I have a few comments on the parts of the Draft that relate to preserving the town's natural and agricultural heritage. In general, the document is very impressive and obviously represents a great deal of work and thought.

The Draft (1) describes these resources, (2) emphasizes the importance of protecting them in the face of development pressures, and (3) makes some suggestions for changes in land-use regulations that would further protection.

Concerning (1), I did find "Mansfield's spectacular scenery" (p.14, 1.6) a little hyperbolic, and Map 20 does not show the Moss Sanctuary as "Existing Preserved Open Space".

I have no problem with (2): there is wide agreement in town on the desirability of preserving the town's rural character. It is one of the things that makes people want to live here, thereby contributing to the development pressures that threaten it.

My reservations, such as they are, concern (3). As the Introduction (p.5) notes, the Plan by itself will not preserve anything: this can only be achieved through land-use regulations. However, I wonder if the recommended changes in these regulations are up to the task. I am sure that they will do some good, and I support their implementation. Moreover, it may well be that more ambitious changes would not survive court challenge. But I am concerned about the gap that seems to exist between preservation goals and what the proposed regulations can achieve.

The main device recommended for protecting natural and agricultural values is a change in low density residential from RAR 40 to RAR 90, plus a requirement for "cluster layouts with smaller lot sizes [where physically possible] and a higher percentage of dedicated open space" (p.35). So a 30 acre subdivision might end up with 15 clustered 1-acre lots and 15 acres of open space. This is more than current regulations require, but it won't prevent conversion of agricultural or natural areas to housing. If the 30-acre subdivision consists of prime farmland, the town will lose 15 acres of prime farmland.

One possible solution to this problem that seems worth exploring is transferable development rights: if the town really wants to preserve that 30 acres (without paying \$2M or so for 15 building lots), it would issue to the owner transferable rights to build 15 houses elsewhere at a higher-than-normally-permitted density. For example, these rights could be sold to a developer who wanted to construct 30 houses instead of the 15 otherwise allowed under 2-acre zoning. Such a program would require that the town make some hard choices about what it really wants to preserve. But I fear that unless we are willing to do that, we will end up well short of advertised preservation goals.

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

Submitted as
written testimony
on behalf of the
Mansfield CC.

Quentin Kessel

HELEN KOEHN

83 Separatist Road

Storrs, CT 06268

Phone: 860-429-4699

hkoehn@yahoo.com

October 13, 2005

Rudy Favretti, Chairperson
Mansfield Planning and Zoning
Audrey P. Beck Municipal Building
4 South Eagleville Road
Storrs, CT 06268

Dear Chair Favretti and Mansfield Planning and Zoning Commission Members:

Thank you for listening to my comments at the Public Hearing on October 5, 2005 regarding the draft of the Mansfield Plan of Conservation and Development.

As I read the Plan alongside the MDP, considered the recent developments regarding the water supply situation in Mansfield, and saw the recent article about anti-formula zoning in the Hartford Courant, I thought that these additional provisions were worthy of inclusion in the Plan.

1. Part I, B. Policy goals.

Suggestion: Include "water" in the first bullet

Rationale: Including water at the outset of the Plan of Conservation and Development gives important emphasis to the need for a water supply system that serves Mansfield's needs.

2. Part II, B. Policy Goal #1, Objective b.

Suggestion: Add "while maintaining a New England village ambiance" after public transportation in the second line.

Part II, B. Policy Goal #1, Objective c.

Suggestion: Add "while maintaining a New England village atmosphere" after Storrs Center project.

Part II, B. Policy Goal #1, Objective d. Recommendations.

Suggestion: Add "but consistent with a rural image and design attributes of a New England village".

Rationale: At public meetings regarding the concept plan for the re-development of the Storrs downtown area, residents consistently and overwhelmingly expressed a desire that this area resemble a New England village; the language in the MDP consistently describes the downtown space as village; the developer uses the village metaphor to describe the Storrs Center space; and the image of village is portrayed in many newspaper interviews Partnership leaders. The terms village, village like, New England village are laced in the language and documents of the re-development and also should be included in our Plan of Conservation and Development.

Part I, F., 6 b. Public Water Supply (2) University of Connecticut Water Supply System.

Suggestion: Add The University of Connecticut is under a consent order issued on September 23, 2005 by the Department of P.66^c Health to improve the management of the

Rationale: The information in this section describes the background of the UConn Water Supply System and the consent order had not been issued at the time the draft was written, but is now.

Part II, B, Specific Policy Goals.

Suggestion: Include anti formula business regulations in the MDP special zone because these regulations will be established shortly and then incorporate anti-formula regulations to protect other areas of town.

Rationale: In public meetings regarding the MDP and Lands of Unique Value Study, citizens uniformly expressed their appreciation for Mansfield's uniqueness. The proposed Plan echoes the vision of citizens. The ideas expressed in the attached article "Seaside Town May Outlaw Chain Restaurants", *Hartford Courant*, October 1, 2005 and "Combating 'Sameness' with a Formula Business Ordinance" in *Zoning News*, March 2003 provide solutions to protect our town.

Sincerely,

Helen Koehn

Cc:

Gregory Padick, Town Planner

Betty Gardner

Joanne Goodwin

Roswell Hall

Katherine Holt

Peter Kochenburger

Peter Plante

Bonnie Ryan

Gary Zimmer

Carl Kusmer

Barry Pociask

Vera Stearns

Hartford Courant Seaside Town May Outlaw Chain Restaurants

By CLARKE CANFIELD
Associated Press

October 1 2005

OGUNQUIT, Maine -- You won't find McDonald's golden arches or pink-and-orange Dunkin' Donuts signs in this seaside town. It'll stay that way if voters approve a proposed ordinance that would outlaw chain restaurants.

Ogunquit is the latest town nationwide to consider a law over so-called "formula" businesses. From Maine to California, more than a dozen municipalities now have laws that ban or restrict chain restaurants, motels, retailers and other establishments.

Supporters of the chain restaurant ban say they don't want their seaside town to turn into just another congested strip of Subways, Applebee's and Burger Kings.

"This is a pristine and special community that we are stewards of," said Mary Breen, the owner of a high-end bakery who spearheaded a petition drive to get the question on the Nov. 8 ballot. "It's not about finance and marketing, it's about preserving this small fishing and arts community."

Opponents say Ogunquit's existing ban on drive-throughs and its design review process are enough to help the town maintain its character.

Market forces - not government regulation - should determine which restaurants locate in town, said Brian Aromando, who owns the Art and Soul art gallery with his wife.

"I think an anti-formula ordinance goes too far and isn't necessary to address the problem," said Aromando, who is on the town planning board.

As chain stores have spread in recent years, so has the movement to control them on the local level, said Stacy Mitchell, a senior researcher with the nonprofit Institute for Local Self-Reliance.

In the mid-1980s, Carmel-by-the-Sea, Calif., became the first city to enact a formula restaurant ban. Since then, other communities in California, Washington, New York, Florida, Rhode Island and Maine have passed similar laws, she said.

Local communities are given a lot of leeway over local zoning and land-use issues, and there have been few challenges of the laws. In Coronado, Calif., landowners sued over a formula retail ordinance, but lost in a state court, Mitchell said.

In New England, Bristol, R.I., last year adopted an ordinance restricting formula businesses in the town's historic downtown. York, which is next to Ogunquit, last year banned formula restaurants.

The issue is about more than just signs or drive-throughs - it's about economics, Mitchell said. Studies show that more money stays within a community when it is spent at locally owned businesses, she said.

A 2003 study in Maine, for instance, showed that 45 cents of every dollar spent at local businesses in three midcoast towns stayed in the communities and another 9 cents stayed in Maine.

By contrast, the study found that only 15 cents of every dollar spent at national big-box retailers

stayed in the state, she said.

Although Mitchell supports the free market concept, she also thinks communities have a responsibility to plan.

"This isn't a free-for-all, because there are costs and benefits borne by the community as a whole," she said. "There is a point where the community has to say, 'What direction are we going?'"

Ogunquit, a community of 1,200 year-round residents on the southern Maine coast, is a popular summer destination known for its quaint bed and breakfasts, art galleries, restaurants, summer playhouse and white-sand beaches.

Breen, who started the Bread and Roses Bakery in 1989, became alarmed last spring when rumors spread that a Dunkin' Donuts was coming to town.

She and others circulated a petition and collected 125 signatures to force a vote about whether to ban formula restaurants, defined as establishments with the same name, employee uniforms, color schemes, architectural design, signs or similar standardized features as another restaurant, regardless of location or ownership.

Although chains might be appropriate elsewhere, Breen said they don't belong in Ogunquit.

"Once you have a Dunkin' Donuts, you're going to have a TCBY, a Subway and a McDonald's," she said.

Dick Grotton, president and chief executive of the Maine Restaurant Association, said that if people don't want chain restaurants in town, they won't support them.

"It doesn't get done by the ballot box. People vote with their feet," he said.

But if the town does not approve the ban, Ogunquit could end up looking like just any other place, Breen said.

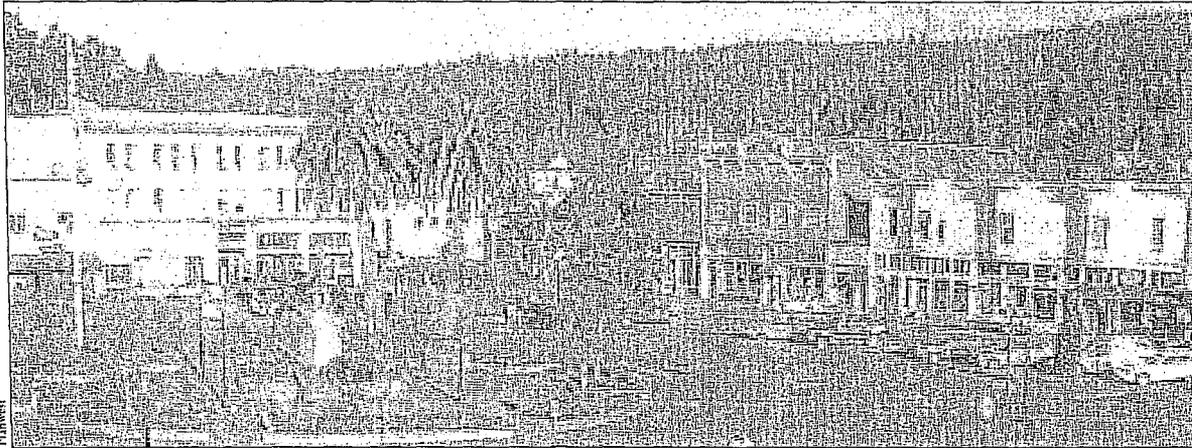
"It's changing the whole color of our landscape," she said. "I don't have anything against Dunkin' Donuts or other restaurants, but where are the local flavors?"

Copyright 2005 Associated Press



Combating 'Sameness' with a Formula Business Ordinance

By Stephen Svete, AICP



"Arcata's plaza area is the focal point of the community and the setting that generated the initial concerns about formula restaurants and their intrusion into a local historic district"—MIKE MULLEN, ARCATÁ, CALIFORNIA, PLANNING PROGRAM MANAGER

Among the articles of faith that many urban planners hold as self-evident is that land-use planning is a truly local endeavor. Many even espouse that a town's general plan can influence quality of life through land-use regulation. This theory has been at the crux of the New Urbanist argument for revamping development codes.

But a funny thing happened on the way to urban design perfection—American-style corporate capitalism. The plethora of the chain coffee houses, stores, and restaurants devouring space in the neo town centers—the very projects that collect awards at APA conferences—are at risk of turning these developments into carbon copies of one another. The result is not a new type of community at all, but simply a new version of a shopping mall, ultimately controlled by the same corporations that controlled the old ones. And while the vast majority of municipalities are still thrilled when Starbucks takes up residence in their downtowns or their revamped suburban centers, there is a small but interesting posse of cities that are going a different direction.

These towns—call them anti-formula business towns—have raised the bar on development, transcending the typical discussion about facade treatment and sales tax revenues. They have the vision of remaining a place that cannot be replicated; safeguarding a community where retailers and hoteliers—like residents—are unique to that place, and where the geography is somewhere. They are forwarding that vision through the use of the police power of zoning to tackle deeper issues of community economics and social ecology.

The Shame of Same

In the last decade, other progressive efforts at supporting independent establishments and fighting formula businesses have taken root around the nation. The Boulder Independent Business Alliance (BIBA), a membership-supported nonprofit

organization in Boulder, Colorado, with a sustainable mission of "strengthening and supporting locally owned independent businesses" has supported Boulder County's local businesses since 1998 with joint marketing, consumer and policymaker education programs, and more.

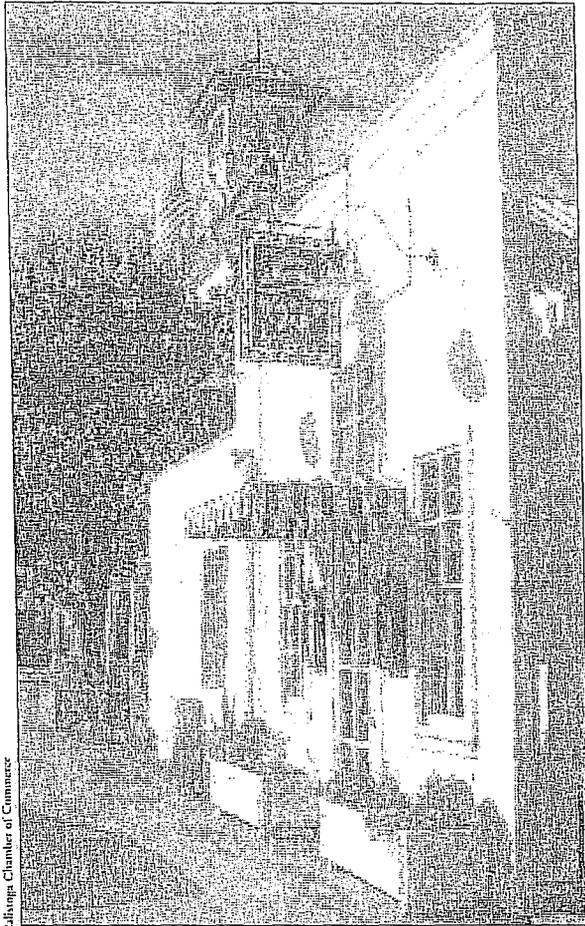
Community economists in Ithaca, New York, devised a local currency system with a "regional boundary [to] keep local wealth re-circulating within the community." Since 1991, the program has grown to involve some 950 merchants and services. Called Ithaca HOURS, the currency is the equivalent to the average hourly wage in Tompkins County—\$10.

HOURS notes buy plumbing, carpentry, electrical work, roofing, nursing, chiropractic, childcare, car and bike repair,

... about this article.

Join us online!

From April 14-25 go online to participate in our "Ask the Author" forum, an interactive feature of *Zoning News*. Stephen Svete, AICP, will be available to answer questions about this article. Go to the APA website at www.planning.org and follow the links to the "Ask the Author" section. From there, just submit your questions about the article using an e-mail link. The author will reply, posting the answers cumulatively on the website for the benefit of all subscribers. This feature will be available for selected issues of *Zoning News* at announced times. After each online discussion is closed, the answers will be saved in an online archive available through the APA *Zoning News* webpages.



California Chamber of Commerce

Calistoga's Formula Business Ordinance gives independent establishments a chance to provide community services and entertainment uses.

food, firewood, gifts, and thousands of other goods and services. A local credit union accepts them for mortgage and loan fees. People also pay rent through the HOURS system. Local restaurants, cinemas, bowling alleys, and grocery stores accept HOURS, as do farmers market vendors, a local hospital, the chamber of commerce, and more than 350 businesses.

But the most powerful technique is the use of zoning authority to regulate against the corporate formula. This issue of *Zoning News* examines the anti-formula land-use provisions in two California communities and seeks to determine their applicability elsewhere.

The planning arguments against formula businesses are not rooted exclusively in a zealous attachment to community identity and physical form. To employ a formula business ordinance means to deepen the understanding of community-based economics. According to Stacy Mitchell, a researcher for the Minneapolis-based Institute for Local Self-Reliance (ILSR) and author of *The Hometown Advantage*, locally owned businesses strengthen a community's economic health because they spend locally for the support services that corporate chains tend to centralize in regional headquarter locations. The

argument goes that when a local bookseller goes out of business after the opening of a chain retailer such as Barnes & Noble, the effects are more far-reaching than simply shutting the doors and terminating the employees. Local accountants, printers, bankers, and advertisers that were patronized by the local bookseller also suffer financial losses. Barnes & Noble and other large chain retailers typically do not patronize local businesses for support services.

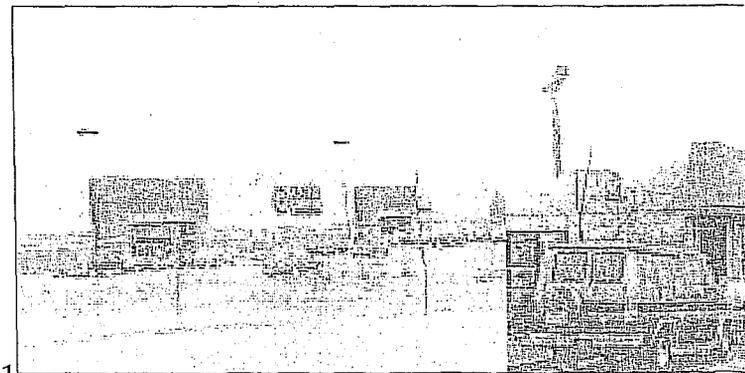
Although the trend to respond to the adverse effects of the powerful growth of formula businesses may provide a hopeful sign to those who value increased community engagement in civic life, such efforts remain a relatively isolated activity, bucking national trends in American retailing. According to Mitchell, more than 13,000 local pharmacies have closed their doors since 1990. As of 2002, independent bookstores accounted for less than 15 percent of book sales, a decline from 58 percent in 1972. Neighborhood hardware stores also are in jeopardy, as recent data shows Home Depot and Lowe's capturing one-third of the hardware goods market. The effect of these trends is readily observable on the American landscape. Empty downtown storefronts and declining first-generation suburban shopping centers are as common in the small town and city streetscape as massive power centers are on the urban periphery. It is perhaps a reaction to these depressing scenes that has moved opponents of this pattern to action.

The most powerful tool for corporate zoning control is the formula business ordinance. Formula businesses are those all-too-familiar establishments with common signage, uniform-clad employees, and corporate doctrines. Formula business ordinances take regulation to a new level, going beyond the typical zoning restrictions directed at some problem businesses, such as size restriction ordinances used to regulate big-box retail operations.

Calistoga

The small Napa Valley town of Calistoga, California, has the broadest formula business ordinance of those discussed in this article, with provisions for retail, restaurant, and lodging establishments. An original version was passed in 1995 and updated in 2001. Calistoga associate planner, Jo Noble, defends the ordinance, "In 1995, there were rumors of a pending application by a fast-food chain. The planning commission asked staff to explore how such businesses could be restricted from locating here. We do well with the mom-and-pop businesses, and tourists come here for that reason—to escape the Burger Kings and Carl's Juniors." Noble says that Calistoga moved quickly when the specter of the chain businesses presented itself. "The planning commission was very active in crafting the actual language. It is targeted to protect both restaurants and lodging establishments." Excerpts from the Calistoga Formula Business Ordinance state as follows:

Formula businesses often create a bland, unattractive built environment where cars rule.



Michael Davidson

Michael Davidson

Stephen Svete, AICP, is President of Rincon Consultants, Inc., a Ventura, California-based environmental sciences and planning consulting firm. He is contributing editor of California Planning & Development Report. The websites can be found at www.rinconconsultants.com and www.cp-dr.com.

WHEREAS, the City Council has now amended the City's General Plan Policy and Program Document including policies pertaining to the quality of life desired in Calistoga by maintaining a friendly, slow-paced, rural, small town atmosphere and further detailing policies aimed at reinforcement of the downtown as the commercial and cultural center of the community; and

WHEREAS, the City Council finds that these policies are necessary to preserve the unique and historic character of Calistoga's downtown commercial district, including regulating the aspect of businesses, services, and merchandise that is reflective of the history and people of the community and which has become a cornerstone of the visitor industry which is a key component in the City's economy; and

WHEREAS, the City Council further finds that certain formula business establishments, e.g. formula food businesses do not reflect the unique character of the community and the desired aesthetic ambience of the commercial areas of the city in that they offer rushed, ready-made meals from formula menus identical to similarly decorated units located in other communities and thus cannot contribute to the established uniqueness which the Council finds necessary to maintain a viable visitor industry in Calistoga; and

WHEREAS, the City Council further finds that the scale and design of improvements of existing development is an important factor in the overall aesthetic character of the community and that refinements in the City's Zoning Ordinance are necessary to ensure that new development is in scale and in harmony with Calistoga; and

WHEREAS, the City Council has considered the importance of the pace of change in the non-residential sector of the community in order to maintain the character of Calistoga as well as the ongoing vitality and viability of the existing historic downtown commercial district.

Definitions:

"Formula Business" shall mean a business which is required by contractual or other arrangement to maintain any of the following: standardized services, decor, uniforms, architecture, signs, or other similar features. This shall include but not be limited to retail sales and service, visitor accommodations, wholesale, and industrial operations.

"Formula Restaurant" shall mean a restaurant devoted to the preparation and offering of food and beverage for sale to the public for consumption either on or off the premises and which is required by contractual or other arrangement to offer any of the following: standardized menus, ingredients, food preparation, decor, uniforms, architecture, or similar standardized features.

Uses Allowed:

Uses requiring use permits:

- Formula business operations of uses otherwise allowed in Section 17.22.020-A but not including formula restaurants or formula visitor accommodations.
- Structures, or multiple structures in a single development in excess of 20,000 square feet of gross floor area.
- Parking lots, or multiple parking lots in a single development in excess of 50 parking spaces.

Prohibited Uses:

- Formula restaurants.
- Formula visitor accommodations.

Noble says the ordinance has been a huge success in building community pride, with countless other communities inquiring about the ordinance. "We have been able to protect our identity, which has in turn bolstered our tourist industry," Noble says, adding that the ordinance is now widely viewed as a model.

Arcata

Arcata, California, also has made recent attempts at regulating formula businesses, targeting only restaurants in a unique quota-style fashion. An isolated Redwood Coast college town, Arcata has a long history of progressive community policy. "There are nine formula restaurants in Arcata, and the ordinance does not permit any more to open here," says Mike Mullen, Arcata's planning program manager. Adopted in July 2002, the ordinance allows a new formula restaurant to come to town, but only if an existing one leaves:

The number of formula restaurants in Arcata shall be limited to nine (9) establishments from the date of the adoption of this ordinance. A new formula restaurant shall only be allowed if it replaces an existing formula restaurant in one of the following business districts: Janes Road [1], Northtown [1], Uniontown [2], and Valley West/Giuntoli Lane [5]. The allowed number of formula restaurants per business district has been indicated in the brackets, and replacement formula restaurants are allowed within the business district boundaries as identified in Attachment 1. All other business districts, as labeled in Attachment 1, shall not allow formula restaurants.

Arcata's definition for formula restaurant differs slightly from the Calistoga definition:

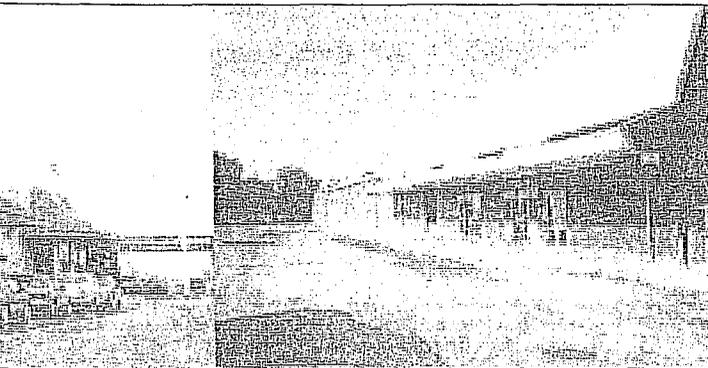
A retail establishment primarily devoted to the on-site preparation and offering of food and beverage for sale to the public for consumption either on or off the premises and which is required by contractual or other arrangement to offer any of the following: standardized menus, ingredients, food preparation, decor, uniforms, architecture, signs or similar standardized features and which causes it to be substantially identical to more than eleven other restaurants regardless of ownership or location.

What makes Arcata's ordinance particularly interesting is its genesis—rooted in the anti-globalization movement. In 2000, Arcata amended its municipal code to create a committee on "democracy and corporations." The committee is charged with presenting options to the city council on how Arcata can "control pattern restaurants from moving into downtown areas" and "to cooperate with other communities that are working on socially responsible investing." Mullen cites the work of the New Rules Project, another ILSR venture, as the philosophical anchor of the new Formula Restaurant Limitation Ordinance. At a practical level, he says the point is to protect Arcata's eating and drinking establishments, which are the driving force behind the city's economy. He says that during the five public hearings leading up to the adoption of the ordinance, speakers generally were counted three-to-one in favor. "In the 22 years and four states that I have worked in as a planner, developing and crafting the Formula Restaurant Limitation Ordinance has to be one of the most intriguing projects to land on my desk," says Mullen. So far, no legal challenges have come forward in either Arcata or Calistoga.

A Formula Business Ordinance Trend?

Will the anti-globalization movement sweep the rest of California and the nation and push communities to adopt formula business ordinances? Maybe. But Mullen says no other communities in Humboldt County are expected to follow

n centers suffer, and the sense of community is lost.



Shannon Armstrong

SELECTED SECTIONS OF THE SAN FRANCISCO, CALIFORNIA, REQUIREMENT FOR A CONDITIONAL USE PERMIT PROCESS SPECIFIC TO COFFEEHOUSES IN THE NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT

SEC. 722.1. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT

North Beach's eating, drinking, and entertainment establishments remain open into the evening to serve a much wider trade area and attract many tourists. The balance between neighborhood-serving convenience stores and citywide specialty businesses has shifted gradually, as some convenience stores have been replaced by bakeries, ice cream parlors, and restaurants. . . The North Beach District controls are designed to ensure the livability and attractiveness of North Beach . . . Small-scale, neighborhood-serving businesses are strongly encouraged.

SEC. 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE, SPECIFIC PROVISIONS FOR THE NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT NORTH BEACH SPECIALTY RETAIL USES

Controls: Retail coffee stores defined pursuant to Code § 790.102(n) [editor's note: see below] are not permitted without conditional use authorization except to the extent qualifying as specialty grocery permitted pursuant to § 790.102(b) [editor's note: see below]

SEC. 790.102. SALES AND SERVICES, OTHER RETAIL.

A retail use which provides goods and/or services but is not listed as a separate zoning category in zoning category numbers .41 through .63 listed in Article 7 of this Code, including, but not limited to, sale or provision of the following goods and services:

- (b) Specialty groceries such as cheese, confections, coffee, meat, produce;
- (n) Retail coffee stores. As used herein, retail coffee store means:
 - (1) A retail drinking use which provides ready-to-drink coffee and/or other nonalcoholic beverages for consumption on or off the premises, which may or may not provide seating. Its intended design is not to serve prepared ready-to-eat food for consumption on or off the premises, except where a conditional use is granted for an exception in the West Portal NCD pursuant to the "Specific Provisions for the West Portal District." Such use exhibits the following characteristics:
 - (A) Contains no more than 15 seats with no more than 400 square feet of floor area devoted to seating;
 - (B) A limited menu of beverages prepared on the premises and able to be quickly prepared for consumption on or off the premises;

- (C) Beverages served in disposable or non-disposable containers for consumption on or off the premises;
- (D) Beverages are ordered and served at a customer service counter;
- (E) Beverages are paid for prior to consumption;
- (F) Public service area, including queuing areas and service counters, which counters are designed specifically for the sale and distribution of beverages;
- (G) Beverages are available upon a short waiting time;
- (H) Equipment to prepare beverages for consumption;
- (I) Limited amount of non-prepackaged food goods may be served, such as pastries or similar goods;
- (J) No on-site food preparation, and no equipment to cook or reheat food or prepare meals other than that connected to beverage preparation, except where a conditional use is granted for an exception in the West Portal NCD pursuant to the "Specific Provisions for the West Portal District."
- (K) Coffee beans, tea, syrups, herbs and other beverage-based products and equipment to make and/or reconstitute beverages or consume coffee, tea and/ or other beverages may be sold.

It may include any use permitted for specialty grocery, as defined in Section 790.102(b), but if so, such use shall not include accessory take-out food activity, as described in Section 703.2(b)(1)(C) of this Code, except to the extent permitted by this Subsection 790.102(n). It is distinct and separate from a small self-service or large fast-food restaurant, as defined in Section 790.90 and 790.91 of this Code, or a full-service restaurant as defined in Section 790.92 of this Code.

- (2) It shall be conducted in accordance with the following conditions:
 - (A) All debris boxes shall be kept in enclosed structures;
 - (B) The operator shall be responsible for cleaning the sidewalk in front of or abutting the building to maintain the sidewalk free of paper or other litter during its business hours, in accordance with Article 1, Section 34 of the San Francisco Police Code;
 - (C) Noise and odors shall be contained within the premises so as not to be a nuisance to nearby residents or neighbors.

Arcata's lead. Still, there is some evidence that concern is growing about the effects of corporate retailing on local economies. For example, in nearby blue-collar Eureka, the county seat and the largest city in Humboldt County, city leaders are developing an ordinance that would require an economic impact review for new retail establishments of more than 40,000 square feet. Chris Kerrigan, a councilperson elected shortly after Eureka citizens defeated a 1999 rezone action promoted by Wal-Mart, says "We've spent millions and more than a decade trying to turn our downtown around. We need to protect that investment."

But the transferability of zoning protection from Main Street to the rest of America remains problematic. San Francisco's Jim Davis, chief planner in that city's neighborhood planning unit, says that numerous attempts to pass similar local business protection and anti-corporate laws in the progressive Bay Area metropolis have

failed. The strongest protections that San Francisco has been able to muster is a 1999 requirement for a conditional use permit process specific to coffeehouses in North Beach, a measure that appears to be targeting the Starbucks chain.

If a trend exists, this creative foray into land-use rulemaking may prove most successful in communities that meet a unique set of geographic and social criteria—those that are relatively small in size with tourism-based economies and progressive-thinking citizens. Regardless of the isolation of the formula business ordinance trend, communities with them are showing how zoning powers can address vexing problems. Anti-formula towns have taken a giant leap toward understanding urban form by acknowledging the correlation between the built environment—either on Main Street or at town's edge—and the social and economic problems that manifest as a result of it. In so doing, formula business ordinances are more than basic urban design protections. They protect community values.

Contacts

- Institute for Local Self-Reliance (ILSR), www.newrules.org
- Boulder Independent Business Alliance (BIBA), www.boulder-iba.org
- Ithaca Hours Local Currency, www.ithacahours.org
- Jo Noble, Associate Planner, City of Calistoga, 1232 Washington St., Calistoga, CA 94515
- Michael Mullen, AICP, Planning Programs Manager, City of Arcata Community Development Department, 736 F Street, Arcata, California 95521
- Jim Davis, City of San Francisco Planning Department, 1660 Mission Street, San Francisco, California 94103
- Sidnie Olson, AICP, Senior Planner, City of Eureka Planning and Development Department, 531 K Street, Eureka, California 95501

Zoning News is a monthly newsletter published by the American Planning Association. Subscriptions are available for \$60 (U.S.) and \$82 (foreign). W. Paul Farmer, AICP, Executive Director; William R. Klein, AICP, Director of Research.

Zoning News is produced at APA. Jim Schwab, AICP, and Michael Davidson, Editors; Barry Bain, AICP, Fay Dolnick, Josh Edwards, Sanjay Jeer, AICP, Megan Lewis, AICP, Marya Morris, AICP, Roberto Requejn, Lynn Ross, Reporters; Sherric Matthews, Assistant Editor; Lisa Barton, Design and Production.

Copyright ©2003 by American Planning Association, 122 S. Michigan Ave., Suite 1600, Chicago, IL 60603. The American Planning Association also has offices at 1776 Massachusetts Ave., N.W., Washington, DC 20036; www.planning.org

All rights reserved. No part of this publication may be reproduced or utilized in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without permission in writing from the American Planning Association.

Printed on recycled paper, including 50-70% recycled fiber and 10% postconsumer waste.



10-11-05



✓
of the Planning & Training
Committee ; J

of the meeting last
week I heard the need for
water and the need for
recess equipment. I had
never heard anything about
the town of Mansfield board-
ing its own water. I know
how the Town Board & the
Wilmington both plan to
Mansfield. What is one of our
3 basic needs. What can we
make sense for Mansfield
all in. 4:00 pm +

well's rather than buying
it from Monx or Wilimantic,
I compare it to renting versus
buying a home. Renters give the
equity to someone else. Mansfield
isn't moving anywhere, so why
not build our own instead of con-
tinuing to pay someone else.

Another thought - with all the
road work on Maple road why
aren't we putting in sewers at
the same time as the water run
off lines. It could save lots of
money doing both at the same
time.

Respectfully
Linné François

O'Brien and Johnson

Attorneys at Law

120 Bolivia Street, Willimantic, Connecticut 06226

Tel (860) 423-2860

Fax (860) 423-1533

Attorney Dennis O'Brien
dennis@OBrienJohnsonLaw.com

October 10, 2005

Attorney Susan Johnson
susan@OBrienJohnsonLaw.com

Planning and Zoning Commission
Town of Mansfield
Audrey P. Beck Building
Four South Eagleville Road
Mansfield, CT 06268-2599

Re: Mansfield Plan of Conservation and Development Update

Ladies and Gentlemen:

At the request of Town Planner Gregory Padick, I have completed a review of the August 15, 2005 draft update of the Mansfield Plan of Conservation & Development, including associated appendices. My conclusion is that the draft Plan is in compliance with the requirements of the law of the State of Connecticut.

As you know, in my review of the draft Plan, the only question for me as town counsel is whether it is legally sufficient. It is my responsibility to say how likely it is that if the Plan or any of its elements is legally tested, it will be determined to be within the purview of the Commission's authority under our constitutions and laws, especially Connecticut General Statutes section 8-23, as recently revised by Public Act 05-205, the statute which authorizes the PZC to adopt a plan of conservation and development for the municipality for the purposes and in the manner set forth in that law.

My opinion, then, is that at this stage of the adoption process, the draft Plan appears to be legally complete, sound and appropriate per C.G.S. section 8-23, as amended, and that, if enacted as drafted, it may be expected to withstand any challenge to its legality, in whole or in part, and to fulfill the purposes for which such plans have been intended by the legislature, as set forth in the statute.

Please contact me if there are any questions at this or any future stage of the legally required process.

Very truly yours,



Dennis O'Brien
Attorney at Law

November 7, 2005

TO: Mansfield Planning & Zoning Commission

FROM: Robin & Kathryn Chesmer
Graywall Farms
688 Trumbull Highway
Lebanon, CT 06249

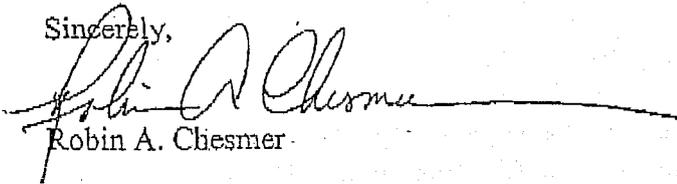
It has come to our attention that the Mansfield Planning & Zoning Commission is considering changing the zone on property we own on Mansfield City Road. Our 40 acre property abuts the Eastern Connecticut State University baseball stadium.

We would not be in favor of a zone change that would limit the uses currently allowed. We would particularly oppose a change to Industrial.

We would be in favor of consideration being given to allow a "cluster" type commercial/agricultural use that would allow limited retail uses such as gifts (ie. The Hoot) ice cream/restaurant, nursery and farmers market. The concept would be to create a barnyard type complex similar to the Marlborough Barn in Marlborough, CT. The commercial uses would be clustered in one area and the major portion of the property would remain open and in agricultural production.

Please let us know if there is an opportunity to discuss this further.

Sincerely,



Robin A. Chesmer

Mansfield Conservation Commission
November 1, 2005

Mansfield Planning and Zoning Commission/
Mansfield Aquifer Protection Agency
Attn: Director of Planning Gregory Padick
South Eagleville Road
Mansfield, CT 06268

Dear Commission Members:

The Mansfield Conservation Commission made a recommendation that you incorporate a 300 to 500 foot setback provision into the Mansfield Aquifer Protection Area Regulations. We now have a fuller understanding of the limited applicability of the State's aquifer protection program and agree with Director Padick (in his September 1, 2005 letter to you) that the addition of such a setback to the new aquifer protection regulations may not be appropriate at the present time. However, the CC continues to be distressed with lack of tools available for aquifer protection on both the State and local level, and we do recommend incorporation of aquifer protection setbacks in Mansfield's PZC/IWA regulations. In fact, in view of the shortcomings of the State's DEP aquifer protection program, it is imperative that Mansfield develop its own approach to protecting our aquifers, especially those aquifers with the potential to provide ample water to future generations. Our reasons for this are enumerated below, and our recommendation is that care be taken in writing the final draft of the Mansfield Plan of Conservation and Development so that a true aquifer protection program may be implemented in Mansfield (separate from the very limited State-mandated program).

Mansfield is blessed with a number of streambelt aquifers, that is, deposits of stratified drift left by the ice ages. It is to be remembered that the rivers we enjoy (e.g., the Willimantic, the Fenton, and the Mount Hope Rivers) represent only the visible portion of the water flow. This is unlike the more static aquifers in places like Phoenix and Albuquerque where they are drawing down (and depleting) water that was deposited over the millennia. Mansfield's rivers are a renewable resource. Ground and surface water from the hillsides passes into our stratified drift deposits on a more or less continuous basis. Even when pumping causes the surface water to vanish, there is still an underground stream flowing. (As noted in the University of Connecticut water supply plan, there is still more potable water that could be drawn from the Willimantic and Fenton Rivers - the water is there and the DPH approves public water supply systems primarily on that basis. It is the DEP that is more concerned with the effect on the environment of pumping that reduces the visible surface flow.) For the Fenton and Mount Hope Rivers, the elevation contours are such that this underground stream flows into the impoundment behind the Mansfield Hollow Dam and from there into the Willimantic Reservoir.

The new Mansfield Aquifer Protection Regulations, written along State guidelines, will do little to protect Mansfield's aquifers. The State guidelines are written to protect only those aquifers that are currently being pumped by water companies serving 1000 individuals, or more. In Mansfield, this means protection of the two University of Connecticut well fields (along the Willimantic and Fenton Rivers). In fact, since the University controls most of the land overlying the aquifers, the Mansfield agency is left protecting only the eastern side of a short portion of the Fenton River. In other words, the new Mansfield Aquifer Protection Agency will be responsible, by State Statute, for perhaps only 5% of Mansfield Aquifers! The WRPA 1998 "Water Resources in the Willimantic Reservoir Watershed in Windham, Mansfield and Chaplin" map (Source CTDEP) defines potential aquifers as tP.78 with a depth of saturated stratified drift more than 40 feet, and shows, for example, the Fenton River aquifer with a depth of 100 feet.

from Route 44 to beyond the Willimantic Reservoir. The University utilizes perhaps a mile of a rather narrow portion of this aquifer. Below where Chaffeeville Road crosses the Fenton River the aquifer becomes quite broad and holds a great deal more water than does the upper reaches of the Fenton in Mansfield. The Mount Hope aquifer melds with the Fenton aquifer as the rivers enter Mansfield Hollow Lake. There is a tremendous reserve of water in these aquifers, perhaps even more than ten times what the university draws from its upper reaches, but only if Mansfield succeeds in protecting it!

The Conservation Commission recommends incorporation into the new Plan of Conservation and Development provisions that will facilitate the inclusion of a 300 to 500 foot setback from the edge of any stratified drift deposit associated with one of its rivers. The CC has a strong preference for the 500 foot distance, in part because that is the distance chosen by the State as the distance from well heads to be protected. Without including a setback provision in Mansfield's regulations the Town may be unable to protect its aquifers. The Conservation Commission envisions the administration of such a setback to be carried out in analogy with the 150 foot setback for wetlands utilized in Mansfield's IWA regulations, perhaps being administered by the IWA. Most activities, such as development, would not be prohibited within the setback, but the activity would be subject to aquifer protection reviews before approval. Without this greater setback to protect the Town's aquifers, the 150 foot IWA setback would be the only tool of this nature the Town would have for their protection.

In anticipation of regulations that will strengthen the protection of Mansfield's aquifers, the Mansfield Conservation Commission recommends the following changes in the current draft of the new Plan of Conservation and Development. Under the recommendations of "Policy Goal #2" for the conservation and preservation of Mansfield's ... surface and ground water quality...."

1. Under "Revise Zoning, Subdivision and Inland Wetlands Regulations to implement Aquifer Protections zones pursuant to State requirements." Either this statement should be broadened (e.g., drop the "pursuant to State Requirements) or an additional bullet addressing the local concerns of this letter might be added. The parenthetical statement under the existing bullet is an excellent basis for another bullet, to be separate from the State requirement bullet. The new bullet might read, "Revise Zoning Map and Zoning Regulations to expand protection to areas with existing or potential community wells. Data from State officials, the University of Connecticut, from Mansfield's 2002 Water Study and other sources should be considered."

2. Under " Strengthen the Inland Wetland Agency policy of regulating all proposed land uses proximate to a wetland or watercourse," you might consider adding, "e.g. aquifers," to the statement that the 150 foot regulated area might be extended to significant wetland systems, providing recognition in the IWA regulations that an aquifer can be a significant part of a watercourse/wetland system.

Aquifers generally extend beneath the properties of multiple landowners, and an inappropriate activity by one owner can destroy an aquifer upon which many depend for water. Mansfield must anticipate utilization of other aquifers, or portions of aquifers, by future generations.

Thank you for your consideration of this important issue.

Sincerely yours,

Quentin Kessel
SP.79ary

Nov.5,2005

Planning and Zoning Com.
Town of Mansfield, Ct.

Dear Council Members,

It has come to the attention of many who live in, and work in the land surrounding Pleasant Valley that changes in the zoning of that region are being considered. We would like it known that the agricultural pursuits in the region have relied upon the very lands in question to produce feed for cattle, pasture and a buffer between agricultural business and the nearby city of Willimantic. Quality agricultural land within easy commute of major agricultural business is becoming a very rare commodity. This property in Pleasant Valley has for many years been used agriculturally as rented property, as agricultural land to the benefit of the nearby farms and as a benefit to those who live in and enjoy the Valley for its natural beauty.

In changing the zoning, the entire atmosphere of the Valley will be changed to the detriment of the town – forever. Increased traffic in the region from new residents and all the services they require will affect the reasonable movement of farming equipment on the roads there. Standard and usual agricultural practices such as the spreading of manure fertilizer will come under pressure from new residents not accustomed to the odor, and complaints will plague not only the farm but the town hall as well.

Mansfield has long been recognized as a town of rural nature with rolling land and vistas. Eagerness to develop, into much more of a suburb, is creating a loss of the very identity that has drawn so many people to Mansfield in the first place.

We as a town should not be so eager to replace agricultural land with high density housing, as the needs of this community will far out-number the needs of farm land. Placing high density housing, even if “over 50” communities are considered greatly increase the need for fire and ambulance service, public transportation, road crew for snow removal and repair, and police protection increases, in that area. Our tax dollars are being stretched and moving this base of needs to an area geographically removed from the centers of these services means more needs, satellite stations, heavy traffic.

Lastly, I will say that the Stearns family has farmed in this section of Mansfield since 1772. Their farm and all the generations who have worked the land have provided a quality food product for the community at a reasonable price. So often the cost of food production is overlooked in our daily life. Food is one commodity we all need. We never gain back lands lost to development and with each parcel lost we are taking a step closer to total dependence on outside food sources. In support of maintaining Pleasant Valley as rural / agricultural land, we below have signed.

Sincerely,

CAROLYN M. Stearns	<i>Carolyn M. Stearns</i>	440 Mansfield City Rd
Arthur Conrad Stearns	<i>Arthur C. Stearns</i>	" " " "
Arthur B. Stearns	<i>Arthur B. Stearns</i>	459 " " "
Kathleen Stearns	<i>Kathleen Stearns</i>	459 Mansfield City Rd
Rebecca Stearns		230 Mansfield City Rd

Signatures to letter dated Nov.5,2005

Name (printed)	Signature	Address
ROBERT E PRESCOTT SR.	Robert E Prescott Sr	176 MANSFIELD CITY ROAD
LINDA L LOMBAES	Linda Lombard	185 Pleasant Vly Rd.
My P Kegler	My P Kegler	224 Mansfield City Rd.
Andy Corcoran	Randall Corcoran	229 Mansfield City Rd.
Deb Corcoran	Debbie Corcoran	" " " "
Bonnie Kegler	Bonnie Kegler	252 Mansfield City Road
Joshua Stearns	Joshua Stearns	25 Stearns Rd
Leslie Stearns	Leslie H Stearns	609 Browns rd
Ted Kozin	Ted Kozin	206 Crane Hill Rd
Deborah Paulk	Deborah Paulk	339 Mansfield City Rd
Stacey Stearns	Stacey Stearns	440 Mansfield City Rd
Heidi L. Stearns	Heidi L. Stearns	440. Mansfield city Rd.
Katherine L. Stearns	Katherine L. Stearns	440 Mansfield City rd
Par Cheney	Par Cheney	42020 Mansfield Ctr.

THIS PAGE LEFT

BLANK

INTENTIONALLY



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Assistant Town Manager *MWH*
CC: Martin Berliner, Town Manager
Date: November 28, 2005
Re: CCM Amicus Curiae – CL&P Appeal of DPUC Decision in Streetlight Proceeding

Subject Matter/Background

Attached please find a request from the Connecticut Conference of Municipalities (CCM) requesting that the town support CCM's amicus curiae intervention in CL&P's appeal of the DPUC's decision on street lighting. CL&P has appealed the DPUC's June 30, 2005 ruling, which ordered CL&P to reduce municipal streetlight rates and to recalculate the utility's refunds for streetlights.

The DPUC will oppose CL&P on the appeal, and CCM plans to support the DPUC.

Financial Impact

The town does have a financial interest in this appeal. With respect to refunds alone, CL&P had initially projected a refund of \$4,125 due to the town. Following the DPUC decision, CCM has projected that Mansfield would receive approximately \$15,400 from the utility.

CCM is requesting \$500 to assist with this effort. We do have funds available within the operating budget.

Recommendation

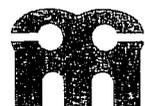
Streetlight charges are an important financial issue for Connecticut municipalities, including the town of Mansfield. Consequently, staff recommends that the town council support CCM's intervention in the appeal.

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

Move, effective November 28, 2005, to appropriate \$500 to assist the Connecticut Conference of Municipalities with its amicus curiae intervention in CL&P's appeal of the DPUC's decision on street lighting.

Attachments

- 1) CCM re: CL&P Appeal of DPUC Decision in Streetlight Proceeding



REC'D NOV 15 2005

November 10, 2005

To: Town Manager ~~Martin Berliner~~ ^{Marty}, Town of Mansfield
From: Joel Cogen, Executive Director and General Counsel ^{J.C.}
Re: CL&P appeal of DPUC decision in streetlight proceeding

The latest battle with CL&P – its appeal from the DPUC’s decision on street lighting – is described in the attached article.

Once again, CCM must intervene on behalf of the municipalities in CL&P’s service area – to uphold the DPUC’s decision ordering CL&P to pay millions of dollars in refunds to its municipal streetlight customers.

The DPUC’s order, if upheld on appeal, requires CL&P to return to your municipality, by CL&P’s own estimate, at least \$15,413 in refunds of overcharges.

Your support is needed to share in the cost of legal representation, this time as amicus curiae in Superior Court. (CCM will be represented again by Attorney Paul McCary of Murtha Cullina.)

We expect that your municipality’s share of the cost of opposing CL&P’s appeal would not exceed \$500.

Please return the enclosed form to affirm your municipality’s participation.

Attachment (article from CT&C)

Enclosure (return form)

cc: Town attorney



CL&P again delays DPUC-ordered adjustment of streetlight rates, refunds

CL&P has appealed the DPUC's June 30 ruling, which ordered CL&P to reduce municipal streetlight rates and recalculate the utility com-

pany's refunds or streetlight overcharges. As a result, refunds to municipalities for the overcharges will be delayed — again.

CCM had sought the ruling from the DPUC, and called it a "home run" for cities and towns.

The appeal is the latest tactic in the "war of attrition" waged by CL&P against its municipal streetlighting customers.

A letter to the DPUC, signed by 24 mayors, first selectmen, and town managers in April, expressed the belief that CL&P has been unjustly forcing

us to fight the same battles over and over, which is repeatedly deferring and denying the rights of the municipalities and their property taxpayers to the fruits of the DPUC's decisions."

Because municipalities have such a large financial stake in the outcome, estimated by CL&P to be at least \$10

million (and believed by some to be as much as \$20 million), CCM is intervening in the appeal, as it has in all the previous stages of this long-drawn-out battle.

In its appeal, CL&P is petitioning the Superior Court to reverse the DPUC's decision for, *continued on page 9*

CL&P appealed and requested a stay of the DPUC's ruling until the appeal is adjudicated.

continued from page 3

according to the utility company:

- failing to apply a statute of limitations, including the six-year statute of limitations sought by CL&P,
- requiring CL&P to use 1986 as the "look-back" date when calculating refunds for "no-date" lights,
- vacating settlement agreements concerning refunds, and
- imposing penalties on CL&P for its past conduct.

The DPUC will oppose CL&P on each of these claims, and will be supported by CCM. CCM's participation is financed by voluntary contributions from interested municipalities.

Court proceedings on an administrative appeal like this are relatively straightforward, says Attorney Paul McCary of Murtha Cullina, who represented CCM before the DPUC.

After the DPUC certifies the record, CL&P will file a brief; other parties (including the Attorney General on behalf of the DPUC) will file a reply; the parties will present oral argument to a judge; and the judge will render a decision affirming, reversing, or remanding the agency's decision.

The process is expected to take less than one year, says McCary, who is continuing to represent CCM in this matter and will seek to have it concluded much more quickly.

CL&P has applied for an order to stay the DPUC's rulings affecting refunds, until the appeal is adjudicated. CCM and the DPUC are arguing against the stay. The portion of the DPUC ruling that will reduce Rate 116 (the full-service streetlight rate) by 7.3 percent as of January 2006, remains in effect and is not affected by the stay or the appeal. ■

RETURN FORM

1. ___ My municipality **will participate** in CCM's amicus curiae intervention in proceedings before the DPUC (Docket No. CV05-4007101S) concerning the rates that CL&P charges municipalities for streetlight service and acquisition.

Please send me an invoice in the amount of \$500.

2. ___ I **will seek approval** of the appropriate local body authorizing my municipality's participation in proceedings before the DPUC concerning the rates that CL&P charges municipalities for streetlight service and acquisition.

Please send me an invoice in the amount of \$500.

I will request an invoice if the necessary approval is granted.

3. ___ My municipality **will not participate** in the financing of CCM's amicus curiae intervention in this case.

4. Comments:

Name of person completing form

Position

Municipality

Return to: CCM, 900 Chapel Street, 9th floor, New Haven, CT 06510-2807
Attn. Barbara Ryan

Fax to: (203) 562-6314



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Assistant Town Manager *MWH*
CC: Martin Berliner, Town Manager; Lon Hultgren, Director of Public Works
Date: November 28, 2005
Re: Highway Safety Grant – Speed Radar Display Sign

Subject Matter/Background

The speed of vehicles on town roads continues to be a frequently voiced problem by town residents. Although traffic calming has worked successfully on some roads, there are other roads that, by nature of their use, are not eligible for physical traffic calming devices. An example of this would be the section of Spring Hill Road in front of the middle school, which is heavily traveled by school buses and serves as an east/west emergency route to the western part of town.

The public works department has developed data that shows that the average speed on town roads drops by about 5 mph when a “your speed” display is located along the road. In light of this data, the traffic authority has been discussing the procurement and use of a display sign to be located along Spring Hill Road in front of the middle school.

Recent inquiries with the ConnDOT Highway Safety Office indicate that funds may be available in the next funding cycle for the purchase of a speed radar display sign for the town, to be permanently mounted northbound on Spring Hill Road in front of the school.

Financial Impact

The grant program appears to be a 100% federally funded program, so the town's only cost would be to assist in the installation (any costs not covered by the project grant) and minimal ongoing electricity costs to run the sign.

Recommendation

Staff recommends that the town council authorize the town manager submit the attached application to receive a highway safety grant in the amount of \$4,500.

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

Move, effective November 28, 2005, to authorize the town manager to submit an application to the Connecticut Department of Transportation to receive a highway safety grant in the amount of \$4,500.

Attachments

- 1) Excerpts from Highway Safety Grant Application

STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAY SAFETY	SHADED AREA FOR DHS USE ONLY		
	Project No:	<input type="checkbox"/> Project Initiation <input type="checkbox"/> Project Revision	<input type="checkbox"/> Project Cancellation <input type="checkbox"/> Project Continuation
	Program Area:	Date Approved:	
	Program Description:		

HIGHWAY SAFETY PROJECT APPLICATION

ACCEPTANCE – IT IS UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT FUNDS RECEIVED AS A RESULT OF THIS APPLICATION IS SUBJECT TO THE REGULATIONS GOVERNING HIGHWAY SAFETY PROJECTS. THIS AGREEMENT MAY BE TERMINATED BY EITHER PARTY IN ACCORDANCE WITH DIVISION OF HIGHWAY SAFETY POLICY. COPY OF POLICY OBTAINED UPON REQUEST.

PROJECT TITLE:
Speed Radar Display Sign - Spring Hill Road near the Mansfield Middle School

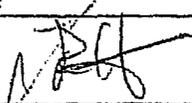
GOVERNMENTAL UNIT: Town of Mansfield	ADDRESS OF GOVERNMENTAL UNIT: 4 South Eagleville Road, Storrs, CT 06268
--	---

APPLICANT: Traffic Authority	ADDRESS OF APPLICANT: Same
--	--------------------------------------

FEDERAL IDENTIFICATION NUMBER (FEIN): N/A	ANTICIPATED PROJECT STARTUP DATE: Dec 1, 2005
---	---

APPROVED PROJECT PERIOD: (mo/date/yr.) FOR DHS USE ONLY

FROM:	THROUGH:
--------------	-----------------

PROJECT DIRECTOR: Lon R. Hultgren	TITLE: Director of Public Works	TELEPHONE NUMBER: (860) 429-3332
SIGNATURE: 	ADDRESS & ZIP CODE: 4 S. Eagleville Rd, Storrs, CT 06268	FAX NUMBER:
		E-MAIL ADDRESS: hultgrenlr@mansfieldct.org

FISCAL OFFICER: Jeffrey H. Smith	TITLE: Finance Director	TELEPHONE NUMBER: (860) 429-3342
SIGNATURE:	ADDRESS & ZIP CODE: 4 S. Eagleville Rd, Storrs, CT 06268	FAX NUMBER:
		E-MAIL ADDRESS: smithjh@mansfieldct.org

AUTHORIZING OFFICIAL OF GOVERNMENTAL UNIT: Martin H. Berliner	TITLE: Town Manager	TELEPHONE NUMBER: (860) 429-3338
SIGNATURE:	ADDRESS & ZIP CODE: 4 S. Eagleville Rd, Storrs, CT 06268	FAX NUMBER:
		E-MAIL ADDRESS: berlinermh@mansfieldct.org

APPROVAL FOR DHS USE ONLY

DHS STAFF EVALUATION	FISCAL REVIEW COMPLETED BY:	DATE:
RECOMMEND APPROVAL		
RECOMMEND DENIAL	PROGRAM REVIEW COMPLETED BY:	DATE:
FEDERAL FUNDS FY: 2006		

THIS ACTION:	GOVERNOR'S HIGHWAY SAFETY REPRESENTATIVE:
PREVIOUS ACTION:	Charles Urso
TOTAL OBLIGATED:	SIGNATURE:
	DATE:

PROJECT TITLE	APPLICANT
Speed Radar Display Sign - Spring Hill Road near the Mansfield Middle School	Town of Mansfield 4 South Eagleville Road, Storrs, CT 06268

STATEMENT OF THE PROBLEM AND BACKGROUND INFORMATION

Traffic on the section of Spring Hill Road between Maple Road and Clover Mill Road in Mansfield (in front of the Mansfield Middle School) is uncharacteristically fast. The Town has received complaints about traffic speed in this area dating back to December, 1998. The road is relatively wide in this section and reasonable straight. The ADT is 2,130 vpd. Despite the "school zone" warning signs the 85% speed for this stretch (as measured in the Spring of 2005) is 42.8 mph, 17.8 mph over the posted speed limit of 25 mph.

The Town's Traffic Authority has investigated traffic calming for this road section, but because of the large numbers of school busses that use this road and the fact that it is an emergency vehicle route to the Western portion of Town, speed humps are not a viable option here. Other traffic calming techniques including roundabouts and boulevards are still under study, but are yet unproven and costly.

The Town's experience with its radar speed trailer indicates that a speed display sign does indeed decrease average vehicle speeds by approximately 5 mph. Accordingly, the Town wishes to install one "permanent" speed radar display sign on this section of road to help remind drivers of their speed in this school zone, and drop the speeds in this area.

PROJECT TITLE	APPLICANT
Speed Radar Display Sign	Town of Mansfield 4 South Eagleville Road, Storrs, CT 06268

OBJECTIVES

Decrease the average speed of traffic on Spring Hill Road between Maple Road and Clover Mill Road by installing a permanent speed radar display sign.

PROJECT TITLE	APPLICANT
Speed Radar Display Sign	Town of Mansfield 4 South Eagleville Road, Storrs, CT 06268

ACTIVITIES

1. Have Traffic Authority approve exact location of sign (utility pole or immediately adjacent to one).
2. Arrange for power hook-up through CL&P and electrical contractor
3. Order sign unit; install
4. Monitor speeds using traffic classifying equipment.
5. Report results to Traffic Authority
6. Issue press release regarding sign/project/grant.

PROJECT TITLE	APPLICANT
Speed Radar Display Sign	Town of Mansfield 4 South Eagleville Road, Storrs, CT 06268

BUDGET DETAIL

Budget cost of Display Sign is \$4,000 (Range to \$5,000 depending on model)
Installation/metering is estimated to be \$500
\$4,500
Any additional costs (pole, wire, etc., if necessary) will be borne by the Town.

PROJECT TITLE	APPLICANT
Speed Radar Display Sign	Town of Mansfield 4 South Eagleville Road, Storrs, CT 06268

PROJECT EXPENDITURES — REIMBURSEMENT REQUIREMENTS

This is a federally reimbursable program. The cost of all expenses incurred under this project must first be paid for with municipal or state agency funds. The sub-grantee may then apply for reimbursement based on the procedures and policies listed below.

Project Start Date December 1, 2005 (desired)	Project Ending Date May 30, 2006	Reimbursement Deadline
--	-------------------------------------	------------------------

- Only expenses contained in the approved Highway Safety Project application may be claimed for reimbursement.
- Expenses **MUST** be incurred within the approved Project Start and Ending Dates. (see above)
Please verify the Project Start Date and Project Ending Date prior to any project activity.
- **PERSONNEL SALARIES** -- If personnel salary expenditures are authorized as part of this project, completed and signed "*Highway Safety Program Time Sheets*" **MUST** accompany these expenditures for reimbursement. It is strongly suggested that if personnel expenses to accomplish the goals established within the project will span over six (6) months in duration, that claims for reimbursement be submitted on a quarterly basis.
- **EQUIPMENT (if applicable)** -- It is strongly suggested that purchase of all equipment listed in the Budget Detail of the project application be initiated as soon as possible after official notification of project approval.
- Reimbursement of approved Equipment Expenditures must include the following backup documentation:
 - (a) Copies of municipal/agency purchase orders.
 - (b) Copies of Vendor Invoices identifying equipment purchased.
 - (c) Copies of cancelled checks verifying proof of payment. -- OR --
Signed and notarized "*Division of Highway Safety Equipment Grant Claim of Reimbursement*" in lieu of cancelled checks
- Under the terms and conditions of this project application, ALL SUPPORTING DOCUMENTATION must be submitted to the Division of Highway Safety no later than forty five (45) days after the project's ending date. Please verify the Reimbursement Deadline prior to any project activity.

**FAILURE TO MEET THE REIMBURSEMENT REQUIREMENTS
SET FORTH WILL RESULT IN YOUR CLAIM BEING DENIED.**

PROJECT TITLE	APPLICANT
Speed Radar Display Sign	Town of Mansfield 4 South Eagleville Road, Storrs, CT 06268

BUDGET SUMMARY

Federal Share	100.00%
State/Local Share	0.00%

BUDGET SUMMARY SUBMITTAL

COST CATEGORY	AMOUNT	SOURCE OF FUNDS	
PERSONNEL SERVICES		FEDERAL FUNDS	
CONTRACTUAL SERVICES	\$500.00	NON-FEDERAL FUNDS	
OPERATING COSTS		TOTAL FUNDS	
EQUIPMENT	\$4,000.00		
INDIRECT COSTS			
TOTAL BUDGETED	\$4,500.00		

BUDGET SUMMARY APPROVAL (DHS USE ONLY)

COST CATEGORY	AMOUNT	SOURCE OF FUNDS	
PERSONNEL SERVICES		FEDERAL FUNDS	
CONTRACTUAL SERVICES		NON-FEDERAL FUNDS	
OPERATING COSTS		TOTAL FUNDS	
EQUIPMENT			
INDIRECT COSTS			
TOTAL BUDGETED			



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Assistant Town Manager
CC: Martin Berliner, Town Manager
Date: November 28, 2005
Re: December 26, 2005 Regular Town Council Meeting

Subject Matter/Background

Due to holiday commitments, the town council has traditionally cancelled its second meeting for December.

Recommendation

If the town council wishes to cancel its December 26, 2005 meeting, the following motions is in order:

Move, effective November 28, 2005, to cancel the December 26, 2005 regular meeting of the Mansfield Town Council.

THIS PAGE LEFT

BLANK

INTENTIONALLY



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Assistant Town Manager *M.H.*
CC: Martin Berliner, Town Manager; Jeffrey Smith, Director of Finance
Date: November 28, 2005
Re: Municipal Retirement System (MERS) Pension Deficit Funding

Subject Matter/Background

Question #3 on the November 8, 2005 ballot asked the voters to appropriate \$650,000 for payment to the State of Connecticut for the unfunded actuarial accrued liability with respect to the participation of the town's firefighters in MERS. The ballot also requested that the town be authorized to issue bonds in the same amount to fund the appropriation.

The payment arrangement with the state for this liability amortizes the sum over a 30-year period at an interest rate of 8.5 percent resulting in an annual cost to the town of \$49,767 and an aggregate cost of \$1,493,010. In lieu of this, the proposed bond issue contemplated amortizing the issue over a period of fifteen years at an expected interest rate of 5.25 percent for an estimated savings of approximately \$622,000.

Subsequent to the town council approving this question for inclusion on the ballot, the town received from the state's actuaries the final payoff number of \$511,697, which is substantially less than originally estimated.

Finally, although this question did meet with the approval of a majority of the voters, it did not meet the charter requirements of Section C407 (a 15% favorable vote of the registered voters).

Financial Impact

The town is left with two options:

- 1) Pay the state over a 30-year period at an interest rate of 8.5 percent.
- 2) Find a different source of funds to retire the outstanding obligation.

Legal Review

The proposed resolution was prepared by Douglas W. Gillette of Day, Berry, & Howard; Bond Counsel to the Town.

Recommendation

Since staff believes it is clearly not in the town's best interest to retire the debt under the state's 30-year schedule, the resolution proposed below would appropriate the necessary funds from unanticipated revenue and make the required payment of

\$511,697 prior to December 31, 2005. The resolution further contemplates reimbursing the General Fund from the proceeds of borrowing, if such borrowings are subsequently authorized.

If the town council supports this recommendation, the following resolution is in order.

RESOLUTION APPROPRIATING \$512,000 FROM UNANTICIPATED CURRENT FISCAL YEAR GENERAL FUND REVENUES 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

RESOLVED, That in accordance with Section 406.C of the Town Charter the Town Council of the Town of Mansfield hereby approves an appropriation of \$512,000 for the funding of all or any portion, as to be determined by the town manager and the director of finance, 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, including any interest accrued thereon; and for costs related to the payment of such MERS Un-funded Past Benefit Obligation. Said appropriation shall be funded in the following amounts from the following General Fund revenues unanticipated in the current fiscal year budget:

<u>Amount</u>	<u>Unanticipated Revenue Source</u>
\$300,000	Payments in lieu of taxes ("PILOT")
\$ 72,000	ECS Grant
\$140,000	Interest Income

The town anticipates that the General Fund will be reimbursed for expenditures pursuant to the aforesaid appropriation from the proceeds of borrowings, if such borrowings are subsequently authorized. The town manager, the director of finance 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 such MERS Unfunded Past Benefit Obligation.



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Jeffrey H. Smith, Director of Finance
CC: Martin Berliner, Town Manager; Matt Hart, Assistant Town Manager
Date: November 28, 2005
Re: Financial Statements Dated September 30, 2005

Subject Matter/Background

Enclosed please find the first quarter financial report for the period ending September 30, 2005.

Recommendation

The Council refer this item to the Finance Committee for review.

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

*Move, effective **November 28, 2005**, to refer the Financial Statements Dated September 30, 2005 to the Finance Committee for review.*

TABLE OF CONTENTS

September 30, 2005

Letter of Transmittal	1
Overview – Revenues/Expenditures.....	2
Trial Balance – GAAP Basis.....	6
Day Care Fund	7
Cafeteria Fund	8
Recreation Program Fund	10
CNR Fund Roll Forward	13
Debt Service Fund	14
Solid Waste Disposal Fund	18
Health Insurance Fund	20
Workers’ Compensation Fund	29
Management Services Fund	31
Cemetery Fund	34
Long Term Investment Pool	36
Eastern Highlands Health District	38
Downtown Partnership.....	42
Changes in Debt Outstanding – Schools and Towns	45
Detail of Debt Outstanding – Schools and Towns	46
Summary of Short Term Investments.....	47
Amounts and Percents of Tax Collections	48
Open Space Report.....	49
Contract Award Report.....	50
Maintenance Projects Capital Summary.....	51
Town of Mansfield YTD Revenue Summary by Source	55
Town of Mansfield Expenditure Summary by Activity	57
Mansfield Board of Education Expenditure Summary by Activity	59

Town of Mansfield**Memorandum**

*To: Mansfield Town Council
Mansfield Board of Education*

From: Jeffrey H. Smith, Director of Finance

Date: November 28, 2005

Subject: September 30, 2005 Quarterly Report

Attached please find the first quarter financial report for the quarter ending September 30, 2005.

JHS:cat

Attachment

OVERVIEW

GENERAL FUND BUDGET

REVENUES:

Tax Collections

The total collection rate through September 30, 2005 is 96.1% as compared to 96.2% at September 2004. Real estate collections, which account for approximately 85% of the levy, have decreased from 98.1% at September 2004 to 97.9% at September 2005. Collections in motor vehicles are at 85.6% as compared to 88.3% at September 2004.

Licenses and Permits

Conveyance taxes received for the period were \$64,237 or 26.8% of the annual budget. Building permits received were \$72,572 or 26.9% of the budget.

Federal Support for General Government

No change from the budget.

State Support for Education

The ECS Grant was budgeted at \$8,695,310, and the current State estimate is \$8,780,560 or \$88,250 more than budgeted. The Transportation Grant was budgeted at \$242,120 and the current State estimate is not available.

State Support for General Government

The pilot grant is by far the largest single grant within this category. The grant estimate by the State is \$7,703,004 or \$553,084 more than the original budget of \$7,149,920.

Charges for Services

Charges for services are primarily fixed by contract and will be received during the year. The primary exceptions are: Recording, where we have received \$28,890 or 33.2% of budget, and Police Services.

Fines and Forfeitures

No change from budget.

Miscellaneous

This area is primarily interest income and the telecommunications service payment. Total interest income through September 30, 2005 is \$103,568 as compared to \$39,851 for the same period last year. STIF interest rate for September 2005 was 3.674% as compared to 1.618% in September 2004. The amount of the telecommunications payment from the telephone company is not known at this point.

GENERAL FUND BUDGET - EXPENDITURES

Town Expenditures

I anticipate energy costs will exceed the Town budget by \$140,000. I expect that will be partially offset by savings in other areas of the budget. With that said, it is still early in the year and much can happen between now and June 30th.

Board Expenditures

I anticipate energy costs for the schools will exceed the budget by approximately \$125,000. However, I expect those expenditures to be offset by savings in other areas of the budget. With that said, it is still early in the year and much can happen between now and the end of the year.

DAY CARE FUND

The Day Care Fund ended the period with revenues exceeding expenditures by \$9,674. Fund balance at July 1, 2005 of \$225,018 increased to \$234,692.

CAFETERIA FUND

Expenditures exceeded revenues by \$38,614 for the period. Fund balance at July 1, 2005 decreased from \$106,372 to \$67,758 at September 30, 2005. State grants for the first quarter have not been received yet.

RECREATION PROGRAM FUND

The Recreation Program Fund ended the period with revenues exceeding expenditures by \$10,888. Fund Balance increased from \$132,389 to \$143,277.

CAPITAL NONRECURRING FUND

The estimated Pequot/Mohegan Grant is \$230,464 less than budget. The Council amended the General Fund Budget to cover the reduction. Because of this, Capital Projects for the current fiscal year will proceed as planned.

DEBT SERVICE FUND

Fund Balance increased from \$136,939 on July 1, 2005 to \$786,939 at September 30, 2005. Based upon our current debt plan, Fund Balance will gradually decrease to \$13,410 in FY 2009/2010. This assumes that debt service contributions from the General Fund will not rise above \$400,000 per year through 2012/2013 and the CNR Fund will contribute another \$710,000 through FY 2009/2010. The plan does not take into consideration any additional debt offerings.

ENTERPRISE/INTERNAL SERVICE FUNDS

Solid Waste Fund

Retained Earnings has increased from \$230,525 at July 1, 2005 to \$231,211 at September 30, 2005. Non-regulated commercial waste has found a better deal, therefore our tipping fee revenue from these haulers has decreased and the fees we pay to Preston has also decreased.

Health Insurance Fund

Expenditures were less than revenues for the period by \$265,724. Retained Earnings increased from \$288,402 at July 1, 2005 to \$554,126 at September 30, 2005. Our claim's experience for the past nine months is an average of \$366,000 per month.

Worker's Compensation Fund

Operating revenues exceeded expenditures by \$273,876 for the first quarter. Retained Earnings increased from \$996 to \$274,872 at September 30, 2005. This will gradually decrease as premiums are paid throughout the year.

Management Services Fund

Management Services Fund revenues through September 30, 2005 exceeded expenditures by \$122,440. Fund Balance increased from \$1,406,781 at July 1, 2005 to \$1,529,221 at September 30, 2005. We have completed the project to connect all of our Town/school buildings with fiber optic cable. We have begun a study of using the new cable system for voice communications. The major infrastructure for our emergency voice communication system is done and the Fire Department is on the system. The system will be rolled out to Public Works and General Government over the next year.

CEMETERY FUND

Retained earnings in the Cemetery Fund decreased from \$367,878 at July 1, 2005 to \$363,153 at September 30, 2005. The primary reason for this is the cost of mowing services.

LONG TERM INVESTMENT POOL

The pool experienced a \$4,533 increase in the market value of its portfolio for the period July 1, 2005 to September 30, 2005.

EASTERN HIGHLANDS HEALTH DISTRICT

Operating revenues exceeded expenditures by \$104,046 through the first quarter. Fund Balance increased from \$215,350 to \$319,396.

MANSFIELD DOWNTOWN PARTNERSHIP

Operating revenues exceeded expenditures by \$31,110 through September 30, 2005, and Fund Balance increased from \$48,287 to \$79,397.

TOWN OF MANSFIELD
 TRIAL BALANCE - GAAP BASIS
 September 30, 2005

<u>GENERAL FUND</u>	<u>DEBIT</u>	<u>CREDIT</u>
Cash Equivalent Investments	\$ 5,227,491	
Working Cash Fund	4,150	
Accounts Receivable	8,679	
Taxes Receivable - Current	8,795,196	
Taxes Receivable - Delinquent	391,395	
Due from Other Funds	566	
Accounts and Other Payables		205,227
Refundable Deposits		350,809
Deferred Revenue - Taxes		9,102,022
Taxes Collected in Advance/Overcollected	6,236	
Encumbrances Payable - Prior Year		88,601
Liquidation - Prior Year Encumbrances	49,016	
Fund Balance - Undesignated		1,574,339
Actual Expenditures	7,593,704	
Actual Revenues		10,755,435
	\$ 22,076,433	\$ 22,076,433
	\$ 22,076,433	\$ 22,076,433

DAYCARE COMBINED PROGRAM
 COMPARATIVE STATEMENT OF REVENUES AND EXPENDITURES
 AND CHANGES IN FUND BALANCE
 FOR THE PERIOD ENDED SEPTEMBER 30, 2005
 (with comparative totals for September 30, 2004)

	BUDGET 2005/06	September 30,	
		2005	2004
REVENUES:			
DSS Subsidies	\$ 19,500	\$ 7,316	\$ 8,412
Fees	628,720	151,775	123,840
UConn	78,500	39,375	
Daycare Grant	213,930	48,719	52,346
Miscellaneous	24,500	6,943	9,865
Total Revenues	965,150	254,128	194,463
OPERATING TRANSFERS IN:			
CNR Fund	5,000	5,000	10,000
Total Revenues and Operating Transfers	970,150	259,128	204,463
EXPENDITURES:			
Administrative	201,290	52,157	49,109
Direct Program	663,820	164,333	139,611
Building	49,950	14,892	13,224
Food	26,400	4,524	6,678
Equipment		7,500	
Miscellaneous	27,850	6,048	6,799
Total Expenditures	969,310	249,454	215,421
EXCESS/(DEFICIENCY)	840	9,674	(10,958)
FUND BALANCE, JULY 1		225,018	218,422
FUND BALANCE, END OF PERIOD	\$ 840	\$ 234,692	\$ 207,464

MANSFIELD BOARD OF EDUCATION
CAFETERIA FUND
BALANCE SHEET
AS OF SEPTEMBER 30, 2005
(with comparative totals for September 30, 2004)

	September 30,	
	2005	2004
<u>Assets</u>		
Cash	\$ 61,482	\$ 73,819
Inventory	6,276	5,564
Total Assets	\$ 67,758	\$ 79,383
<u>Liabilities and Fund Balances</u>		
<u>Liabilities</u>		
Accounts Payable	\$ -	\$ 2,491
Total Liabilities	-	2,491
<u>Fund Balance</u>		
Fund Balance:		
Unreserved, undesignated.	67,758	76,892
Total Fund Balance	67,758	76,892
Total Liabilities and Fund Balance	\$ 67,758	\$ 79,383

MANSFIELD BOARD OF EDUCATION
CAFETERIA FUND
COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
FOR THE PERIOD ENDED SEPTEMBER 30, 2005
(with comparative totals for September 30, 2004)

	September 30,	
	2005	2004
Operating Revenues:		
Intergovernmental	\$ (7,287)	\$ (2,915)
Sales of Food	88,390	85,081
Other	800	3,325
Total Operating Revenues	81,903	85,491
Operating Expenditures:		
Salaries & Wages	91,145	78,049
Food & Supplies	22,669	20,292
Professional and Technical	2,500	2,500
Equipment Repairs & Contracts	3,958	1,854
Equipment - Other	245	6,874
Total Operating Expenditures	120,517	109,569
Excess/(Deficiency)	(38,614)	(24,078)
Fund Balance, July 1	106,372	100,970
Fund Balance, End of Period	\$ 67,758	\$ 76,892

FUND 260 - RECREATION PROGRAM
CONSOLIDATED
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
ROLL FORWARD FOR 2005/06
AS OF SEPTEMBER 30, 2005

	2002/03 Actual	2003/04 Actual	2004/05 Actual	2005/06 Budget	Sept. 30 Actual
REVENUES:					
Membership Fees	\$ -	\$ 857,008	\$ 909,202	\$ 1,168,910	\$ 177,555
Employee Wellness	-	-	6,000	6,000	-
Bicentennial Pond Fees	940	3,840	34	-	-
Sale of Food	-	2,984	2,929	4,000	-
Advertising Income	-	12,815	2,332	8,000	1,911
Program Fees	307,960	387,682	569,756	540,480	270,505
Daily Admission Fees	-	35,873	51,268	57,880	9,964
Fee Waivers	-	-	50,000	50,000	27,649
Sale of Merchandise	-	-	3,045	16,000	1,056
Rent	-	-	7,350	-	-
Rent - E.O. Smith	-	-	11,525	12,500	-
Rent - Facilities/Parties	-	8,960	14,760	12,600	1,074
Contributions	38,082	31,617	23,667	28,200	14,024
Other	-	691	1,767	-	(4)
Total Revenues	346,982	1,341,470	1,653,635	1,904,570	503,734
OPERATING TRANSFERS:					
General Fund - Bicent. Pond	72,500	64,500	25,000	25,000	25,000
General Fund - Teen Center	-	-	10,000	10,000	10,000
CNR Fund	65,000	119,130	80,000	40,000	40,000
Total Rev. & Op Trans	484,482	1,525,100	1,768,635	1,979,570	575,734
EXPENDITURES:					
Salaries & Wages	243,277	844,503	1,089,173	1,196,220	294,324
Benefits	5,330	8,152	165,914	167,220	3,800
Professional & Technical	59,016	74,002	111,776	94,500	38,228
Purchased Property Services	30,323	2,188	8,489	10,130	8,065
Repairs & Maintenance	-	6,300	9,377	11,800	4,262
Other Purchased Services/Rentals	51,420	193,648	166,864	203,460	120,795
Other Supplies	49,680	70,916	31,389	34,590	8,126
Energy	98	121,876	119,574	138,000	13,092
Building Supplies	-	24,388	50,333	50,300	40,267
Recreation Supplies	180	37,426	73,948	69,850	33,817
Capital Projects	-	-	10,000	-	-
Total Expenditures	439,324	1,383,400	1,836,837	1,976,070	567,446
EXCESS/DEFICIENCY	45,158	141,700	(68,202)	3,500	10,288
FUND BALANCE, JULY 1	13,733	58,891	200,591	132,389	132,389
FUND BALANCE, JUNE 30	\$ 58,891	\$ 200,591	\$ 132,389	\$ 135,889	\$ 146,677

FUND 260 - RECREATION PROGRAM
ACTIVITY 44102 - COMMUNITY CENTER
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
ROLL FORWARD FOR 2005/06
AS OF SEPTEMBER 30, 2005

	2002/03 Actual	2003/04 Actual	2004/05 Actual	2005/06 Budget	Sept. 30 Actual
REVENUES:					
Membership Fees	\$ -	\$ 857,008	\$ 909,202	\$ 1,168,910	\$ 177,080
Employee Wellness			6,000	6,000	
Bicentennial Pond Fees					
Sale of Food		2,984	2,929	4,000	
Advertising Income		7,533	836	6,500	673
Program Fees		112,759	208,507	274,210	141,105
Daily Admission Fees		35,873	49,901	56,860	7,742
Fee Waivers			50,000	26,570	27,649
Sale of Merchandise			3,045	10,000	1,056
Rent			7,350		
Rent - E.O. Smith			11,525	12,500	
Rent - Facilities/Parties		8,619	14,841	12,400	1,032
Contributions	27,956	28,653	13,247	17,950	14,024
Other		691	1,767		(4)
Total Revenues	27,956	1,054,120	1,279,150	1,595,900	370,357
OPERATING TRANSFERS:					
General Fund - Bicent. Pond					
General Fund - Teen Center			10,000	10,000	10,000
CNR Fund	65,000	119,130	80,000	40,000	
Total Rev. & Op Trans	92,956	1,173,250	1,369,150	1,645,900	380,357
EXPENDITURES:					
Salaries & Wages	4,223	592,860	703,713	966,520	84,226
Benefits		6,152	137,756	139,340	3,020
Professional & Technical	25567	31,510	64,109	70,570	31,776
Purchased Property Services		2,188	8,489	10,130	6,491
Repairs & Maintenance		6,300	9,377	11,800	4,282
Other Purchased Services/Rentals	51,420	161,118	131,338	164,700	106,369
Other Supplies		15,912	28,935	24,680	5,214
Energy	98	121,876	119,574	138,000	
Building Supplies		24,388	49,985	50,300	29,002
Recreation Supplies	180	37,426	20,972	33,130	5,454
Capital Projects			10,000		
Total Expenditures	81,488	999,730	1,284,248	1,609,170	275,834
EXCESS/DEFICIENCY	11,468	173,520	84,902	36,730	104,523
FUND BALANCE, JULY 1		11,468	184,988	269,890	269,890
FUND BALANCE, JUNE 30	\$ 11,468	\$ 184,988	\$ 269,890	\$ 306,620	\$ 374,413

FUND 260 - RECREATION PROGRAM
 ALL OTHER ACTIVITIES
 REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
 ROLL FORWARD FOR 2005/06
 AS OF SEPTEMBER 30, 2005

	2002/03 Actual	2003/04 Actual	2004/05 Actual	2005/06 Budget	Sept. 30 Actual
REVENUES:					
Membership Fees					\$ 475
Employee Wellness					
Bicentennial Pond Fees	\$ 940	\$ 3,840	\$ 34		
Sale of Food					
Advertising Income		5,282	1,496	1,500	1,238
Program Fees	307,960	274,923	361,249	266,270	129,400
Daily Admission Fees			1,367	1,020	2,222
Fee Waivers				23,430	
Sale of Merchandise				6,000	
Rent					
Rent - E.O. Smith					
Rent - Facilities/Parties		341	(81)	200	42
Contributions	10,126	2,964	10,420	10,250	
Other					
Total Revenues	319,026	287,350	374,485	308,670	133,377
OPERATING TRANSFERS:					
General Fund - Bicent. Pond	72,500	64,500	25,000	25,000	25,000
General Fund - Teen Center					
CNR Fund					40,000
Total Rev. & Op Trans	391,526	351,850	399,485	333,670	198,377
EXPENDITURES:					
Salaries & Wages	239,054	251,643	385,460	229,700	210,098
Benefits	5,330	2,000	28,158	27,880	780
Professional & Technical	33,449	42,492	47,667	23,930	6,452
Purchased Property Services	30,323				1,594
Repairs & Maintenance					
Other Purchased Services/Rentals		32,531	35,526	38,760	14,336
Other Supplies	49,680	55,004	2,454	9,910	2,912
Energy					29,092
Building Supplies			348		18,285
Recreation Supplies			52,976	36,720	8,463
Capital Projects					
Total Expenditures	357,836	383,670	552,589	366,900	292,012
EXCESS/DEFICIENCY	33,690	(31,820)	(153,104)	(33,230)	(93,635)
FUND BALANCE, JULY1	13,733	47,423	15,603	(137,501)	(137,501)
FUND BALANCE, JUNE 30	\$ 47,423	\$ 15,603	\$ (137,501)	\$ (170,731)	\$ (231,136)

TOWN OF MANSFIELD
CAPITAL AND NONRECURRING RESERVE FUND BUDGET
ESTIMATED REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
FISCAL YEAR 2005/2006

	Actual 98/99	Actual 99/00	Actual 00/01 *	Actual 01/02	Actual 02/03	Actual 03/04	Actual 04/05	Projected 05/06	Projected 06/07	Projected 07/08	Projected 08/09	Projected 09/10
SOURCES:												
General Fund Contribution								230,500				
State Revenue Sharing				\$472,523								
State Dept. of Education - MMS IRC/MMS Drainage					120,729	24,679						
Rural Development Grant - Downtown Revitalization						35,000						
Ambulance User Fees					253,312	179,317	216,712	235,000	240,000	245,000	245,000	250,000
Landfill Closing Grant - In-kind Reimbursement							109,470					
Insurance Settlement			100,524									
Interest Income	237,050	266,043	398,171				100,000	100,000	20,000	20,000	20,000	20,000
Other				23,486		380						
sewer Assessments	2,800	3,600	4,000	8,069	4,296	4,000	4,400	3,000	3,000	3,000	3,000	3,000
Equity Funds	2,809,905	2,929,266	2,950,637	3,075,000	2,128,664	1,714,079	1,339,206	1,474,365	1,858,391	2,000,000	2,000,000	2,000,000
Total Sources	3,049,755	3,218,929	3,453,332	3,579,078	2,507,001	1,957,455	1,769,788	2,042,865	2,121,391	2,268,000	2,268,000	2,273,000
EXPENDITURES:												
Transfers Out:												
Fund - One Time Costs/Fund Balance Plan			61,100	47,500	400,000	350,000	250,000	150,000	50,000	50,000		
Fund - State Revenue Sharing					472,520							
Mansfield 300												
Community Events					12,500							
Management Services Fund	205,000	160,000	200,000	200,000	206,000	212,080	200,000	225,000	232,000	239,000	246,000	253,360
Debt Service Sinking Fund	180,000		500,000	355,000	250,000	235,000	295,000	250,000	250,000	200,000	130,000	130,000
Retire Debt for Fire Truck								70,000	70,000	70,000	70,000	70,000
New Financial Reporting Model (Statement 34)				25,000	25,000							
Property Tax Revaluation Fund	25,000	25,000	25,000			25,000		25,000	25,000	25,000	25,000	25,000
Capital Fund	3,591,529	3,289,200	2,572,660	3,161,682	1,488,916	618,034	762,137	1,099,300	1,538,900	2,101,300	1,575,300	1,158,300
Day Care Pension					20,000	15,000	10,000	5,000				
Emergency Services Administration					25,070	75,000						
Community Center Operating Subsidy					65,000	119,130	80,000	40,000				
Health Insurance Fund							200,000					
Retiree Medical Insurance Fund									25,000	50,000	75,000	100,000
Compensated Absences Fund									25,000	50,000	75,000	100,000
Shared Projects with UConn	83,500	100,000	25,000									
Total Uses	4,085,029	3,574,200	3,383,760	3,789,182	2,965,006	1,649,164	1,797,137	1,864,300	2,215,800	2,785,300	2,186,300	1,836,660
Surplus/(Deficiency)	(1,035,274)	(355,271)	69,572	(210,104)	(458,005)	308,291	(27,349)	178,565	(94,409)	(517,300)	71,700	436,320
Fund Balance/(Deficit) July 1	1,985,616	950,342	595,071	664,643	454,539	(3,466)	304,825	277,476	456,041	361,632	(155,668)	(83,968)
Fund Balance, June 30	\$950,342	\$595,071	\$664,643	\$454,539	(\$3,466)	\$304,825	\$277,476	\$456,041	\$361,632	(\$155,668)	(\$83,968)	\$352,352

OTE: Outstanding bonds for MMS Library and Town Library can be called 6-15-05

Reflects gross interest income and expenditure.

Amended 12/10/02

DEBT SERVICE FUND
BALANCE SHEET
AS OF SEPTEMBER 30, 2005
(with comparative totals for September 30, 2004)

	September 30,	
	2005	2004
Assets:		
Cash and cash equivalents	\$ 786,939	\$ 1,012,559
Total Assets	\$ 786,939	\$ 1,012,559
 Fund Balance:		
Unreserved:		
Undesignated	\$ 786,939	\$ 1,012,559
Total Fund Balance	\$ 786,939	\$ 1,012,559

DEBT SERVICE FUND
 COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES AND
 CHANGES IN FUND BALANCE
 FOR THE PERIOD ENDED SEPTEMBER 30, 2005
 (with comparative totals for September 30, 2004)

	September 30,	
	2005	2004
Revenues:		
Intergovernmental	\$ -	\$ -
Other		
Total Revenues	-	-
Other Financing		
Operating Transfers In:		
CNR Fund	250,000	295,000
General Fund	400,000	400,000
Total Revenues and Other Financing Sources	650,000	695,000
Expenditures:		
Principal Payments		
Interest Payments		
Professional & Technical Services		4,300
Total expenditures	-	4,300
Excess of revenues and other financing sources over expenditures	650,000	690,700
Fund balance, July 1	136,939	321,859
Fund balance, End of Period	\$ 786,939	\$ 1,012,559

TOWN OF MANSFIELD
DEBT SERVICE FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

	00/01 ACTUAL	01/02 ACTUAL	02/03 ACTUAL	03/04 ACTUAL	04/05 ACTUAL	05/06 PROJECTED	06/07 PROJECTED
REVENUES:							
Intergovernmental	\$460,924	\$440,668	\$420,364	\$385,697	\$366,387	\$330,378	\$295,463
State Revenue Sharing	472,523						
Interest on Unspent Balance							
Other	9,402	37		87,850			
TOTAL REVENUES	942,849	440,705	420,364	473,547	366,387	330,378	295,463
Operating Transfers In - General Fund	797,000	500,000	400,000	400,000	400,000	400,000	400,000
Operating Transfers In - CNR Fund	500,000	355,000	250,000	235,000	295,000	250,000	250,000
TOTAL REVENUES AND OPERATING TRANSFERS IN	2,239,849	1,295,705	1,070,364	1,108,547	1,061,387	980,378	945,463
EXPENDITURES:							
Principal Retirement	880,689	865,000	950,000	1,065,000	980,000	830,000	805,000
Interest	392,723	447,352	398,975	284,440	261,506	216,689	176,482
Financial	26,475	15,428		8,000			
Professional/Technical	19,282	311		79,497	4,800		
TOTAL EXPENDITURES	1,319,169	1,328,091	1,348,975	1,436,937	1,246,306	1,046,689	981,482
REVENUES AND OTHER FINANCING SOURCES OVER/ (UNDER) EXPENDITURES	920,680	(32,386)	(278,611)	(328,390)	(184,919)	(66,311)	(36,019)
END BALANCE, JULY 1	40,566	961,246	928,860	650,249	321,859	136,940	70,629
END BALANCE, JUNE 30	\$961,246	\$928,860	\$650,249	\$321,859	\$136,940	\$70,629	\$34,610

P. 116

TOWN OF MANSFIELD
DEBT SERVICE FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

	07/08 PROJECTED	08/09 PROJECTED	09/10 PROJECTED	10/11 PROJECTED	11/12 PROJECTED	12/13 PROJECTED	13/14 PROJECTED	14/15 PROJECTED	15/16 PROJECTED
	\$180,794	\$105,218							
	180,794	105,218							
	400,000	400,000	400,000	400,000	400,000	400,000	150,220	240,563	104,875
	200,000	130,000	130,000						
P.117	780,794	635,218	530,000	400,000	400,000	400,000	150,220	240,563	104,875
	660,000	530,000	455,000	455,000	460,000	460,000	145,000	225,000	100,000
	136,082	104,202	81,928	64,764	45,656	25,900	5,220	15,563	4,875
	796,082	634,202	536,928	519,764	505,656	485,900	150,220	240,563	104,875
	(15,288)	1,016	(6,928)	(119,764)	(105,656)	(85,900)			
	34,610	19,322	20,338	13,410	(106,354)	(212,010)	(297,910)	(297,910)	(297,910)
	\$19,322	\$20,338	\$13,410	(\$106,354)	(\$212,010)	(\$297,910)	(\$297,910)	\$ (297,910)	\$ (297,910)

SOLID WASTE DISPOSAL FUND
BALANCE SHEET
AS OF SEPTEMBER 30, 2005
(with comparative totals for September 30, 2004)

	September 30,	
	2005	2004
<u>CURRENT ASSETS</u>		
Cash	\$ 51,185	\$ 21,558
Accounts Receivable (net of allow. for uncollectable accts)	23,968	102,677
Total Current Assets	75,153	124,235
<u>FIXED ASSETS</u>		
Land	8,500	8,500
Buildings & Equipment	540,857	540,857
Less: Accumulated Depreciation	(352,915)	(322,627)
Total Fixed Assets	196,442	226,730
TOTAL ASSETS	\$ 271,595	\$ 350,965
<u>LIABILITIES AND FUND EQUITY</u>		
<u>CURRENT LIABILITIES</u>		
Accounts Payable	\$ 3,317	\$ 74,037
Accrued Compensated Absences	27,992	29,986
Refundable Deposits	9,075	9,090
Total Current Liabilities	40,384	113,113
<u>FUND EQUITY</u>		
Net Contributed Capital		
Retained Earnings	231,211	237,852
Total Fund Equity	231,211	237,852
TOTAL LIABILITIES AND FUND EQUITY	\$ 271,595	\$ 350,965

SOLID WASTE DISPOSAL FUND
 COMPARATIVE STATEMENTS OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 SEPTEMBER 30, 2005
 (with comparative totals for September 30, 2004)

	September 30,	
	2005	2004
Operating Revenues:		
Landfill Closing Grant		
Tipping Fees	2,321	84,766
Transfer Station Fees	25,708	22,830
Garbage Collection Fees	187,828	185,184
Sale of Recyclables	10,792	15,459
Other Revenues	1,736	1,019
Total Operating Revenues	228,385	309,258
Operating Expenses:		
Hauler's Tipping Fees	43,610	140,303
Mansfield Tipping Fees	18,074	27,598
Wage & Fringe Benefits	52,158	56,453
Computer Software	3,000	
Trucking Fee	3,809	418
Recycling Cost	8,946	10,568
Contract Pickup	76,723	80,904
Supplies and Services	6,271	786
Depreciation Expense	8,000	1,000
Hazardous Waste	6,404	
Equipment Parts/Other	704	
LAN/WAN Expenditures		11,000
Landfill Closing Costs		2,164
Total Operating Expenses	227,699	371,194
NET INCOME (LOSS)	686	(61,936)
Retained Earnings, as restated, July 1	230,525	300,788
Retained Earnings, End of Period	\$ 231,211	\$ 238,852

HEALTH INSURANCE FUND
BALANCE SHEET
SEPTEMBER 30, 2005
(with comparative totals for September 30, 2004)

	September 30,	
	2005	2004
<u>Assets</u>		
Cash and cash equivalents	\$ 949,662	\$ 933,186
Due from Other Funds	85,030	
Total Assets	\$ 1,034,692	\$ 933,186
<u>Liability and Fund Balance</u>		
Liabilities:		
Accrued Medical Claims	\$ 480,000	\$ 480,000
Due to General Fund	566	
Total Liabilities	480,566	480,000
Retained Earnings:		
Net Contributed Capital	400,000	400,000
Retained Earnings	154,126	53,186
Total Retained Earnings	554,126	453,186
Total Liabilities and Retained Earnings	\$ 1,034,692	\$ 933,186

* Reserve for maximum claim liability corridor is estimated to be \$500,000.

HEALTH INSURANCE FUND
 COMPARATIVE STATEMENTS OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 SEPTEMBER 30, 2005
 (with comparative totals for September 30, 2004)

	September 30,	
	2005	2004
Revenues:		
Premium income	\$ 1,374,227	\$ 1,168,478
Interest income	1,441	503
Total Revenues	1,375,668	1,168,981
Transfers In:		
CNR Fund		200,000
Total Revenues & Transfers In	1,375,668	1,368,981
Expenditures:		
Payroll	18,223	17,266
Administrative expenses	101,509	64,533
Medical claims	981,297	984,594
Medical Supplies	8,915	
LAN/WAN Expenditures		10,000
Total Expenditures	1,109,944	1,076,393
Revenues and Other Financing Sources Over/ (Under) Expenditures	265,724	292,588
Contributed Capital	400,000	400,000
Retained Earnings, July 1	(111,598)	(239,402)
Retained Earnings, End of Period	\$ 554,126	\$ 453,186

**ANTHEM BLUE CROSS MONTHLY CLAIMS
ANNUAL BASIS**

MONTH	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
JANUARY	133,243	149,225	171,963	209,640	204,232	200,762	251,986	333,923	342,476	358,256
FEBRUARY	192,483	164,050	277,147	233,203	194,411	180,679	267,614	331,286	340,298	305,259
MARCH	153,776	151,871	145,687	234,516	211,199	200,818	237,003	358,881	386,649	409,245
APRIL	120,154	169,594	138,179	175,326	181,703	206,143	342,562	259,835	402,093	443,382
MAY	255,396	147,178	112,941	134,607	215,754	244,270	276,117	387,515	391,287	387,104
JUNE	130,143	216,457	172,776	198,927	193,546	251,842	251,747	347,060	357,517	399,827
JULY	120,633	181,392	186,650	170,907	216,792	216,195	231,239	353,025	332,653	368,941
AUGUST	145,520	153,700	179,486	146,139	215,571	247,118	247,238	296,808	327,584	323,401
SEPTEMBER	183,731	230,426	148,168	140,741	264,603	230,526	257,491	323,667	302,399	298,440
OCTOBER	170,849	209,526	161,036	108,729	180,875	240,996	262,401	312,245	275,610	
NOVEMBER	151,723	108,576	150,824	125,629	203,813	208,715	217,831	342,691	448,834	
DECEMBER	126,618	150,578	174,472	181,592	185,278	256,252	190,532	415,554	358,577	
ANNUAL TOTAL	1,884,269	2,032,573	2,019,327	2,059,957	2,467,777	2,684,315	3,033,761	4,062,490	4,265,977	3,293,856
MONTHLY AVG	157,022	169,381	168,277	171,663	205,648	223,693	252,813	338,541	355,498	365,984
% OF INCREASE	1.47%	7.87%	-0.65%	2.01%	19.80%	8.77%	13.02%	33.91%	5.01%	2.95%

P.122

**ANTHEM BLUE CROSS MONTHLY CLAIMS
FISCAL YEAR BASIS**

MONTH	96/97	97/98	98/99	99/00	00/01	FY 01/02	FY 02/03	FY 03/04	FY 04/05	FY 05/06	Average
JULY	120,633	181,392	186,650	170,906	216,792	216,195	231,239	353,025	332,653	368,941	193,001
AUGUST	145,520	153,700	179,486	146,139	215,571	247,118	247,238	296,808	327,584	323,401	201,932
SEPTEMBER	183,731	230,426	148,168	140,741	264,603	230,526	257,491	323,667	302,399	298,440	204,339
OCTOBER	170,849	209,526	161,036	108,729	180,875	240,996	262,401	312,245	275,610		188,141
NOVEMBER	151,723	108,576	150,824	125,629	203,813	208,715	217,831	342,691	448,834		178,778
DECEMBER	126,618	150,578	174,472	181,592	185,278	256,252	190,532	415,554	358,577		193,687
JANUARY	149,225	171,963	209,640	204,232	200,762	251,986	333,923	342,476	358,256		220,235
FEBRUARY	164,050	277,147	233,203	194,411	180,679	267,614	331,286	340,298	305,259		231,437
MARCH	151,871	145,687	234,516	211,199	200,818	237,003	358,881	386,649	409,245		229,452
APRIL	169,594	138,179	175,326	181,703	206,143	342,562	259,835	402,093	443,382		209,834
MAY	147,178	112,941	134,607	215,754	244,270	276,117	387,515	391,287	387,104		227,866
JUNE	216,457	172,776	198,927	193,549	251,842	251,747	347,060	357,517	399,827		227,654
ANNUAL TOTAL	1,897,449	2,052,891	2,186,855	2,074,584	2,551,446	3,026,831	3,425,231	4,264,309	4,348,731	990,782	2,311,031
MONTHLY AVG	158,121	171,074	182,238	172,882	212,620	252,236	285,436	355,359	362,394	330,261	208,863
% OF INCREASE	-1.0%	8.2%	6.5%	-5.1%	23.0%	18.6%	13.2%	24.5%	2.0%	-8.9%	
* MONTHLY CLAIMS REDUCED BY INSURANCE REFUNDS OF \$308,645											
** MONTHLY CLAIMS REDUCED BY INSURANCE REFUNDS OF \$19,040											

P.123

**NETWORK ACCESS FEE
ANNUAL BASIS
2005**

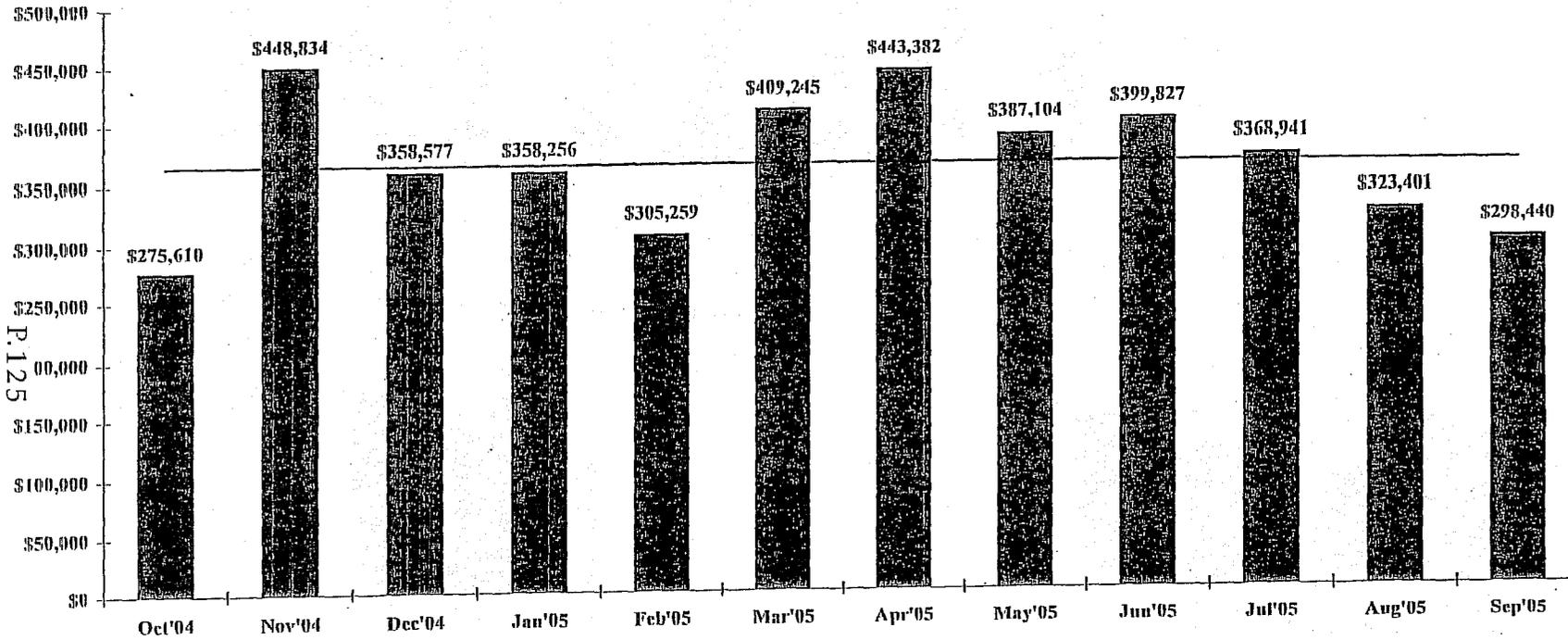
MONTH	NETWORK DISCOUNT	ACCESS FEE	SAVINGS	% of DISCOUNT
JANUARY	238,849	46,658	192,191	19.53%
FEBRUARY	157,359	31,290	126,069	19.88%
MARCH	261,466	48,484	212,982	18.54%
APRIL	201,916	39,650	162,266	19.64%
MAY	218,727	33,236	185,491	15.20%
JUNE	254,285	-	254,285	0.00%
JULY	192,830	-	192,830	0.00%
AUGUST	231,010	-	231,010	0.00%
SEPTEMBER	177,746	-	177,746	0.00%
OCTOBER				
NOVEMBER				
DECEMBER				
ANNUAL TOTAL	1,934,187	199,317	1,734,870	10.30%
MONTHLY AVERAGE	214,910	22,146	192,763	10.30%

P.124

**Town of Mansfield
(Regional School District #19)**

Self Insured Paid Claim Summary

Most Current 12 Months: October 1, 2004 through September 30, 2005

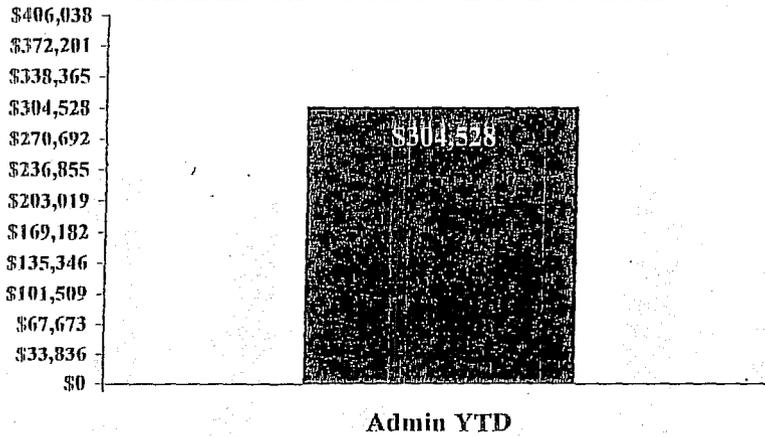


 Mansfield Town & Board of Education  Average Monthly Claims: \$364,740

**Town of Mansfield
(Regional School District #19)**

**Total Administrative Fees & Claims for the Contract Year
Contract Year January 1, 2005 - December 31, 2005
Reported through September 30, 2005**

Administrative Fees Paid Year to Date*



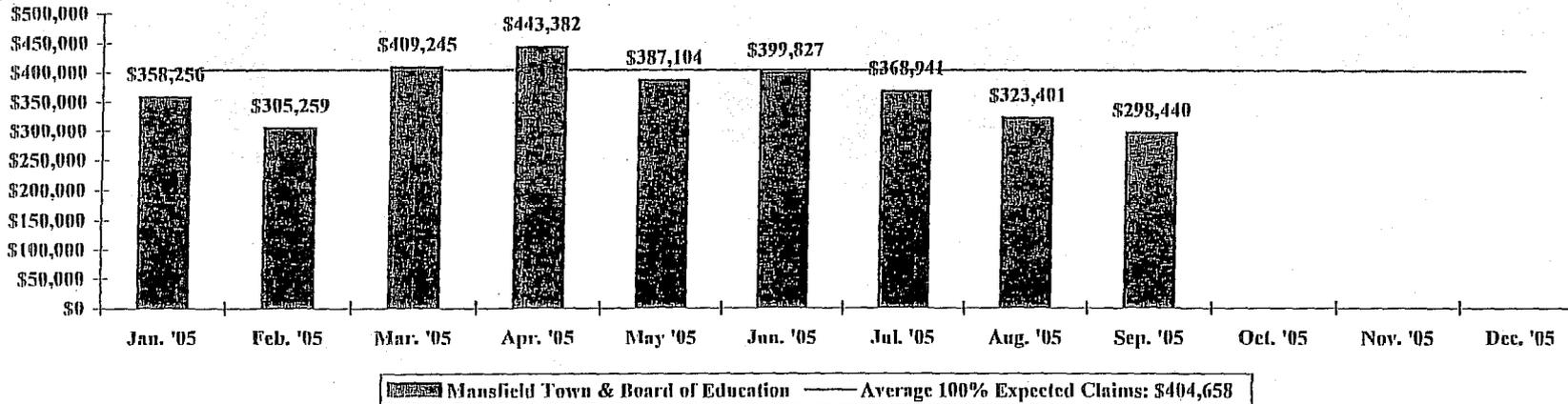
**Contract Year Maximum NAF:
\$199,317**

NAF Cap met date: 05/2005

Collected: \$199,317

* Includes: Self Insurance Fee, Aggregate Stop Loss, Individual Stop Loss, and Managed Benefits Fee as set forth in the contract.

Contract Year to Date Total Paid Claims

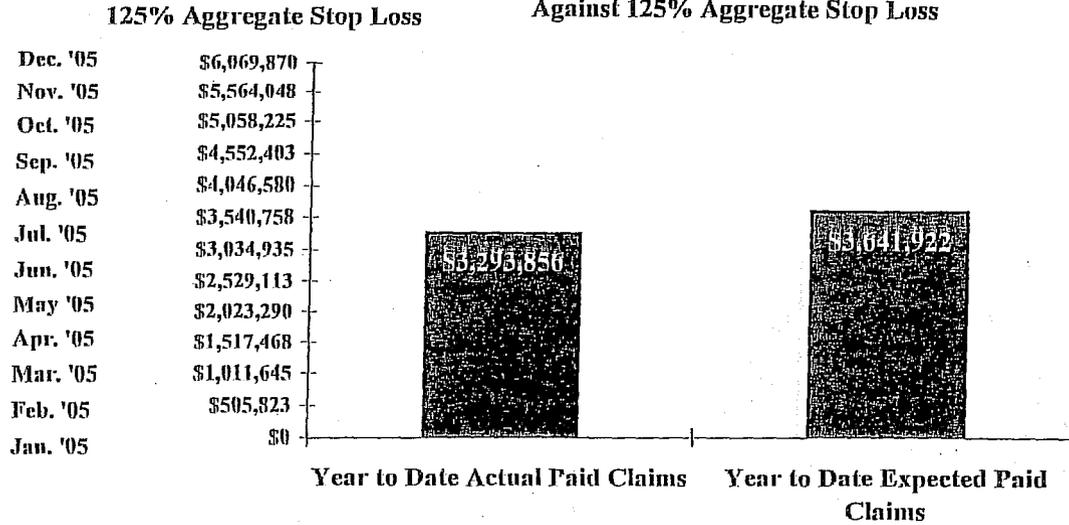


**Town of Mansfield
(Regional School District #19)**

Contract Year January 1, 2005 - December 31, 2005

Reported through September 30, 2005

**Actual Paid Claims* vs. Expected Claims Tracking
Against 125% Aggregate Stop Loss**



	Cumulative Actual Paid Claims	Cumulative Expected Paid Claims	125% Aggregate Stop Loss
Jan. '05	\$358,256	\$404,658	\$505,823
Feb. '05	\$663,515	\$809,316	\$1,011,645
Mar. '05	\$1,072,760	\$1,213,974	\$1,517,468
Apr. '05	\$1,516,142	\$1,618,632	\$2,023,290
May '05	\$1,903,246	\$2,023,290	\$2,529,113
Jun. '05	\$2,303,074	\$2,427,948	\$3,034,935
Jul. '05	\$2,672,015	\$2,832,606	\$3,540,758
Aug. '05	\$2,995,416	\$3,237,264	\$4,046,580
Sept. '05	\$3,293,856	\$3,641,922	\$4,552,403
Oct. '05		\$4,046,580	\$5,058,225
Nov. '05		\$4,451,238	\$5,564,048
Dec. '05		\$4,855,896	\$6,069,870

*Year to date claims for individuals in excess of the individual stop loss attachment point totaling \$ 0 have been excluded from the Actual Paid Claim figures.

TOWN OF MANSFIELD (RSD #19)

Firm Number: 002416

Reporting Period: 2004-10 through 2005-09

Members with Total Claims Exceeding \$50,000

Pharmacy Claims Included: Y

Rate Rel Code: ZEC

Member Number	Amount Paid Per Individual
1	\$195,813.83
2	\$87,705.65
3	\$67,478.96
4	\$63,341.24
5	\$59,613.83
	\$473,953.51

CONFIDENTIALITY NOTICE: This report, including any attachments, is solely for use by the intended recipient(s) and may contain information that is confidential, privileged or otherwise protected by law. Any unauthorized review, use, disclosure, distribution or forwarding of this report or its attachments is strictly prohibited. If you are not the intended recipient, please contact Anthem Blue Cross and Blue Shield and destroy the original and all copies of this report and its attachments.



Report Run Date: 10/6/2005

Report Name: poverdsc w rollover.rpt

WORKERS' COMPENSATION FUND
BALANCE SHEET
SEPTEMBER 30, 2005
(with comparative totals for September 30, 2004)

	September 30,	
	2005	2004
<u>ASSETS</u>		
Current Assets:		
Cash and Cash Equivalents	\$ 274,872	\$ 226,784
Total Assets	\$ 274,872	\$ 226,784

<u>FUND BALANCE</u>		
Equity:		
Retained Earnings	\$ 274,872	\$ 226,784
Total Liabilities and Equity	\$ 274,872	\$ 226,784

WORKERS' COMPENSATION FUND
 COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 SEPTEMBER 30, 2005
 (with comparative totals for September 30, 2004)

	September 30,	
	2005	2004
<u>REVENUES:</u>		
Premium Income	\$ 362,080	\$ 299,820
Total Revenues	362,080	299,820
 <u>OPERATING EXPENSES:</u>		
Workers' Compensation Insurance	88,204	74,259
Total Operating Expenses	88,204	74,259
NET INCOME (LOSS)	273,876	225,561
Fund Balance, July 1	996	1,223
Fund Balance, End of Period	\$ 274,872	\$ 226,784

MANAGEMENT SERVICES FUND
ESTIMATED BALANCE SHEET
SEPTEMBER 30, 2005

	<u>Actual</u> <u>June 30, 2005</u>	<u>Actual</u> <u>Sept. 30, 2005</u>
<u>ASSETS</u>		
Current Assets:		
Cash and Cash Equivalents	\$ 434,376	\$ 647,774
Due from Region 19		
Accounts Receivable		
Inventory	17,865	17,865
Total Current Assets	452,241	665,639
Fixed Assets:		
Construction in Progress		
Land	145,649	145,649
Buildings	178,016	178,016
Office Equipment	1,850,903	1,850,903
Construction in Progress	48,663	48,663
Accum. Depreciation	(1,246,778)	(1,246,778)
Net Fixed Assets	976,453	976,453
Total Assets	\$ 1,428,694	\$ 1,642,092
<u>LIABILITIES AND EQUITY</u>		
Liabilities:		
Accounts Payable	\$ 21,913	\$ 112,871
Due to General Fund	-	-
Total Liabilities	21,913	112,871
Equity:		
Contributed Capital	146,000	146,000
Retained Earnings	1,260,781	1,383,221
Total Equity	1,406,781	1,529,221
Total Liabilities and Equity	\$ 1,428,694	\$ 1,642,092

MANAGEMENT SERVICES FUND
ESTIMATED STATEMENT OF CASH FLOWS
SEPTEMBER 30, 2005

	<u>Actual</u>	<u>Actual</u>
	<u>June 30, 2005</u>	<u>Sept. 30, 2005</u>
CASH FROM OPERATING ACTIVITIES:		
Operating income	\$ 391,454	\$ 122,440
ADJUSTMENTS TO RECONCILE OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES:		
Depreciation Expense	158,353	
(Increase) decrease in:		
Other Receivables	6,156	
Inventory	(181)	
Increase (decrease) in:		
Accounts payable	3,186	90,958
Due to other funds		
NET CASH PROVIDED BY OPERATING ACTIVITIES	558,968	213,398
CASH FLOWS USED IN CAPITAL AND RELATED FINANCING ACTIVITIES:		
Purchase of fixed assets	(481,806)	
NET INCREASE IN CASH AND CASH EQUIVALENTS	77,162	213,398
CASH AND CASH EQUIVALENTS - JULY 1	357,214	434,376
CASH AND CASH EQUIVALENTS - JUNE 30	\$ 434,376	\$ 647,774

MANAGEMENT SERVICES FUND
ESTIMATED STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
FOR THE PERIOD ENDED SEPTEMBER 30, 2005

	TOTAL MANAGEMENT SERVICES FUND		
	Budget 2005/06	Actual 2005/06	Variance Favorable (Unfavorable)
REVENUES:			
Mansfield Board of Education	\$ 55,000	\$ -	\$ (55,000)
Region 19	50,820		(50,820)
Town of Mansfield	61,200		(61,200)
Communication Service Fees	164,850	43,800	(121,050)
Copier Service Fees	210,830	143,096	(67,734)
Rent	80,000	15,936	(64,064)
Rent - Telecom Tower	108,040	26,474	(81,566)
Sale of Supplies	30,000		(30,000)
CNR Fund	225,000	225,000	
Health Insurance Fund	10,000		(10,000)
Solid Waste Fund	10,000		(10,000)
Sewer Operating Fund	3,000		(3,000)
State Grants		900	900
Postal Charges		80,505	
Universal Services Fund	28,360		(28,360)
Total Revenues	1,037,100	535,711	(581,894)
EXPENDITURES:			
Salaries & Benefits	123,950	27,104	96,846
Training	6,800		6,800
Repairs & Maintenance	23,480	17,147	6,333
Professional & Technical	19,500	39,587	(20,087)
System Support	98,300	90,861	7,439
Copier Maintenance Fees	100,000	14,456	85,544
Communications	208,770	28,558	180,212
Supplies and Software Licensing	60,700	31,666	29,034
Equipment	179,900	119,240	60,660
Miscellaneous/Cost of Sales	33,400	44,652	(11,252)
Total Expenditures	854,800	413,271	441,529
Add:			
Depreciation	184,000		184,000
Less:			
Equipment Capitalized	(173,650)		(92,150)
Operating Expenditures	865,150	413,271	451,879
Net Income (Loss)	171,950	122,440	(130,015)
Total Equity & Contributed Capital, July 1	1,015,327	1,406,781	
Total Equity & Contributed Capital, Sep. 30	\$ 1,187,277	\$ 1,529,221	\$ (130,015)

CEMETERY FUND
BALANCE SHEET
SEPTEMBER 30, 2005
(with comparative totals for September 30, 2004)

	September 30,	
	2005	2004
<u>ASSETS</u>		
Cash and cash equivalents	\$ 53,047	\$ (17,895)
Investments	310,106	385,625
Total Assets	\$ 363,153	\$ 367,730
<u>Fund Balance</u>		
Fund Balance		
Reserved for perpetual care	\$ 423,840	\$ 408,000
Reserved for nonexpendable trust	1,200	1,200
Unreserved, undesignated	(61,887)	(41,470)
Total Fund Balance	363,153	367,730
Total Liabilities and Fund Balance	\$ 363,153	\$ 367,730

CEMETERY FUND
 COMPARATIVE STATEMENTS OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE,
 SEPTEMBER 30, 2005
 (with comparative totals for September 30, 2004)

	September 30,	
	2005	2004
Operating Revenues:		
Sale of Plots	\$ 4,500	\$ 1,200
Total Operating Revenues	4,500	1,200
Operating Expenses:		
Legal Services		
Salaries	346	185
Cemetery Maintenance	1,186	855
Mowing Service	7,693	8,198
Total Operating Expenses	9,225	9,238
Operating Income/(Loss)	(4,725)	(8,038)
Retained Earnings, July 1	367,878	375,768
Retained Earnings, End of Period	\$ 363,153	\$ 367,730

TOWN OF MANSFIELD
INVESTMENT POOL
AS OF SEPTEMBER 30, 2005

	MARKET VALUE JUL 01, 2005	MARKET VALUE SEP 30, 2005	FISCAL 05/06 CHANGE IN VALUE
<u>STOCK FUNDS:</u>			
<u>FIDELITY INVESTMENTS:</u>			
SELECT UTILITIES GROWTH	34,993.11	37,022.41	2,029.30
<u>BANK OF AMERICA</u>			
COLUMBIA LG CAP INDEX FUND		19,000.00	19,000.00
TOTAL STOCK FUNDS	34,993.11	56,022.41	21,029.30
<u>BOND FUNDS:</u>			
<u>WELLS FARGO ADVANTAGE</u>			
WELLS FARGO CORP. BOND FUND	46,006.14	45,500.79	(505.35)
<u>T. ROWE PRICE</u>			
U.S. TREASURY LONG	49,676.01	48,439.84	(1,236.17)
<u>U.S. SECURITIES</u>			
U.S. TREASURY NOTES	83,202.86	83,769.16	566.30
<u>BANK OF AMERICA</u>			
COLUMBIA INTERMEDIATE GOV. INC.	14,300.49	9,947.45	(4,353.04)
COLUMBIA SHORT TERM BOND FUND	13,948.86	2,105.75	(11,843.11)
SUB-TOTAL GALAXY	28,249.35	12,053.20	(16,196.15)
<u>VANGUARD INVESTMENTS</u>			
GNMA FUND	234,592.66	238,215.48	3,622.82
TOTAL BOND FUNDS	441,727.02	427,978.47	(13,748.55)
<u>CASH:</u>			
<u>BANK OF AMERICA</u>			
GALAXY MONEY MARKET FUND	14,281.50	11,534.05	(2,747.45)
TOTAL CASH	14,281.50	11,534.05	(2,747.45)
TOTAL INVESTMENTS	491,001.63	495,534.93	4,533.30

**Town of Mansfield
Investment Pool
As of September 30, 2005**

	Equity Percentage	Equity In Investments	Equity In Cash Equiv.	Total Equity
Cemetery Fund	65.050%	314,842.57	7,502.90	322,345.47
School Non-Expendable Trust Fund	0.092%	445.28	10.61	455.89
Compensated Absences Fund	34.858%	168,713.03	4,020.54	172,733.57
Total Equity by Fund	100.000%	484,000.88	11,534.05	495,534.93

Investments	Market Value
Stock Funds:	
Fidelity - Select Utilities Growth	37,022.41
Bank of America - Colombia Lg Cap Index	19,000.00
Sub-Total Stock Funds	56,022.41
Bond Funds:	
Wells Fargo Advantage Funds-Corp Bond Inv	45,500.79
T. Rowe Price - U. S. Treasury Long-Term	48,439.84
People's Securities, Inc. - U.S. Treasury Notes	83,769.16
Bank of America-Columbia Intertim Govt Inc Fd Cl Z	9,947.45
Bank of America-Columbia Short Term Bd Fd Cl Z	2,105.75
Vanguard - GNMA Fund	238,215.48
Sub-Total Bond Funds	427,978.47
Cash Equivalents:	
Galaxy Money Market Fund - Trust	11,534.05
Total Investments	495,534.93

Allocation	Amount	Percentage
Stocks	56,022.41	11.31%
Bonds	427,978.47	86.37%
Cash Equivalents	11,534.05	2.33%
Total Investments	495,534.93	100.00%

EASTERN HIGHLANDS HEALTH DISTRICT
BALANCE SHEET
AS OF SEPTEMBER 30, 2005
(with comparative totals for September 30, 2004)

<u>Assets</u>	September 30,	
	2005	2004
Cash and cash equivalents	\$ 319,396	\$ 115,238
Accounts Receivable		
Due from State		28,178
		28,178
 Total Assets	 \$ 319,396	 \$ 143,416
<u>Fund Balance</u>		
Fund Balance:		
Reserved for Prior Year Encumbrances	428	4,116
Unreserved, undesignated	318,968	139,300
	318,968	139,300
 Total Fund Balance	 319,396	 143,416
Total Fund Balance	 \$ 319,396	 \$ 143,416

EASTERN HIGHLANDS HEALTH DISTRICT
 COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 SEPTEMBER 30, 2005
 (with comparative totals for September 30, 2004)

	September 30,	
	2005	2004
Operating Revenues:		
Member Town Contributions	\$ 78,862	\$ 61,994
State Grants	123,155	105,646
Septic Permits	13,240	6,905
Well Permits	5,470	3,240
Soil Testing Service	19,915	11,225
Food Protection Service	940	1,130
Health Inspection Services	13,299	11,256
Total Operating Revenues	254,881	201,396
Operating Expenditures:		
Salaries & Benefits	101,854	100,914
Other Purchased Services	23,705	18,045
General Liability	2,262	2,262
Medical Insurance	17,520	13,472
Equipment - Other	324	
Supplies & Services	5,170	8,665
Total Operating Expenditures	150,835	143,358
Transfers Out:		
Transfers to CNR		10,000
Total Operating Expenditures & Transfers Out	150,835	153,358
Operating Income/(Loss)	104,046	48,038
Fund Balance, July 1	215,350	95,378
Fund Balance, End of Period	\$ 319,396	\$ 143,416

EASTERN HIGHLANDS HEALTH DISTRICT
 CAPITAL NONRECURRING FUND
 COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 SEPTEMBER 30, 2005
 (with comparative totals for September 30, 2004)

	September 30,	
	2005	2004
Operating Revenues:		
Transfers In-G/F	\$ -	\$ 10,000
Total Operating Revenues	-	10,000
Operating Expenditures:		
Data Technology Study		
Computer Equipment		
Pickup Truck		
Total Operating Expenditures	-	-
Operating Income/(Loss)	-	10,000
Fund Balance, July 1	65,989	55,989
Fund Balance, End of Period	\$ 65,989	\$ 65,989

EASTERN HIGHLANDS HEALTH DISTRICT
 CAPITAL NONRECURRING FUND BALANCE SHEET
 AS OF SEPTEMBER 30, 2005
 (with comparative totals for September 30, 2004)

	September 30,	
	2005	2004
<u>Assets</u>		
Cash and cash equivalents	\$ 65,989	\$ 65,989
Total Assets	\$ 65,989	\$ 65,989
<u>Fund Balance</u>		
Fund Balance:		
Unreserved, undesignated	\$ 65,989	\$ 65,989
Total Fund Balance	\$ 65,989	\$ 65,989

**MANSFIELD DOWNTOWN PARTNERSHIP
BALANCE SHEET
AS OF SEPTEMBER 30, 2005
(with comparative totals for September 30, 2004)**

	September 30,	
	2005	2004
<u>ASSETS</u>		
Cash & Cash Equivalents	\$ 78,497	\$ 58,364
Accounts Receivable	900	900
Total Assets	\$ 79,397	\$ 59,264

LIABILITIES AND FUND BALANCE

<u>Fund Balance</u>		
Fund Balance, Unreserved	79,397	59,264
Total Fund Balance	79,397	59,264
Total Liabilities and Fund Balance	\$ 79,397	\$ 59,264

**MANSFIELD DOWNTOWN PARTNERSHIP
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE
SEPTEMBER 30, 2005**

	Actual 2000/01	Actual 2001/02	Actual 2002/03	Actual 2003/04	Actual 2004/05	Budget 2005/06	Actual 2005/06
Revenues:							
Intergovernmental:							
Mansfield General Fund	\$ 32,500	\$ 20,000	\$ 30,000	\$ 41,500	\$ 50,000	\$ 62,000	\$ 62,000
Uconn		32,500	45,000	46,500	60,000	62,000	
Membership Fees			10,040	13,085	17,355	13,000	4,385
Local Support				1,500	1,500		
State Support							3,000
Contributions					200		
Total Revenues	32,500	52,500	85,040	102,585	129,055	137,000	65,425
Operating Expenditures:							
Salaries and Benefits		15,531	71,378	73,007	83,974	101,560	21,945
Professional & Technical	930	9,519	7,386	5,406	8,397	9,000	4,935
Repairs & Maintenance							
Office Rental		3,600	11,000	11,800	13,181	15,000	4,400
Insurance			1,650	1,760	1,764	1,770	512
Purchased Services			8,029	5,005	6,092	5,600	
Supplies & Services		3,980	4,704	2,837	2,463	3,290	2,523
Contingency						5,000	
Total Operating Expenditures	930	32,630	104,147	99,815	115,871	141,220	34,315
Operating Income/(Loss)	31,570	19,870	(19,107)	2,770	13,184	(4,220)	31,110
Fund Balance, July 1		31,570	51,440	32,333	35,103	48,287	48,287
Fund Balance, End of Period	\$ 31,570	\$ 51,440	\$ 32,333	\$ 35,103	\$ 48,287	\$ 44,067	\$ 79,397

	Actual 2000/01	Actual 2001/02	Actual 2002/03	Actual 2003/04	TOTAL ACTUAL	Budget 2005/06	Actual 2005/06
Contribution Recap:							
Mansfield	\$ 32,500	\$ 20,000	\$ 30,000	\$ 41,500	\$ 124,000	\$ 62,000	\$ 62,000
UCONN		32,500	45,000	46,500	124,000	62,000	
Total Contributions	\$ 32,500	\$ 52,500	\$ 75,000	\$ 88,000	\$ 248,000	\$ 124,000	\$ 62,000

TOWN OF MANSFIELD
DOWNTOWN REVITALIZATION & ENHANCEMENT PROJECT
ESTIMATED STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE
AS OF SEPTEMBER 30, 2005

	Project Length	
	Budget	Actual
Operating Revenues:		
Intergovernmental Revenues -		
USDA Rural Development Grant	\$ 140,000	\$ 137,182
DECD STEAP Grant	500,000	150,900
Total Operating Revenues	640,000	288,082
 Operating Expenditures:		
Downtown Revitalization & Enhancement:		
Legal Services	95,000	93,262
Architects & Engineers	390,000	198,723
Construction Costs	155,000	
Total Operating Expenditures	640,000	291,985
 Operating Income/(Loss)		 (3,903)
 Fund Balance, July 1		
Fund Balance, Sept. 30	\$ -	\$ (3,903)

CHANGES IN DEBT OUTSTANDING
SCHOOLS AND TOWN
September 30, 2005

	Schools	Town	Total
Balance at July 1, 2005	\$2,025,000	\$2,775,000	\$4,800,000
Issued During Period			
Retired During Period			
Balance at 09/30/05	\$2,025,000	\$2,775,000	\$4,800,000

CHANGES IN BOND AND NOTES OUTSTANDING

	Serial Bonds	BAN's	Promissory Note	Total
Balance at July 1, 2005	\$4,800,000			\$4,800,000
Debt Issued				
Debt Retired				
Balance at 09/30/05	\$4,800,000			\$4,800,000

Description	Original Amount	Payment Date P & I		Bonds	BAN's	Promissory Note	Total
1989 General Obligation	5,000,000	6/15	12/15	800,000			800,000
1990 General Obligation	2,525,000	6/15	12/15	425,000			425,000
1992 General Obligation	1,765,000	6/15	12/15				
2004 Town Taxable Gen. Obligation Bond	2,590,000	6/01	12/01	2,120,000			2,120,000
2004 School General Obligation Bond	940,000	6/01	12/01	820,000			820,000
2004 Town General Obligation Bond	725,000	6/01	12/01	635,000			635,000
	<u>\$13,545,000</u>			<u>\$4,800,000</u>			<u>\$4,800,000</u>

DETAIL OF DEBT OUTSTANDING
SCHOOLS AND TOWNS
September 30, 2005

	Original Amount	Balance <u>06/30/05</u>
Schools		
Consists of -		
1989 General Obligation Bonds:		
Window Project/Sheds	250,000	25,150
Asbestos Removal	666,000	131,900
Code Compliance	729,000	141,580
Expansion & Renovation	3,130,000	481,370
1990 General Obligation Bonds:		
Schools Expansion	2,525,000	425,000
2004 General Obligation Bonds:		
MMS IRC	940,000	820,000
	<hr/>	<hr/>
	\$8,240,000	\$2,025,000
	<hr/>	<hr/>
Town		
Consists of -		
1989 General Obligation Bonds:		
Route 275 Sidewalk	\$225,000	\$20,000
1992 General Obligation Bonds:		
Day Care Center	765,000	
Open Space	1,000,000	
2004 Taxable GOB - Community Center	2,590,000	2,120,000
2004 General Obligation - Library	725,000	635,000
	<hr/>	<hr/>
	\$5,305,000	\$2,775,000
	<hr/>	<hr/>
Total Debt Outstanding	<u>\$13,545,000</u>	<u>\$4,800,000</u>

TOWN OF MANSFIELD
SUMMARY OF INVESTMENTS

September 30, 2005

ALL OTHER FUNDS:

Institution	Principal	Rate of Interest	Date of Purchase	Date of Maturity	Accrued Interest @ 09/30/05
State Treasurer	8,979,821	3.674	Various	Various	36,073
Total Accrued Interest @ 09/30/05					073
Interest Received 7/1/05 - 09/30/05					495
Total Interest, General Fund, 09/30/05					<u>568</u>

CAPITAL FUND:

Institution	Principal	Rate of Interest	Date of Purchase	Date of Maturity	Accrued Interest @ 09/30/05
State Treasurer	1,459,375	3.674	Various	Various	
Total Accrued Interest @ 09/30/05					
Interest Received 7/1/05 - 09/30/05					
Total Interest, Capital Fund @ 09/30/05					

HEALTH INSURANCE FUND:

Institution	Principal	Rate of Interest	Date of Purchase	Date of Maturity	Accrued Interest @ 09/30/05
MBIA - Class	785,474	3.24	Various	Various	1,260
State Treasurer	111,965	3.674	Various	Various	343
Total Accrued Interest @ 09/30/05					03
Interest Received 7/1/05 - 09/30/05					41
Total Interest, Health Insurance Fund @ 09/30/05					<u>44</u>

Town of Mansfield
Memo

DATE: October 3, 2005
 To: Martin H. Berliner, Town Manager
 Jeffrey Smith, Director of Finance
 From: Christine Gamache, Collector of Revenue
 Subject: Amounts and % of Collections for 7/1/05 to 9/30/05 comparable to 7/1/04 to 9/30/05

	GRAND LST		ADJUSTED			DELINQUENT	
	2004	ADJUSTMENTS	LIST	PAID	% PAID	BALANCE	% DEL
RE 1st	8,468,732	(2,404)	8,466,328	8,290,033	97.9%	176,295	2.1%
PER 1st	351,260	325	351,585	327,776	93.2%	23,809	6.8%
MV	1,407,547	(26,374)	1,381,173	1,182,928	85.6%	198,245	14.4%
Due 7/1/05	10,227,538	(28,453)	10,199,086	9,800,737	96.1%	398,349	3.9%
RE 2nd	8,465,192	(5,512)	8,459,680	340,107.1	4.0%	8,119,573	96.0%
PER 2nd	345,186	615	345,801	70,383	20.4%	275,418	79.6%
Due 1/1/06	8,810,378	(4,897)	8,805,481	410,490	4.7%	8,394,991	95.3%
TOTAL	19,037,916	(33,349)	19,004,567	10,211,227	53.7%	8,793,340	46.3%

PRIOR YEARS COLLECTION

July 1, 2005 to September 30, 2005

Suspense Collections	1,681.00	Suspense Interest Less Fees	1,158.22
Prior Years Taxes	87,920.44	Interest and Lien Fees	31,619.48
	<u>89,601.44</u>		<u>32,777.70</u>

	GRAND LST		ADJUSTED			DELINQUENT	
	2003	ADJUSTMENTS	LIST	PAID	% PAID	BALANCE	% DEL
RE 1st	7,657,159	838	7,657,997	7,513,109	98.1%	144,888	1.9%
PER 1st	455,229	7,921	463,150	444,325	95.9%	18,825	4.1%
MV	1,903,363	(51,990)	1,851,373	1,634,541	88.3%	216,832	11.7%
Due 7/1/05	10,015,751	(43,231)	9,972,520	9,591,975	96.2%	380,545	3.8%
RE 2nd	7,653,232	1,378	7,654,610	304,577.0	4.0%	7,350,033	96.0%
PER 2nd	449,456	8,174	457,630	97,493	21.3%	360,137	78.7%
Due 1/1/06	8,102,688	9,552	8,112,240	402,070	5.0%	7,710,170	95.0%
TOTAL	18,118,439	(33,679)	18,084,760	9,994,045	55.3%	8,090,715	44.7%

PRIOR YEARS COLLECTION

July 1, 2004 to September 30, 2004

Suspense Collections	1,465.36	Suspense Interest Less Fees	903.84
Prior Years Taxes	44,407.36	Interest and Lien Fees	21,300.89
	<u>45,872.72</u>		<u>22,204.73</u>

CAPITAL PROJECTS - OPEN SPACE
STATUS REPORT THROUGH SEPTEMBER 30, 2005

	(1) Total Budget	Expended Thru 6/30/2005	Current Year Expenditures	Estimated Unexpended Balance	Anticipated Grants
	\$4,143,855				
Expenditures Prior to 92/93		130,790			
UNALLOCATED COSTS:					
Appraisal Fees - Various		13,766			
Financial Fees		8,975			
Legal Fees		10,710			
Survey & Inspections		6,475			
Outdoor Maintenance		5,794			
Major Additions - Improvements		3,000			
Miscellaneous Costs		720			
Forast Stewardship-50' Cliff Preserve		3,852			
Parks Coordinator		75,510	5,603		
PROPERTY PURCHASES:					
Bassetts Bridge Rd Lots 1,2,3	8.23	128,439			
Baxter Property	25.80	163,330			
Bodwell Property	6.50	42,703			
Boettiger, Orr, Parish Property	106.00	101,579			
Dorwart Property		4,250			
Dunnack Property	32.00	35,161			
Eaton Property	8.60	162,236			
Ferguson Property	1.19	31,492			
Fesik Property	7.40	7,636			
Hatch/Skinner Property	35.33	291,780			
Holinko Property	18.60	62,576			
Larkin Property	11.70	24,202			
McGregor Property	2.10	6,804			
McShea Property		1,500			
Marrow Meadow Park Develop.	15.00				
Momeau Property		4,310			
Mullane Property (Joshua's Trust)	17.00	10,000			
Olsen Property	59.75	104,133			
Porter Property	6.70	135,466			
Reed Property	23.70	69,527			
Rich Property	102.00	283,322			
Sibley Property	50.57	80,734			
Swanson Property (Browns Rd)	29.00	64,423			
Thompson/Swaney Prop. (Bone Mill)		1,500			
Torrey Property	29.50	91,792			
Vernon Property	3.00	31,732			
Estate of Vernon - Property	68.41	257,996			110,000
Warren Property	6.80	24,638			
Watts Property	23.50	92,456			
	664.35	\$4,143,855	\$2,587,309	\$5,603	\$1,550,943
					\$110,000

Project Name		Breakdown of Expenditures of Prior to 92/93
85105 - Local Funds 94/95	\$250,000	White Cedar Swamp Purchase \$50,000
85105 - Local Funds 90/91	227,855	Appraisal Fees 250
85105 - Local Funds 97/98	250,000	Financial Fees 6,457
85105 - Local Funds 98/99	250,000	Miscellaneous Costs 605
85105 - Local Funds 99/00	250,000	Unidentifiable (Prior 83/90) 74,478
85105 - Local Funds 00/01	250,000	
85105 - Local Support June 15, 2001	5,000	
85105 - Local Funds 01/02	250,000	
85105 - Local Funds 02/03	75,000	
85105 - Local Funds 03/04	100,000	
85105 - State Support - Rich Property	60,000	
85105 - State Support - Hatch/Skinner Property	126,000	
85105 - State Support - Olsen Property	50,000	
85114 - Bonded Funds		
85105 - Proposed Bonding Dec, 2005	1,000,000	

AWARD OF CONTRACTS BY OTHER THAN
FORMAL COMPETITIVE BID
FISCAL YEAR 05/06

Contractor	Project	Contract Date	Contract Amount	Other Solicited Vendors	Reason for not using Formal Bid Procedure
Winchester Honda	Pool Car	7/5/2005	20,100.00	N/A	State Bid
Wright & Sons	Single Family Refuse Collection	8/8/2005	17,420.00	N/A	State Bid
Wright Radio	Police Car Accessories	1/24/2005	7,242.75	N/A	Quoted Price
Anthony's Building Company, Inc.	Antennas	5/9/2005	10,815.00	N/A	Grant
E. O'Brien	Playground Equipment	6/29/2005	20,446.00	N/A	State Bid
Dele-Chu Cipparone	Legal Services MDP	4/12/2005	35,000.00	N/A	RFP
Radio Satellite Integrator	AVL System	5/25/2005	44,200.00	N/A	Single Provider
W England Pipe Cleaning	Pipe Cleaning Systems	12/21/2004	13,741.00	N/A	Recommendation from Coventry
Wright Packard (JMR)	Service Contract	8/11/2005	9,463.68	N/A	
Wright (WG)		7/29/2005	12,968.75	N/A	
Wright Express	Recycled Paper	8/30/2005	9,880.00	N/A	
Connecticut Business Systems	Library Copier	8/31/2005	9,883.00	N/A	State Bid
Advanced Copy	R19 Gestetner	8/31/2005	13,733.40	N/A	R15 Bid
C. Scatena Fiorino	Vinyl Flooring of MMS	7/27/2005	8,079.00	N/A	Proposal
Wright	Vac-All Repair	9/20/2005	15,336.21	N/A	Letter Quotation
Wright Materials	Chip Seal Project	7/22/2005	28,400.00	N/A	Proposal
McClain & Company	Bridge Repair Design Services	8/23/2005	28,500.00	Fuss & O'Neill	Proposal
Wrightmaster	ET307 Rapirs	8/23/2005	24,667.00	N/A	Letter Quotation
Wright Engineering	Pool Accessories	7/22/2005	14,288.00	N/A	EOS to Reimburse
Wright Engineering	Pool Accessories	7/22/2005	9,456.00	N/A	EOS to Reimburse
Enterprise Group	Community Center Marketing	7/22/2005	35,000.00	N/A	Proposal
Fuss & O'Neill	Bridge Repair Design Services	8/23/2005	18,745.00	McClain & Company	Proposal
Wright	Building Maintenance Supplies	7/29/2005	60,955.43	N/A	State Bid
Wright Associates	Assisted Living Consultants	8/5/2005	28,649.99	N/A	Proposal

C
see

**Maintenance Projects
Capital Account 86260
11/10/2005**

(page 1 of 4)

PROJECTS IN PROGRESS:

	Project Description	Encumbered	Status*	Spent to Date	Balance
	Balance: (as of 6-30-05)				\$82,159.83
	Additional Town Funding: 7-1-05	\$25,000.00			\$107,159.83
1	Asst. projects at MMS (ceiling outlets; repairs & additions; etc.)	\$0.00	C/8-8-05	\$3,432.65	\$103,727.18
2	Install receptacles in computer lab (Goodwin, Vinton, SE schools)	\$0.00	C/8-8-05	\$973.24	\$102,753.94
3	Diagnose problem at Tn Garage - Make GFIR corrections and additions.	\$0.00	C/8-18-05	\$1,071.73	\$101,682.21
4	Auto Scrubber w/eqpt (Town Bldgs)	\$7,094.00	R/8-19-05	\$7,094.00	\$94,588.21
5	Floor Burnishers, Scrubber and Applicator (Town Bldgs.)	\$6,045.25	R/8-19-05	\$6,045.25	\$88,542.96
6	Floor at MMS	\$8,679.00	C/9-15-05	\$8,679.00	\$79,863.96
7	Service of Daycare A/C unit	\$0.00	C/9-15-05	\$5,639.89	\$74,224.07
8	Snow Blower (Senior Center)	\$1,849.00	R/10-20-05	\$1,849.00	\$72,375.07
9	Cost for battery operated and corded Pressing Tools (special tooling for leaky pipes at MMS)	\$2,433.00	C/10-21-05	\$2,573.55	\$69,801.52
10	Heat at Daycare	\$5,270.00	C/10-24-05	\$5,270.00	\$64,531.52
11	Boiler materials and installation - Senior Center.	\$11,400.00	C/10-24-05	\$11,400.00	\$53,131.52
12	EHHD Office Renovations - Balance of cost.	\$0.00	C/11-4-05	\$2,181.95	\$50,949.57
13	Electrical switching relay to rid mercury at MMS.	\$3,150.00	In Process	\$0.00	\$47,799.57
14	Ductwork for four economizers (SE - raising air intakes)	\$1,975.00	In Process	\$0.00	\$45,824.57
15	Dust Control Floor Burnisher	\$1,803.00	On Order	\$0.00	\$44,021.57
16	Teacher's Work Room Ventilation (Vinton)	\$2,690.00	In Process	\$0.00	\$41,331.57
17	Auto Scrubber	\$7,244.00	On Order	\$0.00	\$34,087.57
	Adjustment from 86823: 10-31-05 (Schools Cleaning Equipment)	\$13,139.25			\$47,226.82
	Balance:				\$47,226.82

*C = Completed; R=Received

**Maintenance Projects
Capital Account 86260
11/10/2005**

(page 2 of 4)

FUTURE PROJECTS:

Project Description	Encumbered	Status*	Spent to Date	Balance
Adjusted Balance: (page 1)				\$47,226.82
1. Sidewalks and curbs at Town and School Buildings	\$10,000.00	Spring '06 Project		\$37,226.82
2. Underground tank updates (estimated Enc. Amt.)	\$500.00	Cathodic Tstg- 11/9/05		\$36,726.82
3. Town Hall Police Office door - Glass Partition.	\$0.00	Cancelled		\$36,726.82
4. Work in Town Library	\$10,000.00	Scheduling w/Contractor		\$26,726.82
5. Unit Ventilators in Town Hall	\$19,142.24	Reviewing Elect. Pricing		\$7,584.58

**Maintenance Projects
Capital Account 86260
11/10/2005**

(page 3 of 4)

COMPLETED PROJECTS:

Project Description	Amount	Date Completed	Balance
Beginning Balance 7-1-02			\$25,000.00
1. MMS - Auditorium Carpet, Modular Classroom Carpet	\$7,300.00	9/16/02	\$17,700.00
2. Bathroom partitions K-4	\$3,519.00	10/31/02	\$14,181.00
3. Vinton - Office exit door replacement	\$1,700.00	12/9/02	\$12,481.00
4. Vinton Annex - Heating system study	\$2,000.00	12/12/02	\$10,481.00
5. MMS - Gym/locker room lighting	\$3,516.12	12/17/02	\$6,964.88
Appropriation 12/23/02	\$36,436.00		\$43,400.88
6. Shop Electrical Update OSHA	\$7,900.00	2/27/03	\$35,500.88
7. MMS - Cafeteria, new lighting	\$2,031.20	3/5/03	\$33,469.68
8. Senior Center - Parking lot lighting (partial payment)	\$1,500.00	6/27/03	\$31,969.68
Appropriation 7/1/03	\$20,000.00		\$51,969.68
9. Bi-Centennial Pond - New Well	\$4,175.00	7/23/03	\$47,794.68
10. Bathroom partitions K-4	\$15,702.00	7/30/03	\$32,092.68
11. MMS - Elevator safety features update	\$2,936.00	8/3/03	\$29,156.68
12. Town Hall - Sidewalk replacement	\$3,500.00	8/4/03	\$25,656.68
13. Charter Oak Environmental	\$1,750.00	8/13/03	\$23,906.68
14. Floor cleaning equipment for new Community Center	\$10,747.91	9/18/03	\$13,158.77
15. Cabinet work/Town Clerk's Office	\$2,572.00	9/30/03	\$10,586.77
16. Counter work - Assessor's Office	\$1,600.00	11/20/03	\$8,986.77
			continued...

**Maintenance Projects
Capital Account 86260
11/10/2005**

(page 4 of 4)

COMPLETED PROJECTS: (continued)

Appropriation 10/27/03	\$100,000.00		\$108,986.77
17. Purchase water heater for MMS gym	\$842.00	12/15/03	\$108,144.77
18. Partial painting in Town and school buildings	\$4,385.00	1/23/04	\$103,759.77
19. Purchase buffer for Community Center	\$1,918.40	1/28/04	\$101,841.37
20. Snowblower - Schools	\$1,931.95	1/30/04	\$99,909.42
21. Reinsulation for air condition pipes at Town Hall	\$1,675.00	2/29/04	\$98,234.42
22. Update hood system/MMS kitchen.	\$2,365.00	2/19/04	\$95,869.42
23. Town Hall Bathroom partitions	\$1,892.00	5/20/04	\$93,977.42
24. Floor finishing equipment (Team Cleaning)	\$7,334.00	5/27/04	\$86,643.42
25. Replace five (5) new counter tops at Elementary Schools	\$2,500.00	Completed	\$84,143.42
26. Replace carpet in Principal's Office and Conference Room at Vinton School.	\$1,310.00	Completed	\$82,833.42
27. Vacuum for Stripping floors	\$1,664.81	Rec'd 7-16-04	\$81,168.61
28. Electrical updates in Schools.	\$8,305.00	Completed	\$72,863.61
29. Enclosure fencing at Daycare dumpster.	\$3,000.00	Completed	\$69,863.61
30. Fencing at Schools: 2-SE, 1-Goodwin	\$11,000.00	Completed	\$58,863.61
31. Install water heater for MMS Gym	\$0.00	CANCELLED	\$58,863.61
32 - A) Install door for Finance Director's office.	\$3,000.00	Completed	\$55,863.61
32 - B) Install two walls for Tax Office.	\$4,000.00	Completed	\$51,863.61
33. Bell System Update - MMS	\$2,500.00	Completed	\$49,363.61
34. MMS Bathroom Fixtures	\$6,000.00	Completed	\$43,363.61
35. Daycare backflow preventor	\$4,000.00	Completed	\$39,363.61
36. Backflow Preventors for Senior Center and	\$2,800.00	Completed	\$36,563.61
37. Painting in Town and school buildings	\$5,815.00	Completed	\$30,748.61
38. Boiler repair at Goodwin School	\$1,000.00	Completed	\$29,748.61
39. Air Conditioning at Daycare	\$3,000.00	Completed	\$26,748.61

Town of Mansfield
 YTD Revenue Summary
 Fiscal Year: 2006

Account Description	Estimated Revenue	Debits	Credits	Remaining	Pct Used
General Fund - Town	18,746,740.00	4,010.73	10,214,342.42	8,536,408.31	54.46
40101 Current Year Levy	150,000.00	193.44	87,514.50	62,678.94	58.21
40102 Prior Year Levy	110,000.00	66.77	43,951.32	66,115.45	39.90
40103 Interest & Lien Fees	235,000.00	.00	.00	235,000.00	.00
40104 Motor Vehicle Supplement	6,000.00	.00	1,650.61	4,349.39	27.51
40105 Susp. Coll. Taxes - Trnsc.	4,000.00	.00	1,145.91	2,854.09	28.65
40106 Susp. Coll. Int. - Trnsc.	300.00	.00	.00	300.00	.00
40108 Motor Vehicle Penalty	2,100.00	.00	671.00	1,429.00	31.95
40201 Misc Licenses & Permits	700.00	.00	87.25	612.75	12.46
40202 Sport Licenses	8,500.00	987.00	2,440.20	7,046.80	17.10
40203 Dog Licenses	240,000.00	.00	64,236.92	175,763.08	26.77
40204 Conveyance Tax	5,000.00	.00	725.00	4,275.00	14.50
40210 Trailer & Subdivision Permits	18,000.00	.00	3,935.00	14,065.00	21.86
40211 Zoning Permits	1,500.00	.00	190.00	1,310.00	12.67
40212 Zba Applications	4,000.00	.00	1,150.00	2,850.00	28.75
40214 Iwa Permits	50.00	.00	.00	50.00	.00
40223 Sewer Permits	2,200.00	.00	800.00	1,400.00	36.36
40224 Road Permits	270,000.00	.00	72,572.17	197,427.83	26.88
40230 Building Permits	100.00	.00	86.00	14.00	86.00
40231 Adm Cost Reimb-permits	1,850.00	.00	.00	1,850.00	.00
40352 Payment In Lieu Of Taxes	3,720.00	.00	.00	3,720.00	.00
40357 Social Serv Block Grant	8,695,310.00	.00	.00	8,695,310.00	.00
40401 Education Assistance	242,120.00	.00	.00	242,120.00	.00
40402 School Transportation	7,380,420.00	.00	.00	7,380,420.00	.00
40451 Pilot - State Property	.00	.00	105.00	-105.00	.00
40454 Circuit Crt-parking Fines	32,000.00	.00	.00	32,000.00	.00
40455 Circuit Breaker	2,770.00	.00	1,839.62	930.38	66.41
40456 Tax Relief For Elderly	11,000.00	.00	.00	11,000.00	.00
40457 Library - Connecticut/ill	2,000.00	.00	.00	2,000.00	.00
40458 Library - Basic Grant	6,200.00	.00	.00	6,200.00	.00
40459 Tax Credit New Mfg Equipment	2,500.00	.00	.00	2,500.00	.00
40460 Boat Reimbursement	800.00	.00	.00	800.00	.00
40462 Disability Exempt Reimb	6,850.00	.00	.00	6,850.00	.00
40465 Civil Preparedness	4,000.00	.00	.00	4,000.00	.00
40469 Veterans Reimb	18,500.00	.00	.00	18,500.00	.00
40496 Pilot-holinko Estates	9,790.00	.00	.00	9,790.00	.00
40604 Data Process Serv-reg 19	68,730.00	.00	.00	68,730.00	.00
40605 Region 19 Financial Serv	5,300.00	.00	.00	5,300.00	.00
40606 Health District Services	87,000.00	.00	28,890.00	58,110.00	33.21
40610 Recording	14,900.00	.00	3,410.75	11,489.25	22.89
40611 Copies Of Records	4,000.00	.00	1,133.00	2,867.00	28.33
40612 Vital Statistics	.00	.00	13.00	-13.00	.00
40613 Sale Of Maps/regs	60,000.00	18,856.00	17,060.44	61,795.56	-2.99
40620 Police Service	2,300.00	.00	872.00	1,428.00	37.91
40622 Redemption/Release Fees	2,000.00	.00	375.00	1,625.00	18.75
40625 Animal Adoption Fees	600.00	.00	.00	600.00	.00
40627 Feline Fees	.00	.00	85.00	-85.00	.00
40628 Redemption Fees-Hampton/Scot	.00	.00	10.00	-10.00	.00
40629 Adoption Fees-Hampton Scotland	700.00	.00	.00	5,500.00	.00
2 Health District Reimb					

P.155

Town of Mansfield
 YTD Revenue Summary
 Fiscal Year: 2006

Account Description	Estimated Revenue	Debits	Credits	Remaining	Pct Used
40641 Postage On Overdue Books	16,000.00	.00	4,013.71	11,986.29	25.09
40650 Blue Prints	50.00	.00	12.50	37.50	25.00
40656 Reg Dist 19 Grnds Mntnce	69,200.00	.00	.00	69,200.00	.00
40663 Zoning Regulations	500.00	.00	96.00	404.00	19.20
40671 Day Care Grounds Maintenance	9,600.00	.00	.00	9,600.00	.00
40678 Celeron Sq Assoc Bikepath Main	2,700.00	2,700.00	5,400.00	.00	100.00
40702 Parking Tickets - Town	5,000.00	.00	925.00	4,075.00	18.50
40710 Building Fines	250.00	.00	.00	250.00	.00
40801 Rent	5,590.00	1,398.00	2,330.00	4,658.00	16.67
40804 Rent - Historical Soc	1,200.00	.00	1,300.00	-100.00	108.33
40807 Rent - Town Hall	400.00	.00	200.00	200.00	50.00
40808 Rent - Senior Center	250.00	.00	.00	250.00	.00
40813 General Assistance - Indiv.	100.00	.00	.00	100.00	.00
40817 Telecom Services Payment	130,000.00	.00	.00	130,000.00	.00
40820 Interest Income	260,000.00	866.32	68,361.34	192,504.98	25.96
40825 Rent - R19 Maintenance	2,660.00	.00	.00	2,660.00	.00
40890 Other	5,300.00	200.00	283.95	5,216.05	1.58
40925 Cnr	150,000.00	.00	150,000.00	.00	100.00
40928 School Cafeteria	2,500.00	.00	2,500.00	.00	100.00
111 General Fund - Town	37,135,650.00	29,278.26	10,784,714.61	26,380,213.65	28.96
TOTAL *****	37,135,650.00	29,278.26	10,784,714.61	26,380,213.65	28.96

Total Number of Accounts: 73

SELECTION LEGEND -----
 Type: R
 1 TO 111

P.156

Town of Mansfield
YTD Expenditure Summary
Fiscal Year: 2006

Account Description	Appropriations	Pre-encumbrance	Encumbrance	Expenditures	Remaining Balance
General Fund - Town					
General Government					
11100 Legislative	58,500.00	.00	3,235.00	29,208.80	26,056.20
12100 Municipal Management	189,710.00	.00	99.70	40,238.42	149,371.88
12200 Human Resources	67,400.00	.00	147.00	14,419.47	52,833.53
13100 Town Attorney	20,000.00	.00	.00	860.00	19,140.00
13200 Probate	2,025.00	.00	2,000.53	399.47	-375.00
14200 Registrars	30,200.00	.00	.00	4,905.95	25,294.05
15100 Town Clerk	177,630.00	.00	500.96	36,734.60	140,394.44
15200 General Elections	9,300.00	.00	.00	.00	9,300.00
16100 Finance Administration	64,430.00	.00	.00	18,235.28	46,194.72
16200 Accounting & Disbursements	246,750.00	.00	.00	51,737.70	195,012.30
16300 Revenue Collections	126,010.00	.00	366.18	71,278.96	54,364.86
16402 Property Assessment	174,430.00	.00	.00	49,028.07	125,401.93
16510 Central Copying	40,000.00	.00	.00	35,000.00	5,000.00
16511 Central Services	35,300.00	.00	1,576.45	22,178.15	11,545.40
16600 Information Technology	99,090.00	.00	.00	4,125.01	94,964.99
	1,340,775.00	.00	7,925.82	378,349.88	954,499.30
Public Safety					
21200 Police Services	736,430.00	.00	1,301.39	102,880.89	632,247.72
21300 Animal Control	73,710.00	.00	180.52	15,458.69	58,070.79
22101 Fire Marshal	105,020.00	.00	14,277.49	21,574.49	69,168.02
22155 Fire & Emerg Services Admin	137,470.00	.00	238.40	20,698.27	116,533.33
22160 Fire & Emergency Services	1,332,680.00	.00	66,145.13	308,528.43	958,006.44
22200 Mansfield Vol Fire Dept Inc	.00	.00	.00	45.55	-45.55
22300 Eagleville Fire Dept Inc	.00	.00	.00	317.48	-317.48
23100 Emergency Management	30,660.00	.00	450.99	5,921.32	24,287.69
	2,415,970.00	.00	82,593.92	475,425.12	1,857,950.96
Public Works					
30100 Public Works Administration	158,500.00	.00	.00	34,155.91	124,344.09
30200 Supervision & Operations	77,480.00	.00	1,206.00	17,169.10	59,104.90
30300 Road Services	650,540.00	.00	695.00	153,280.81	496,564.19
30400 Grounds Maintenance	275,115.00	.00	2,966.20	56,120.99	216,027.81
30600 Equipment Maintenance	340,990.00	.00	3,175.70	95,845.54	241,968.76
30700 Engineering	197,200.00	.00	190.48	40,759.03	156,250.49
30800 Building Inspection	129,040.00	.00	111.26	22,233.52	106,695.22
30900 Maintenance Of Buildings	537,120.00	.00	12,166.70	113,932.59	411,020.71
	2,365,985.00	.00	20,511.34	533,497.49	1,811,976.17
Community Services					
42100 Social Service Administration	231,140.00	.00	.00	38,059.98	193,080.02
42202 Mansfield Challenge - Winter	2,470.00	.00	.00	.00	2,470.00
42203 Peer Outreach	360.00	.00	.00	.00	360.00
42204 Youth Employment - Middle Sch	4,000.00	.00	.00	.00	4,000.00
10 Youth Services	127,080.00	.00	.00	27,574.97	99,505.03

Town of Mansfield
 YTD Expenditure Summary
 Fiscal Year: 2006

Account Description	Appropriations	Pre-encumbrance	Encumbrance	Expenditures	Remaining Balance
42300 Senior Services	191,000.00	.00	70.11	37,390.00	153,539.89
43100 Library Administration	551,250.00	.00	8,382.22	117,569.28	425,298.50
44100 Recreation Administration	143,060.00	.00	.00	28,155.07	114,904.93
45000 Contributions To Area Agency	284,830.00	.00	79,227.00	134,816.10	70,786.90
Total Community Services	1,535,190.00	.00	87,679.33	383,565.40	1,063,945.27
Community Development					
51100 Planning Administration	213,340.00	.00	.00	44,680.09	168,659.91
52100 Planning/Zoning Inland/Wetlnd	20,350.00	.00	2,234.43	1,200.04	16,915.53
58000 Boards and Commissions	9,200.00	.00	100.00	580.28	8,519.72
Total Community Development	242,890.00	.00	2,334.43	46,460.41	194,095.16
Town-Wide Expenditures					
71000 Employee Benefits	1,947,890.00	.00	.00	701,047.00	1,246,843.00
72000 Insurance	113,190.00	.00	76,923.00	28,690.40	7,576.60
73000 Contingency	-20,000.00	.00	.00	27,649.16	-47,649.16
Total Town-Wide Expenditures	2,041,080.00	.00	76,923.00	757,386.56	1,206,770.44
Other Financing					
92000 Other Financing Uses	783,000.00	.00	.00	783,000.00	.00
Total Other Financing	783,000.00	.00	.00	783,000.00	.00
Total 111 General Fund - Town	10,724,890.00	.00	277,967.84	3,357,684.86	7,089,237.30
GRAND TOTAL *****	10,724,890.00	.00	277,967.84	3,357,684.86	7,089,237.30

SELECTION LEGEND -----
 - Type: E
 111 TO 111

Mansfield Board of Education
 YTD EXPENDITURE SUMMARY BY ACTIVITY
 Fiscal Year: 2006

Account Description	Appropriations	Pre-encumbrance	Encumbrance	Expenditures	Remaining Balance
General Fund - Board					
61101 Regular Instruction	6,973,830.00	.00	.00	572,261.78	6,401,568.22
61102 English	58,850.00	.00	2,445.19	31,963.67	24,441.14
61104 World Languages	11,600.00	.00	172.99	3,170.71	8,256.30
61105 Health & Safety	8,870.00	.00	.00	790.56	8,079.44
61106 Physical Education	14,790.00	.00	1,563.96	3,814.25	9,411.79
61107 Art	12,970.00	.00	397.73	8,187.55	4,384.72
61108 Mathematics	27,290.00	.00	2,662.42	9,816.18	14,811.40
61109 Music	26,970.00	.00	1,134.71	13,928.98	11,906.31
61110 Science	28,970.00	.00	1,065.75	13,595.14	14,309.11
61111 Social Studies	19,860.00	.00	1,040.27	9,531.35	9,288.38
61115 Information Technology	139,060.00	.00	21,310.64	74,768.90	42,980.46
61122 Family & Consumer Science	8,150.00	.00	3,530.26	744.66	3,875.08
61123 Technology Education	11,650.00	.00	.00	1,997.62	9,652.38
61201 Special Ed Instruction	1,333,780.00	.00	2,371.12	112,065.29	1,219,343.59
61202 Enrichment	244,860.00	.00	1,789.99	26,422.83	216,647.18
61204 Preschool	289,880.00	.00	1,477.31	27,397.47	261,005.22
61310 Remedial Education	314,050.00	.00	705.11	27,705.89	285,639.00
61400 Summer School Free Only-ED001	32,000.00	.00	.00	30,453.75	1,546.25
61600 Tuition Payments	170,000.00	.00	.00	11,536.60	158,463.40
61900 Central Service-Instr Suppl.	157,620.00	.00	3,506.41	117,372.26	36,741.33
62102 Guidance Services	135,660.00	.00	472.63	13,105.17	122,082.20
62103 Health Services	188,150.00	.00	837.09	23,649.76	164,663.15
62104 Occupational & Phys Therapy	171,000.00	.00	53,820.00	11,148.75	106,031.25
62105 Speech And Hearing Services	123,130.00	.00	53.00	28,401.70	94,675.30
62106 Pupil Services - Testing	11,570.00	.00	.00	.00	11,570.00
62108 Psychological Services	304,550.00	.00	1,704.90	29,375.55	273,469.55
62201 Curriculum Development	221,640.00	.00	415.00	55,251.62	165,973.38
62202 Professional Development	37,580.00	.00	3,055.00	1,749.58	32,775.42
62302 Media Services	22,010.00	.00	.22	1,894.49	20,115.29
62310 Library	235,530.00	.00	3,242.71	32,746.61	199,540.68
62401 Board Of Education	355,900.00	.00	88.30	140,894.77	214,916.93
62402 Superintendent's Office	299,680.00	.00	297.00	85,555.41	213,827.59
62404 Special Education Admin	228,500.00	.00	698.37	51,920.52	175,881.11
62520 Principals' Office Services	819,380.00	.00	2,267.61	179,574.02	637,538.37
62521 Support Services - Central	32,620.00	.00	950.50	17,914.38	13,755.12
62523 Field Studies	13,500.00	.00	1,670.00	.00	11,830.00
62601 Business Management	265,090.00	.00	40,878.00	73,336.45	150,875.55
62710 Plant Operations - Building	1,526,940.00	.00	44,523.01	340,284.89	942,132.10
62801 Plant Operations - Transportation	611,970.00	.00	647.49	11,150.55	600,171.96
63402 Special Ed Transportation	101,780.00	.00	1,920.00	9,408.00	90,452.00
63430 After School Program	30,330.00	.00	100.00	.00	30,230.00
63440 Athletic Program	30,220.00	.00	2,769.38	150.00	27,300.62
68000 Employee Benefits	2,809,570.00	.00	.00	745,781.84	2,063,788.16
69000 Transfers Out To Other Funds	36,000.00	.00	.00	36,000.00	.00
Total 112 General Fund - Board	18,298,350.00	.00	205,584.07	2,986,819.50	15,105,946.43

P.159

THIS PAGE LEFT

BLANK

INTENTIONALLY

MINUTES

MANSFIELD ADVOCATES FOR CHILDREN

Wednesday, October 19, 2005

Town Hall: Conference Room C

6:30-8:30 PM

PRESENT: K. Grunwald (staff), S. Baxter (staff), J. Buck (Chair), S. Patwa, R. Leclerc (staff), D. Adams, J. Goldman, D. McLaughlin, K. Paulhus, B. Lehmann, S. Daley, M. J. Newman
REGRETS: K. Vallo, T. Marr-Smith, L. Bailey, B. Smith, M. Brown, P. Wheeler, A. Blair, N. Hovorka, L. Dahn

I. INTRODUCTION/MINUTES:

- A. **Introductions:** members and guests introduced themselves. J. Buck announced that on October 22 there will be an open house at CCC from 1-5.
- B. **Adoption of minutes of September 21, 2005:** K. Paulhus pointed out that under the update on full-day kindergarten it should be added that "new material is taught in the afternoon." There was some disagreement as to whether or not this is accurate. M. Brown will be asked to clarify this. With this needing to be clarified, the adoption of the minutes was tabled until the next meeting.

II. COMMUNICATIONS (Consent Agenda, unless otherwise noted)

- A. **Discovery 2005 Assessment & Planning Tool and Instructions**

III. NEW BUSINESS

- A. **Discovery 2005 Assessment & Planning Tool (All):** This tool is due to Graustein in December. M. Esquilin was supposed to facilitate this process but she was unable to attend. She will be here for the next meeting to complete this activity. The group discussed the following elements of the tool:

1.a.: **Shared vision and clarity of purpose:** the vision was what we worked on with Jeff Daniels. J. Buck feels that the vision is continually evolving, and substantial progress has been made. D. Adams feels that it is fully developed, to the extent that the collaborative agrees that it is continually evolving. S. Baxter feels that there is substantial progress, because there is always room to move. S. Daley feels strongly that there is shared vision and clarity of purpose: fully developed.

1.b.: **Clarity of purpose:** no duplication by any other group; fully developed.

1.c.: **Concrete and attainable goals and objectives:** we have an action plan that the group is working towards. Some discussion as to how outcomes are being measured. The goals are measurable, although not necessarily attained.

1.d.: **Resources are directly related to Discovery goals and objectives:** acknowledged there are never enough resources,

but more volunteers have been brought into the initiative. We have also received financial support for the family information packets, which are directly linked to our initiatives. We are attempting to get access to more resources through our collaborative agent. The group felt that these are two separate questions that are being asked. The feeling is that there is not a critical mass of resources to accomplish goals. Resources are definitely linked to goals, but there are not enough.

1.e.: Members share a stake in both process and outcome: strong feeling that the process of clarifying mission and objectives was helpful in accomplishing this. We need to poll the collaborative partners to determine if this is accurate.

2.a.: Appropriate cross-section of members: feeling that there is work to be done, but there are more contributors here than we realize.

2.b.: Mutual respect, understanding and trust: collaborating partners are what members represent around the table. Feeling that individual members don't necessarily speak for the organizations that they represent, and it is not always clear what individuals are thinking. Some progress in this area; what needs to be done to improve this? There is not conflict and hostility, and there is mutual respect, but other positions are not always understood. Some disagreement about how far the collaborative extends into the larger community. J. Buck sees collaborating partners as those of us who work together towards a common end, which includes members of this group and others in the community who have been involved in various activities. Agreed that we are somewhere between some and moderate progress.

2.c.: Continual openness to drawing in new members: Agreement that there is a willingness to add new members, and although there is a process it is not necessarily very formal. There continue to be efforts made to inform and encourage new members. There was some suggestion that a brochure be developed, and distributed by all of the collaborating partners. Substantial progress has been made in this area.

2.1.a.: We involve parents in decision-making: parents who are involved are given equal opportunities to make decisions; more parents are involved than previously. Moderate progress.

2.1.b.: We support parent involvement logistically: Finishing meetings earlier is an improvement; moderate progress.

2.1.c.: We offer parent skill and leadership development opportunities: these have been offered; some progress. Now have a parent engagement sub-committee.

2.1.d.: We include opportunities for parents to provide regular feedback on effectiveness of Discovery opportunities: Literacy events provide an opportunity for evaluation; some progress.

3.a.: Development of clear roles, policy and operating guidelines: our work with Jeff Daniels clarified roles and responsibilities; substantial progress.

- B. Other (Motion to include other new business needs a 2/3 vote of members present)

IV. PROGRAM UPDATES

- A. School Readiness Grant (Sandy/Center Directors): S. Daley reported that she thinks that some children on the waiting list may not be eligible for the program. S. Baxter reported that some of the children are not yet 3 years old; families on the list have not completed applications to verify eligibility. Children must be 3 by Jan. 1 for Sept. enrollment. The Discovery Depot has one opening. S. Daley asked about moving slots between Centers; S. Baxter stated that this needs to be agreed to between Center Directors. D. Adams said that families may be on all Center waiting lists, and the desire is not to transfer children between Centers to fill a slot. B. Lehmann suggested a centralized waiting list, maintained by S. Baxter, to avoid any confusion. M. J. Newman agreed that we should not move children between Centers. Question of whether or not the priority should be the place on the waiting list or children who are already enrolled in a Center. Agreed that the slot should follow the child. Much discussion philosophically as to who should take precedence. Some strong feeling that priority should be given to children who are already enrolled in a Center. K. Grunwald suggested that a policy be drafted and decided upon by this group for the next meeting. Another element of this needs to be the role of the waiting list and procedures for Centers filling open slots. S. Daley pointed out that eligible children who are already enrolled should also be on the waiting list. K. Grunwald will create a draft of this policy, and will email it to the Directors before it comes to the full council.
- B. Discovery 2005: Stone Soup Conference: K. Grunwald gave a brief update on the Discovery Conference, and talked about a workshop that he and S. Baxter will be leading. K. Paulhus, J. Goldman, and R. Leclerc will be attending the conference.

V. OLD BUSINESS

- A. "Other": J. Buck reported that P. Wheeler will proceed with purchase of training videos that were discussed previously.

VI. Next Meeting(s)

- The next meeting will be tentatively held on November 17.

VII. Adjournment: meeting adjourned at 8:20 PM.

Respectfully submitted,

Kevin Grunwald

Animal Control Activity Report

REPORT PERIOD

2004 / 2005

PERFORMANCE DATA	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	This FY to date	Last FY to date
Complaints investigated:														
phone calls	236	242	300	203									981	900
road calls	21	33	22	18									94	52
dog calls	43	47	39	114									243	263
cat calls	29	32	23	76									160	207
wildlife calls	9	9	3	3									24	33
Notices to license issued	4	12	11	4									31	24
Warnings issued	6	4	6	7									23	177
Warning letters issued	2	1	56	0									59	7
Infractions issued	1	0	1	0									2	3
Misdemeanors issued	0	0	0	0									0	1
Dog bite quarantines	0	0	1	1									2	0
Dog strict confinement	0	0	0	0									0	0
Cat bite quarantines	2	2	0	0									4	4
Cat strict confinement	0	0	0	0									0	0
Dogs on hand at start of month	8	7	6	3									24	18
Cats on hand at start of month	6	9	18	11									44	80
Impoundments	33	45	36	37									151	141
Dispositions:														
Owner redeemed	5	5	3	9									22	23
Sold as pets-dogs	10	10	12	3									35	21
Sold as pets-cats	12	16	30	19									77	93
Sold as pets-other	0	0	0	0									0	0
Total destroyed	4	6	1	4									15	20
Road kills taken for incineration	1	0	1	1									3	4
Euthanized as sick/unplaceable	3	6	0	3									12	16
Total dispositions	31	37	46	35									149	158
Dogs on hand at end of month	7	6	3	5									21	21
Cats on hand at end of month	9	18	11	11									49	60
Total fees collected	1,225	1,299	1,882	1,215									\$ 5,621	\$ 5,701

P.164

Scotland dogs FY 05/06 to date 5
 Hampton dogs FY 05/06 to date 1

Mansfield Board of Education Meeting

October 20, 2005

Minutes

Attendees:	William Simpson, Chair, Mary Feathers, Vice Chair, April Holinko, Secretary, Chris Kueffner, Min Lin, Mary Perry, Shamim Patwa, Superintendent Gordon Schimmel, Board Clerk, Celeste Griffin
Absent:	Dudley Hamlin, John Thacher

- I. Call to Order
The meeting was called to order at 7:37 p.m. by Mr. Simpson, Chair
- II. Approval of Minutes - **MOTION** by Ms Feathers, seconded by Dr. Patwa to approve the minutes of the 9/29/05 meeting. **VOTE: Unanimous.**
- III. Hearing for visitors - None.
- IV. Communications - Included in the packet were letters from Double A Transportation, Office of the Attorney General, State of Connecticut, and Connecticut Coalition for Justice in Education Funding
- V. Additions to Present Agenda - None.
- VI. Committee Reports - None
- VII. Report of the Superintendent
- A. **One School/One Read** - Jeffrey Cryan, Principal Mansfield Middle School, and Linda Robinson, Coordinator of Library/Media Services spoke about the OSOR program at Mansfield Middle School.
- B. **October 1 Enrollment/Class Size Reports**- Dr. Schimmel reported that there were no major changes in enrollment since the beginning of school.
- C. **Professional Improvement of Staff**-**MOTION:** by Ms Perry, seconded by Mrs. Holinko to approve the salary increases for two teachers who have met the requirements for professional improvement. **VOTE: Unanimous.**
- D. **Board of Education Goals 2005-2008**- **MOTION:** by Ms Feathers, seconded by Dr. Patwa to adopt the Board of Education Goals 2005-2008. **VOTE: Unanimous**
- E. **Board of Education Calendar 2006**- A draft calendar for Board of Education meeting dates was presented to the Board.
- F. **Personnel**-**MOTION** by Dr. Patwa, seconded by Ms Feathers to accept the request by Rochelle Marcus for unpaid childrearing leave, effective February 2006 for the remainder of the school year and to regretfully accept the retirement of Lydia Myers, MMS Guidance Counselor effective June 30, 2006. **VOTE: Unanimous.**
- VIII. Suggestions for future agenda - Follow up on One School/One Read
- IX. Executive Session
MOTION by Dr. Patwa, seconded by Mr. Kueffner to go into executive session at 8:25p.m. **VOTE: Unanimous.**

MOTION by Ms. Feathers, seconded by Dr. Patwa to return to open session at 9:10 p.m. **VOTE:** Unanimous

X. Personnel - MOTION by Mrs. Holinko, seconded by Dr. Patwa to approve the posting of a part-time secretary/receptionist position at the Central Office. **VOTE:** Unanimous

XI. Adjournment

MOTION by Mr. Kueffner, seconded by Mrs. Holinko to adjourn at 9:15 p.m. **VOTE:** Unanimous.



Celeste N. Griffin, Board Clerk

CHARTER COMMUNICATIONS ADVISORY COUNCIL

September 19, 2005

REC'D NOV 16 2005

ATTENDANCE COUNCIL

Gene Sellers	Grace Enggas
Betty Church	Joan Russoniello-Goba
Roger Morin	Olga Kurnyk-Ezis
Kathie Elliot	Joan Meldrum
Norm Desmarais	Paul Bethiaume

ATTENDANCE CHARTER

Mike Nelson
Jackie Saulnier
Bob Spain
Todd Erich

ATTENDANCE PUBLIC: None

PUBLIC COMMENTS: None

CORRESPONDENCE

1. Correspondence from a customer thinking that she should receive a reduction in her Charter bill.

MINUTES OF July 18, 2005 MEETING

Motion to accept the minutes of the July 18, 2005 meeting as amended by Grace Enggas; 2nd by Joan Meldrum.
Unanimously accepted.

FINANCIAL REPORT

Motion to accept the Financial Report of July 18, 2005 by Olga Kurnyk-Ezis; 2nd by Norm Desmarais.
Unanimously accepted.

CHARTER UPDATES: BOB SPAIN

1. \$2,900 to 34 main Libraries in Connecticut. Most have accepted the money so far but it is expected that all will respond. They can spend on books or educational supplies.

CHARTER UPDATES: TODD EMICH

1. Talked about Customer Care. Gave out a handout detailing how the Call Center works. Before DPUC Charter was answering 85% of calls within 2 minutes. Now 96% of calls are answered within 2 minutes.

Charter Communications Advisory Council
September 19, 2005

CHARTER UPDATES: JACKIE SAULNIER

1. Brought a handout with some marketing pieces and ad campaign.
2. Brought proposed customer service for the Fall. This will be put in the bill.
3. Telephone service coming in December.

CHARTER UPDATES: MIKE NELSON

1. Summary sheet of Access events.
2. New internship program started September 13th. 4 people signed up.
3. Coventry did a live town meeting. Mike spent time in Coventry Middle/High School assisting with educational access channel.
4. Relay for Life in October. Will be video taped again.

OLD BUSINESS

NEW BUSINESS

1. Dave LaMore has resigned from Charter Communications Advisory Council. Will write his first selectmen a letter so that another member could be appointed.
2. January meeting and other meetings. Should we try to go to a meeting out in the Thompson or Woodstock area? Should we try to have a meeting at a different town each meeting? Discussion. Council agreed that we have a good following at Altnaveigh and should leave meeting locations here.

Motion to adjourn at 8:30 by Joan Russiniello Goba; 2nd by Joan Meldrum. Unanimously accepted.

NEXT MEETING

Charter Communications Advisory Council

When: Monday, November 21, 2005
7:00 pm

Where: Charter Studio
207 Tuckie Road
North Windham

Mansfield Commission on Aging Minutes

2:30 PM – Senior Center

Tuesday, October 11, 2005

PRESENT: C. McMillan, N. Trawick-Smith (guest), S. Thomas (Chair), J. Chasin, B. Acebo, M. Thatcher, J. Kenny (staff), C. Phillips, B. Griffin, E. Norris, D. Mercier, K. Doeg, K. Grunwald (staff)
REGRETS: P. Hope

- I. **Call to Order** : the meeting was called to order at 2:35PM by Chair, S. Thomas
- II. **Appointment of Recording Secretary:** K. Grunwald was appointed recording secretary for this meeting.
- III. **Acceptance of Minutes** of the September 12, 2005 meeting: the minutes were accepted as written.
- IV. **Correspondence** – Chair and Staff: none.
- V. **Guest Speaker- Nancy Trawick-Smith, Executive Director of Community Companions and Homemakers**, was introduced by S. Thomas, who is a member of the Board. The agency now has a total budget of \$800,000. They started in 1992 as a not-for-profit companion/homemaking agency. Services include cleaning, shopping, meal preparation, and supervision in the absence of the primary caregiver. A common block of service is a 2-hour unit. They can provide overnight supervision on an emergency basis, but they do not do “personal care.” The agency serves 12 towns in this area; the statistics on Mansfield are attached. They have multiple funding sources: (see attachment). C. Phillips asked about whether or not some clients are subsidized by more than one funding source, and the answer is that clients often move from one to another based on eligibility and funding restrictions. J. Chasin raised a question re: the cut-off for receiving assistance through the Town supplement. This is not hard and fast, and is determined on a case-by-case basis. There is a theme of mental health issues that exists for many of the clients that receive services. Other agencies and relatives refer many of the clients that they serve. Professional staff conduct an assessment, and then they use 70 staff to provide services, who are screened and trained by the agency. Fees vary based on the source of funding; private pay is \$15/hr. for companions and \$17/hr. for homemakers. Clients under other programs pay based on their ability to pay. S. Thomas raised the question about the agency seeking funding from other towns. Nancy said that they have gone to Windham requesting funding, and plan on approaching other towns for assistance. As they receive funding from the Area Agency on Aging, S. Thomas made a request for a representative from Mansfield to serve on the board of Senior Resources; the Area Agency on Aging.
- VI. **Optional Reports on Services/Needs of Town Aging Populations**
 - A. Health Care Services

Wellness Center and Wellness Program – J. Kenny distributed copies of her report, and spoke about a conference that she attended sponsored by the CT Interfaith Network on Aging.

Mansfield Center for Nursing and Rehabilitation – D. Mercier reported that the September meeting was cancelled, and they will be meeting later this month.

B. Social, Recreational and Educational

Senior Center – P. Hope was not present, although she had submitted her report ahead of time.

Senior Center Assoc. – John Brubacher was not present.

C. Housing

Assisted Living Project – see Old Business

Juniper Hill, Jensen's Park, Other: none

D. Related Town and Regional Organizations

Com. on Physically and Sensorily Impaired (MACNPD): no report, Town Community Center: no report, Town Plan of Conservation and Development:

C. Phillips reported on the presentation of the Town's plan, which reflects many of the concerns that have been expressed by this Commission,

Senior Resources of Eastern CT: no report, Downtown Partnership: K.

Grunwald reported that there is a public hearing tonight on the Municipal Development Plan that has been submitted by the Downtown Partnership.

Dial-A-Ride: K. Grunwald reported that WRCC will be relinquishing operation of the Dial-A-Ride program to the Windham Region Transit District effective November 30.

VI. Old Business

Report of the Nominating Committee – Carol Phillips: no report, although it was noted that J. Chasin returned to consider membership.

Schedule of the Preparation of The Long Range Plan - K. Grunwald distributed copies of proposed questions for the survey. He will ask Waldo Klein to review them for our next meeting.

Assisted Living- Reaction to September 15 meeting with Brecht & Associates: no discussion.

VII. New Business

- K. Grunwald distributed legislative surveys for the CT Coalition on Aging on behalf of P. Hope.

VIII. Adjournment

The meeting was adjourned at 4:25 PM. The next meeting is scheduled for Monday, November 14 at 2:30 pm at the Senior Center

Respectfully submitted,
Kevin Grunwald

***COMMUNITY COMPANION AND HOMEMAKING SERVICES
FUNDING SOURCES FOR 87 INDIVIDUALS FROM MANSFIELD
10/1/04-9/30/05***

ACQUIRED BRAIN INJURY FUND-funded by the Department of Social Services provides in-home services for persons with brain injuries.

- 1 individual from Mansfield

CONNECTICUT COMMUNITY CARE case managers contract with this agency to provide Homemaker and Companion Service for those clients over the age of 65 who qualify for the State Home Care for Elders. Elders who qualify for this program must be below a certain asset level and must meet certain health guidelines

- 22 individuals from Mansfield

DEPARTMENT OF SOCIAL SERVICES Social Workers contract with this agency to provide services for Disabled individuals under 65 years of age. To qualify for services, individuals must be disabled, low income, and qualify for Title IXX (Medicaid).

- 4 individuals from Mansfield

THE AREA AGENCY ON AGING oversees federal grants provided through the Older Americans Act for individuals over the age of 60. The agency has two Title III grants that allow persons over the age of 60 to receive needed services and contribute a reduced amount for services.

- 25 individuals from Mansfield

FAMILY CAREGIVER SUPPORT PROGRAM funded through the Older Americans Act and administered through the Area Agencies on Aging allows caregivers who care for a family member 60 years and over to receive needed services to supplement the services that the caregiver is providing. Usually only 3 months of services are funded and there is a 20% co-pay

- 2 individuals from Mansfield

CONNECTICUT RESPITE CARE PROGRAM Administered through the Area Agencies on Aging allows \$3500 in services to provide respite for those caring for someone with Alzheimer's Disease. There is a 20% copay for these services.

- 2 individuals from Mansfield

MANSFIELD TOWN FUNDS- helps to subsidize individuals in need from the town of Mansfield. Helps individuals in the town of Mansfield who cannot afford services but do not fit into category for State funded services.

- 4 individuals were subsidized just by town funds

ALTRUSA INTERNATIONAL OF NORTHEASTERN CONNECTICUT- A small grant for 2005 Fiscal Year only to fund services for women who suffer from a serious illness.

- 1 woman from Mansfield

PRIVATE PAY - Some individuals pay privately for their services

- 26 individuals from Mansfield pay privately.

Non-Medical Services in a 12 town area

What services are

An important part of what we do is we try to advocate for clients, give them information about other services, other agencies. In some cases we have made referrals for clients and helped to fill out the applications.

When Sue asked me to be here today she thought it would be interesting for me to talk about all the funding sources that essentially fund our services.

Mansfield

A few other statistics

From October 2004 through September 2005

- Served 87 clients
- Made 4,753 visits
- Provided 10,048 hours of service
- ½ of those clients lived in Senior or Disabled Housing
- about 26% lived in homes or condos
- The rest lived in Section 8 housing or trailer parks

Social Service model.

Members of the Elderly Providers Network and a Multidisciplinary Team.

MINUTES

MANSFIELD INLAND WETLAND AGENCY Regular Meeting, Tuesday, October 4, 2005 Council Chambers, Audrey P. Beck Municipal Building

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

Chairman Favretti called the meeting to order at 7:06 p.m., appointing Alternate Kusmer to act in case of member disqualifications.

Holt MOVED, Gardner seconded, to add the new application of Simonu to the agenda under 'New Business;' MOTION PASSED unanimously.

Minutes: 9/6/05 – Hall MOVED, Gardner seconded, to approve the Minutes as submitted; MOTION CARRIED, all in favor except Plante (disqualified); Favretti noted he had heard the tapes of the meeting.

9/13/05 *field trip* – Holt MOVED, Goodwin seconded, to approve the Minutes as presented; MOTION CARRIED, Holt and Goodwin in favor, all else disqualified.

Communications – The Wetlands Agent's 9/30/05 Monthly Business memo was noted. Also noted were 9/21/05 comments from the Conservation Commission on W1324 (Wild Rose Estates, Ph. 2); W1317 (Raynor, *et al.*); W1318 (Sawmill Valley Estates, lot 4); W1320 (First Phillips); W1321 (Gardiner); W1322 (Yankee); W1327 (Lima); W1328 (Windswept Manor), and W1326 (Wells). Regarding the Sawmill Valley Estates lot 4 application, Mr. Meitzler commented on plan revisions that could be made to improve drainage within wetlands; he explained that the Conservation Commission-suggested plan would roughly follow existing drainage piping and would spread drainage more broadly throughout the wetlands. He agreed with the Conservation Commission's comments. All of these Conservation Commission comments were to be considered part of the communications for each application.

W1317, Raynor, Dibala, Cano, Storrs Rd., office addition in buffer – Mr. Meitzler's 9/28/05 comments were noted. Holt MOVED, Gardner seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to James Raynor, Louis Cano and Richard Dibala (file W1317) for a 784-sq. ft. addition to the rear of an existing building on property owned by the applicants located at 1022 Storrs Rd., as shown on a map dated 4/5/05 revised through 8/1/05, and as described in other application submissions. This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned upon the following provisions being met:

1. Appropriate erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
2. The three catch basins – one at each Rt. 195 driveway end and one at the rear of the site, south of the proposed addition – shall be protected against sediment by the use of a fabric filter. These filters shall be placed under the guidance of the Wetlands Agent;
3. Areas of earthwork shall be protected in the event they are to remain open for the winter;
4. This approval is valid for a period of five years (until 10/4/10), unless additional time is requested by the applicant and granted by the Inland Wetland Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this agency for further review and comment. MOTION PASSED unanimously.

W1318, Equity Associates, Sawmill Valley Estates, one-lot subdivision, driveway crossing over wetland – Mr. Meitzler's 9/29/05 comments were noted. The Conservation Commission's comments (see Communications) were noted; engineer Edward Pelletier, representing the applicant, stated the applicant's agreement to follow the suggestion to redesign the second wetland crossing in order to disperse water flow more broadly in the wetland. After discussion, Holt MOVED, Hall seconded, to grant an Inland Wetlands License under Section 5 of the

Wetlands and Watercourses Regulations of the Town of Mansfield to Equity Development, LLC (file W1318) for construction of a single-family home, driveway and barn on property owned by the applicant located at Crane Hill Road, as shown on a map dated 8/3/05 and drainage calculations dated 8/19/05, and as described in other application submissions. This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned upon the following provisions being met:

1. Appropriate erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
2. Rocks encountered during the driveway construction shall be used to create a retaining wall on the uphill side of the drive. This would limit the open area of excavated slope as much as possible;
3. Any slope excavation areas that are left open for the winter shall be covered with suitable surface protection;
4. Pull-off areas along the drive, as required by the Fire Marshal, shall be added to the plans after consultation with the Ass't. Town Engineer. In addition, driveway width requirements shall be recalculated and drawn on plans. If any of these changes move the driveway closer to wetlands, the applicant shall return to the Agency for review and approval;
5. The second wetland crossing shall be designed to spread water flows more broadly. The applicant shall work with the Wetlands Agent on the design, and enter said design onto the final plans, which shall not be signed until the design is approved by the Wetlands Agent;
6. This approval is valid for a period of five years (until 10/4/10), unless additional time is requested by the applicant and granted by the Inland Wetland Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this agency for further review and comment. MOTION PASSED unanimously.

W1320, First Phillips, Inc., Knollwood Apts., Rt. 275/Maple Rd., sewer connection – Mr. Meitzler's 9/28/05 comments were noted. Holt MOVED, Hall seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to First Phillips, Inc. (file W1320) for installation of sewers, sewer pump station and potable water main to connect with University of Connecticut's systems, on property owned by the applicant located at Knollwood Apartments, junction of Rt. 275 and Maple Rd., as shown on a map dated 9/6/05, and as described in other application submissions. This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned upon the following provisions being met:

1. Appropriate erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
2. This approval is valid for a period of five years (until 10/4/10), unless additional time is requested by the applicant and granted by the Inland Wetland Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this agency for further review and comment. MOTION PASSED unanimously.

W1321, Gardiner, Gurleyville Rd., license renewal for house within buffer area – Mr. Kochenburger disqualified himself and Mr. Kusmer acted in his stead. Mr. Meitzler's 9/28/05 comments were noted. After discussion, during which Mr. Meitzler clarified where silt-fencing would be placed, Holt MOVED, Zimmer seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to Andrew Gardiner (file W1321) for construction of a single-family home on property owned by Christy Sacks located on Gurleyville Rd., as shown on a map dated 9/1/05 and as described in other application submissions. This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned upon the following provisions being met:

1. Appropriate erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
2. The edge of the rear yard behind the house shall be no closer than 25 feet from the wetlands;
3. Silt-fence shall be extended to run along the south side of the house at the edge of construction activity;
4. This approval is valid for a period of five years (until 10/4/10), unless additional time is requested by the applicant and granted by the Inland Wetland Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this agency for further review and comment. MOTION PASSED unanimously.

W1322, Yankee house construction within buffer, Hillyndale Rd. - Mr. Meitzler's 9/28/05 comments were noted. After discussion, Holt MOVED, Hall seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to James Yankee (file W1322) for construction of a single-family house with septic system, driveway and well on property owned by the applicant located at lot 4, Hillyndale Road, as shown on a map dated 8/19/05 and a soil scientist's report dated 10/27/04, and as described in other application submissions. This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned upon the following provisions being met:

1. Appropriate erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
2. This approval is valid for a period of five years (until 10/4/10), unless additional time is requested by the applicant and granted by the Inland Wetland Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this agency for further review and comment. MOTION PASSED unanimously.

Public Hearing, W1324, The Miniutti Group, Wild Rose Estates, Ph. 2, subdivision - The Public Hearing was called to order at 7:30 p.m. Members and Alternates present were Favretti, Gardner, Goodwin, Hall, Holt, Kochenburger, Plante, Ryan, Zimmer, Kusmer and Stearns. The legal notice was read and the following communications noted: Wetlands Agent (9/29/05); P. Paine (10/3/05); map dated 8/19/05. The applicant was represented by Att'y. Samuel L. Schragger, project engineer Darren Overton, soils scientist Harvey Luce. Att'y. Schragger noted that this application for a 46-acre site to contain 23 lots and 19 acres of open space is very similar to the application recently denied by the Agency, except for the deletion of 2 building lots and the siting of the road away from the red maple swamp (known as wetland 2A). He therefore requested, and it was agreed by the Commission, that all testimony from the previous Public Hearings be entered as part of the public record for this application. Mr. Schragger added that the applicant agrees to all of Mr. Meitzler's recommendations, and had reviewed the comments of the Conservation Commission.

Applicant Peter Miniutti reviewed the manner in which the proposed road around the red maple swamp has been revised, placing it much farther away from wetlands than in the previous application.

Soil scientist Harvey Luce agreed that the fill referred to in Mr. Meitzler's memo should be removed and the existing farm road retained. He stated that no development would occur within 300 feet of the white cedar swamp. He said there would be no increased amount of storm runoff from the proposed subdivision use, but the quality of the runoff would be improved over the previous agricultural use.

Darren Overton, project engineer, discussed the design of the proposed road, saying the grades would vary between 4% and 8%. He discussed drainage, runoff and plantings for stormwater management, which have been designed to meet new DEP standards. He addressed concerns from the previous proposal regarding removal of sediments and the effect of winter road salting, and said that the present plans should function well in addressing both concerns.

Mr. Overton stated that the applicant feels that a second full access/egress to Mansfield City Rd. is appropriate in a development of this number of lots, and that plans for the access have followed the Dep't. of Environmental Regulation manual and Best Management Practices.

Concern was expressed that the proposed street trees could suffer from winter salting. Mr. Overton stated that any trees within 30 feet of the road would be salt-tolerant species, and that any runoff of road salt higher up on the road (lots 17 and 18) would flow into a detention basin. Effects from the potential road salts on amphibians and other wildlife at the site were also questioned. Mr. Overton stated that the salts would be diluted within the detention basin and would not impact wildlife.

When asked the advantages of a circular road around the development instead of a cul-de-sac, Mr. Overton stated that such a road would more efficiently accommodate emergency services vehicles, and that a road would allow better general traffic circulation. Mr. Miniutti added that work done to this point has encouraged the development of wildlife species, and the phase 2 work should continue to improve potential wildlife habitats. He added that this use is better for wildlife species than was the previous farm use.

Attorney Schragger stated his opinion that all potential feasible and prudent alternates not addressed in the original application have now been successfully addressed, and requested that the Public Hearing be closed and action taken at this meeting. Audience participation was then invited.

Pamela Paine, David Hamilton, 697 Mansfield City Rd. - The discussed the shift in the access road, Jonathan Lane, and asked whether there would be two entrances to the road. It was agreed that the road has been shifted 50 to 75 feet to the west, to protect the wetlands. They expressed concern regarding salt damage to trees

and amphibians and within the wetlands. Mr. Hamilton averred that the red maple swamp is a vernal pool. Mr. Overton stated that the road has been shifted and angled in this application, in order to lessen impact on existing houses from oncoming car lights. Ms. Paine asked how the shift would impact sightlines for cars exiting onto Mansfield City Rd. Mr. Overton replied that DOT guidelines had been followed, and sightlines would not be impaired.

Dr. Luce stated that road salting should not be a problem, and salt-tolerant shade trees could be used. He added that the red maple swamp is definitely not a vernal pool and would not contain many vernal pool species.

There was no other public participation.

At 8:25, it was moved, seconded and unanimously agreed that the Public Hearing be closed.

Old Business, continued

W1324. Wild Rose Estates, Ph. 2, discussion/action – During discussion, concern was again expressed over the impact of road salts on roadside trees. Mr. Meitzler explained why he felt this would not be a problem.

Mrs. Goodwin stated reasons for her opinion that a cul-de-sac road would better protect the wetlands and would not necessitate two accesses onto an already busy road. After further discussion, Holt MOVED, Ryan seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to The Miniutti Group, LLC (file W1324) for a 23-lot subdivision of single-family homes, called Wild Rose Estates, Phase II (which includes the existing Thompson home on lot 10), on property owned by Byron Thompson, located at 706 Mansfield City Road, as shown on a map dated 8/19/05, and as described in other application submissions, including a 9/1/05 letter from Att’y. Schragar, a 6/13/05 engineering report and an 8/27/05 soil scientist’s report. The application was heard at Public Hearing on October 4, 2005. This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned upon the following provisions being met:

1. Appropriate erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
2. The piled fill material uphill of the road crossing next to lot 15 shall be removed as a mitigation effort;
3. Maps shall not be signed until all DEP permit requirements have been addressed. The applicant shall go to Chris Stone’s office at DEP for these approvals;
4. This approval is valid for a period of five years (until 10/4/10), unless additional time is requested by the applicant and granted by the Inland Wetland Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this agency for further review and comment. MOTION CARRIED, all in favor except Goodwin (opposed).

W1326. Wells, Wormwood Hill Rd., pond excavation – Comments were noted from Mr. Meitzler (9/27/05) and the Windham Water Works (9/14/05). Holt MOVED, Ryan seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to Simon and Cynthia Wells (file W1326) for excavation for a pond in a wetland area on property owned by the applicants located at 45 Wormwood Hill Road, as shown on a map dated 9/1/05 and as described in other application submissions. This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned upon the following provisions being met:

1. Appropriate erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
2. Sediment protection (hay bales or silt-fence) shall be extended to protect the edges of the area where excavated material is to be placed;
3. The excavated material in the area between the pond and the rear yard of the house shall be graded;
4. This approval is valid for a period of five years (until 10/4/10), unless additional time is requested by the applicant and granted by the Inland Wetland Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this agency for further review and comment. MOTION PASSED unanimously.

W1327. Lima, Storrs Rd., single-family house within buffer area – A 9/19/05 letter from Mr. Lima indicates that a wetlands license is no longer needed, and the application was being withdrawn. No action by the Agency was deemed necessary.

W1328. Malek, Windswept Manor, lot resubdivision – Comments from Mr. Meitzler (9/28/05) and Windham Water Works (9/14/05) were noted. Resubdivision of lot 4 into lots 4A and 4B has been requested. Holt MOVED, Hall seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to Patricia Malek (file W1328) for resubdivision of lot 4 into two lots on property owned by the applicant located at Windswept Lane, off East Road, as shown on a map dated 8/3/05 and as described in other application submissions. This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned upon the following provisions being met:

1. Appropriate erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
2. Silt fence barriers are to remain in place until seeded areas are well-established to grass;
3. This approval is valid for a period of five years (until 10/4/10), unless additional time is requested by the applicant and granted by the Inland Wetland Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this agency for further review and comment. MOTION PASSED unanimously.

New Business – Mr. Meitzler's 9/30/05 memo was noted.

W1329. Hodrinsky, Mulberry Rd./Rt. 89, 2-lot subdivision – Goodwin MOVED, Holt seconded, to receive the application submitted by Jimmy W. Hodrinsky (file W1329) under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for a 2-lot residential subdivision, on property owned by the applicant located at Warrenville and Mulberry Roads, as shown on a map dated 9/21/05 and as described in other application submissions, and to refer the application to the staff and Conservation Commission for review and comment. MOTION PASSED unanimously.

W1330. Simonu, 96 Middle Turnpike, deck and cellar additions – Goodwin MOVED, Holt seconded, to receive the application submitted by David Simonu (file W1330) under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for a 20-ft. by 20-ft. addition to a single-family residence on property owned by the applicant located at 96 Middle Turnpike, as shown on a map dated 1992 revised through 10/4/05, and as described in other application submissions, and to refer the application to the staff and Conservation Commission for review and comment. MOTION PASSED unanimously.

Field trip – by consensus, scheduled for Wednesday, Oct. 12, at 1 p.m.

Other Communications and Bills – as noted on the agenda.

The meeting was adjourned at 8:47 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary

Town of Mansfield
Open Space Preservation Committee
Minutes of the October 18, 2005 meeting

Members present: Evangeline Abbott, Ken Feathers, Quentin Kessel, Steve Lowrey, Jim Morrow, David Silsbee and Vicky Wetherell.

1. Meeting called to order at 7:36.
2. Minutes of the September 20, 2005 meeting were approved on a motion by Lowrey/Feathers.
3. Report from Town Staff: none.
4. Comments on Moss Sanctuary: On a motion by Kessel/Lowrey, we agreed to endorse a town expenditure of the 25k shortfall needed by Joshua's Trust to purchase the 80 acres of Moss Sanctuary that CT Forest and Park Association is acquiring from UCONN.
5. Open space bonding referendum information sessions: Jim Morrow and Quentin Kessel briefly reported comments made during the Oct. 5th Public Hearing on the Plan of Conservation and Development. Vicky Wetherell will determine if Greg Padick will be leading the referendum information sessions on Nov. 1st and 2nd. It is our hope that it will be made clear to voters that monies will not be bonded until actually needed for specific uses and that the Plan allows for the town to be opportunistic and proactive rather than reactive.
6. Field Trips and recommendations to Town Council: none.
7. Management Schedule Review and Field Work Opportunities: There was some discussion that the plan is more of a management and maintenance plan rather than a restoration plan. On a motion by Kessel/Lowrey we agreed to complement the plan. There was no firm commitment to field work at the present time.
8. Future Agendas: Jim Morrow mentioned that Joshua's Trust would like to meet with us to discuss possible collaborative projects and Vicky Wetherell suggested a possible review of the Dunhamtown Forest Stewardship plan during our November meeting.
9. Meeting adjourned at 8:55.

Respectfully submitted
Evangeline Abbott

MINUTES

MANSFIELD PLANNING & ZONING COMMISSION

Special Meeting, Wednesday, October 5, 2005

PUBLIC HEARING, PLAN OF CONSERVATION & DEVELOPMENT, 2005 UPDATE

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

Chairman Favretti called the meeting to order at 7:12 p.m. and announced that this was a Public Hearing to receive comments on the 8/15/05 draft update of Mansfield's 2005 Plan of Conservation and Development, and that written comments would be accepted until October 17, 2005.

Mr. Padick read the legal notice and noted that the following written communications: Mansfield Agriculture Committee (undated); Open Space Preservation Committee (9/20/05); W. Simpson, Town/University Relations Committee (9/29/05); Willimantic River Alliance (9/27/05); Housing Authority (10/3/05); Joshua's Tract Conservation & Historic Trust (10/5/05); WINCOG Regional Planning Commission (9/27/05, read aloud). He then presented an overview of the process that has taken place and that will be followed in the adoption of the 2005 Plan update. He noted that the 2002 Land of Unique Value study was an important component in the formulation of the 8/15/05 draft Plan and accompanying mapping. Although not in itself a regulatory tool, the adopted Plan will embody the town's vision of land use in Mansfield for the next ten years and will serve as a guide in conjunction with the town's zoning, subdivision and wetlands authority and the Town Council's capital expenditure decisions. He noted that the comments of various town committees have been considered, and the draft Plan has been coordinated with land use plans for the University of Connecticut, the Windham Regional Land Use Plan and the State Policies Plan for Conservation and Development. He emphasized that public participation is a strong element of the Plan process.

Mr. Padick briefly reviewed Part I of the draft Plan, including the overall land use goals. Part I and associated maps provide the basis for Part II. Part II outlines the town's objectives and recommendations for implementation. All future revisions to the regulations will be reviewed by the Town Attorney, to assure compliance with State and Federal statutes, and will require a separate Public Hearing process. Mr. Padick also described the draft mapping and major recommendations, noting the importance of encouraging development in areas of town where there is existing infrastructure, and allowing less development in other areas. He noted the importance of the ongoing University of Connecticut water studies of the Fenton and Willimantic Rivers, and the Storrs Center downtown project. Mr. Padick also discussed plans for the East Brook Mall area, an Industrial/Professional zone in the Mansfield Ave./Mansfield City Rd. area, and the Plan's recommendations for multi-family housing and age-restricted housing in areas adjacent to the University of CT. Open space acquisition is also an important component of the draft Plan. Public participation was then invited.

Quentin Kessel, Codfish Falls Rd., Secretary, Conservation Commission, read and submitted comments from the Conservation Commission encouraging town support of State designation of greenways along the Fenton and Willimantic Rivers and Lake Naubesatuk. The Commission also recommended setbacks for aquifers similar to our 150-ft. setbacks from wetlands; he also recommended requiring 300-500-ft. setbacks in certain situations, to better protect aquifers.

James Morrow, Chairman, Open Space Preservation Committee, expressed support for the Plan in general, particularly with regard to preservation of agricultural areas and interior forests.

Lenore Grunko, 95 Hanks Hill Rd., recommended easier Web access to information on the draft Plan. She also suggested the addition of recommendations for increased local public transportation throughout town. In addition, she questioned the recommendation for rezoning acreage from 1 to 2 acres in many areas of town.

Michael Taylor, Stone Mill Rd., stated that he spoke for himself and Bruce Hussey, an owner of property in southern Mansfield. He stated that the growing need for housing in Mansfield, which should be carefully regulated. He noted that the area now zoned Industrial in the southwestern part of town may be appropriate for multiple and/or age-restricted housing, where sewer and water facilities are or could be made available.

Helen Koehn, Separatist Rd., spoke of the need to restore a "village" concept throughout the town. She suggested a village atmosphere as appropriate for the proposed Storrs Center area, and that large or tall buildings

would be intrusive. She recommended encouragement of individual commercial enterprises and exclusion of chain businesses. She requested that the idea and language of "village" be incorporated into the Plan, particularly for the more densely-populated areas of town. She also submitted a 10/15/05 letter from Scott Lehmann.

Ron Kelly, Bundy Lane, urged the town to make provisions for the adequate supply and conservation of water resources in the future. He expressed concern about the adequacy of the UConn water system.

Bruce Hussey, Mansfield Avenue owner of T&B Motors, recommended that the town consider other uses, such as housing, in areas where public sewer and water could become available, as in the present Industrial zone.

Carol Pellegrine, Clover Mill Rd., ZBA chairman, advised rezoning the present Industrial zone to age-restricted housing, noting potential tax benefits to the town, and recommended that a town board be appointed to monitor safety/health issues in such developments.

She asked whether the Commission plans to wait to address the issue of rezoning areas designated for higher-density residential development (draft Plan, p. 31) until individual applications are submitted. Mr. Padick responded that retaining the existing policy of requiring specific rezoning applications would help the town retain better control until specific proposals convince the Commission that rezoning would be beneficial.

Mrs. Pellegrine stated that the ZBA anticipates more applications related to zoning non-conformities and requested that broader provisions for dealing with this situation be incorporated into the Regulations.

She also expressed concern for possible encroachment of strip-zoning in south portions of Mansfield., and urged protection of the neighborhood atmosphere along the southern Rt. 195/Riverview Rd. and Rt. 32 corridors.

Doryann Plante, Oak Dr., cited the need for affordable and age-restricted housing and advised that the area of Pleasant Valley Rd./Mansfield City Rd. now zoned Industrial be rezoned to allow such housing.

Les Lewis, Columbia, CT (realtor and former member of Windham Sewer Commission), addressed affordable housing. He advised including in the new Plan incentives for middle-income starter homes, assuming an average entry-level home of approximately 1,400 sq. ft.. He noted that the Windham sewer plant is being upgraded and will have greater expansion capabilities. He suggested utilization of these resources wherever possible within Mansfield's Industrial zone, and rezoning this area to allow housing.

Jack Guarnaccia, Clearview Dr., citing the proposal for increased 2-acre zoning in town, noted the lack of availability of affordable housing in Mansfield and urged inclusion of provisions in the Plan and Regulations to encourage this. He supported the need for affordable housing on individual lots, adding that this could also provide greater population diversity within town. He advised that the town subsidize the necessary infrastructure improvements in such developments, rather than the developer.

Mary Harper, East Rd., a professional archaeologist, urged the town to identify and protect its archaeological resources. She suggested that a professional archaeologist's evaluation and review by the State Archaeologist be required on any site proposed for development, as well as adjoining sites on vacant land, to identify any existing archaeological/historical resources, and outlined a process for this. She stated that such a requirement could help to maintain the integrity of the area through protection of historical/archaeological artifacts, historic landscapes, views, etc., by buffer setbacks and tree-plantings.

Peter Miniutti, representing B. Hussey, an owner of property in southern Mansfield, described possible ideas for mixed-use areas, which he supports, and encouraged rezoning the present Industrial Park zone to a sustainable mixed-use, higher-density development zone without industrial uses, similar to the zoning projected for the Storrs Center project.

Chris Kueffner, Ravine Rd., recommended that the draft Plan be reviewed to encourage agricultural uses in appropriate areas of town. He also suggested Maple Rd. as a possible area for age-restricted housing; promotion by the town of public transportation; inclusion of restriction on the size of roads and driveways in new developments and promotion of scenic roads and solar orientation in all developments; extension of public sewer/water and incentives for development in these areas; maintenance of diversity of wildlife habitat; establishment of new village zoning designations and accommodation of variations in setbacks through zoning; protection of agricultural/forestry resources; protection and greater emphasis on obtaining open space, including easements; placement of bicycle stop signs on the new bicycle/pedestrian path at Rt. 44; encouragement of proximity of houses to farms/farmland, including small-farm/small-farmer incentives, to preserve both the farmer and the farm.

There were no further comments, and, at 9:13 p.m., the meeting was adjourned, after it was restated that comments will be received by the Commission until 10/17/05.

Respectfully submitted,
Katherine K. Holt, Secretary

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, October 17, 2005
Council Chambers, Audrey P. Beck Municipal Building

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

Chairman Favretti called the meeting to order at 7:05 p.m., appointing Alternate Pociask to act as a voting member for this meeting.

Minutes: 10/4/05 – Hall MOVED, Holt seconded to approve the Minutes as presented; MOTION CARRIED, all in favor except Pociask (disqualified)

10/12/05 field trip – Holt MOVED, Favretti seconded to approve the Minutes as presented; MOTION CARRIED, Favretti, Holt and Ryan in favor, all else disqualified.

Zoning Agent's Report – The September Enforcement Activity Report was noted. Mr. Hirsch's 10/11/05 memo regarding the need for renewal of live music permits was also referenced; the permits will expire on Nov. 1st of this year, and Mr. Hirsch has suggested a Public Hearing date of 11/7/05. Mr. Hirsch was asked to determine whether Coyote Flaco also intended to renew its license. Mrs. Holt MOVED, Mr. Hall seconding, to renew until Nov. 21, 2005, all of the existing live music permits and to schedule a Public Hearing for renewal of live music permits for November 7th, 2005. MOTION PASSED unanimously.

Old Business

Sunrise Estates subdivision, 23 lots off Mansfield City Rd., file 1214-2 - Hall MOVED, Holt seconding, to approve with conditions the subdivision application (file 1214-2) of Smith Farm Development Group, LLC for Sunrise Estates, on property owned by the applicant located off Mansfield City Rd. in an RAR-40 zone, as submitted to the Commission and shown on plans dated January, 2005 as revised through 8/24/05 and 9/15/05, and as presented at Public Hearings on July 18, September 6 and September 19, 2005. This approval is granted because the application as hereby approved is considered to be in compliance with the Mansfield Zoning and Subdivision Regulations. Approval is granted with the following modifications or conditions:

1. Final plans shall be signed and sealed by the responsible surveyor, engineer, soils scientist and landscape architect;
2. Final plans shall be revised pursuant to the Inland Wetland Agency's July 15, 2005 license approval. The final plans shall not be signed and filed on the Land Records until all State Department of Environmental Protection permit requirements have been addressed;
3. Final plans shall be revised to incorporate map notes to address comments 2 and 3 from the 9/19/05 report from Eastern Highlands Health District;
4. To address bonding and road completion issues, no lots within the Sunrise Estates subdivision shall be sold until all subdivision improvements (road surface, drainage, trail improvements, street trees, etc.) are either completed and accepted by the Town of Mansfield or fully-bonded in an amount approved by the Assistant Town Engineer and Director of Planning, with an appropriate signed agreement approved by the PZC Chairman, with staff assistance. To address this condition, the applicant shall submit a construction cost estimate for all public improvements and other improvements such as common driveway, tree-planting work and trail improvement work that are considered subdivider responsibilities. No Certificates of Compliance for new homes shall be issued until all roadway drainage and other required improvements are completed and accepted by the town. No site work shall begin until a cash site-development bond in the amount of 10% of the full cost of subdivision improvements is submitted by the applicant and approved by the PZC Chairman, with

- staff assistance. Once subdivision improvements are fully-bonded or a cash site-development bond is accepted, final subdivision maps may be signed and filed on the Land Records, provided all other filing requirements are met. Sheet 1 of the plans shall be revised to incorporate, as a map note, the precise wording of this condition;
5. The proposed drainage outlet improvements shall be constructed and stabilized in conjunction with initial site work. Drainage facilities, including basin plantings, shall be completed and cleared of any accumulated sediment, and adjacent areas shall be fully-stabilized before acceptance by the town. Additionally, in association with the required one-year maintenance bond for subdivision improvements, the applicant shall be responsible for maintaining drainage facilities and removing any accumulated sediment prior to the release of the maintenance bond. Confirmation that this requirement shall be met shall be provided before maps are signed and filed on the Land Records;
 6. This approval authorizes a common drive for lots 11, 12 and 13. A common driveway easement that addresses maintenance and liability issues, as well as the fact that the depicted right-of-way is reserved for future road use, shall be submitted to the Planning Office for approval by the PZC officers, with staff assistance, and the Town Attorney. The common driveway work shall be completed by the developer in conjunction with road and drainage work.
 7. Pursuant to subdivision regulation provisions, particularly Sections 7.5 and 7.6, this action specifically approves a waiver or reduction of lot frontage for lots 1, 2, 5, 6, 7, 10, 11, 12 and 13 and the depicted building envelopes, including setback waivers for all lots. Unless the Commission specifically authorizes revisions, the depicted building envelopes shall serve as the setback lines for all future structures and site improvements, pursuant to Article VIII of the Zoning Regulations. This condition shall be noted on the final plans (replacing a special Note on sheet 1) and specifically Noticed on the Land Records.
 8. To help ensure that proposed erosion and sediment control measures are appropriately installed and maintained, bi-weekly erosion and sedimentation-monitoring reports shall be submitted to the Zoning Agent and Wetlands Agent until all road drainage, driveway and other subdivider-required work is completed and disturbed areas are stabilized;
 9. The approved plans include a number of street trees and drainage basin plantings. These required tree and drainage basin plantings shall be completed by the subdivider in conjunction with road, drainage and other required site work, and the costs of all plantings shall be included in the estimated construction costs and bonding requirements;
 10. Pursuant to the open space provisions of Section 13, this approval accepts the applicant's open space dedication proposals, including construction of all depicted trail improvements. Final plans shall include acceptable cross-sections for both gravel/stone-dust and wood-chip trail segments, a notation that the surfacing and trail locations shall be subject to approval by the PZC Chairman with assistance from the Assistant Town Engineer and Director of Planning and a notation that small Trail Entry signs approved by the Mansfield Parks and Recreation Coordinator shall be installed at the three trail/Sunrise Landing intersections.. Any necessary drainage improvements shall be incorporated. All trail improvements shall be completed or bonded to the satisfaction of the PZC Chairman, with staff assistance, prior to the filing of the final plans;
 11. Final plans shall be revised to address the following:
 - A. Incorporation of Keep Right signage, pursuant to the Ass't. Town Engineer's 8/29/05 report
 - B. Plan revision to depict a 30-ft. right-of-way dedication along Mansfield City Rd. (see Ass't. Town Engineer's 8/29/05 report)
 - C. Incorporation of specific tree-planting planting details along the loop roadway and drainage basin plantings. The planting schedule on sheet 11 shall be revised to include all plantings.
 - D. Incorporation of map notes and revisions cited in conditions 2, 3, 4, 7 and 10
 - E. Sheet 3 shall be revised to clearly depict the entire trail system
 - F. Sheet 1 shall be revised to delete a duplicate PZC approval block
 - G. Adjacent building and development area envelopes shall, wherever possible, be merged, set back a uniform distance from property lines and/or tied to stone walls or other physical features. Revised envelopes will facilitate understanding and enforcement. All depicted site work, including the driveway for lot 1, shall be within a development area envelope.
 - H. Septic systems and reserve areas shall be removed from building area envelopes. Separate BAE's are acceptable.
 - I. Plans shall note that identified specimen trees within DAE's that can be saved shall be identified onsite before construction begins and protected with a suitable barrier acceptable to the Zoning Agent.
 12. Unless an extension is granted by the PZC, this approval shall expire on October 17, 2010;

13. The Planning and Zoning Commission, for good cause, shall have the right to declare this approval null and void if the following deadlines are not met (unless a ninety or one hundred and eighty-day filing extension has been granted):
- A. All final maps, including submittal in digital format, right-of-way deeds, driveway easements (for lot 2 across lot 1 and common drive easement), open space deeds, and a Notice on the Land Records to address condition #7 (with any associated mortgage releases) shall be submitted to the Planning Office no later than fifteen days after the appeal period provided for in Section 8-8 of the State Statutes or, in the case of an appeal, no later than fifteen days of any judgment in favor of the applicant;
 - B. All monumentation (including delineation of open space areas with iron pins and the town's official markers every 50 to 100 feet on perimeter trees or cedar posts), with Surveyor's Certificate, and all required road, drainage, trail improvements, tree-planting, drainage basin-planting and common driveway work, shall be completed or bonded pursuant to the Commission's approval action and Section 14 of the Subdivision Regulations no later than fifteen days after the appeal period provided for in Section 8-8 of the State Statutes or, in the case of an appeal, no later than fifteen days of any judgment in favor of the applicant. MOTION CARRIED, all in favor except Pociask (disqualified.)

Application to amend various articles and sections of the Zoning Regulations regarding age-restricted housing, M. Dilaj, applicant, file 1235 – Mr. Padick's 10/14/05 memo was noted, along with attached regulations regarding age-restricted housing from 6 comparable Connecticut towns. Members discussed extensively whether or not to limit sizes of such housing, and any appropriate restrictions on age limits for children who may reside in the units. Mr. Padick noted that a Federal statute allows the right to limit occupancy to individuals 55 years or older in age-restricted housing. He said that, although the PZC could make minor changes in the wording of this application, if it feels major changes must be made, it would be better to deny it and wait for another application. Members were reminded that this application is not site-specific; a site-specific proposal would mandate a special permit application, which, if approved, would require compliance with the approval conditions and all zoning regulations in effect at that time. Members noted a possible tie-in between this topic and current Plan of Conservation & Development discussions regarding affordable housing in Mansfield and related regulations revisions. Mr. Padick agreed to research the sizes of several similar projects.

Proposed dental office modification request, Storrs Family Medicine & Dentistry, 1022 Storrs Rd., file 405 – Written reports from the Dir. of Planning, the Fire Marshal, and the Ass't. Town Engineer, all dated 10/13/05, were noted. Holt MOVED, Ryan seconded, that the PZC Chairman and Zoning Agent be authorized to approve the 8/15/05 modification request for an office addition at 1022 Storrs Rd. and related site work as described on plans revised to 10/4/05. This authorization is subject to the following conditions:

1. All site work shall be completed prior to the issuance of a Certificate of Compliance unless bonded as per regulatory requirements;
2. All parking spaces in paved areas, including handicap spaces, shall be delineated with pavement markings. Handicap signage meeting current State provisions shall be used for all handicap spaces;
3. All applicable Health Code and Building and Fire Codes shall be addressed and required permits obtained;
4. Except for work authorized by this approval, all terms and conditions of previous Planning and Zoning approvals shall remain in effect. MOTION CARRIED, all in favor except Pociask (disqualified).

Application for deposit of fill at 107 Bassetts Bridge Rd., Dunstan, file 12/8/05 – Mr. Padick reported that Mr. Meitzler had visited the site that day and observed ponding restricted to the applicant's property, with no indication that there had been any drainage onto neighboring land, even though heavy rains had occurred recently. Holt then MOVED, Ryan seconding, to approve with conditions the special permit application of L. Dunstan (file 1234) for a gravel filling activity at 107 Bassetts Bridge Road, as shown on a sketch plan dated 7/26/05 and described in other application submissions, and as presented at Public Hearings on 9/19/05 and 10/4/05. This approval is granted because the application as hereby approved is considered to be in compliance with Article V, Section B and Article X, Section H of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. To promote drainage to the site's underlying gravel subsurface, easterly portions of the fill area shall be returned to original grades with direct contact with the underlying gravel base or, alternatively, a 25-foot-long trench dug deep enough to contact the underlying natural soil, backfilled with 1-inch stone to be placed

between the present low point and the easterly abutting property line. Silt-fencing shall be installed and maintained until grass becomes established, to prevent siltation into this drainage improvement. Prior to resuming site work and upon completion of site-grading, the Ass't. Town Engineer shall be contacted for site inspections to confirm that this requirement has been met;

2. All disturbed areas shall be covered with a minimum of 4 inches to topsoil, as per regulatory requirement, and stabilized. Failure to stabilize the site in a timely fashion shall be considered a zoning violation and subject to Mansfield's Citation Ordinance and associated fines;
3. Except for regrading and site restoration work associated with conditions 1 and 2, no work shall be done within fifty (50) feet of the easterly property line;
4. In conjunction with final grading and prior to the spreading of topsoil and the seeding of disturbed areas, all construction debris shall be removed from fill areas and removed from site. The Zoning Agent and Ass't. Town Engineer shall be contacted for site inspection to confirm that this requirement has been met;
5. Other than topsoil, no additional fill shall be brought into the site without prior Town authorization;
6. This permit shall not become valid until the applicant obtains the permit form from the Planning Office and files it on the Land Records.

MOTION CARRIED, all in favor except Pociask (disqualified).

Proposed efficiency unit at Thornbush Rd. Ext., parcel A, R. Phillips, file 1236 - Hall MOVED, Holt seconding, to approve with conditions the special permit application (file 1236) of R. Phillips for an efficiency apartment on property located off Thornbush Road Extension, in an R-20 zone, as submitted to the Commission and shown on site plans dated 5/26/04 revised through 8/30/05, architectural plans dated 1/25/97 with applicant revisions to reflect efficiency unit improvements, and other applicant submissions, and as presented at Public Hearing on 10/4/05. This approval is granted because the application as hereby approved is considered to be in compliance with Article X, Section M, Article V, Section B and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

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

MOTION CARRIED, all in favor except Pociask (disqualified)

2005 Plan of Conservation & Development 2005 update, review of comments related to 10/5/05 Public Hearing – The following written comments, submitted prior to, during or following the 10/5/05 Public Hearing, were referenced aloud by Mr. Padick: Town Attorney D. O'Brien (10/10/05); G. Francois (10/11/05); H. Koehn, with attached documentation, (10/13/05); Open Space Preservation Committee (9/20/05); Agriculture Committee (9/14/05); Willimantic River Alliance (9/27/05); WINCOG Regional Planning Commission (9/27/05); W. Simpson (9/30/05); Housing Authority (10/3/05); Joshua's Tract (M. Manfred, 10/5/05); S. Lehmann (10/5/05); Q. Kessel (10/5/05); draft Minutes of the 10/5/05 Public Hearing.

Mr. Padick reviewed process and timing issues associated with adoption of the new Plan 2005 update. He requested that members submit any further questions, potential revisions or comments in time for the Nov. 7th PZC meeting. Then Mr. Padick will draft appropriate wording revisions and the Plan subcommittee and any other interested PZC members will meet to review the revisions, which will then be brought to the Commission for final review before submission to the Town Council.

Members discussed the area currently proposed as Industrial, weighing comments presented by PZC members and the public. Mr. Padick and the POCD subcommittee will further discuss the topic and present their recommendations at the Nov. 7th PZC meeting. Archaeological site preservation was also discussed. Mr. Padick added that most of the areas where concerns were expressed by PZC members had also been noted in the comments of various town boards or individuals referenced above.

Mrs. Holt left the meeting at 8:30, and Mr. Plante was designated as Secretary *pro tem*.

Proposed zoning regulations revisions regarding DEP Aquifer Protection Area Program – Mr. Padick's 10/13/05 memo and a 10/5/05 letter from R. Hust, CT DEP, were noted. The letter recommends that the DEP-proposed

regulations be adopted and treated as a separate set of Mansfield regulations, similar to the Zoning, Subdivision and Wetlands Regulations. Following discussion, a motion was made, seconded and unanimously passed that staff be instructed to construct a new format for these regulations, schedule a Public Hearing for the purpose of establishing the proposed regulations as a new and separate set of Mansfield Aquifer Protection Area Regulations, with accompanying mapping to outline and label Aquifer Protection Areas.

Items tabled due to pending Public Hearings or staff reports:

1. Subdivision application, Hodrinsky subdivision, 2 lots off Mulberry Rd. immediately west of Rt. 89, J. & S. Hodrinsky, o/a, file 1237
2. Resubdivision application, Windswept Manor, division of lot 4 into lots 4A and 4B, P. Malek, o/a, file 1198-2
3. Proposed PZC fee revisions

Windswept Manor subdivision, request to modify street tree plantings, file 1198 – Mr. Padick's 10/13/05 memo was noted, and the site was viewed on the most recent field trip. Discussion of the condition of trees left onsite implied that some of the trees are not now entirely healthy or are likely to become so. This led to the following motion: Hall MOVED, Plante seconding, to approve the requested revision to street tree-planting as depicted on an October 2, 2005 plan prepared by J. Alexopoulos, L.A. This approval is conditioned upon the following:

1. Under the guidance of the project landscape architect, existing trees should be thinned by removing unhealthy trees. In addition, trees shall be properly pruned, to promote healthy growing conditions;
2. At the end of the one-year maintenance bond period for subdivision improvements, a minimum of forty healthy trees shall be present along Windswept Lane. Additional trees shall be planted as necessary to address this requirement. A certification regarding the health of the trees shall be submitted to the Zoning Agent by the project landscape architect.

MOTION PASSED unanimously.

New Business

Review of draft revisions to Article VIII, Section B.1.d of the Zoning Regulations, regarding setbacks for storage sheds on lots approved after 2/20/02, file 907-26 – A 10/14/05 memo from the Dir. of Planning with attached 10/14/05 draft revision wording attached, was referenced. Hall MOVED, Ryan seconding, that the PZC receive and refer to staff for review, a 10/14/05 draft revision to Article VIII, Section B.1.d of the Zoning Regulations, and schedule a Public Hearing for Dec. 5, 2005, to hear testimony on the proposal to allow, with PZC approval, smaller storage sheds within 10 feet of a side or rear property line on subdivision lots approved after 2/20/02. MOTION PASSED unanimously.

Request for bond release, Toll Road subdivision, file 1221 – Memos from the Dir. of Planning and the Ass't. Town Eng'r., both dated 10/13/05, were noted. Plante MOVED, Zimmer seconding, that the Director of Planning be authorized to take appropriate action to release \$5,000 plus accumulated interest that has been held to ensure suitable completion of Toll Road subdivision common driveway work. MOTION PASSED unanimously

Request for bond release, Kidder Brook subdivision, file 1151-2 – 10/13/05 memos from the Dir. of Planning and the Ass't. Town Eng'r. were noted. Hall MOVED, Ryan seconded, that the PZC Chairman, with staff assistance, be authorized to extend the bonding period for Kidder Brook Estates, Phase 2 subdivision common driveway improvements until May 15, 2006, and approve a reduction in the required bond to \$5,000. This amount is considered necessary to address potential restoration work if recently-completed areas erode or otherwise do not remain in compliance with approval requirements. Certificates of Compliance may be issued for all lots. MOTION PASSED unanimously.

Request for waiver of underground utilities, Candide Lane subdivision, file 1227 - A 10/13/05 memo from the Dir. of Planning was noted. After brief discussion, during which it was noted that all of the other utilities in the subdivision are above-ground, and that no overhead wire-crossing of the road would be necessary, Zimmer MOVED, Plante seconded that the Planning and Zoning Commission waive the requirement for underground utility installation in the Candide Lane subdivision and authorize overhead service as described in a 9/29/05 letter from Payam Andalib. This action is taken because the applicant has adequately addressed the waiver criteria of Section 11.2 of the Subdivision Regulations. MOTION PASSED unanimously.

Site modification request, proposed skate park west of Mansfield Community Center, A 10/14/05 memo from the Dir. of Planning was noted. After brief discussion, during which it was recommended that members visit the site individually, Favretti MOVED, Plante seconding, to receive the modification request of Curt Vincente, Mansfield Director of Recreation, for a skate board/roller blade/stunt bike park at the Community Center, and refer it to staff for review and comment. MOTION PASSED unanimously.

Subdivision application, Sawmill Valley Estates, lot 4, Crane Hill Rd., Equity Assocs., LLC, o/a – Zimmer MOVED, Ryan seconding, to receive the subdivision application (file 1228-2) submitted by Equity Associates, LLC for a one-lot subdivision, Sawmill Valley Estates, lot 4, on property located off Crane Hill Rd. owned by Equity Associates, LLC, as shown on plans dated 8/13/05 revised through 10/10/05 and as described in other application submissions, and to refer said application to the staff for review and comment. MOTION PASSED unanimously.

New special permit application for placement of fill on proposed lot 4, Sawmill Valley Estates subdivision, Crane Hill Rd., Equity Assocs., LLC, o/a – Plante MOVED, Ryan seconding, to receive the special permit application (file 1228-2) for fill activity associated with the development of lot 4, Sawmill Valley Estates subdivision, on property located off Crane Hill Rd. owned by Equity Associates, LLC, as shown on plans dated 8/13/05 revised through 10/10/05 and as described in other application submissions, and to refer said application to the staff for review and comment, and set a Public Hearing for November 7, 2005. MOTION PASSED unanimously.

Communications and Bills – as noted on the Agenda.

The meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Peter Plante, Secretary *pro tem*.

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, November 7, 2005

Council Chambers, Audrey P. Beck Municipal Building

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

Chairman Favretti called the meeting to order at 7:49 p.m., appointing Alternate Stearns to act in case of member disqualifications.

addition to agenda – Holt MOVED, Ryan seconding, to add review of proposed 2006 meeting dates to the agenda under 'New Business;' MOTION PASSED unanimously.

Minutes: 10/17/05 - Hall moved, Holt seconded to approve the Minutes as presented; MOTION CARRIED, all in favor except Goodwin, Gardner and Kochenburger (all disqualified).

Zoning Agent's Report – The October Activity Update Report was noted. Mr. Hirsch reported that Dunkin Donuts plans to open a branch in the Xtra Mart store at Rts. 32/195, and he will investigate their service plans.

Other Old Business

Application to amend various articles and sections of the Zoning Regulations regarding age-restricted housing, M. Dilaj, appl., file 1235, MAD 11/23/05 - The 11/1/05 memo from the Dir. of Planning was noted. Mr. Padick had been asked at the previous meeting to research unit sizes and policies relating to age-restrictions at our Glen Ridge Condominiums and at a Florida project called The Villages. He reported that Glen Ridge contains 51 units, all age-restricted. He said that The Villages is part of a large chain of commercial developments, and larger in scale than would be contemplated in Mansfield. Mr. Padick agreed to find out the density and square footage per unit at the Freedom Green condominiums. Members discussed the possibility of including age-restriction in this application; Mr. Padick felt this could be problematic. Maximum and minimum unit sizes were discussed, and it was generally agreed that the maximum unit size should be no more than 2,400 square feet. It was also suggested that affordable housing should be included within each development application, and that at least 15% of the units be affordable housing. Mr. Kochenburger and Mrs. Gardner volunteered to work on a motion for the next meeting.

Subdivision application, 2 lots off Mulberry Rd. immediately west of Rt. 89, J. & S. Hodrinsky, o/a, file 1237 – Memos were noted from the Director of Planning (11/3/05), Ass't. Town Engineer. (11/2/05), Eastern Highlands Health Dist (also 11/2/05), Fire Marshal (11/3/05) and Windham Water Works (10/11/05). Members agreed by consensus to table action on this item pending responses from the applicant on issues raised in previous IWA and PZC discussions, including clarification of the ownership of one parcel and a needed right-to-drain easement.

Public Hearing, Resubdivision application, Windswept Manor, division of Lot 4 into Lots 4A and 4B, P. Malek, o/a, file 1198-2 – The Public Hearing was called to order at 8:18 p.m. Members and Alternates present were Favretti, Gardner, Goodwin, Hall, Holt, Kochenburger, Plante, Ryan, Zimmer, Pociask and Stearns. Comments were noted from the Dir. of Planning (11/3/05), Ass't. Town Engineer (11/2/05) and Eastern Highlands Health District (11/2/05). Steve Filip, representing the applicant, stated that the applicant seeks permission to resubdivide lot 4 into 2 lots, since testing on original lot 4 had not been completed at the time of the original application. He stated he had read and would comply with all staff recommendations. There was no public comment and there were no questions from members. Neighborhood notifications had not been sent out within the required 10-day period preceding the Hearing, and, at 8:25 p.m., the Hearing was recessed until 11/21/05, to allow for public comments.

Site modification request, proposed skate park west of Mansfield Community Center – Tabled, awaiting Town Council action and staff reports.

Review of draft revisions to Article VIII, Section B.1.d of the Zoning Regulations, regarding setbacks for storage sheds on lots approved after 2/20/02 - Tabled - Public Hearing scheduled for 12/5/05

Review of proposed DEP Aquifer Protection Area regulations and associated Zoning Map revision, file 907-26 – Mr. Padick's 11/3/05 explanatory memo was referenced. Mrs. Holt stated that she would look into the new Tolland aquifer protection regulations. After discussion, Hall MOVED, Holt seconded, that the Planning and Zoning Commission, acting as Mansfield's Aquifer Protection Agency, schedule a Public Hearing for Monday, December 19, 2005, at 8:00 p.m., to receive comments on 11/7/05 draft Aquifer Protection Area regulations and an associated Zoning Map depiction of the State-approved Level A aquifer area established for the University of Connecticut's Fenton River wellfield area. Furthermore, that staff refer the proposed regulations and Zoning Map depiction of the State-approved aquifer protection in Mansfield to the State Department of Environmental Protection, the University of Connecticut, the WINCOG Regional Planning Commission, the Windham Water Works, the Mansfield Conservation Commission and the Town Attorney for review and comment. MOTION PASSED unanimously. Mr. Padick's memo notes that a second Level A aquifer in Mansfield may be designated in the spring, and another Zoning Map designation would then be necessary.

Public Hearing, Live Music Permit renewals: Coyote Flaco, Rt. 31; Depot Tavern (formerly Hideaway Roadhouse), Merrow Rd.; Huskies, King Hill Rd.; Schmedley's Pub, Rt. 32, Ted's Restaurant, King Hill Rd.; Zenny's Restaurant, Rt. 44 – The Public Hearing was called to order at 8:32 p.m. Members and Alternates present were Favretti, Gardner, Goodwin, Hall, Holt, Kochenburger, Plante, Ryan, Zimmer, Pociask and Stearns. The Zoning Agent's 11/3/05 memo was noted. Mr. Hirsch informed the Commission that Altnaveigh Inn and Civic Pub had not sought to renew their permits, so there would be only six renewal requests to consider. There were no questions from the Commission and no public comments on any of the applications, and Mr. Hirsch stated he had received no complaints from the public on any of the establishments during the past year. Therefore, at 8:40 p.m., the Hearing was closed. Mrs. Holt agreed to work on motions for the next meeting.

New Business

Proposed revision of Baxter Rd. Estates subdivision approval, file 1229 – An 11/4/05 memo from the Director of Planning was noted. The request from Att'y. Schragger, representing the applicant, is for modification of approval condition #4, in order to permit filing of final plans prior to bonding for or completion of the common drives, under certain conditions. This may result in less land-disturbance at any one time and in the development of the project in separate phases. Gardner MOVED, Holt seconded, to modify condition #4 of its 9/6/05 approval of the Baxter Road Estates subdivision to authorize the filing of subdivision plans prior to the bonding or completion of common driveway work, subject to the incorporation of a map note specifying that no lots that are accessed by a common driveway shall be sold or built upon until the common driveway, providing access to the subject lots is fully-bonded pursuant to regulatory provisions or completed as per approved plans. This condition shall be noted on final plans and Noticed on the Land Records. MOTION PASSED unanimously.

Proposed revision of Aurora Estates subdivision, file 1231 – Memos were noted from the Director of Planning (11/4/05) and Ass't. Town Engineer (11/3/05). This modification request seeks preservation of selected trees adjacent to the Bedlam Rd./Jackson Ln. intersection, minor lot line revisions associated with the road relocation, and adjustments in the location of the driveway easement for lots 4 and 5. After brief discussion, Holt MOVED, Gardner seconded, to modify the 9/19/05 approval of the Aurora Estates subdivision and to approve a relocation of Jackson Lane and associated lot, easement and envelope revisions as depicted on plans revised to 10/26/05. MOTION PASSED unanimously.

Request for bond release, trail improvements, Smith Farms subdivision, Coventry Rd., file 1214 – An 11/1/05 memo from Mr. Padick was noted. Holt MOVED, Plante seconded that the Planning and Zoning Commission authorize the Director of Planning to take appropriate actions to release the \$5,000 cash bond plus accumulated interest that has been held to ensure that trail improvements in the Smith Farms subdivision, off Coventry Road, remain in an acceptable condition after a required one-year maintenance bond period. MOTION PASSED unanimously.

Public Hearing: Special permit application for placement of fill on proposed Lot 4, Sawmill Valley Estates subdivision, Crane Hill Rd., Equity Assocs., LLC, o/a . file 1228-2 – The Public Hearing was called to order at

8:46 p.m. Members and Alternates present were Favretti, Gardner, Goodwin, Holt, Kochenburger, Plante, Ryan, Zimmer, Pociask and Stearns. Mr. Hall recused himself on this matter and the associated application for a 1-lot subdivision of lot 4, and Ms. Stearns acted in his stead. Memos were noted from the Dir. of Planning (11/4/05), Ass't. Town Engineer (11/2/05), Eastern Highlands Health District (11/2/05) and Fire Marshal (11/3/05). Mr. Padick's memo notes that this application and the associated subdivision application for lot 4 should be considered concurrently. Project engineer Edward Pelletier submitted neighborhood notification receipts and noted that revisions have been made pursuant to staff comments. He noted the IWA had previously approved the project, and described the revisions made pursuant to that approval. He described the 32.5-acre site, with a proposed house, driveway and barn, saying that approximately 700 cubic yards of fill would be brought in for the base for the proposed driveway, and explained the planned truck route. Driveway width and turnaround size were discussed. Public comment was then invited.

Linda Blum, speaking for herself and G. and C. Parker, all on Crane Hill Rd., asked whether this amount of fill is common for driveways. Mr. Pelletier responded that the amount is based on 6" of processed fill. She noted that the hillside often seems wet to her, and voiced concern that the driveway is placed too close to wetlands.

Susan Matos, Crane Hill Rd., stated that the hillside is always wet in the summer, and suggested bringing the driveway in off Browns Rd. instead. She objected to the proposed number of truck trips to haul the fill. She asked who would monitor stump burial, and asked for a realistic estimate of the total anticipated number of houses to be built.

Samuel Matos, 150 Crane Hill Rd., noting the wide proposed driveway, voiced concern for the steep slope and probable water cascading down the hillside; he feared the large amount of fill might bring on washouts, and asked that this concern be addressed.

Barry Boyle, 108 Crane Hill Rd., an abutter, asked for the driveway elevation and what the planned culvert would look like. He also asked how far up the easement clearing would take place. Mr. Pelletier explained how and where clearing would be done, saying that rocks would be used instead of fill, because of the steepness of the embankment, and that another 100 cubic yards of fill might be needed because of all the stumps and rocks to be removed. Mr. Zimmer asked for assurance that this amount of fill would be sufficient to support horse-trailers and other larger vehicles. Mr. Pelletier said it would be, if properly constructed.

Mrs. Gardner asked for assurance that snow-plowing would not scrape off a large amount of the driveway surface; Mr. Pelletier replied that the driveway slope is not very steep, and noted that our regulations do not mandate a paved driveway in cases like this one. He added that the project has already received IWA approval, and that the work would be bonded. Some members continued to voice concern for potential harm to the wetlands.

Mr. Matos asked whether the integrity of the downslope wetlands been considered in these plans, and was told that it has.

Mrs. Matos asked what makes the difference between a road and a driveway. Mr. Padick explained that a road is a public thoroughway with full access to other lots.

The Public Hearing was closed at 9:35. Mr. Padick stated that staff could still offer comments on the revised plans as technical information.

Subdivision application, Sawmill Valley Estates, Lot 4, Crane Hill Rd., Equity Assocs., LLC, o/a, file 1228-2 – Staff memos are awaited, so the application was tabled. Mr. Hall has recused himself on this application.

Proposed revision of Wild Rose Estates, Sec. 2 subdivision, file 993-2, and Proposed bonding extension request, Wild Rose Estates, Sec. 1, file 993 – Memos were received from the Director of Planning (11/4/05) and the Ass't. Town Engineer (11/2/05). After discussion, Holt MOVED, Hall seconding, that the PZC modify its 10/4/05 approval of the Wild Rose, Section 2 subdivision to allow this development to be constructed in two phases, as depicted on a 10/31/05 phasing plan. Final plans shall be revised as necessary to address this phasing approval, and all filing requirements cited in the 10/4/05 approval shall be addressed on a phase-by-phase basis. The PZC Chairman, with staff assistance, is authorized to approve revised maps that address this action. MOTION PASSED unanimously.

Holt then MOVED, Gardner seconded, that the PZC Chairman, with staff assistance, be authorized to revise the Wild Rose Estates, Phase I bond completion period to 9/1/06, subject to additional conditions that the applicant maintain the Phase 1 portion of Jonathan Lane in a safe condition, including necessary sanding and snow-plowing, during the winter season, and that a gravel turnaround area at the end of Phase 1 be maintained. MOTION PASSED unanimously.

Plan of Conservation & Development, 2005 update - Mr. Padick's 10/27/05 memo and an 11/7/05 draft addendum to the draft Plan were noted, along with an 11/1/05 letter from the Conservation Commission regarding aquifer protection issues. Members discussed at length the proposed rezoning of the Industrial Park area, and a number of concerns and suggestions were noted. Many members spoke in favor of rezoning for a mix of agriculture/open space and multi-family housing uses, including affordable housing, with a specific recommendation that a minimum of 50% of the property be reserved for agricultural/open space uses. By consensus, Mr. Padick was asked to draft tentative language for the next PZC meeting, to be forwarded to the Town Council.

Mrs. Goodwin spoke in favor of including in the addendum text of the Plan protection of historic buffers and easements and placement of protective buffers around historic districts and areas.

Noting the Conservation Commission's 11/1/05 letter regarding aquifer protection, Mr. Padick said he is in the process of drafting tentative language to strengthen protection of our aquifer areas.

New Business

New scenic road application for Stone Mill Rd., L. Hultgren, Mansfield Dir. Public Works, appl., file 1010-7 - A 10/25/05 memo from Lon Hultgren, Director of Public Works, accompanied this application. Holt MOVED, Ryan seconded, to receive the Scenic Road application (file 1010-7) submitted by Lon Hultgren, Mansfield Director of Public Works, for the designation of Stone Mill Road as a town-designated Scenic Road, pursuant to Mansfield's Scenic Road Ordinance, as described in application submissions, and to refer said application to the Director of Planning, Fire Marshal, Town Council, Conservation Commission, Traffic Authority and Transportation Advisory Committee for review and comment, and to set a Public Hearing for December 5, 2005. MOTION PASSED unanimously.

10/24/05 memo from Conservation Commission regarding provisions to provide potential access to land abutting subdivisions - An 11/1/05 memo from the Director of Planning and a 10/20/05 communication from J. Kaufman, Parks Coordinator, as well as the 10/24 Conservation Commission letter, were noted. No action by the Commission is felt necessary at this time.

Consideration of bond release, Hanks Hill Estates, Sec. V, Hanks Hill Rd., file 596-4 - The Director of Planning's 11/2/05 memo was noted. After discussion, Ryan MOVED, Holt seconded to authorize the Director of Planning to take appropriate action to release the \$5,000 bond plus accumulated interest for monumentation work in the Hanks Hill Estates, Section V resubdivision. MOTION PASSED unanimously.

Request for bond reduction, Chatham Hill, Sec. 2 subdivision, file 1131-3 - The Director of Planning's 11/2/05 memo was noted. The applicant has requested that the bond amount be reduced, since a substantial portion of the public improvements have been completed, and the remaining work will amount to significantly less than the amount to be retained by the town. Ryan MOVED, Holt seconded to reduce the performance bond requirement for the Chatham Hill, Section 2 subdivision to \$32,100, authorize its Chairman to sign a revised bond agreement and authorize the Director of Planning to take appropriate action to release the \$288,900 letter of credit issued by The Savings Institute. MOTION PASSED unanimously.

2006 meeting dates - Holt MOVED, Favretti seconded to approve the draft schedule of Planning and Zoning Commission meeting dates, with the exception that the first meeting in July shall be held on July 5th. MOTION PASSED unanimously.

Communications and Bills - As noted on the agenda. Mr. Padick informed members that the Municipal Development Plan for the Storrs Center Downtown project has been approved by the Town Council, and he has been given draft design guidelines, and will soon begin meeting with the development team.

The meeting was adjourned at 10:45 p.m.

Respectfully submitted,
Katherine K. Holt, Secretary

TOWN OF MANSFIELD
Solid Waste Advisory Committee
Minutes of the Meeting
September 8, 2005

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

Chair Gogarten called the meeting to order at 7:35 p.m.

The minutes of July 14, 2005 were reviewed and no corrections made.

Walton reported that the non-profit ReCONNstruction Center will have its grand opening on October 15. As soon as a grand opening flyer is ready, it will be e-mailed to members.

Hultgren reported that the transfer station permit has been received, but not reviewed. Three modifications will be made – a slab for appliances, a three-sided oil tank and an enclosure for tires.

Walton reported that the transfer station data collection and input is complete with one year's worth of information. The reports generated from this information is similar to the previous reports. Staff will further analyze the data and bring their findings to a future meeting.

Walton reported that the litter ordinance has been put into use several times over the last month and seems to be effective, especially with absentee landlord property. Only one citation has been issued.

The Surplus Books for Charity program has been getting attention from surrounding communities. Walton will look into non-residents using the EO Smith book container since the transfer station is for residents only. The shipping container at the transfer station is half filled.

Walton reported that most volunteer positions are filled for handling the Festival on the Green's (Sept 25) waste and recycling, but more help could be used with clean-up and set-up.

Walton spoke to Tim DeVivo at Willimantic Waste Paper. They do not plan on expanding plastics recycling since the market is not very strong.

Walton shared information from the artist in residence program that San Francisco offers at their transfer station. Walton also passed around an article on environmental labeling, which will be made available to residents.

The next meeting is scheduled for November 10, 2005. The meeting was adjourned at 8:30 pm

Respectfully Submitted,

Virginia Walton
Recycling/Refuse Coordinator

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

Town of Mansfield
Transportation Advisory Committee
Minutes of the Meeting
May 24, 2005

Present: Stephens (chair), Nash, Zimmer, Hultgren (staff)

The meeting was called to order by Chair Stephens at 7:33 p.m.

The Minutes of the November 23, 2004 meeting were approved on a motion by Zimmer/Nash.

Hultgren reported on the meetings of the UConn Master Plan Committee, correspondence from the UConn Transportation office and circulated a "safe kids" bicycle newsletter.

The Fare Free program was discussed. UConn has agreed to fund the program through '05-'06, but needs clear data illustrating its benefit to UConn if it is to continue funding beyond '05-'06. Hultgren and Nash will meet with the Transit Administrator to review this data (ridership) collection effort. Hultgren also noted that WRTD's operator contract was up June 30th and a new operator of the system was a possibility.

Zimmer updated members on the Downtown Partnership project noting that plans were still being developed but should be reviewable this summer.

Hultgren updated committee members on current projects:

Route 44 bikeway (under construction); Separatist Road bikeway (still obtaining easements - proposed start date June 20th); Hunting Lodge Road bikeway (design this year); Hillside Circle pathway (scheduled for late this year); Maple Road reconstruction (to begin in June); Clover Mill Loop reclamation (out to bid); Chaffeeville/Rt. 195 intersection (in design at DOT); Route 89 at Mt. Hope Road (in design at DOT); Moulton Road speed humps (still being discussed/reviewed by the Traffic Authority); Birch Road roundabout (scheduled for construction this year); Stone Mill Road & Laurel Lane bridge replacements (100% funding grants applied for); Dodd Road bridge replacement (still in design - 2006 construction); Hunting Lodge Road culvert replacement (still waiting UConn's final design and DEP permits).

Hultgren circulated UConn's new campus bicycle map which was developed this past year as a student project for the Transportation Institute. He said that the Mansfield bike map should be updated as well and that staff would be working on this this year. Zimmer suggested a path to the new Downtown from Hanks Hill Road through the E.O. Smith fields should be considered, as well as a path from the new proposed end of Monticello Road through to Flaherty Road.

Zimmer suggested the motor pool bikepath be swept earlier this year - he said that sand and broken glass made it impassible in early May of this year.

Hultgren handed out draft copies of the Town's update to the Plan of Development and asked for comments back before the proposed June public hearing.

Hultgren distributed a map of the Rt. 195/89/Browns Road intersection and said that pedestrian/bike access through this intersection was being reviewed by the Traffic Authority.

Nash reported that he had attended the Connecticut Public Transportation (CPT) public hearing and spoke of the Fare Free Program, the DTP project and transit in general for the region. Koehn asked that the committee draft a letter to the CT PTC to underscore this message. Hultgren and Nash will help with this letter.

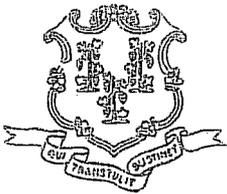
The next meeting will be scheduled as needed.

The meeting was adjourned at 8:45 p.m.

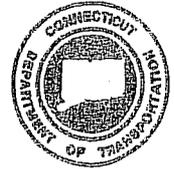
Respectfully submitted,

Lon R. Hultgren
Director of Public Works

cc: Town Manager, Town Clerk, Town Planner, Assist. Town Engineer, Project Engr., Social Services Dir., J. Freniere,



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION



2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546

Phone:

(860) 594-2370

Item #10

November 2, 2005

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

Dear Mr. Berliner:

Subject: Federal Highway Safety Program
Federal Program Area No. 06-154AL
State Project No. 0186-6760

It is with great pleasure that I am writing to notify you of the approval of the Town of Mansfield's highway safety project application entitled, "FY 2005/2006 Expanded DUI Enforcement Program" effective October 28, 2005 through September 30, 2006.

Federal funds in the amount of \$30,000 are obligated to this project in accordance with Connecticut's approved Fiscal Year 2006 Highway Safety Strategic Plan.

All costs incurred under this project must be in full compliance with both Federal and State regulations, policies and procedures that govern the use of highway safety funds. Costs are subject to review by both the Connecticut Department of Transportation Accounts Examiners and Federal Auditor.

Please note that deviations from the specifics of the proposed budget must be reviewed and approved by the Division of Highway Safety prior to their implementation in order for related costs to be eligible for reimbursement.

Mr. Martin H. Berliner

November 4, 2005

All final claims against this project, together with all supporting financial documentation, must be submitted to the Connecticut Division of Highway Safety no later than forty-five (45) days after the funding period ending date.

All charges against this project are to be coded to State Number 35.320-1021-0186-6760 in accordance with established coding procedures.

Sincerely,

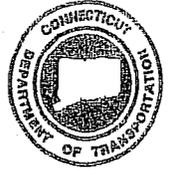


Charles Urso
Governor's Highway Safety Representative
Office of the Commissioner

cc: Sgt. Sean P. Cox, Resident State Trooper
Jeffrey H. Smith, Director of Finance, Town of Mansfield



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION



2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546

Phone: (860) 594-2370

November 3, 2005

Mr. Martin H. Berliner
Town Manager
Town of Mansfield
4 South Eagleville Rd.
Mansfield, CT 06268

Dear Mr. Berliner:

Subject: **Federal Highway Safety Program**
Federal Program Area Number : 06-154AL
State Project Number : 0186-6779

It is with great pleasure that I am writing to notify you of the approval of the Town of Mansfield's highway safety project application entitled "2005 Thanksgiving/Christmas/New Year's DUI Enforcement Program" effective November 23, 2005 through January 31, 2006.

Federal funds in the amount of **\$7,500.00** are obligated to this project in accordance with Connecticut's approved 2006 Fiscal Year Highway Safety Strategic Plan.

All costs incurred under this project must be in full compliance with both Federal and State regulations, policies, and procedures that govern the use of highway safety funds. Costs are subject to review by both Connecticut Department of Transportation Accounts Examiners and Federal Auditors.

Please note that deviations from the specifics of the proposed budget must be reviewed and approved by the Division of Highway Safety prior to their implementation in order for related costs to be eligible for reimbursement.

All final claims against this project, together with all supporting financial documentation, must be submitted to the Connecticut Division of Highway Safety no later than forty-five (45) days after the project period ending date.

All charges against this project are to be coded to State Number 35.320-1021-0186-6779 in accordance with established coding procedures.

Sincerely,



Charles Urso
Governor's Highway Safety Representative
Office of the Commissioner

cc: Sgt. Sean P. Cox, Resident State Trooper
Mr. Jeffrey H. Smith, Director of Finance

Memorandum

Date: November 10, 2005
To: Jeff Smith, Finance Director
From: Irene E. LaPointe
Re: Update of Local Ambulatory Vehicle Exemption

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

	<u>2004</u>
Number of Exemptions	12
Total Reduced Assessment	\$100,342
Total Applications Rejected	0
Total Tax Revenue Exempted	\$2,208.53
Mill Rate	22.01

TOWN OF MANSFIELD
OFFICE OF THE ASSESSOR

Item #5

*Given to JHS
11/3/05*



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

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

Memorandum

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

*JEFF
Would you please
have Irene update
Marty
11-1-05*

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

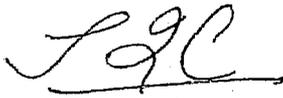
	<u>2002</u>	<u>2003</u>
Number of Exemptions	9	11
Total Reduced Assessment	\$73,716	\$97,689
Total Applications Rejected	0	0
Total Tax Revenue Exempted	\$2,207.06	\$3,021.52
Mill Rate	29.94	30.93



University of Connecticut
Office of the President

Item #12

TO: Members of the Board of Trustees

FROM: Thomas Q. Callahan
Special Assistant to the President 

DATE: November 15, 2005

SUBJECT: Storrs Center Municipal Development Plan

RECOMMENDATION:

That the Board of Trustees endorse the Mansfield Downtown Partnership's Municipal Development Plan for Storrs Center.

BACKGROUND:

The Mansfield Downtown Partnership Inc. (Partnership) is a non-profit organization formed to encourage the redevelopment of Mansfield's Storrs Center. Acting as a public/private partnership, the organization's seventeen-member board is comprised of representatives of the University, Mansfield town officials, area business interests and local citizens. The Partnership is chaired by Philip Lodewick, former Chair of the University of Connecticut Foundation.

In 2002, the Partnership was formally designated Mansfield's development agency for the Storrs Center project by a unanimous vote of the Town Council. Storrs Center Alliance, an affiliate of Tuxedo, New York-based developer Leyland Alliance has assembled a diverse, experienced team and has been designated the Master Developer for the Storrs Center project by the Partnership. Together, the Partnership and Storrs Center Alliance prepared the municipal development plan as provided for by state statute. The municipal development plan is a comprehensive legal document that establishes the broad parameters for the proposed project including geographic boundaries, land acquisition and disposition, proposed land uses and restrictions, design and development standards, business displacement and relocation, job creation and project financing. The Executive Summary of the Storrs Center Municipal Development Plan is attached.

Equal Opportunity Employer

Wiley Hall
2 Mansfield Road Unit 2048
Storrs, Connecticut 06269-2048

Telephone: (860) 486-2337
Facsimile: (860) 486-2627

The objective of the project is to redevelop the existing commercial area adjacent to the University's School of Fine Arts and create a vibrant, regionally important mixed-use village and downtown district to benefit the University and the greater Mansfield community. As presently designed the project would provide 500-800 market-rate rental and for-sale residential units; 150,000 to 200,000 square feet of retail and restaurant space; 40,000-75,000 square feet of commercial space; 1,500 parking spaces; and, 5,000-25,000 square feet for civic and community uses when fully built out. The project would be completed in three to four phases over a 5-8 year timeframe, cost \$165 million and be financed through \$145 million in private and \$20 million in public investment.

The municipal development plan has been extensively reviewed by local, regional and state authorities. The Connecticut Office of Policy Management, after thorough review by the Departments of Economic and Community Development, Environmental Protection and Public Health, found the plan to be "not inimical" to statewide planning objectives as required. Since then, the Windham Regional Council of Governments and Mansfield Planning and Zoning Commission determined the plan to be consistent with the regional and local plans of conservation and development respectively. Subsequently, the Partnership's Board of Directors, acting in its capacity as Mansfield's municipal development authority, and the Mansfield Town Council unanimously endorsed the plan.

The University owns a preponderance of the property in the plan area. In August 2004, the Board authorized the administration to convey this land to Storrs Center Alliance via sale and air right agreements. A recommendation to authorize the parties to instead substitute purchase/sale and ground agreements for the air rights agreement is enclosed under Attachment 18.

Following the Board of Trustees endorsement, the Partnership will transmit the plan to the Connecticut Department of Community and Economic Development. Early next year, the Partnership and Storrs Center Alliance will submit plans to establish a "Storrs Center Special Design District" to Mansfield's Planning and Zoning Commission for review. Upon its approval, Storrs Center Alliance will secure the necessary permits to begin construction which to begin in late 2006 or early 2007.



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

Linda Flaherty-Goldsmith
*Vice President and
Chief Operating Officer*

TO: Members of the Board of Trustees

FROM: Linda Flaherty Goldsmith *LFG*
Vice President and Chief Operating Officer

Thomas Q. Callahan
Associate Vice President, Operations *TQC*

DATE: November 15, 2005

SUBJECT: Conveyance of Property for Storrs Center Development

RECOMMENDATION:

That the Board approve revisions to its original authorization to sell University real estate located in the vicinity of Storrs Road (Route 195) and Dog Lane to be developed as a planned town center to serve both the campus and area residents.

BACKGROUND:

In August 2004, the Board approved the conveyance of University owned land by outright sale and transfer of air rights to facilitate the development of a mixed used village district adjacent to campus known as Storrs Center. Negotiations have made substantial progress and are expected to be fully resolved in the next 60 days.

As the project has advanced, the master developer, Storrs Center Alliance, has proposed possible additional uses at the Bishop Center property (Parcel B-2 on the attached map) to complement a parking facility. Because these potential uses remain somewhat speculative at this point, the parties have concluded that a ground lease is a more appropriate mechanism than an air rights agreement for providing site control. The University would thereby preserve its rights to approve the final plans for the development of this parcel and can better assure that the developer and tenants fulfill their responsibilities for maintenance, insurance, restoration and payment of property costs. Under the agreement, the University would continue to have the perpetual use of a comparable number of garage parking spaces as it currently enjoys on the surface area subject to the ground lease.

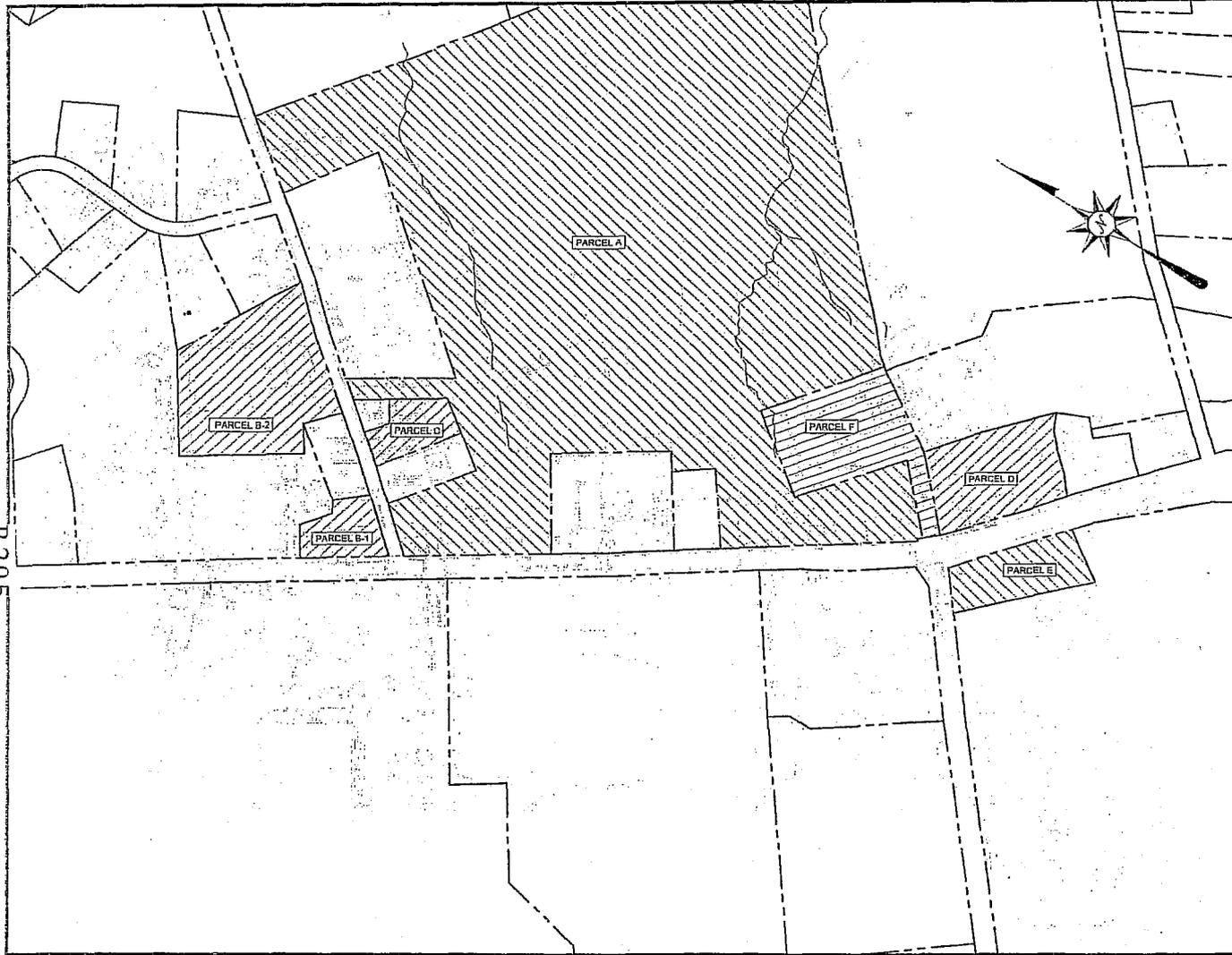
An Equal Opportunity Employer

352 Mansfield Road Unit 2014
Storrs, Connecticut 06269-2014

Telephone: (860) 486-3826
Facsimile: (860) 486-1070
e-mail: Linda.Flaherty-Goldsmith@uconn.edu

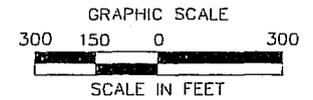
Additionally, as the regulatory review process for the project has progressed, the Mansfield Downtown Partnership and Storrs Center Alliance identified the need to construct a permanent building in advance of the project to accommodate the relocation of some existing tenants. The University now anticipates selling approximately 1-2 acres of land, which was included within the original air rights parcel, for fair market value to accommodate this portion of the project.

Attachment



PROPERTY LEGEND

PARCEL	M/B/L	OWNER	ADDRESS	ACRES
A	16.41.13	UCONN	1196,1024 STORRS RD. STORRS, CT 06268	42.19
B-1	16.40.10	UCONN	28 OAK HILL ROAD STORRS, CT 06268	0.72
B-2	16.40.10	UCONN	28 OAK HILL ROAD STORRS, CT 06268	3.46
C	16.41.17	UCONN	31 LEDOYT ROAD STORRS, CT 06268	0.70
D	16.41.13-1	UCONN	STORRS, CT 06268	2.05
E (PART.)		UCONN		1.26
F	16.41.13A	STATE OF CONN. LEASED TO USPS	1254 STORRS ROAD STORRS, CT 06268	2.52



P-205

BU
Companies

ARCHITECTURE
ENGINEERING
PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ENVIRONMENTAL SCIENCES

355 Research Parkway
Meriden, CT 06450
(203) 630-1400
(203) 630-2615 Fax

PROPOSED PROPERTY ACQUISITION

STORRS CENTER
DOWNTOWN MANSFIELD REDEVELOPMENT
MANSFIELD, CONNECTICUT

Designed G.P.F.
Drawn P.M.B.
Checked
Approved
Scale 1"=300'
Project No. 03C667
Date 07/06/04
Revised 11/07/05
CAD File PMC66701A

FIG. 1A

XREF(-):

THIS PAGE LEFT

BLANK

INTENTIONALLY



**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

“Separatist Road Bikeway – November 15, 2005”

**For additional information please contact
Tim Veillette (429-3340) or Lon Hultgren (429-3332)**

The Town of Mansfield Department of Public Works is pleased to provide this status report on the construction of the Separatist Road bikeway/walkway, which began in July 2005. The first Phase of construction has involved tree removal, drainage, grading, earth excavation and retaining wall construction. Because the construction in this area is close to the road, the public is again reminded that road closures to through traffic are anticipated. The public is advised to use alternate routes of travel.

Phase I construction of the new 8 foot paved bicycle/pedestrian trail along the east side of Separatist Road began at South Eagleville Road and is proceeding north to the Stadium Road. The footing for the large retaining wall has been completed and the vertical wall is scheduled to be completed before the end of the 2005 construction season. In areas where the trail has been prepared to grade plantings have been placed. Work on the trail will continue through winter, if the weather is accommodating.

Phase II of construction will begin in the spring of 2006, and will involve work from the Stadium Road to Hunting Lodge Road. This will complete the 4,100 feet of trail. This new trail will provide safer bicycle/pedestrian travel along Separatist Road as well as increased vehicular site distances. The project will be constructed using primarily Town forces and is expected to be completed in 2006.

THIS PAGE LEFT

BLANK

INTENTIONALLY

Matthew W. Hart

From: Bob Wall [bwall@smartpower.org]
Sent: Thursday, November 17, 2005 9:02 AM
To: 'Andy Bauer'; 'Carl Leaman'; 'Carol Wilson'; 'David Sinish'; 'Derrylyn Gorsky'; 'Larry Kaley'; Matthew W. Hart; 'Michael Schwartz'; 'Nancy Domiziano'; 'Pamela Roach'; 'Perry Molinoff'; 'Ray Gorski'; 'Rick Lopes'; 'Rob Smuts'; 'Ron Klattenberg'; 'Tom Ivers'
Cc: 'Bryan T. Garcia'; 'Brian F. Keane'; jedwards@smartpower.org; kenright@smartpower.org
Subject: Clean Energy Communities Update

Hello everyone

Here are the latest numbers on CTCleanEnergyOptions signups with a few caveats. First, villages within a township may not necessarily be included here, which is a reporting kink that we are trying to iron out. We have attempted to include Storrs figures with Mansfield (hence, the huge leap) and Southport with Fairfield but were unable to include Collinsville, for example, with Canton (together with the other villages, Canton's true totals are at least in the 50's based on previous data we received.) We are working to sort the more than 300 towns and villages into the correct 160-something townships going forward. Also, there is some lag time between submission of bill inserts (especially those that include incomplete or incorrect account information) and actual enrollment.

Congratulations to Fairfield – and now to Stamford – which have surpassed 100 and qualified for their first free solar PV system from the Connecticut Clean Energy Fund! In the case of Fairfield, the town's Clean Energy Task Force, led by Larry Kaley, worked feverishly to obtain the remaining signups to become the first town in Fairfield County to reach the milestone. In the case of Stamford, citizen activist, Darek Shapiro - together with Mayor Dan Malloy and Utility & Energy Technician Nancy Domiziano – helped the town qualify by securing one additional enrollment at Government Center. The happy occasion was captured in a photo that is attached to this email.

Clean Energy Communities - As of 11/14/05

BILL_CITY	50% usage	100% usage	TOTAL
Canton	5	31	33.5
Fairfield	38	84	103.0
Middletown	39	145	164.5
Milford	24	86	98.0
New Britain	22	42	53.0
New Haven	50	355	380.0
Orange	13	17	23.5
Portland	12	72	78.0
Stamford	29	85	99.5
Trumbull	5	13	15.5
West Hartford	84	296	338.0
Westport	14	33	40.0
Cheshire	11	49	55.5
Hamden	30	120	135.0
Mansfield	28	57	71.0
Bethany	4	16	18.0

As we approach Thanksgiving, we give thanks for your tremendous leadership and hard work that is unquestionably demonstrating to citizens, businesses and institutions in your communities and beyond that clean energy is real, it's here and it's working. We look forward to having many more celebrations as each of you becomes a "Clean Energy Community."

Best wishes,

Bob

Robert B. Wall
New England Regional Director
SmartPower
100 Pearl Street - 14th Floor
Hartford, CT 06103
T: 860.249.7040
F: 860.249.7001
www.smartpower.org
www.gocleanenergy.com

Mansfield Middle School

205 SPRING HILL ROAD, STORRS, CT 06268

website: www.mmsnet.org

email: mmsoffice@mansfieldct.org

TELEPHONE (860) 429-9341

FAX (860) 429-1020

JEFFREY L. CRYAN, PRINCIPAL

CANDACE V. MORELL, ASSISTANT PRINCIPAL

Item #15

November 18, 2005

Audrey P. Beck Municipal Building
4 South Eagleville Road
Mansfield, CT 06268

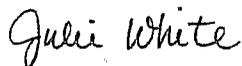
Dear Mayor Paterson and Town Council Members:

It was my honor to join you at the November 14, 2005, Town Council Meeting. Thank you very much for taking time out of your busy agenda to present the proclamation in recognition of the teaching profession and my award.

When I started as a freshman at The University of Connecticut in 1987, I had no idea I was entering a town that four years later I would not want to leave! Time after time, I have witnessed the Town Council, Board of Education, and voters take measures to advance the welfare and interests of Mansfield's citizens, the environment, and youth. I have always respected the integrity with which Mansfield's residents and elected officials have sought to promote responsible growth while simultaneously preserving the town's rural, quiet ways of life.

Thank you for all you do to ensure a strong future by supporting our schools. Our students benefit tremendously from the resources you make available in their pursuit of learning.

Sincerely,



Julie White

Teacher

Mansfield Middle School

THIS PAGE LEFT

BLANK

INTENTIONALLY

**CONNECTICUT COALITION
FOR *JUSTICE*
IN EDUCATION FUNDING**

Contact:

Dianne deVries
(860) 461-0320 / (603) 325-5250 cell

EMBARGOED UNTIL
11/22/05, 12:01 AM

CCJEF v RELL

**EDUCATION ADEQUACY AND EQUITY LAWSUIT FILED IN CONNECTICUT
TO ENFORCE SCHOOLCHILDREN'S RIGHTS TO
EQUAL EDUCATIONAL OPPORTUNITY**

**COMPLAINT ALLEGES STATE FAILS
TO ADEQUATELY FUND ITS PUBLIC SCHOOLS**

November 22, 2005 — Fifteen students and their families from eight communities have today brought action in the Superior Court of Hartford to enforce their fundamental right to an adequate education in Connecticut's public schools. They are representative of the plight of children ages 3 to 18 across the state who, the complaint alleges, are not receiving the suitable and substantially equal educational opportunities guaranteed them under the Connecticut constitution.

The Connecticut Coalition for Justice in Education Funding (CCJEF) is also a plaintiff in the case, ensuring that the interests of all schoolchildren served by its broad-based membership are similarly represented in this action, and signaling to legislators that this is not just an action brought on behalf of students who attend large urban school districts but also those who attend urban-ring, suburban, and rural schools throughout Connecticut.

The complaint alleges that the state's failure to adequately and equitably fund its public schools has irreparably harmed the plaintiff schoolchildren by limiting their future abilities to take full advantage of the nation's democratic processes and institutions, to secure meaningful employment in the competitive high-skills/high-wage global marketplace, and to successfully continue their education beyond high school and to reap the monetary and intellectual awards thereof. In other words, the state's failure to provide plaintiff schoolchildren a reasonable opportunity to meet the state's own learning standards has resulted in a system that sets them up for economic, social, and intellectual failure. The complaint further alleges that systemic school funding failure has resulted in constitutional violations that disproportionately impact African-American, Latino, and other minority students.

The complaint describes the Education Cost Sharing (ECS) system, the state's equalization aid formula devised in 1988 but never fully funded or implemented, and its lack of a rational basis in the real costs of educating students. Further alleged is that plaintiff schoolchildren's municipalities do not have the ability to raise the funds needed to compensate for the monetary shortfalls that result from the state's arbitrary and inadequate funding system.

CCJEF is a broad-based coalition of municipalities, local boards of education, statewide education associations, and related advocacy organizations. The coalition's growing membership includes approximately 55 entities, representing urban, urban-ring, suburban, and rural municipalities of varying wealth levels; public school districts; statewide professional associations serving boards of education, superintendents, and other school administrators; the two teachers unions and other large unions whose memberships consist of public- and private-sector employees, parents, and others impacted by the performance of their local schools; and parent, child, and social advocacy organizations. The suit is being filed on the heels of the nonprofit organization's first annual meeting, which took place earlier in the day.

Notwithstanding the lawsuit, CCJEF intends to ardently work with the legislature and Rell Administration to help resolve the funding crisis. The coalition seeks to revamp the ECS formula to become a student-needs, adequacy-based formula and to restructure taxes to ease the burden of funding schools from local property taxes.

A June 2005 education adequacy cost study, commissioned by CCJEF and conducted by nationally prominent school finance consultants Augenblick, Palaich and Associates (APA), concluded that 92 of the state's 166 school districts fell short of funding levels deemed to be necessary for meeting 2007-08 NCLB Adequate Yearly Progress requirements. The total shortfall (from federal, state, and local revenue sources) in meeting operating costs alone was estimated to be just under a half-billion dollars. Were the state to assume half the cost of adequacy for 2007-08, it would need to boost annual aid to schools by an additional \$1.1B. The APA study also found that 145 school districts are underfunded if 95 percent of students are expected to reach state goals in math and reading on the state's assessment system. The state's share of adequacy at this higher level of student performance would require an additional annual investment of \$2B.

The CCJEF complaint, as well as the adequacy cost study and a town-by-town summary, are available at www.ccjef.org.

--END--