



TOWN OF MANSFIELD
TOWN COUNCIL MEETING
MONDAY, January 23, 2006
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. Natchaug River Greenway Designation (Item #10, 01-09-06 Agenda).....	25
2. Energy Conservation (Item #16, 12-12-05 Agenda).....	37
3. Skate Park Proposal (Item #2, 11-14-05 Agenda)	39
4. Fenton River (Item #7, 01-09-06 Agenda).....	45
5. Campus/Community Relations (Item #8, 01-09-06 Agenda) (no attachment)	
NEW BUSINESS	
6. Appointment of Subregistrars for Vital Statistics	53
7. Capital Projects Fund	55
8. "Wisdom Works: Building Better Communities"	59
9. Security Measures at Bergin Correctional Institute.....	63
10. Storrs Center Project, Parking and Traffic Consultancy	69
DEPARTMENTAL REPORTS	71
REPORTS OF COUNCIL COMMITTEES	
REPORTS OF COUNCIL MEMBERS	
TOWN MANAGER'S REPORT	
FUTURE AGENDAS	
PETITIONS, REQUESTS AND COMMUNICATIONS	
11. Town of Mansfield Ambulance Services Analysis	111

12. Mansfield Board of Education, FY 2006/07 Budget in Brief	113
13. G. Padick re: Plan of Conservation and Development Update	115
14. Proposed Revisions to Article III of the Zoning Regulations	117
15. W. Stauder re: Annual Report for 2005	121
16. CCM Municipal Management Bulletin, "No New Voting Machines Required in 2006"	123
17. <u>Main Street Navigator</u> , Main Street is SMART Growth"	125
18. <u>Chronicle</u> , Housing Plan Makes Good Sense.....	127

EXECUTIVE SESSION

REGULAR MEETING- MANSFIELD TOWN COUNCIL-JANUARY 9, 2006

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

I. ROLL CALL

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

II. APPROVAL OF MINUTES

Mr. Hawkins moved, and Ms. Blair seconded to approve the minutes of the December 12, 2005 meeting. Mr. Schaefer noted that he was not in attendance at the December 12, 2005 meeting and asked that the minutes reflect that fact.

The motion to approve the minutes as corrected passed unanimously.

III. MOMENT OF SILENCE

Mayor Paterson requested a moment of silence after which Ms. Blair noted that 6 young people from Mansfield left for Fort Bragg last Saturday and are scheduled to be deployed to Afghanistan.

IV. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Mr. Ben Sachs, 340 Gurleyville Road, urged the Council to address the US Postal designation of Storrs Mansfield, Connecticut. In his research into the USPS, Mr. Sachs found that the only acceptable name for the 06268 zip code is Storrs Mansfield. He requested that the Council investigate the matter saying that the Storrs Mansfield designation is cumbersome and has no history.

Mr. Rudy Favretti, 1066 Middle Turnpike, recalled that the first Post Office in Mansfield was at Four Corners in 1808 and was called the Mansfield Post Office.

V. OLD BUSINESS

1. UConn Landfill

Marty Berliner, Town Manager, reported that he has just received the construction plans and documents for the project and that work is to begin this spring and be completed by spring of 2007. In response to a question

about well sampling by Ms. Koehn, he noted that it is his understanding that they are switching from an interim-monitoring plan for the wells to a long-term plan, which will continue for twenty plus years.

2. Draft Plan of Conservation and Development

Mr. Schaefer moved and Mr. Hawkins seconded, effective January 9, 2006, to notify the Mansfield Planning and Zoning Commission that the August 15, 2005 Draft Plan of Conservation and Development, to incorporate the November 21, 2005 Addendum and the proposed addition to Part II, sections B.1.c. of the draft plan, is compatible with the overall policies and goals of the Town Council, and is therefore endorsed for final action by the Planning and Zoning Commission.

Greg Padick, Town Planner, relayed that he and Rudy Favretti, the Chair of the Planning and Zoning Commission reviewed the concerns expressed at the last Town Council meeting and drafted language addressing the mixed use projects, particularly the Storrs Downtown Project, which they will recommend to the Planning and Zoning Commission.

Ms. Koehn requested that documents (attached) describing the Storrs Downtown Project as a village be incorporated in the public record.

Motion so passed.

3. Acceptance of Scottron Drive and Sheffield Drive

Mr. Haddad moved and Mr. Hawkins seconded, effective January 9, 2006, to accept Scottron Drive and Sheffield Drive into Mansfield's road system, with the understanding that the PZC chair and staff will execute a one-year maintenance bond with the developer, pursuant to regulatory requirements.

Motion so passed.

4. Management Plans for Wolf Rock Preserve, Crane Hill Field, and Saw Mill Brook Preserve

Mr. Clouette moved and Mr. Hawkins seconded, effective January 9, 2006, to approve the Wolf Rock Preserve Access Management Plan, the Crane Hill Field Management Plan and the Saw Mill Brook Management Plan.

Motion so passed

5. See Above

6. See Above

7. Fenton River

Ms. Blair moved and Mr. Hawkins seconded, effective January 9, 2006, to authorize Mayor Elizabeth Paterson to co-endorse with the Planning and Zoning Commission Chairman, unified comments on the draft Fenton River Aquatic Habitat Study that incorporate the recommendations of the Conservation Commission and the Director of Planning.

Motion so passed

8. Campus/Community Relations

Matt Hart, Assistant Town Manager, updated the Council on issues regarding Campus/Community relations. He explained that the draft housing code has been worked on by staff and will be presented to the Town Council for review. The draft would apply to all residential properties on a complaint basis with the exception of State owned properties. As drafted there would be a special rental certification overlay zone for the greater Storrs area and owners of property within this zone would be required to obtain a rental certificate of compliance for each property. The proposed criteria for compliance with the code is very detailed and modeled on the International Property Maintenance Code and would be valid for a 2 year period.

9. Comprehensive Annual Financial Report Year Ended June 30, 2005

Mr. Hawkins moved and Mr. Paulhus seconded, effective January 9, 2006, to refer the Comprehensive Annual Financial Report Year Ended June 30, 2005 to the Finance Committee.

Mr. Hawkins requested a breakdown of the charges for service for the ambulance service. The Town Manager will provide the information.

Motion so passed.

10. Natchaug River Greenway Designation

Mr. Clouette requested that the staff highlight how specifically the designation functions to further the stated goals. Mr. Paulhus noted that the designation allows for access to grants.

11. US Postal Service Designation of Storrs-Mansfield, Connecticut

After a discussion regarding the history, the process and the possibilities it was decided that the staff would investigate the criteria behind naming a Post Office and report back to the Council.

12. Mansfield Housing Authority

Matt Hart, Assistant Town Manager, updated the Council on the Housing Authority. They have recently hired one full time replacement and are in the process of interviewing for a new Executive Director. In his discussions with Matt, Commissioner Bill Simonsen expressed an interest in periodic joint meetings between the two bodies. Members also explored how, if needed, the Town might be able to aid the Authority financially either as we currently do as a conduit for grants or other means.

VI. QUARTERLY REPORTS

Mr. Paulhus inquired what was meant by the reference, in the Building Maintenance Director's report, to increased security in our schools. Mayor Paterson suggested that one of the measures under consideration is reorienting the offices in the schools to the front of the buildings. The Town Manager noted that the schools are also in the process of updating the key systems.

VII. DEPARTMENTAL REPORTS

Ms. Koehn asked for clarification of the term "expedited review of site plans" which is found in the Planning and Design subsection of the Mansfield Downtown Partnership Board of Director's meeting minutes. The Town Manager explained that the Planning and Zoning Commission will set the overall standards for the project and then the Town Planner will work with the Partnership Board to insure that the application is in conformity. Ms. Koehn expressed concern regarding the word "expedited" and asked for further clarification.

VIII. REPORTS OF COUNCIL COMMITTEES

Ms. Koehn reported the Special Committee Regarding the Establishment of a Charter Revision Committee will meet on January 17, 2006.

Mr. Paulhus reported that he, Mayor Paterson and Ms. Koehn attended a CCM workshop for newly elected officials. Items under discussion included financial considerations and the budget process.

Mayor Paterson noted that she and Ms. Blair attended the Eagleville Fire Department's Annual Dinner. She commented how wonderful the

generational support of the volunteers is in the department. Ms. Blair noted that the attendance at the event was very strong.

Mayor Paterson and Mr. Schaefer are serving on the UConn 125 Anniversary Committee. The kickoff will take place on January 25, 2006 with a whole series of events planned for the next two years. Mayor Paterson stated that they are looking for ways to get the town involved such as a link between our website and the anniversary website. Mr. Schaefer noted that the committee is comprised of large number of people from organizations who have been involved with the University over the last 125 years, including unions, the town and members of the Storrs family.

IX. TOWN MANAGER'S REPORT

Marty Berliner, Town Manager, commented briefly on the supplement to his report handed out that evening. He updated the Council on the current status of the voting machines noting that in 2006 we will again be using the lever machines.

A report from the consultant regarding the assisted living project is expected prior to the next meeting.

The School Building Committee will have its first meeting this week.

The Town Manager and the Mayor attended a meeting last week of the Eastern Connecticut Regional Finance Group. The focus of the meeting was concern over binding arbitration, minimum wage and other unfunded mandates.

The Director of Finance and the Town Manager attended the CBIA Economic Summit where the national, regional and state economy was discussed.

The Town Manager attended the WINCOG meeting last Friday at which SMART POWER made a presentation. A couple of the member towns expressed an interest in participating. Mansfield's participation appears to be at 85 members. The town is in the process of obtaining quotes for the 20/10 program.

The Annual Financial Town Council Workshop will be held on a Saturday in February, the date to be announced.

X. FUTURE AGENDAS

A tour of town owned properties will be scheduled prior to the adoption of a budget.

Senator Don Williams and Representative Denise Merrill have been invited to a future meeting.

XI. PETITIONS, REQUEST AND COMMUNICATIONS

13. Mansfield Planning and Zoning Commission re: Revision to Zoning Regulations to Authorize Accessory Sheds
14. Mansfield Resident Trooper's Office, Holiday Celebration
15. G. Padick re: Proposed Age-restricted Housing Zoning Regulations
16. C. van Zelm re: Relocation and Casting Process for Storrs Center
17. Access Agency re: Regional Energy Summit
18. Technology Transfer, "Parking: How Much is Enough?"
19. The Hartford Courant, "Unified Effort Spawns Storrs Center Project"
20. The New London Day, "Dispelling the Myths About the Fort Trumbull Project"
21. William Casper Graustein Memorial Fund re: Mansfield Discovery Action Plan
22. Connecticut Department of Transportation re: Mansfield's Highway Safety Project Application - The town received the \$4500 that was requested and will be able to post a speed display sign in front of the Middle School.
23. University of Connecticut Report, "Monitoring and Analysis of the Willimantic Reservoir and the Mansfield Hollow Lake Watershed"

Mayor Paterson announced that all Committee assignments of the Council would remain the same.

XII. ADJOURNMENT

At 9:04 p.m. Ms. Blair moved and Mr. Haddad seconded to adjourn the meeting
So passed unanimously.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk

STORRS CENTER

DRAFTING THE PERFORMANCE GOALS:

Identifying the key components of a sustainable village strategy.

I. LARGE-SCALE SITE ISSUES:

Conserve open land to preserve and foster natural systems while up-grading compromised areas through sensitive, well-scaled development that is pedestrian-friendly and community-focused.

- 1. COMPREHENSIVE SITE ISSUES**
- 2. ACCESSIBILITY AND TRAFFIC MANAGEMENT**
- 3. CONNECTION TO NEARBY COMMUNITIES AND ENVIRONMENT**
- 4. OPEN SPACES AND PARKS**

II. LOCAL TOWNSHIP/SITE SUSTAINABLE ISSUES:

Retain natural site assets - soil, stormwater, vegetation - and protect air and water quality through sustainable planning initiatives.

- 1. EROSION AND SEDIMENTATION CONTROL**
- 2. STORMWATER MANAGEMENT**
- 3. PARKING ISSUES**
- 4. REDUCED SITE DISTURBANCE**
- 5. LIGHT POLLUTION CONTROL**
- 6. HEAT ISLAND EFFECT**
- 7. SITE LANDSCAPING AND VEGETATION**

III. THE BUILT ENVIRONMENT:

Develop buildings and associated structures to support the goals of the development that are in scale with the 'New England village' concept, while restoring and maintaining the integrity of the site and natural wildlife conservation area, for the benefit of all who share it.

- 1. ATMOSPHERIC GLOBAL POLLUTION REDUCTION**
- 2. BUILDINGS**
- 3. ENERGY EFFICIENCY STRATEGIES**
- 4. WATER CONSERVATION**

Reinventing Mansfield

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

By Carol Latter

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

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

Real Estate & Construction

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

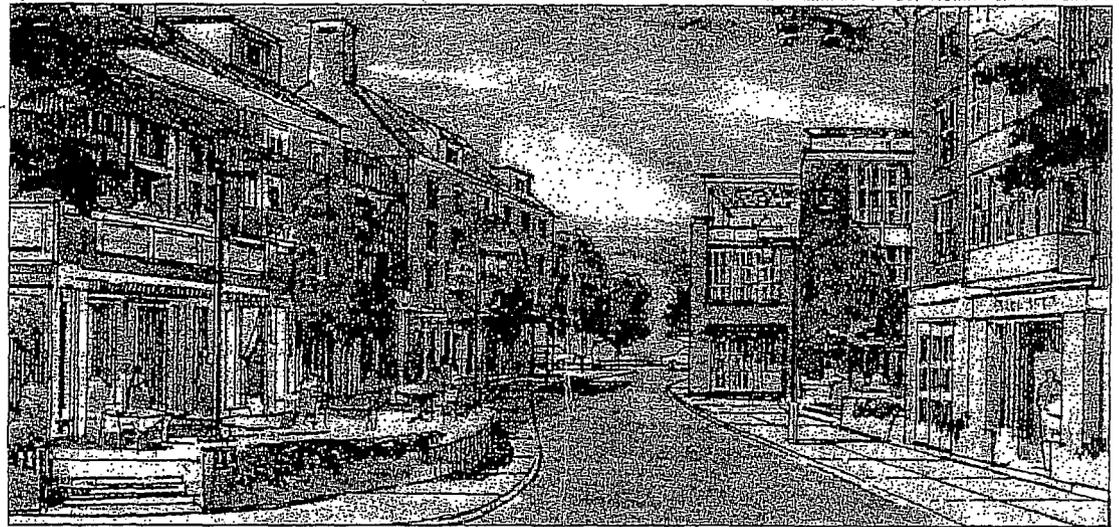
Last month, the Mansfield Downtown Partnership Inc., acting in its capacity as Mansfield's municipal development agency for the project, filed the first draft of its Municipal Development Plan (MDP) with the Connecticut Department of Economic and Community Development (DECD). The plan must also be

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

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

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

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



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

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

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

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

for visitors from outside the area.

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

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

RENDERING/COURTESY STORRS CENTER ALLIANCE

Storrs

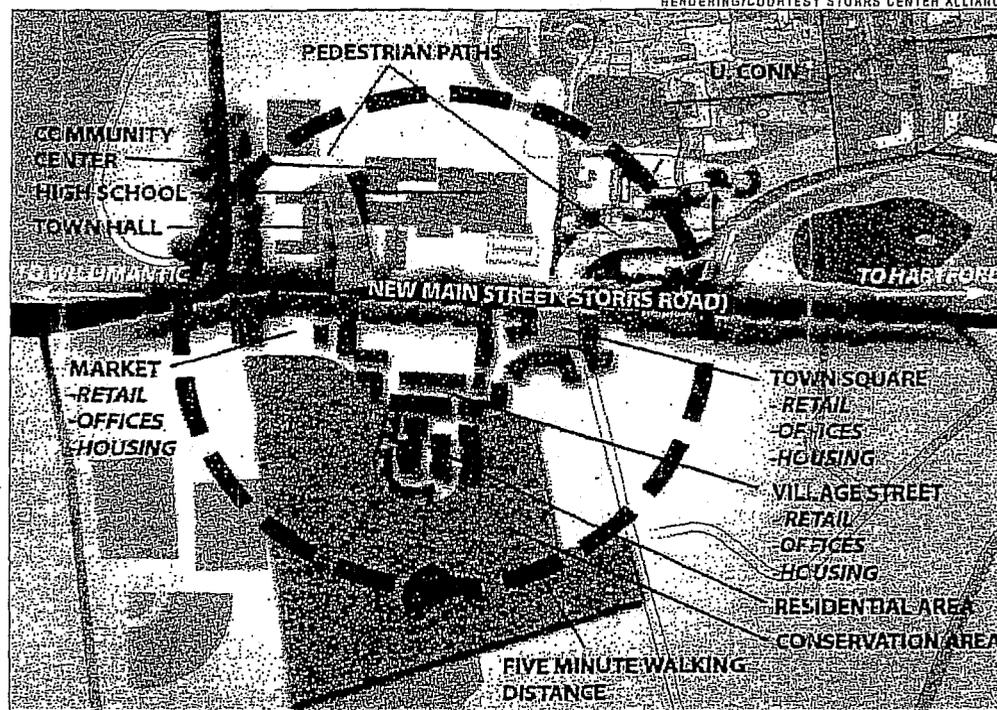
the project's parking component.

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

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

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

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



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

from the outset," Callahan says.

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

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

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

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

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

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

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

Continued on page 24

Storrs

Continued from page 9

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

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

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

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

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

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

retail centers.

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

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

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

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

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

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

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

Component	Units	Square Feet	Construction Cost
For-sale housing	230		\$50 million
Rental housing	500		\$31 million
Office/commercial		40,000	\$5 million
Retail		192,500	\$27 million
Structured parking	1,000		\$17 million
Infrastructure			\$15 million
TOTAL			\$142 million

Notes:
 *There is a maximum potential to develop 300 for-sale housing units.
 **There is a maximum potential to develop 80,000 square feet of office/commercial space.
 ***There is a maximum potential to develop 200,000 square feet of retail space.
 Source: Storrs Center Alliance

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

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

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

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

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

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

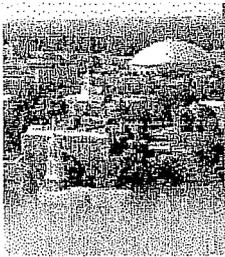
UConn will also contribute directly to the overall push to improve the area's appeal, he notes, with its plans to create a fine arts center. "And if it comes together as we hope it will," he says, "it will be a draw and an anchor for the project."

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

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

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

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

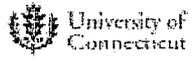


DAILY CAMPUS

THE STUDENT NEWSPAPER AT THE UNIVERSITY OF CONNECTICUT

Current Issue: Wednesday,
February 20, 2002

Username _____
Password _____



SECTIONS

- [Commentary](#)
- [Focus](#)
- [News](#)
- [Sports](#)
- [Advertising](#)
- [Home](#)

OPTIONS

- [Login](#) | [Register](#)
- [Message Board](#)
- [Calendar](#)
- [Letter to the Editor](#)
- [About Us](#)
- [Search](#)
- [Archives](#)
- [Ad Rates](#)

24HR NEWS

- [Entertainment](#)
- [World News](#)
- [National News](#)
- [Sports](#)
- [Technology](#)

Links

- [UConn homepage](#)
- [College Publisher](#)

Freebies: Copying DVD recorder and NFL "Great Moments" DVD with purchase on select Samsung LCD TVs. Details >>>

Downtown Mansfield: a college town with a twist

By Emily Meanwell/ Staff Writer

The Mansfield Downtown Partnership has revealed plans for a massive revitalization of the downtown Storrs area that could greatly impact the opportunities for students within walking distance of campus.

The partnership, which brings together the town, university and business communities, has released preliminary plans to revamp downtown Storrs. The targeted area is a stretch along Route 195 between Buckley Hall and the Mansfield post office that currently houses Store 24, Friendly's and other businesses. Two other areas, the Four Corners junction of Routes 44 and 195 and the King Hill Road area, near the Civic Pub and Sergeant Pepperoni's, will also be targeted.

"The purpose is to try to create a vibrant downtown economic space, a place of destination for students and residents," Philip Lodewick, the chair of the Mansfield Downtown Partnership, said. "The eventual project is a space that has restaurants, retail shops, art galleries, craft shops and places for students to hang out, potentially a night club of some type."

As a UConn graduate who has been continuously involved with the university, Lodewick has seen few changes in the area since he graduated in the late 1960s.

"I'm absolutely convinced that what's more important than the buildings that are being built right now on campus is a downtown area," Lodewick said. "There is very little opportunity for students to do anything outside of athletic events, dorms, and classes without getting into a car. It would be nice to be able to walk into town, meet friends, have a place to eat, have a place to shop and be able to just go hang out in a nice downtown village green."

Tom Callahan, special assistant to President Austin, agreed with Lodewick.

"The university has made tremendous progress in the last seven years in improving the quality of its facilities and as a result has attracted a larger number of students," he said. "One thing we hear from existing and prospective students as a problem is the lack of diversity of things to do in Mansfield. The idea is to provide more options proximate to campus for retail, social and entertainment events that don't exist because the current configuration doesn't work."

Betsy Patterson, the mayor of Mansfield, envisions the area growing into a college town.

"I think what we're trying to do is literally build a college town, a college town with a New England flavor," Patterson said.

According to Matt Hart, the assistant to the town manager, the space would not just be for retail.

"We're trying to create a 'mixed use village' that would incorporate a mix of retail, commercial, and residential activities," he said.

TSUNAMI RELIEF

Click here to donate!

NETWORK CHANNELS

- [Scholarships](#)
- [Rate a Pic](#)
- [uBid Auctions](#)
- [Entertainment](#)
- [Roommates](#)
- [GradZone](#)
- [Shopping - PriceGrabber](#)

NEW! SIGN UP FOR OUR EMAIL EDITION (your email)

I am...

[More info](#) [Sign Up](#)

WEEKLY POLL

Who's your choice for the Spring Weekend line-up?

- Jay Z and Tenacious D
- Nickelback and Mandy Moore
- Aaron Carter and Mudvayne
- Fabolous and Cher

[VOTE](#) [RESULTS](#)

Mansfield Downtown Partnership Office

Tuesday, September 9, 2005

MINUTES

Present: Martin Berliner, Tom Callahan, Bruce Clouette, Mike Gergler, Al Hawkins, Janet Jones, Philip Lodewick, Dave Pepin, Steve Rogers, Phil Spak, Betsy Treiber, Frank Vasington, David Woods

Guests: Tom Cody, Macon Toledano

Staff: Cynthia van Zelm

In Planning and Design Committee Chair Steve Bacon's absence, Ms. van Zelm reported that the Committee met last month and went over comments on the draft Design Guidelines. Subsequently, Macon Toledano, Storrs Center Project Manager, and Richard Munday, architect with Herbert S. Newman and Partners, met with some Committee members to go over subsequent suggested changes on the Guidelines. Mr. Pepin said there was a good dialogue with Mr. Toledano and Mr. Munday. He said some of the major issues expressed were the density of the buildings. The development needs to look like a university-village. Mr. Pepin noted the need to go higher on the buildings with less available land to make the project viable economically. Mr. Pepin also mentioned that the town square is small and needs to be constructed in proportion to the surrounding buildings.

DOWNTOWN MANSFIELD

MASTER PLAN

May, 2002

Overall, the scale of Route 195 is that of a major bypass road and not that of a main street found in a traditional New England village center.

Design guidelines or a village code is required to address building square footage, height, uses, placement, and architectural character (style and materials specification). Creating a ratio of mixed-uses and appropriate relationships to one another in a comprehensive plan is imperative. The sensitive interface between landscape and architecture

.. The design charrettes and other public discussions conducted by the Downtown Partnership proved to be quite helpful in defining what the public perceived to be important attributes for the downtown. Clearly, in order for Storrs Center to become truly the village center for

April 26, 2004

Mansfield Downtown Partnership Names Master Planning Group

By Richard Veilleux

The Mansfield Downtown Partnership has named the Storrs Center Alliance, a team of architects, investors, and planners, to be the master developer of a plan to transform about 35 acres of land off Route 195 into a hub of retail, cultural, and residential activity.

The Storrs Center Alliance consists of BL Companies, an engineering firm from Meriden; Leyland Alliance, a development group; Marquette Property Investments, a financial services firm; and Herb Newman, architects from New Haven, will begin work immediately on the formation of a business plan for the center. The center will be located on land behind the two retail shopping strips across the main road from E.O. Smith High School. The plan is expected to include the proposed mix of uses for the property, a list of potential tenants, and a refinement of a physical plan for the area.

"Storrs Center Alliance is a talented group of skilled professionals who have been engaged in just this type of work for years," said Thomas Q. Callahan, special assistant to University President Philip E. Austin and finance committee chair for the Downtown Partnership board of directors. "They are fully aware of the uniqueness of Mansfield and the opportunities presented by the plan, and they're excited to get started.

"Bringing this group on board provides evidence that this is a realistic plan, with reachable goals and timetables," he added. "We're ready for the next step."

The U.S. Department of Agriculture-Rural Development is helping the partnership take that next step. It is providing the Town of Mansfield with \$175,000 in grants to help plan the village center. These funds will supplement the \$500,000 already awarded to the partnership by the Connecticut Department of Economic and Community Development.

"We're making great progress on the village center," said Cynthia van Zelm, director of the partnership. "We're looking forward to continuing to work with the community, including UConn students and staff, to review the latest concepts of the village plan."

The Storrs Center Alliance is expected to prepare a draft business plan and a draft municipal development plan within the year, incorporating ideas forwarded by members of the Mansfield and UConn communities. Once accepted by the partnership board, the group will begin seeking a range of town and state approvals of the plan that are needed before construction can begin.

The partnership's board of directors will receive updates on the process during its annual meeting on June 10. Presenters will include the Storrs Center Alliance; Gehry Partners, the architectural firm working with Herbert Newman and Partners to design a new fine arts building near the downtown development site; and Philip Lodewick, board chair. The meeting begins at 7 p.m. at the Center for Hellenic Studies Paideia on Dog Lane.

[Back](#) | [Next](#)

Downtown Partnership

Winter 2005

Plans for the The Storrs Center mixed-use village continue to progress. Go to www.storrscenter.com for a Fact Sheet on the project. Below is a preliminary concept site plan, and preliminary renderings. Click on the thumbnails to see full-size images.

[Downtown Partnership Agendas and Minutes](#)

[Board of Directors](#)

[Partnership Calendar](#)

[Committees](#)

[Contact Us](#)

[Planning and Design Documents](#)

[Storrs Center](#)

[Visitor Information Guide](#)

[Become a Member](#)

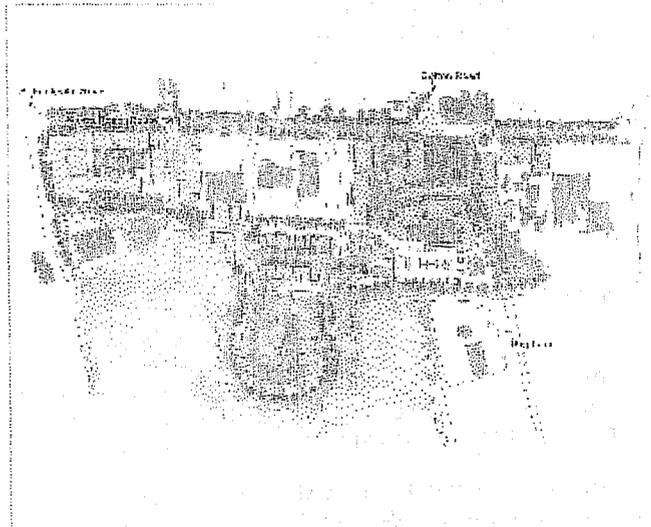
[Volunteer with the MDP](#)

[Membership Brochure](#)

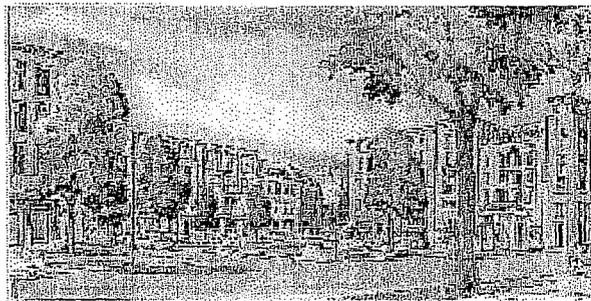
[Annual Report](#)

[Budget](#)

[Storrs Center Map](#)



[Town Square](#)



[Village Lane](#)

UConn, Town Plan to Make Storrs a Vibrant Center

By Karen A. Grava

Today, when people visit downtown Storrs, the stop is brief. They pop into Storrs Drug, fill a prescription and continue on their way. They walk over to Campus Florist, buy a bouquet and rush back to their office or dorm. Or they stop at Friendly's, have a quick snack and run down to the mall.

"Our goal is to make the downtown a vibrant, economic center - not a pass-through, but a place of destination," says Philip H. Lodewick, chair of the Mansfield Downtown Partnership. "I went to UConn in the 1960s and since then, very little has changed in the town.

A Place to Go

"But as the University is developing, and following its own strategic plan, there is an emerging consensus that Storrs needs a downtown core, a college town, or a New England village," he adds. "The downtown should be a place where students and residents can go, a center that can enhance living in the area for everyone."

Lodewick, BS '66, MBA '67, and his wife, Christine, contributed the funds for the Visitors Center on the Storrs campus.

The transformation of the downtown is part of a partnership formed by the town, the University and the business community called the Mansfield Downtown Partnership Inc. The project will focus on three areas of Mansfield: the downtown, the King Hill Road area, and the Four Corners area at the junction of Routes 44 and 195. An executive director, soon to be hired, will oversee the partnership.

Mayor Betsy Paterson says the downtown will be the first area on which the partnership will focus, because of its potential and its visibility. Detailed master plans for the area, which are being drawn up by an outside consultant, will be unveiled shortly, along with environmental impact and marketing studies, also nearing completion.

"Research shows that people spend very little time when they stop in Storrs. They come to do an errand and they move on. We would like to change that," she says. "We hope to create an environment where existing businesses can be more successful and new businesses will flourish."

The downtown revitalization will involve the property between the U.S. Post Office and Buckley Hall on the east side of Route 195. Also under consideration are the addition of a town green and the possibility of terminating Dog Lane before it reaches Route 195.

The University is considering constructing 500 much-needed beds for graduate students in year-round apartments adjacent to the post office, to increase the vitality of the area. In addition, offices and apartments to be privately owned and constructed above new or existing storefronts may also help increase activity in the area, Paterson says.

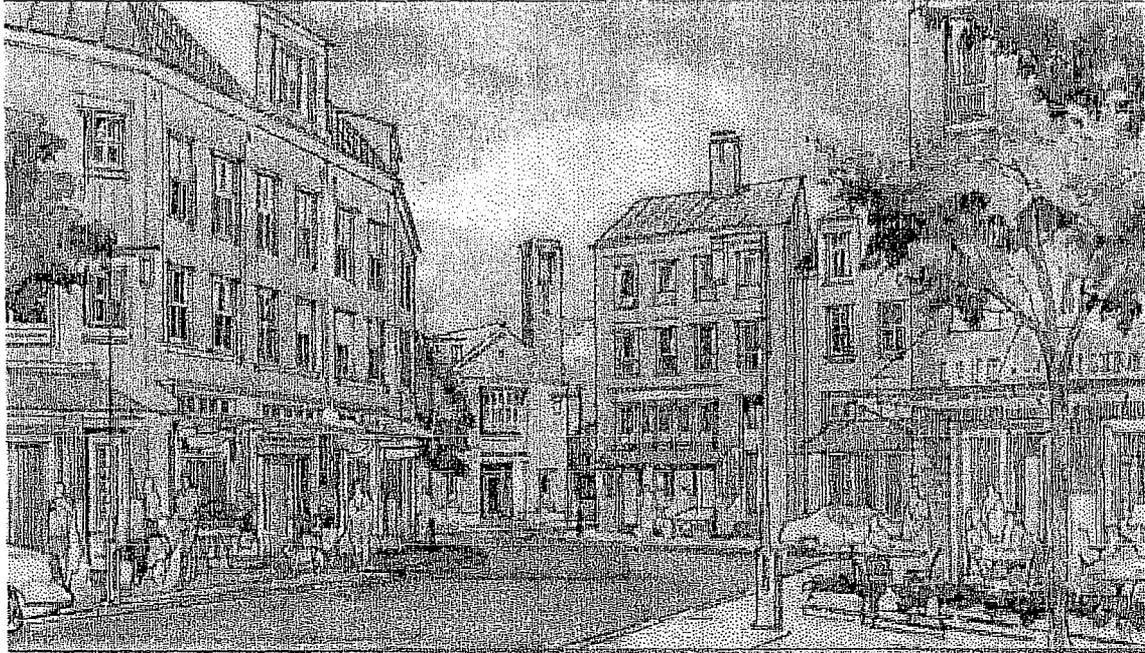
The plan envisions integrating what now exists with new buildings, similar to the approach the University has followed during UConn 2000.

Cultural Events

The housing to be added to the area is designed to provide a year-round market for the shops, and to permit such new shops as a grocery store to become viable. Marketing studies show that residents also would like cultural events to be a priority for the center, and Dean David Woods of the School of Fine Arts is already actively participating in the effort.



STORRS CENTER



Village Street

James S. Wassell

- FACT SHEET -

DESCRIPTION

Storrs Center will be a mixed-use village and main street corridor at the crossroads of the Town of Mansfield, Connecticut and the University of Connecticut. Located along Storrs Road adjacent to the University, the Town Hall, the regional high school, and the community center, Storrs Center will include a new town square across from the University's proposed fine arts center, designed by renowned architect Frank O. Gehry in association with Herbert S. Newman and Partners, of New Haven, CT. The Main Street village will occupy about 15 acres of the overall 45-acre property, with the remainder of the site reserved for open space. The town plan will knit architecture, pedestrian-oriented streets, small lanes, and public spaces into a series of small neighborhoods that will make up the new fabric of the town center. Ground floor retail and commercial uses opening onto landscaped sidewalks and intimate streets will reinforce traditional streetfront activity and shared community spaces and will be supported by residences above and throughout the neighborhood. Storrs Center will combine retail, restaurant, and office uses with a variety of residence types including town homes, condominium apartments and rental apartments. Structured and surface parking will be provided.

ADMINISTRATION

- ACIR Symposium on the Roles and Responsibilities of RPOs: This symposium on November 16 was well-attended by RPO directors, state agency representatives, chief elected officials, and state legislators. We can probably anticipate that there will be some discussion about RPO boundaries in the future, but it is impossible to predict the time frame or direction of those discussions. The proceedings were videotaped. You may find it interesting to review the tape when it becomes available.
- FY 2004 audit: CPA Al Rusilowicz spent a few days at WINCOG during the week before Thanksgiving, but the audit has not yet been completed. It should be available by the time of the January meeting. This is always an interesting time of year – trying to come up with a draft budget for FY 2006 while monitoring the FY 2005 budget and having to remember what we did in FY 2004 to answer the auditor’s questions.
- Staff Development: WINCOG will be sponsoring Jana Butts’ participation in *STRETCH*, a new community leadership program of the Windham Region Chamber of Commerce. This is a six-month program during which “participants will learn more about the communities in the region, will develop and hone their leadership skills, and will design and implement one or more projects to enhance the region.” This year’s focus is Economic Development in a Multi-cultural Community.
- Capitol Region Purchasing Cooperative: Both WINCOG’s chairman and CRCOG’s acting director have signed the agreement for WINCOG’s member towns to participate in the CRPC for the year beginning December 1, 2004. WINCOG towns were included in CRPC’s process of soliciting information prior to going out to bid for gasoline.

- **Technical assistance contracts active in FY 05:**

Contract #	Description	Status
<i>Ashford</i>	<i>POCD assistance</i>	<i>Completed - working on supplemental mapping</i>
<i>Mansfield</i>	<i>Mapping assistance</i>	<i>in progress</i>
<i>Columbia</i>	<i>Fill-in staffing (part time) for ZEO for one week</i>	<i>completed 7/04</i>
<i>Willimantic River Alliance</i>	<i>Web site development</i>	<i>in progress</i>
<i>Chaplin</i>	<i>Planning and zoning services</i>	<i>contract in progress</i>

UPCOMING DATES OF INTEREST

- | | |
|-------------|---|
| December 6 | (Monday, 9:00 a.m. - 3:00 p.m.) Senior Officials Workshop for WMD/ Terrorism Incident Preparedness -Waterbury |
| December 7 | (Tuesday, 1:30 p.m.) Seminar on National Information Management System - East Hartford Public Safety Complex |
| December 8 | (Wednesday, 1:30 p.m.) Seminar on National Information Management System - Foxwoods Public Safety Complex |
| December 13 | (Monday, 9:00 a.m. - 3:00 p.m.) Senior Officials Workshop for WMD/ Terrorism Incident Preparedness - Mohegan Tribal Public Safety Complex, Uncasville |
| December 14 | (Tuesday, 1:00 - 3:00 p.m.) Office of Emergency Management Statewide workshop on Emergency Preparedness Tools and Technology (at OEM, Hartford) |
| January 7 | Next scheduled WINCOG meeting |

FOCUS ON THE FUTURE

The Mansfield Downtown Partnership recently held a public presentation on its initiative to create a new Main Street Village in Storrs. Representatives from some of the country’s top planning, design, and economic development firms were on-hand to show residents of Mansfield what their new downtown could look like in the future. Hundreds of residents, students, and interested people attended the gathering at E.O. Smith High School and most were very pleased with what they saw. The Storrs Alliance Team described several new mixed-use neighborhoods, based on a typical village Main Street concept, where people can



STORRS CENTER PROJECT

The Storrs Center project is moving further along toward the creation of a vibrant retail, entertainment and housing district adjacent to Storrs Road (Route 195) at the south end of the University of Connecticut that will draw alumni, faculty, staff, students, parents, visitors and local residents to Mansfield.

The Mansfield Downtown Partnership, Inc., acting in its capacity as Mansfield's municipal development agency for the project, has filed the draft of the Municipal Development Plan with the Connecticut Department of Economic and Community Development. This submission represents a milestone in the cycle of submissions and approvals required from the various agencies having jurisdiction over the project. The plan requires a range of approvals and permits with groundbreaking anticipated for the first phase of the four-phase project in 2006. The entire process could be completed within five to seven years.

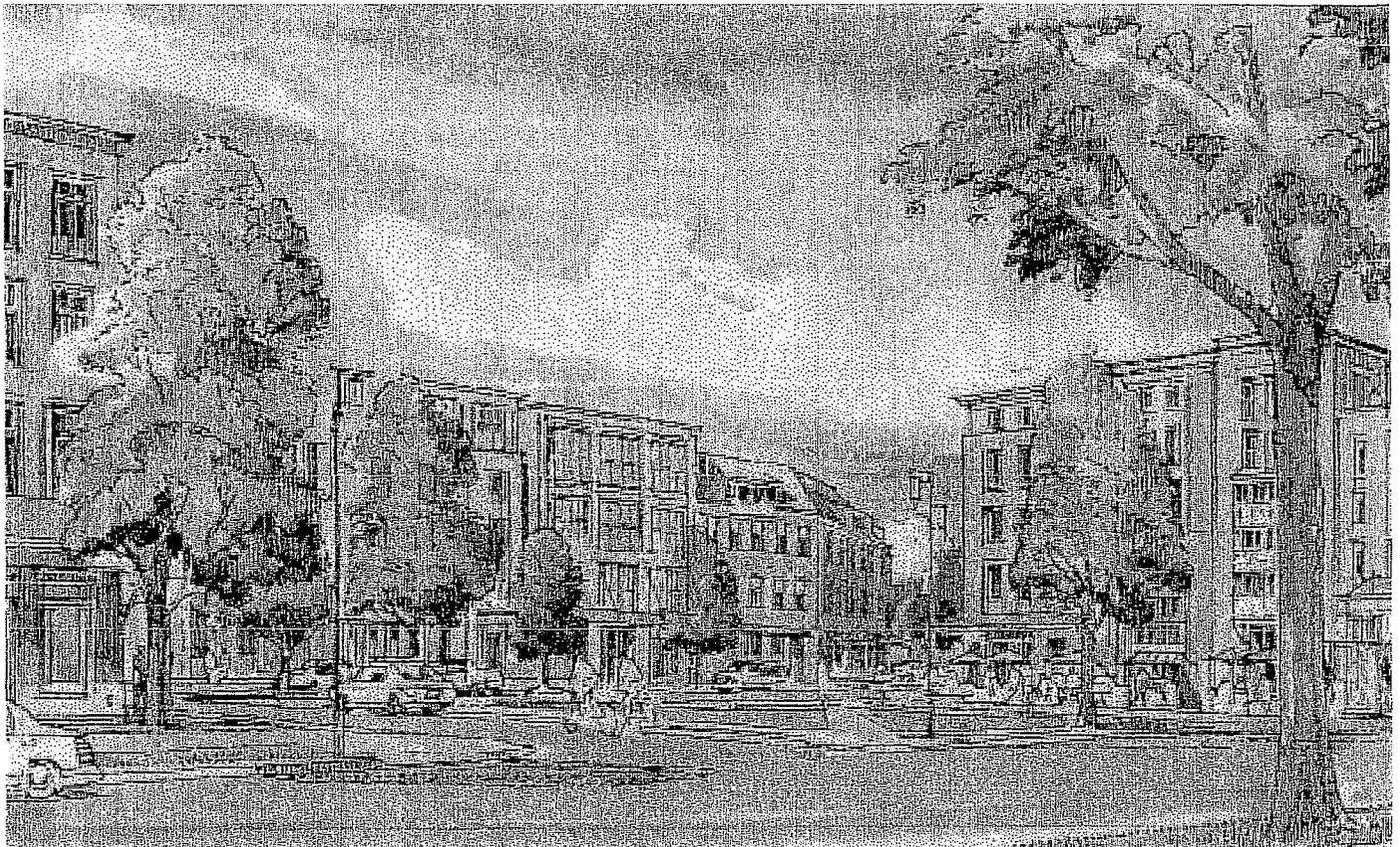
Storrs Center Alliance, LLC, the master developer for the project and an affiliate of Lyeland Alliance of Tuxedo, New York, is working with the Mansfield Downtown Partnership, the University, and the Town of Mansfield on the Storrs Center project. The proposed 15.5-acre village features narrow streets and wide sidewalks, lined with dozens of multi-story buildings that will have retail shops on the first floor and apartments and offices above them. Tucked

into the woods behind the village will be town houses, condominiums and open spaces. Thirty acres are reserved as conservation area, accessible by walking trails.

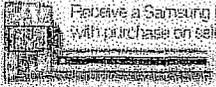
The village is plotted in the midst of a 45-acre site on the east side of Storrs Road, from Mansfield Road to South Eagleville Road. A landscaped town square, built at the intersection of Dog Lane and Storrs Road, will serve as an entrance to the site from campus. The center is adjacent to the entrance to the fine arts complex, where visitors will be able to enjoy theater, art exhibits and concerts.

There will be 35 to 60 different businesses in the village, reflecting a mix of primarily local and regional shops, and a limited number of carefully selected national retail outlets, including restaurants, entertainment venues, movie and clothing stores and cafés. The village will be designed primarily as a pedestrian-friendly area, with a number of public places for people to sit and talk or read. Up to 600 units of housing are planned including apartments, condominiums and townhouses.

More information about the Storrs Center project is available at www.storrscenter.com. If you have questions about the Mansfield Downtown Partnership or would like to get involved, contact the Partnership at 860-429-2740 or at mdp@mansfieldct.org.



The Storrs Center project will feature 35 to 60 different businesses, reflecting a mix of primarily local and regional shops, and a limited number of carefully selected national retail outlets.



Receive a Samsung DVD recorder and NFL "Great Moments" DVD with purchase on select Samsung LCD TVs

[Details >](#)



[Home](#) > [News](#)

MDP Holds Public Forum

By: [Gary Parkosewich](#)

Issue date: 10/7/05 Section: [News](#)

Local residents and business owners addressed concerns about the upcoming construction of the Storrs Center Project at a public forum held at the Bishop Center Thursday by Mansfield Downtown Partnership, Inc., and the town of Mansfield.

The Municipal Development Plan (MDP) calls for the demolition of local businesses currently on Storrs Road and Dog Lane during construction.

According to the MDP, the businesses will have an option to relocate in a "preliminary building" before demolition, although this has caused concern among store owners, such as Store 24 owner Peter Andrew.

Andrew said it would be difficult to re-acquire customers if the buildings were demolished before the preliminary building was complete and that relocation would cause displaced businesses such as his to lose its flow of customers.

Andrew said despite the issues concerning Store 24, he is satisfied by the way MDP has been working with local businesses.

"I am happy that they [MDP] have escalated the process," Andrew said.

Attorney representative Tom Cody of the Storrs Center Alliance said the displaced businesses will be treated fairly.

"Very real progress has been made for relocating businesses prior to demolition," said MDP Board of Directors member Steve Bacon.

Several local residents were also concerned the Storrs Center will cause a water shortage, which according to the MDP will be provided by the UConn water system. According to Leyland Alliance Project Manager Macon Toledano, the Storrs Center will add "a small fraction of 500 homes" to the 25,000 units already using UConn's water system.

"[The population] does not address the water usage of downtown," said Mansfield Town Council member Helen Koehn.

Mansfield Town Manager Martin Berliner said the conservation of water is a major concern and he is hopeful it will be worked out.

According to storrscenter.com, the Storrs Center Project is a "revitalization of the downtown commercial area" on Storrs Road, across from UConn, E.O. Smith High School, Mansfield Town Hall and the Mansfield Community Center. The new 45-acre downtown will include shops, restaurants, offices, condominiums and rental apartments, along with open space set aside for conservation and a new Mansfield town green. The first phase of construction is expected to begin in 2006, while the final phase will be completed by 2011, according to storrscenter.com.

"The village will be sophisticated, fun and culturally enriching," Bacon said. "It will become the heart of the university and residential community."



Media Credit: Megan Reynolds

Mansfield Downtown Partnership Board of Directors member Steve Bacon (right) makes a presentation to the town community Thursday at the Bishop Center as Mansfield Mayor Betsy Paterson (center) and others look on.

At a Glance

PHILIP E. AUSTIN, *President*

Peter Nicholls, *Provost and Executive Vice President for Academic Affairs*

Peter J. Deckers, *Executive Vice President for Health Affairs and*

Dean of the School of Medicine Established in 1881

Statutory Authority - *Chapter 185b, General Statutes*

Route 195, Storrs, CT 06269

Number of full-time employees: 4,015 + 3,487 (Health Center)

Recurring Operating Expenditures: 2004-05 (as of August 19, 2005) \$750,464,125

+ \$604,245,000 (Health Center)

Organizational Structure: Public State University

Plans for a vibrant, tree-lined 15.5-acre Storrs Center village were presented to the University and to Mansfield residents by the Mansfield Downtown Partnership. The village, to be located across Storrs Road from the Fine Arts Complex, will feature narrow streets and wide sidewalks lined with dozens of multi-story buildings having retail shops and businesses on the first floor and apartments and offices above them. Tucked into the woods behind the village will be up to 600 units of housing, including apartments, condominiums, and townhouses, as well as open spaces. The village, intended to attract and serve alumni, faculty, staff, students, parents, visitors, and local residents, is anticipated to be developed within the next five to seven years.

Minutes of a Meeting of the Graduate Student Senate

October 29, 2003

Guest: Cynthia van Zelm, Executive Director, Mansfield Downtown Partnership

Guest van Zelm discussed the Mansfield Downtown Partnership, including the three areas of revitalization – the Storrs Center, King Hill Road, and Four Corners.

Storrs Center is the major focus. The idea is to create a village town center with public space for passive recreation, farmer's market, and art shows as well as commercial space for retail, office, and apartments.

For housing, the market focus is graduate students and visiting faculty, not undergraduate housing.

She questioned what graduate students would like to see, what types of apartments – style, rent, etc.

Comments and questions centered on affordable housing for graduate students, about \$300-400 each for a two bedroom is reasonable, \$625 each is too high. Good quality, maintenance, not necessarily huge but smaller bedrooms for larger common space. Look at Hilltop apartments for what not to do. Noise factors need to be considered for the living areas. A building manager is helpful in enforcing rules.

Guest van Zelm indicated that the housing will be privately owned and a timeline for construction to begin is about 1½ - 2 years. It is expected to have about 400 beds, but a market analysis is still in the works.

Other suggestions included a greater variety of places to eat – restaurants/bars/coffee shops. There is interest in a grocery store as well.

Questions regarding traffic problems on 195 were brought forward. There is still discussion about ways to alleviate the problem. Suggestions were about possibly adding busses to the area. There are also concerns about pedestrians.

Please feel free to contact her with comments and questions and ways to get involved.

I. Call to Order

Vice-President Tracy called the meeting to order at 7:40 pm in Room 200 of the Whetten Graduate Center.

[Home](#)

Mansfield partnership plans to end term limits

[dlyon](#) Apr 6 2005 - 7:42am [Local News](#)

By GAIL ELLEN DALY
Chronicle Staff Write

STORRS — As plans for a Storrs village center continue to be reviewed by state agencies, the Mansfield Downtown Partnership board of directors Tuesday discussed a change in bylaws and the relocation of tenants.

The draft master plan for a “Main Street”-type village opposite E. O. Smith High School and the University of Connecticut School of Fine Arts shows a mix of retail shops, entertainment and housing created by Storrs Center Alliance.

However, the partnership’s bylaws call for a limit on officer’s terms to three one-year terms.

The proposal, which will go before the full membership at its annual meeting June 7, calls for deleting term limits for officers.

PAGE
BREAK



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Assistant Town Manager *MWH*
CC: Martin Berliner, Town Manager; Gregory Padick, Director of Planning;
Jennifer Kaufman, Parks Coordinator
Date: January 23, 2006
Re: Natchaug River Greenway Designation

Subject Matter/Background

As discussed at the last meeting, the Nature Conservancy is coordinating an effort to seek state "greenway" status for the Natchaug River, which flows through seven area towns. Both the Mansfield Planning and Zoning Commission and the Mansfield Conservation Commission have unanimously voted to recommend that the town council endorse the proposed designation.

At the previous meeting, the town council asked how the designation would further the attainment of the goals of the Conservancy and area towns. As explained in the attached materials, the creation of a greenway does have several benefits for a community, including the preservation of the environment and the creation of opportunities for outdoor recreation. In addition, greenways can have certain economic benefits such as tourism and spending on recreational activities. Furthermore, the greenway designation can assist communities with obtaining grant money for preservation and to improve recreational activities.

Financial Impact

The draft Natchaug River Greenway Designation dated December 21, 2005 states that each member community will commit to a project to help further the goals of the greenway. However, Mansfield currently has many such projects and programs underway. Consequently, staff does not believe the town's support of the designation would have a negative impact upon the town. In fact, we are hoping that the designation would actually contribute to the regional economy, through the spending on tourism and recreation.

Recommendation

Based upon the reasons outlined above, staff suggests that the town council endorse the recommendations of the conservation commission and planning and zoning commission in support of the proposed greenway.

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

Resolved, effective January 23, 2006, to authorize Mayor Elizabeth Paterson to issue the attached resolution endorsing Mansfield's participation in the nomination of the Natchaug River corridor as a state greenway.

Attachments

- 1) Proposed Resolution to Endorse Mansfield's participation in the Nomination of the Natchaug River Corridor as a State Greenway
- 2) R. Favretti re: Natchaug River Greenway Designation
- 3) G. Padick re: Proposed Natchaug River Greenway Designation
- 4) The Natchaug River Greenway Designation – Draft 12/21/05
- 5) CT DEP: Criteria for the Designation of Connecticut Greenways
- 6) December 21, 2005 Minutes of Mansfield Conservation Commission



*Town of Mansfield
Resolution*

***“ TO ENDORSE MANSFIELD’S PARTICIPATION IN THE NOMINATION OF THE
NATCHAUG RIVER CORRIDOR AS A STATE GREENWAY”***

WHEREAS, the Town of Mansfield is bordered on its southeastern edge by the Natchaug River and a portion of its land lies in the Natchaug River Watershed; and,

WHEREAS, the Town recognizes the Natchaug River corridor for its recreational, historical, scenic, natural resource and wildlife habitat value; and,

WHEREAS, Mansfield’s recently approved 2006 Town Plan of Conservation and Development specifically recommends that a greenway be established for the Natchaug River Corridor:

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL to hereby support the concept of working regionally to link and protect open space and natural resources by endorsing Mansfield’s participation in the nomination of the Natchaug River corridor as a State Greenway; and,

BE IT FURTHER RESOLVED TO authorize Mansfield’s Town Manager to submit this resolution and Mansfield’s endorsement on the Greenway nomination to the Nature Conservancy, which is coordinating the initiative for the seven corridor towns.

IN WITNESS WHEREOF, I have set my hand and caused the seal of the Town of Mansfield to be affixed on this 23rd day of January in the year 2006.

*Elizabeth C. Paterson
Mayor, Town of Mansfield
January 23, 2006*

TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Mansfield Town Council
From: Planning and Zoning Commission

Rudy Favretti
Rudy Favretti, Chairman

Date: Jan. 18, 2006

Re: Natchaug River Greenway designation

At a meeting held on January 17, 2006, the Mansfield Planning and Zoning Commission unanimously adopted the following motion:

“that the Planning and Zoning Commission recommend the Town Council’s endorsement of the Natchaug River Greenway application.” (See attached 1/12/06 memo from the Director of Planning.)

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

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

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Planning and Zoning Commission
From: Gregory J. Padick, Director of Planning
Date: Jan. 12, 2006



Re: Proposed Natchaug River Greenway designation

At the 1/3/06 meeting, a draft 12/21/05 narrative was distributed providing information on a proposed greenway along the Natchaug River. The Nature Conservancy is coordinating an effort to establish a State-designated greenway for this river and the seven towns (Woodstock, Union, Eastford, Ashford, Chaplin, Mansfield and Windham) the river flows through. The proposed greenway has been endorsed by Mansfield's Conservation Commission and, prior to the Town Council action which is required for application submission, the PZC has been asked to endorse this proposal. Attached to this memo are a 12/21/05 Conservation Commission endorsement of the proposed greenway, the resolution adopted by the Town Council when a similar application was prepared for the Willimantic Greenway, and information from the DEP website regarding the State's Greenway Program.

The Natchaug River flows from Chaplin into Naubesatuck Lake (Mansfield Hollow) in southeastern Mansfield and, via the Mansfield Hollow Dam, it flows into the Willimantic Reservoir and ultimately under Route 6 and into Windham. Designation as a greenway will enhance efforts to secure grant money for preservation and recreational enhancements. This designation would be fully consistent with State, regional and local land use plans and is specifically mentioned as a recommendation in Mansfield's draft Plan of Conservation & Development update. To the best of my knowledge, in endorsing this application, Mansfield's only commitment is that the greenway be included in our Plan of Conservation & Development.

It is recommended that the Planning and Zoning Commission recommend the Town Council's endorsement of the Natchaug River Greenway application.

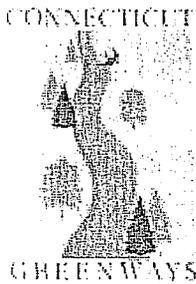
The Natchaug River Greenway Designation- Draft 12/21/05

The Natchaug River System is recognized by federal, state, local and private agencies as a benchmark stream for water quality containing a rich diversity of aquatic and terrestrial plants and animals. The Natchaug provides, trophy trout fishing, paddling, hiking, history and beauty to area residents and visitor's as well as supplying drinking water for the City of Willimantic. Much of the land within the watershed is held by the State of Connecticut, US Army Corp of Engineers, private land trusts and large land owners. Two State Designated Greenways, the Nipmuck and the Natchaug Trails, pass through the watershed and follow the river corridor. The Willimantic River Greenway and the Airline Trail intersect with the Natchaug River as well. The natural, historic and recreational resources enjoyed by communities within the watershed are dependent upon the continued high quality condition of the system

The *goal* of the Natchaug River Greenway proposal is *natural resource protection on both sides of the Natchaug River and its major tributaries Bigelow Brook, Still River, Bungee Brook, Stonehouse Brook, their headwater streams, and water bodies*. The participating communities in The Natchaug River Greenway will work *to preserve the high-quality waters of the system as well as the terrestrial and aquatic habitat within the watershed through community education and promotion of the natural, historic and recreational resources of the river corridor*.

Each community will commit to a project to further the goal of the greenway including:

- monitoring, maintaining and improving surface and groundwater quality
- developing and enacting best management practices for road and storm drain maintenance
- filling in gaps in protected open space areas
- community conservation education and promotion of greenway resources
- linking and extending existing trails



Criteria for the Designation of Connecticut Greenways

In 1995 the Connecticut General Assembly acted upon the recommendations of the Governor's Greenways Committee and passed Public Act 95-335, which institutionalized Connecticut's greenways program. A highlight of this legislation was the establishment of the Connecticut Greenways Council. One of the Council's duties is the development of criteria for the designation of greenways around the state.

[Greenways Home](#)

[Benefits of Trails and Greenways](#)

[Criteria for Greenways](#)

[Official Connecticut Greenways](#)

[Sources of Funding](#)

[Greenways License Plate](#)

[Connecticut Greenways Council](#)

[Additional Links](#)

[Connecticut's State Parks & Forests](#)

The Public Act defines greenway as a "corridor of open space" that:

1. may protect natural resources, preserve scenic landscapes and historical resources or offer opportunities for recreation or non-motorized transportation;
2. may connect existing protected areas and provide access to the outdoors;
3. may be located along a defining natural feature, such as a waterway, along a man-made corridor, including an unused right of way, traditional trail routes or historic barge canals; or
4. may be a green space along a highway or around a village.

In order to meet the criteria for official designation as a greenway, open spaces and/or pathways must fit at least one aspect of this definition. The critical element, however, is connectivity. While a loop trail in a public park may fit many recreational and open space needs, if it offers no opportunities for connecting to a greater system it does not qualify as a greenway. Conversely, a short segment of open space along a ridgeline or waterway may be deemed part of a greenway if future plans include its linkage to a larger system.

The process of greenway designation will require not only the involvement of the Greenways Council. It will also mean that there is a commitment on the local level to a project's long-term success as well. Officially designated recreational greenways will receive special signs to post at trailheads and road crossings; those that serve a resource protection function may also post these signs where appropriate. All of the designated greenways will be forwarded to the Office of Policy and Management for inclusion in future revisions of the State Plan of Conservation and Development, and will also be incorporated into any greenway plans developed by the Department of Environmental Protection.

Greenways can be much more than linear open spaces. They can be the links from city to country, from village to village, from state to state. They can reconnect people to their communities, to rivers, fields, and hillsides, enhancing the sense of place that helps define the quality of life in Connecticut. It has been said that greenways connect the places we live with the places we love. It is the hope of the Connecticut Greenways Council that the designation process will help in the development, enhancement, and preservation of those places.

The following are the suggested criteria for the designation of greenways in Connecticut. The Greenways Council and the Department of Environmental

Protection may designate such areas as they deem fit these criteria. Municipalities, non-profits, or other sponsoring agencies may submit projects to the Greenways Council for designation.

Criteria for the Designation of Greenways in Connecticut

In order to be considered for official greenway designation, a project must meet at least one of the following criteria:

1. The corridor connects existing open space, trail segments, historical/cultural assets; provides alternative transportation opportunity; may be of varying lengths, but connects neighborhoods to schools, town centers, parks and recreation areas, transportation centers, or open spaces.
2. If the greenway is a municipal project, it must be included in local plan of Conservation and Development (or in the next revision thereof), and must be endorsed by the local government through a municipal resolution or compact;
3. If the greenway is a regional project, it must be included in plans of relevant Regional Planning Agency, or Council of Governments, with endorsements by the affected municipalities; or, an inter-municipal compact may be developed between towns;
4. If the greenway is a non-governmental project, it must be sponsored by organization with proven record of land use protection/recreational use, or with proven resources needed for project success; licensing, easements, or other agreements for use of state, municipal, or private land must be on file; it must be endorsed by the local government through a municipal resolution or compact;
5. The segment submitted for designation may be a key link in an emerging greenway, either for conservation or recreation purposes;
6. Once designated, such greenway shall be reflected in the State Plan of Conservation and Development as revised by the Office of Policy and Management and in any state-wide greenway plan developed by the Department of Environmental Protection.
7. Greenway designation may be revoked for non-performance or for development of the property for uses other than those defined for greenways in state statute.

Benefits of Trails and Greenways

Why Establish Trails and Greenways?

Trails and greenways positively impact individuals and improve communities by providing not only recreation and transportation opportunities, but also by influencing economic and community development. Some of the many trails and greenways benefits include:

- making communities better places to live by preserving and creating open spaces;
- encouraging physical fitness and healthy lifestyles;
- creating new opportunities for outdoor recreation and non-motorized transportation;
- strengthening local economies;
- protecting the environment; and
- preserving culturally and historically valuable areas.

Trails and Greenways Support Economic Development

Trails and greenways provide countless opportunities for economic renewal and growth. Increased property values and tourism and recreation-related spending on items such as bicycles, in-line skates and lodging are just a few of the ways trails and greenways positively impact community economies.

- In a 1992 study, the National Park Service estimated the average economic activity associated with three multi-purpose trails in Florida, California and Iowa was \$1.5 million annually.¹
- According to a study conducted by the U.S. Fish and Wildlife Service, birdwatchers spend over \$5.2 billion annually.²

Promoting Healthy Living

Many people realize exercise is important for maintaining good health in all stages of life; however many do not regularly exercise. The U.S. Surgeon General estimates that 60% of American adults are not regularly active and another 25% are not active at all.³ In communities across the country, people do not have access to trails, parks, or other recreation areas close to their homes. Trails and greenways provide a safe, inexpensive avenue for regular exercise for people living in rural, urban and suburban areas.

Environmental Benefits

Greenways protect important habitat and provide corridors for people and wildlife. They also help improve air and water quality. For example, communities with trails provide enjoyable and safe options for transportation, which reduces air pollution. By protecting land along rivers and streams, greenways prevent soil erosion and filter pollution caused by agricultural and road runoff. Greenways can serve as natural floodplains. According to the Federal Emergency Management Agency, flooding

causes over \$1 billion in property damages every year. By restoring developed floodplains to their natural state, many riverside communities are preventing potential flood damage.

Finally, trails and greenways are hands-on environmental classrooms. People of all ages can see for themselves the precious and intriguing natural world from which they often feel so far removed.

Preserving our History and Culture

Trails and greenways have the power to connect us to our heritage by preserving historic places and by providing access to them. They can give people a sense of place and an understanding of the enormity of past events, such as Native American trails and vast battlefields. Trails and greenways draw the public to historic sites. Other trails preserve transportation corridors. Rail-trails along historic rail corridors provide a glance at the importance of this mode of transportation. Many canal paths, preserved for their historic importance as a transportation route before the advent of railroads, are now used by thousands of people each year for bicycling, running, hiking and strolling. Many historic structures along canal towpaths, such as taverns and locks, have been preserved.

Create Greenways and Trails; Build a Better Life

Open spaces have disappeared at an alarming rate to make room for new development. People spend far too much time in traffic, detracting from time that could be better spent with their families and friends.

Despite a weak economy, American voters have shown overwhelming support for conservation-related ballot measures in 2003. Overall, 99 measures in 23 states have been approved by voters, creating \$1.8 billion in new conservation-related funding. This includes more than \$1.3 billion specifically dedicated for land conservation. The passage rate for these measures is 77 percent, an improvement upon the historical 70 percent passage rate from 1998 - 2002.

The approval rate was particularly high on November 4, 2003, when 64 of 77 state and local ballot measures were successful -- a success rate of 83 percent.

Trails and greenways provide what many Americans seek — close to-home recreational areas, community meeting places, historic preservation, educational experiences, natural landscapes and beautification. Both trails and greenways help communities build pride by ensuring that their neighborhoods are good places to live, so that children can safely walk or bike to a park, school, or to a neighbor's home. Trails and greenways help make communities more attractive and friendly places to live.

1. *The Impacts of Rail-Trails, A Study of Users and Nearby Property Owners from Three Trails*, National Park Service, Rivers, Trails and Conservation Assistance Program, 1992.

2. *Economic Impacts of Protecting Rivers, Trails and Greenways Corridors*, National Park Service, Rivers, Trails and Conservation Assistance Program, 4th edition, 1995.

3. *Physical Activity and Health: A Report of the Surgeon General*, U.S. Department of Health and Human Services, 1996.

TOWN OF MANSFIELD
CONSERVATION COMMISSION
Minutes of the December 21, 2005 Meeting
Conference Room B, Audrey P. Beck Building

Present: Robert Dahn (chair), Jennifer Kaufman, Quentin Kessel, Scott Lehmann,
John Silander and Frank Trainor

1. The meeting was called to order at 7:34 PM.
2. Ms. Holly Drinkuth, the Quinebaug Highlands Project Director Land Conservation Coordinator made a presentation on the Natchaug River Greenway Project. The CC unanimously endorsed the goals of this project with a motion that also requested Kaufman to work with Director of Planning Greg Padick in an effort to support the Natchaug River Greenway designation and to draft a resolution for possible endorsement by the Town Council. It was noted that in Mansfield, the Fenton and Mount Hope Rivers contribute significantly to this natural resource.
3. Membership: Kessel agreed to invite to the next meeting the potential member (Peter Drzewiecki, Environmental Earth Sciences at Eastern Connecticut State University) suggested by former CC member Sherman Clebnik, to see if he would be interested in joining the CC.
4. Long-Term Impact Analysis of the University of Connecticut's Fenton River Water Supply Wells on the Habitat of the Fenton River. This report was discussed and Kessel circulated a draft memo of comments for transmission to the Town Council. Suggestions were made and the draft was unanimously approved, subject to final review of the document by members via email.
5. On a motion by Kessel and seconded by Trainor, it was voted unanimously to support the 11/30/05 proposed revisions to the Mansfield Zoning Regulations.

6. IWA Referrals.

IWA 1333 - Kolodziejczak - Road. Map date: 11/29/05 revision. This application is for a shed to be placed within a regulated area. Kaufman moved, and Trainor seconded, that there should be no significant negative effect on the wetlands from this project as long as appropriate erosion and sedimentation are in place during the construction and removed after the site is stabilized. The motion passed unanimously.

IWA 1334 - Nichols - 491 Wormwood Hill Map Date 9/27/05. This is an application for a single family house within the 150 foot regulated area. The CC discussed the site plan and concluded that the site is marginal for a house and that, as proposed, nearly all the construction would take place in the regulated area. Kessel moved, and Silander seconded, that in the event a house is to be sited on this lot, consideration be given to moving the house and septic system in the easterly direction in order to minimize the potential damage to the wetlands. Included in the motion was that consideration also be given to ways of minimizing the damage to the stone walls on the property such as utilizing the abandoned Town road as the entrance. The motion passed unanimously.

PAGE
BREAK



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Assistant Town Manager *Matt*
CC: Martin Berliner, Town Manager; William Hammon, Director of Building Maintenance
Date: January 23, 2006
Re: Energy Conservation

Subject Matter/Background

Recently, the town council requested that staff implement additional measures to promote energy conservation. In furtherance of this request, our director of building maintenance has issued the attached memorandum to provide guidance to staff. Also, we have recently met with an energy consultant who could audit our buildings and provide recommendations as to how we could potentially improve with respect to energy and resources conservation. We have had similar audits conducted in the past, and have used the recommendations to make improvements.

Attachments

- 1) W. Hammon re: Energy Conservation

INTER

OFFICE

MEMO

BUILDING MAINTENANCE OFFICE, TOWN OF MANSFIELD

To: Town Employees
From: William Hammon, Building Maintenance Director
Subject: Energy Conservation
Date: January 19, 2006

In light of the extraordinary increases in the cost of energy that we all are experiencing, Town Manager Martin Berliner has asked all departments to cooperate in our efforts to decrease the Town's use of energy and to take steps to increase conservation. During an average year the Town consumes over 200,000 gallons of fuel oil, gasoline, and diesel fuel. The Town also makes use of thousands of kilowatts of electric power that is also in short supply in the State of Connecticut.

The Town needs to take additional steps this year to further decrease energy use and to make better use of the resources that we have been allocated. In order to conserve our valuable resources, we are asking town employees to take the following actions:

- Keep all Town facilities at a wintertime temperature of not more than 67 degrees. Summertime temperatures will be kept at a minimum of 72 degrees in the situation where the controls permit.
- Cease the use of space heaters
- Close blinds at night
- Turn off lights and other power uses in Town Hall and other Town building that are not occupied or do not require the maximum amount of light or electric service that is available. Please shut down your computer, printers and copiers at the end of the day.
- Town employees whose duties require the use of Town vehicles are also encouraged to minimize travel to the extent practicable in keeping with their job responsibilities. Carpool whenever practical.
- Town vehicles that are not in active use should be shut off. Idling should be kept to a minimum.
- When using the copier, please make two-sided copies and/or print drafts on used paper

Furthermore, employees are encouraged to dress appropriately for the lower temperatures and take other steps to facilitate the performance of their normal duties under these circumstances. Together, we can save energy and make a difference. I greatly appreciate your assistance.



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: *Martin H. Berliner*
Martin H. Berliner, Town Manager
CC: Matt Hart, Assistant Town Manager; Curt Vincente, Director of Parks & Recreation
Date: January 23, 2006
Re: Skate Park Proposal and Community Center Capital Improvements

Subject Matter/Background

The town council reviewed this proposed project at various meetings during September – November 2005. Most recently, the item was tabled and staff was asked to provide more information.

At the November meeting, staff provided council members with information that addressed a host of issues regarding skate parks in municipalities. Our discussion raised some additional questions, which I would like to address in this correspondence. In addition, I would like to expand this discussion to include other small capital improvements for the Mansfield Community Center.

Staff responses to the questions posed at the November 14th meeting are as follows

- 1) *Please provide a budget detailing the projected operating cost.* I have attached a projected operating budget that staff believes would adequately fund the operating costs of the skate park.

- 2) *Are there any anticipated long-term costs?* Staff does not anticipate any long-term costs for the facility, outside of nominal repair costs. Furthermore, additional site amenities such as benches, portable bleachers, garbage and recycling receptacles could either be donated or purchased from the park improvement fund, but are not essential to the basic functioning of the park. Modular skate park equipment, which would be placed on the concrete pad, can cost a considerable amount above what is shown in the project budget. However, business donors have indicated that some money for equipment would be donated. In addition, fundraising would continue over time to add pieces of equipment that are desirable. Due to the potential liability from injuries that are a result of poorly constructed products/equipment, the town's insurance carrier does not recommend the use of equipment that is "homemade." Therefore, if this project is approved, we plan to purchase equipment that is manufactured by companies who specialize in this market.

- 3) *Will there be any additional insurance costs?* Staff did consult with the town's insurance carrier on this issue. The carrier is familiar with a number of municipalities that operate skate parks, and there are no specific additional costs associated with these facilities, provided appropriate signage is posted, usage waivers are signed and proper supervision is in place.
- 4) *The project budget did not show any landscaping costs, would there be any?* Staff has not included a specific landscaping line item in the project budget because we anticipate that the donated service from the site contractor would complete final grading of the project area. The town grounds crew, through in-kind services, would then hydro-seed the project area. It may be desirable to add selected plantings over time, which could be absorbed within the parks improvement fund and the community center's budget for routine landscaping.

If approved by the town council, preliminary site work on this project could begin over the winter with construction to follow in early spring.

Legal/Regulatory Review

The proceed with this project, staff would need approval from the planning and zoning commission (PZC) to modify the community center site plan. PZC's action on the site plan modification application is pending town council funding.

Recommendation

At this point, I believe that we have responded to all of your questions regarding the operation of the skate park proposal.

We would all agree that it is unusual for the town to add a capital project after the budget is set, unless the situation poses an emergency. In this case I am recommending that the skate park proposal be added to the FY 2005-06 capital budget because it is a citizen initiative accompanied by a substantial donation in funding and in-kind services. The proposed project is consistent with the recently approved Southeast School Field Project, which involves the addition of a combined restroom, storage and concessions building, and I believe both of these projects help to instill greater community support for parks and recreation projects. This public/private partnership, if you will, promotes the development of a spirit of community while simultaneously enabling the town to help fund a wider range of projects. (This is not intended to suggest that projects should not be funded in the future if they are not accompanied by a donation from the community.)

The proposed Five Year Capital Improvements Program (CIP) submitted to you in March 2005 included \$80,000 in town funds to construct a skateboard park in FY 2007-08. Therefore, the skate park project is consistent with the intent of the CIP. We have projected that the capital and non-recurring reserve (CNR) fund as of June 30, 2006 will have a positive balance of \$531,870 (including a recent addition of \$119,191). The estimated project budget for the skate park would rely on \$40,000 funding from the town and \$40,000 in donations from local contractors and businesses. The town's shared amount of this project could be transferred from the capital non-recurring account to the capital projects fund, and we would be able to offset long-term operational costs via fees and charges. For these reasons, in addition to previous comments, I am therefore comfortable in recommending that the skate park project go forward.

The town council has also raised a question as to what other needs should be considered for parks and recreation. When the CIP was initially submitted to you, the program included \$75,000 for various small capital improvements at the community center. Subsequently, we decided to submit for the voters' consideration a \$1,000,000 referendum question to upgrade/renovate the center utilizing bond funds. When the town council authorized this bond initiative to go forward, staff removed the \$75,000 CNR-funded project from the CIP. With the failure to receive an affirmative vote from at least 15 percent of the eligible voters, the referendum question failed and there are no funds currently available in FY 2005-06 for capital improvements at the community center.

Consequently, I am recommending that the town council authorize the appropriation of an additional \$75,000 to finance the small capital improvements at the community center. Such capital improvements would include a gym-dividing curtain, family items such as a slide for the pool and an inflatable play activity for the gym, additional spin bikes and free weight equipment, as well as funds to reconstruct the upper lobby of the center to create additional circuit space. Many of these items would have been included in the bond-funded project had it been approved and I believe that all of these improvements would help to meet needs that have been identified by members and staff, and are necessary to maintain and grow our current membership.

In total, I am recommending that the town council authorize the transfer of \$115,000 from our anticipated CNR account to the capital projects fund. While I recognize that this is an unusual request, I believe that it is fiscally prudent and provides the town with an opportunity to finance improvements at the community center and to partner with local contractors and businesses to construct a skate park for our youth.

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

Move, effective January 23, 2006, to transfer \$115,000 from the capital non-recurring account to the capital improvements fund to fund the construction of a skate park and various capital improvements at the Mansfield Community Center.

Attachments

- 1) Skate Park Proposal, Estimated Project Budget
- 2) Skate Park Proposal, Estimated Operating Budget

Town of Mansfield - Parks and Recreation Dept.

10/5/2005

SKATE PARK PROPOSAL

Estimated Project Budget

ITEM	DESCRIPTION	AMOUNT DONATED	COST TO TOWN	TOTAL COST
tree removal	hired contractor		7,000	7,000
gravel fill	town stockpile, 2,700 cy (*see note), no cost for materials - hauled by Desiato, donation	3,000	0	3,000
site preparation	Desiato donation, stump removal and grading	7,000		7,000
concrete	purchased materials		14,000	14,000
concrete installation	Pellitier Builders donation	10,000		10,000
fencing	purchased materials and installation		12,500	12,500
security lighting	purchased materials and installation		3,000	3,000
equipment	most donated and/or constructed with local contributions	20,000	3,000	23,000
signage	rules and informational signs		500	500
	*note - fill required may be considerably less depending upon on-site ledge			0
				0
				0
				0
TOTAL		40,000	40,000	80,000

P.42

Town of Mansfield - Parks and Recreation Dept.

1/5/2006

SKATE PARK PROPOSAL
Estimated Operating Budget

Item	Projected	Total		Hourly Pay Rate	Description	TOTAL
	Quantity	Hrs./Day or Fee	Operating Hrs.			
EXPENSES						
School Days open +/-	110	3.50	385.00	8.00	Staff Supervision	3,080.00
Non-School Days open +/-	136	6.00	816.00	8.00	Staff Supervision	6,528.00
Annual maintainence			62.50	16.00	Equip. Insp./Gen. Maint.	1,000.00
TOTAL EXPENSES						10,608.00
Expense Notes: Open seasonally April 1-Nov. 30; School Days 2:30-6:00pm; Non-School Days 12:00-6:00pm						
REVENUES						
Resident - Daily Fee	450	3.00				1,350.00
Non-Resident - Daily Fee	225	5.00				1,125.00
Resident - Season Pass	60	75.00				4,500.00
Non-Resident - Season Pass	30	125.00				3,750.00
TOTAL REVENUE						10,725.00
NET PROFIT/(LOSS)						117.00

PAGE
BREAK



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Assistant Town Manager *Matt*
CC: Martin Berliner, Town Manager; Gregory Padick, Director of Planning
Date: January 23, 2006
Re: Fenton River

Subject Matter/Background

As authorized at the previous town council meeting, attached please find the unified comments from Mayor Paterson and Chairman Favretti regarding the draft Fenton River Aquatic Habitat Study. The comments do incorporate the recommendations of the conservation commission and the director of planning.

Attachments

- 1) E. Paterson and R. Favretti re: Fenton River Well Field/Habitat Study
- 2) Mansfield Conservation Commission re: Fenton River Well Field/Habitat Study
- 3) G. Padick re: Fenton River Well Field/Habitat Study

TOWN OF MANSFIELD



Mr. Glenn Warner
Department of Natural Resources Management and Engineering
University of Connecticut
Young Building, 1376 Storrs Road, Unit 4087
Storrs, Connecticut 06269-4087

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
STORRS, CONNECTICUT 06268-2599

January 20, 2006

Re: Fenton River Well Field/Habitat Study

Dear Mr. Warner:

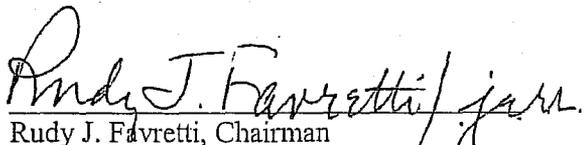
Mansfield officials have reviewed the 11/30/05 draft report entitled, "Long-Term Impact Analysis of the University of Connecticut's Fenton River Water Supply Wells on the Habitat of the Fenton River." At their respective January 3, 2006 and January 9, 2006 meetings, Mansfield's Planning and Zoning Commission and Town Council authorized the following comments to be submitted to you and University officials for your consideration:

1. The Fenton River well field/habitat study is comprehensive in nature and provides a number of important recommendations that, upon implementation, will help reduce the risk of environmental impact on the Fenton River ecosystem. This multi-disciplinary analysis has furthered the understanding of a complex and dynamic ecosystem, and it will serve as a model for future studies of this nature. The many members of the research team are commended for their contributions and the University's support of this major effort is greatly appreciated. Mansfield officials pledge our continued cooperation in helping to protect well field aquifer areas and in working with UConn officials on water supply and environmental protection issues.
2. The 11/30/05 draft report includes recommendations for installing a stream flow gauging station, for relocating Well A, for repairing or replacing Well D, for upgrading well-operating controls, motors, flow meters and disinfection processes and for reducing and/or eliminating well withdrawals during low river flow periods. All of these recommendations are considered important and need to be prioritized and implemented as soon as possible. It is recommended that the final report incorporate implementation priorities, and that these report recommendations be incorporated into UConn's Water Supply Plan update, particularly with respect to safe yield calculations and the appropriateness of the current registered well field capacity.
3. With respect to the report recommendations to reduce or eliminate well-pumping during low flow periods, it is recommended that "trigger levels" be set conservatively and that the report incorporate a specific recommendation regarding the length of time any reduction or termination should be maintained.
4. The study was not designed to produce comprehensive recommendations regarding well field management, the optimal coordination of withdrawals from each of the four authorized wells in the Fenton well field or the optimal coordination of withdrawals from both the Fenton and Willimantic well fields. The University is encouraged to expeditiously pursue these issues and to conduct a similar well field habitat study for the Willimantic River wellfield.

5. The report researchers have indicated that the stratified drift aquifer proximate to the Fenton River is extensive in size and that there are potential alternative sites for new wells, both within the existing well field area and upstream and downstream of the existing well field. Alternative sites have the potential for increasing the available supply of potable water and/or reducing potential withdrawal impacts on the Fenton River ecosystem, and should be considered.
6. The final report should include all pumping and stream flow data that was obtained in 2005, particularly before and after the September period when a portion of the Fenton River had no surface flow. This information will be very valuable for future research and implementation decisions.
7. The attached 12/21/05 report from Mansfield's Conservation Commission and 12/28/05 report from Mansfield's Director of Planning provide additional information for your consideration.

Thank you for affording Mansfield officials with an opportunity to comment. If you have any issues regarding this letter, please contact Mansfield's Director of Planning, Gregory J. Padick, at (860)429-3329.


Elizabeth C. Paterson, Mayor
Town of Mansfield


Rudy J. Favretti, Chairman
Mansfield Planning & Zoning Commission

attach.

cc: Richard Miller, Director of Environmental Policy, Univ. of CT.
Linda Flaherty-Goldsmith, Vice-President and Chief Operating Officer, Univ. of CT
Thomas Callahan, Special Assistant to the President Univ. of CT
Eugene Roberts, Director of Facilities Operations, Univ. of CT
Paul Ritsick, Ritsick Engineering
Jason Sirois, DPH Drinking Water Division
James Okrongly, DPH Drinking Water Division
Jeffrey Smith, CT Office of Policy & Management
Barbara Buddington, Director, Windham Region Council of Governments
Mansfield Town Council
Mansfield Planning & Zoning Commission
Mansfield Conservation Commission

TO: MANSFIELD TOWN COUNCIL
CC: GREG PADICK, Director of Planning
FROM: MANSFIELD CONSERVATION COMMISSION
DATE: December 21, 2005

SUBJECT: COMMENTS ON THE DRAFT REPORT, "LONG-TERM IMPACT ANALYSIS OF UNIVERSITY OF CONNECTICUT'S FENTON RIVER WATER SUPPLY WELLS ON THE HABITAT OF THE FENTON RIVER."

The Mansfield Conservation Commission has reviewed this Technical Advisory Group (TAG) analysis and has the following comments:

1. This is an extensive investigation with final recommendations that the University of Connecticut restrict its pumping from the Fenton River during dry periods. The University is to be complimented for its support of this major effort.
2. A very important recommendation is the restriction, and even cessation of pumping from the Fenton River during periods of low flow. The report describes two triggers, one based on flow and the other on time, for taking action to preserve the habitat of the River. The first trigger (low flow) is fairly straight forward. The University is currently permitted to withdraw 0.844 million gallons per day (MGD) regardless of the river flow. As this equals 1.27 cubic feet per second (cfs), it is clear that when the river flow drops below this value, a serious problem will exist at this pumping rate. The time trigger deals with how soon pumping may be increased after a period of low flow. At the time of the last TAG meeting, Professor Warner had not made a decision on how long a period of increased flow should exist before increased pumping can begin. It is a complex matter depending on the level of increased flow and the decision will be a bit of a judgment call.
3. The Mansfield Conservation Commission recommends that these "trigger levels" be set conservatively. The basis for this request is that portion of the report attributable primarily to Piotr Parasiewicz of the University of Massachusetts. His time series analysis shows that the duration and frequency of low flow events can have a substantial effect on the resilience of the aquatic community. He found a very non-linear relationship between the duration of low river flow and the quality of habitat for fish. There comes a point at which a seemingly insignificant decrease in flow results in a major impact on habitat.
4. At the time of the last TAG meeting, new results based on the September dry flow period were presented in the executive summary, but those results and the data upon which they were based were yet to be included in the full draft report. Of course this must be done. These data should include the daily pumping records for the Fenton River so they will be available for future analysis. The availability of the 1965 data of Giddings (a Master's thesis) and Rahn was very important to those doing modeling for the current investigation 40 years later. The newer August through October, 2005, data must be available for use, as future advances in river analysis may be anticipated.

5. We note to the Council that when the CC objected to the University pumping the Fenton River dry in the 1996 (?) dry period, that the University reported (Schilling) to the Town Council that it was because of a mechanical problem with pumps on the Willimantic River that the University had been forced to withdraw 0.6 MGD (only 0.9 cfs) from the Fenton. In the 2005 drying up of the Fenton, one of our members asked the Town Council to obtain the pumping records to determine whether the ratio of the withdrawal from the two rivers was appropriate during the 2005 dry period. It turns out that, once again, the University's inability to withdraw an appropriate amount from the Willimantic River was responsible for the problem on the Fenton. In 2005 the University reported having to withdraw all of their permitted 0.844 MGD (1.27 cfs) from the Fenton. For a water system that purports to use an average of only 1.3 MGD, it appears that the ratio of the amounts drawn from the two rivers was not optimal for the Fenton River. It was reported at the TAG meeting that the Willimantic River has approximately 10 times the flow of the Fenton River. The above numbers indicate that most of the withdrawal is from the Fenton River.

6. A related problem is the direct infiltration of the aquifer from surface water sources. Consistent with the 1965 data of Giddings and Rahn, the current investigation shows that during dry periods, nearly half of the water pumped by the University may come from this source, i.e., from surface water sinking through the riverbed, as opposed to ground water recharging the aquifer. As only a fraction of the watershed area contributing water to the portion of the aquifer being pumped by the University is protected by the DEP (and in the future by the Town of Mansfield), it is important to also safeguard those portions of the watershed the DEP leaves without protection. Both the Town and the University have a responsibility for this.

7. This investigation of the effect of pumping on the habitat in the vicinity of the University of Connecticut Fenton pumping stations has produced important information about the hydrology and viability of the Fenton River as a water supply for the University. Our knowledge of the Fenton River wells is now much greater than our knowledge of the Willimantic River wells. The Willimantic River withdrawals are complicated by the need to maintain a sufficient flow for the management of the University's treated waste water. For this reason the CC strongly recommends that the University undertake a second habitat study, this one for the impact of their pumping on the Willimantic River.

8. The Mansfield Conservation endorses the pumping restrictions found in the TAG report, with the assumption that the "time triggers" in the final draft are appropriate. Because much of the TAG investigation was carried out without the benefit of a low-flow period, the CC urges conservative use of their numbers. The recommendations in their draft report should certainly not be relaxed, and if normal pumping from the Willimantic River can be resumed, it is hoped that the University will manage its water system to provide more than the minimum protection for the Fenton River.

TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Planning and Zoning Commission
Town Council
Conservation Commission
From: Gregory J. Padick, Director of Planning
Date: December 28, 2005



Re: Fenton River wellfield/habitat study

As previously communicated, a draft Fenton River Aquatic Habitat Study was completed in November and any review comments must be submitted by early to mid-January to be considered in the final document. The draft plan also is being reviewed by staff members of the State Department of Environmental Protection and Office of Policy and Management and by University of Connecticut officials. A copy of the 11/30/05 draft Executive Summary and 12/5/05 slide presentation were previously distributed and the entire 183-page text of the draft report is available at www.ctiwr.uconn.edu/tmp/ProjFR.htm.

Any comments from the PZC and Conservation Commission should be forwarded to the Town Council prior to its 1/9/06 meeting, to allow for the preparation of one response from the Town of Mansfield.

The following comments have been prepared to assist town officials with our review of this study:

1. The subject report is comprehensive and multi-disciplinary in nature. Through the collection of natural resource data and mathematical modeling, the study addresses the issue of "whether and how water withdrawals from the University's Fenton River water supply wells affect the fisheries habitat of the Fenton River adjacent to the wellfield." A related objective was to help "optimize water withdrawals while minimizing adverse impacts on stream flow and in-stream habitat." The study was initiated over three years ago and utilizes surface and groundwater data and well withdrawal data throughout this study period. Historical data also was considered. Technical aspects of the draft report are being reviewed by project scientists, DEP staff members and other advisory committee members with related expertise. My review has concentrated on the report findings and recommendations and appropriate next steps.
2. A key finding of the study is that fish habitat in the subject portion of the Fenton River starts to be "noticeably reduced" when flow is less than 7 cubic feet per second (CFS) and is "significantly reduced" at flows of 3 CFS or lower.
3. Specific recommendations, contained on pages 21 and 22, include:
 - A. Installing a streamflow-gauging station in the vicinity of Old Turnpike Road;
 - B. Repairing or replacing Well D, located near Gurleyville Road (due to an apparent clogged filter, this well was not able to be fully utilized this past summer when the Fenton River dried up);
 - C. Relocate Well A to a location about 250 feet from the river. (The current well is only 28 feet deep and located very close to the river. This well has the greatest direct impact on surface levels in the river.)
 - D. Upgrade all well-operating controls, motors and flow meters;
 - E. Disinfect well-water at each pump;

- F. Reduce daily pumping in incremental stages once river flows drop below 6 CFS and eliminate all pumping from the wellfield when river flows drop below 3 CFS;
 - G. Eliminate all pumping if river flows are below 6 CFS for more than 15 days or below 5 CFS for more than 5 days (the report indicates that the recommended pumping restrictions would go into effect approximately once every 5 years);
4. At the 12/5/05 advisory committee meeting, the following information was noted:
- A. The final report would include a specific recommendation regarding the minimum length of time pumping should be curtailed or eliminated once restrictive river flow thresholds were observed (a minimum of two days was suggested by one of the researchers);
 - B. The estimated aquifer capacity from approximately Old Turnpike Rd. to Gurleyville Rd. is five (5) billion gallons. Within this aquifer area, or perhaps in other locations along the Fenton River, alternative well locations could have less impact on surface water flows. Potential recommendations for alternative wells (other than Well A, located adjacent to the river) were not within the project scope and would require further analysis);
 - C. The study was not designed to produce comprehensive recommendations regarding wellfield management and the optimal coordination of withdrawals from each of the four authorized wells in this wellfield. Impacts on the river may be further reduced by studying withdrawal management further;
 - D. Water conservation and a more comprehensive leak-detection and repair program were cited as important actions to reduce required withdrawals and potential impacts on the Fenton River. It was noted that this issue is being addressed by University officials.

Summary/Recommendation

My review indicates that the study has comprehensively addressed its objectives and has taken an important step in addressing the question of how much water can be appropriately taken from the Fenton River. Town comments should emphasize:

1. the need to prioritize and implement the report's recommendations as soon as possible;
2. the need to integrate the report findings into the University's Water Supply Plan update, particularly with respect to safe yield calculations and the appropriateness of the current registered wellfield capacity;
3. the need to continue efforts to promote water conservation and detection and correction of leaks in the system;
4. the need to consider additional funding for the analysis of potential well relocations along the Fenton River aquifer and for the optimal management of withdrawals from all wells within the Fenton wellfield;
5. the need to consider additional funding for a similar comprehensive analysis for the Willimantic River wellfield.

**PAGE
BREAK**



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Assistant Town Manager *Matt Hart*
CC: Martin Berliner, Town Manager; Mary Stanton, Town Clerk
Date: January 23, 2006
Re: Appointment of Sub-registrars for Vital Statistics

Subject Matter/Background

As explained by the town clerk in her attached correspondence, under state law the town council may appoint persons to serve as sub-registrars for vital statistics. This practice is useful in order to provide services when the town hall is closed.

Mary Stanton wishes to appoint Mr. Paul Cichon from Potters Funeral Home and Mr. John Fortin, Jr. from the Tolland Memorial Funeral Home to serve as sub-registrars for vital statistics for the Town of Mansfield. If approved, these appointees would serve as term that is concurrent with Mary's.

Recommendation

The following motion is presented:

Move, effective January 23, 2006, to appoint Mr. Paul Cichon and Mr. John Fortin, Jr. to serve as sub-registrars for vital statistics for the Town of Mansfield, to serve a term concurrent with that of Town Clerk Mary L. Stanton.

Attachments

- 1) M. Stanton re: Appointment of Sub-registrars for Vital Statistics



**TOWN OF MANSFIELD
TOWN CLERK**

MARY STANTON, TOWN CLERK

AUDREY P. BECK BUILDING
4 SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3302

To: Mansfield Town Council

From: Mary Stanton, Town Clerk

Re: Appointment of Subregistrars

Date: January 6, 2006

Pursuant to Section 7-65 of the Connecticut General Statutes the Registrar of Vital Statistics may appoint, with your approval, a number of subregistrars who are empowered to issue burial transit permits during the hours that the Town Clerk's office is not open. I would like to appoint Paul Cichon from Potters Funeral Home and John Fortin Jr. from the Tolland Memorial Funeral Home as subregistrars for the town. If approved, they will be sworn in and their term will be concurrent with mine.



**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: January 23, 2006
Re: Capital Projects Fund

Subject Matter/Background

Attached please find correspondence from Director of Finance Jeffrey Smith recommending a number of adjustments to the capital projects fund. Throughout the fiscal year, we do periodically recommend such adjustments, and the director will be available at Monday's meeting to address any questions that you may have.

Recommendation

Staff recommends that the town council adopt the recommendations as proposed by staff.

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

Move, effective January 23, 2006, to adopt the adjustments to the capital projects fund, as recommended by the director of finance in his correspondence dated January 17, 2006.

Attachments

1) J. Smith re: Capital Projects Fund

INTER

OFFICE

MEMO

FINANCE DEPARTMENT, TOWN OF MANSFIELD

To: Martin H. Berliner, Town Manager
From: Jeffrey H. Smith, Director of Finance
Subject: Capital Projects Fund
Date: January 17, 2006



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

1. Officially close out completed/cancelled projects:

81102	Landscape Public Buildings	84121	MDP Legal & Consulting
81608	Pool Car 2005/06	86253	MMS Kitchen Modifications
82815	FEMA Equipment Grant	86268	Pub Address Sys – Elem Schools
83407	Maple Road Drainage	86273	Schools Electrical Upgrade Study
83625	Pickup Truck		

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

81102	Landscape Public Buildings	\$	180
81628	Pool Car 2005/06		100
82815	FEMA Equipment Grant		(988)
83407	Maple Road Drainage		(295,724)
83625	Pickup Truck		96
84121	MDP Legal & Consulting		509
86253	MMS Kitchen Modifications		1,023
86268	Pub Address Sys(Cancelled)		(10,000)
86273	Schools Elec. Upgrade Study		(848)

3. Fund the salary and fringe benefits of the Capital Projects Coordinator for fiscal year 2005/06.

JHS:imp

Attachment

PROPOSED CAPITAL FUND BUDGET CHANGES
Page 1 of 1

JOB #	DESCRIPTION	FUNDING SOURCE	REVENUE BUDGET					EXPENDITURE BUDGET			ACTUAL EXPEND.	BALANCE TO SPEND (OVERSPENT)	
			CURRENT BUDGET	BUDGET CHANGE	PROPOSED BUDGET	ACTUAL REVENUES	OVER/ (UNDER) PROPOSED	CURRENT BUDGET	BUDGET CHANGE	PROPOSED EXPEND.			
80101	Capital Projects Coordination	CNR		\$66,300	\$66,300			(\$66,300)		\$66,300	\$66,300	\$24,286	\$42,014
81102	Landscape Public Buildings	CNR	50,000	180	50,180	50,000	(180)	50,000	180	50,180	50,180		*
81608	Pool Car 05/06	CNR	20,000	100	20,100	20,000	(100)	20,000	100	20,100	20,100		*
82815	FEMA Equipment Grant	FEMA MSF	86,397 9,599	(988)	86,397 8,611	86,397 9,599	988						
	Total 82815		95,996	(988)	95,008	95,996	988	95,996	(988)	95,008	95,008		*
83407	Maple Road Drainage	ISTEA CNR	234,296 170,504	(110,368) (185,336)	123,908 (14,832)	123,908 170,504	185,336						
	Total 83407		404,800	(295,724)	109,076	294,412	185,336	404,800	(295,724)	109,076	109,076		*
83625	Pickup Truck	CNR	35,000	(96)	34,904	35,000	96	35,000	(96)	34,904	34,904		*
84121	MDP Legal and Consulting	CNR	35,000	509	35,509	35,000	(509)	35,000	509	35,509	35,509		*
86253	MMS Kitchen Modification	Cafeteria Fund	30,000	(18,977)	11,023	10,000	(1,023)	30,000	(18,977)	11,023	11,023		*
86268	Public Address System - Elem System	MSF	10,000	(10,000)		10,000	10,000	10,000	(10,000)				**
86273	School Electric Upgrade Study	CNR	5,000	(848)	4,152	5,000	848	5,000	(848)	4,152	4,152		*
	TOTALS		\$685,796	(\$259,544)	\$426,252	\$555,408	\$129,156	\$685,796	(\$259,544)	\$426,252	\$384,238		\$42,014

* Indicates Closed or Cancelled Project

** Indicates Cancelled Project

Recap of Funding Changes:

CNR Fund	(\$119,191)
Cafeteria Fund	1,023
Management Services Fund	(10,988)
	<u>(\$129,156)</u>

P.57

PAGE
BREAK



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Assistant Town Manager *MH*
CC: Martin Berliner, Town Manager; Kevin Grunwald, Director of Social Services
Date: January 23, 2006
Re: "Wisdom Works: Building Better Communities"

Subject Matter/Background

"Wisdom Works: Building Better Communities" is a grant program that is being offered to local senior centers by the National Council on Aging. The focus of the grant is on the role of senior centers, working in cooperation with other community organizations, to mobilize newly retired older adults to address significant community needs. The intent is to recruit and train "young" retirees who will work in self-directed teams with minimal staff support. Senior centers will also receive training in transformational leadership and facilitation through the grant. Six communities will be selected from around the country, and a key staff person and key volunteer will be required to attend a three day "Train the Trainer" session that will focus on building self-directed teams, developing successful continuing contribution programs for older adults, and an orientation to grant requirements. Ongoing coaching and training will be provided to grantees during the 20-month period of the grant.

Financial Impact

This grant provides \$25,000 to the centers that are selected. While the application does not include any budgetary guidelines, staff assumes that we could use these funds to cover staff costs, volunteer recruitment, training, and direct programmatic expenses associated with whatever program we choose to implement.

Recommendation

At this time we only need to submit a letter of interest by February 15, 2006 and staff recommends that we submit this letter. If awarded, this grant would provide us with the opportunity to create a self-managed volunteer network to address some serious issues in our community. We only need to submit some possible ideas, and we have considered programs such as mentorship (youth, inmates, etc), volunteer driving for seniors, outreach to homebound seniors, respite care for parents of disabled individuals and a volunteer grandparent program. The secondary objective would be to attract a younger, more active group to our senior center to encourage their involvement in community service.

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

Resolved, effective January 23, 2006, that the Town Manager, Martin H. Berliner, is empowered to submit a letter of interest to the "Wisdom Works: Building Better Communities" grant program, and to enter into and amend any subsequent contractual instruments in the name and on behalf of the Town of Mansfield, with the National Council on Aging, and to affix the corporate seal of the Town.

Attachments

- 1) "Wisdom Works: Building Better Communities" Program

“WISDOM WORKS: BUILDING BETTER COMMUNITIES”

Goal: Focus on the role of Senior Centers, working in cooperation with other community organizations, to mobilize newly retired older adults to address community needs. These individuals will work in self-directed teams with minimal staff support. Senior Centers will also receive training in transformational leadership and facilitation.

Program Elements:

- **Evaluation: define specific, measurable outcomes of the project**
- **Partnerships: evidence of one or more partnerships between the Center and community organizations**
- **Calling: attract volunteers new to the Center and new to volunteering**
- **Positive Community Impacts: potential for making significant, tangible and lasting differences**
- **Improve Volunteer Well-Being: improvement in one aspect of wellness including physical, intellectual, emotional, social, occupational or spiritual life**
- **Leadership Facilitation Skills: enthusiastic and committed “champion” leading a high-performance team**
- **Coaching and Ongoing Briefings: provided throughout the period of the grant**
- **Required Training: key staff person and key volunteer required to attend training June 15-17**

Specifics: Grants of \$25,000 will be awarded to six senior centers for a 20-month period. Phase I: volunteer team leadership development activities for key staff and a volunteer responsible for the program. Phase II: project design and implementation of a process to foster continuing contributions among older adults working in self-directed teams.

Project Ideas:

Project	Potential Partner
Volunteer program for early care and education centers	Mansfield Advocates for Children
Mentorship program to Mansfield youth, including girls adjudicated to the Residential Treatment Center at Natchaug Hospital	The Governor's Prevention Partnership, Access Agency, Natchaug Hospital
Volunteer drivers for seniors	Windham Regional Transit District
Creating safe walking trails	Friends of Mansfield Parks
Developing a memorial park	Mansfield Parks and Recreation
Recruiting retired professionals to provide services to non-profit agencies	CT Association of Non-Profit Agencies, Service Corps of Retired Volunteers
Creating a disaster preparedness plan	Town of Mansfield Emergency Planning Director
Intergenerational arts programs	Mansfield Senior Center Association



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Assistant Town Manager *MH*
CC: Martin Berliner, Town Manager; SGT Sean Cox, Resident Trooper Supervisor; Gregory Padick, Director of Planning; Mansfield Public Safety Committee
Date: January 23, 2006
Re: Security Measures at Bergin Correctional Institute

Subject Matter/Background

The Mansfield Public Safety Committee wishes to present the town council with a recommendation to accept an offer from the Connecticut Department of Correctional (DOC) to install razor wire on the ground along the perimeter of the existing fence at Bergin Correctional Institute.

Over the past few years, the number of escapes or "walk-aways" from Bergin has increased. We have been fortunate, as all of the inmates involved in these incidents have been quickly recovered and no one in the community has been harmed. Our residents who reside close to the facility, however, have expressed their concern and the committee has examined this issue closely over the past several months. In response to the concern expressed by the community, the DOC has offered to install the wire to serve as an additional security measure.

Bergin CI houses inmates that meet the criteria established by the DOC for a level 2 or low security facility. In addition, no inmate serving a sentence for a sex offense can be placed at Bergin. All of the other level 2 facilities around the state do have razor wire installed.

The committee did have some concerns regarding this proposal, particularly with respect to whether the installation of the wire would affect the security level of the facility or staffing levels. In addition, the committee was concerned about increased risk factors for inmates and how the installation of the wire would impact the landscaping at the facility. The committee did review these issues with the DOC and has received assurances that the department does not plan to change the security and staffing levels at the facility. In addition, because it would be installed along the ground, the wire should not impact the landscaping nor be visible from the road.

After receiving this information from the DOC, the committee did vote to recommend that the town council accept the DOC's proposal. The vote was 5-2 in favor of the motion, and the text of the motion was as follows:

"Move, to recommend that the Mansfield Town Council accept the Connecticut Department of Correction's proposal to install at Bergin Correctional Institute two rolls of razor ribbon on the ground along the interior perimeter of the existing fence, specifically a double row of wire consisting of two 30" rolls with 24" rolls inside the 30" rolls."

Financial Impact

The cost to install the wire would total \$37,000, and would be borne by the DOC.

Recommendation

Staff recommends that the town council accept the recommendation of the public safety committee. While we have been fortunate that no Mansfield resident has been harmed in connection with an escape from Bergin, some members of the community who live close to the facility are concerned and the addition of the wire would increase security.

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

Move, effective January 23, 2006, to accept the Connecticut Department of Correction's proposal to install at Bergin Correctional Institute two rolls of razor ribbon on the ground along the interior perimeter of the existing fence, specifically a double row of wire consisting of two 30" rolls with 24" rolls inside the 30" rolls, as recommended by the Mansfield Public Safety Committee.

Attachments

- 1) M. Hart re: Security Measures at Bergin CI
- 2) T. Lantz re: Security Measures at Bergin CI

TOWN OF MANSFIELD

OFFICE OF THE TOWN MANAGER



Martin H. Berliner, Town Manager

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

November 8, 2005

Warden Eileen Higgins
Warden
Donald T. Bergin Correctional Institute
251 Middle Turnpike
Mansfield, Connecticut 06268

Re: Security Measures at Bergin CI

Dear Warden Higgins:

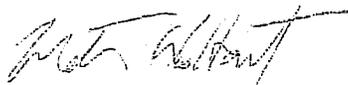
As you know, over the past few months the Mansfield Public Safety Committee has been reviewing the Department of Correction's offer to install razor wire along the interior perimeter of Bergin CI, to increase security at the facility. After much discussion regarding the merits of this proposal, the committee has determined that it requires additional information from you and the Bergin staff in order to make a fully informed recommendation to the town council regarding this matter.

More specifically, the committee requests the following information:

- 1) An assessment of the current level of security at the prison, including a review of the security system and measures presently in place.
- 2) A statement of goals and objectives relating to security at Bergin CI.
- 3) An explanation of the various alternatives and options available to meet those goals and objectives relating to security.
- 4) With respect to the specific proposal regarding interior razor wire, please provide additional information concerning installation, cost, maintenance and risk factors for inmates. Also, please discuss how the installation of the interior wire could effect the landscaping and how visible it might be from the road. In addition, please address whether the DOC could provide assurances that the security level of the facility would remain at level two, and discuss whether staffing levels would be modified as a result of this proposal.

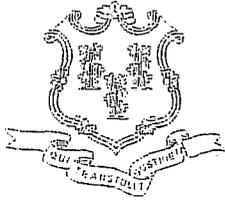
Please contact me at 429-3339 to discuss this request in more detail. The committee greatly appreciates the DOC's offer to enhance the security at the facility, and we believe the additional information that we have requested will facilitate our deliberations.

Sincerely,



Matthew W. Hart
Assistant Town Manager

CC: Theresa Lantz, Commissioner, Department of Correction
Remi Acosta, District Administrator, Department of Correction
Kelly Smayda, Deputy Warden, Bergin CI
Mansfield Town Council
Mansfield Public Safety Committee
Martin Berliner, Town Manager
Gregory Padick, Director of Planning
Sean Cox, Resident State Trooper Supervisor
Thomas Callahan, Special Assistant to the President, University of Connecticut



STATE OF CONNECTICUT
 DEPARTMENT OF CORRECTION
 24 WOLCOTT HILL ROAD
 WETHERSFIELD, CONNECTICUT 06109

cc: Murphy
 Greg
 RECD DEC 14 2005

Theresa C. Lantz
 Commissioner

Telephone: 860-692-7482
 Fax: 860-692-7483

December 9, 2005

Mr. Matthew W. Hart, Assistant Town Manager
 Town of Mansfield
 4 South Eagleview Road
 Mansfield, Connecticut 06268-2599

Dear Mr. Hart:

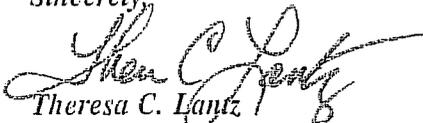
Please be advised that I am in receipt of your letter to Warden Eileen Higgins dated November 8, 2005 regarding security measures at Bergin Correctional Institution.

To address your specific questions, please note the following:

1. The Bergin Correctional Institution is a level 2 facility with standard 8' chain link fence. The facility policies include monitored movement, perimeter patrols, perimeter checks, and counts.
2. The goal of this administration is to increase inmate deterrence to leaving the compound. The objective is to create a physical boundary that would make it less likely that an inmate would attempt to scale the fence.
3. The option that is being explored is to add razor ribbon to the current fence. Experience has shown that the mere visual presence of this addition is a deterrent for level 2 inmates such as those housed at Bergin C.I.
4. The landscaping of the facility should not be affected as it will be difficult to see from a travelling vehicle. There is no intention to change the security level of the facility nor is there any intention to change the staffing levels. With respect to the cost, to attach a single row of 30" razor ribbon to the inside of the existing fence and gates would cost approximately \$36,000.00. To attach a double row 30" with a 24" row inside the 30", the cost would be approximately \$37,000.00.

I am hopeful that this information is helpful. Please contact Deputy Commissioner Brian Murphy at (860) 692-7486 if you require any additional information.

Sincerely,


 Theresa C. Lantz
 Commissioner

TL/BM/llv

cc: Brian K. Murphy, Deputy Commissioner
 Remi Acosta, District Administrator
 Eileen Higgins, Warden
 File

PAGE
BREAK



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Assistant Town Manager *MWH*
CC: Martin Berliner, Town Manager; Gregory Padick, Director of Planning;
 Lon Hultgren, Parks Coordinator
Date: January 23, 2006
Re: Storrs Center Development, Parking and Traffic Consultancy

Subject Matter/Background

Staff has identified the need to hire consulting services on an as-needed basis to assist the planning and zoning commission and staff with reviewing and evaluating parking issues and traffic at the Storrs Center development. Some of the services that the consultant could provide include the following:

- Review the developer's shared parking analysis and proposed zoning regulations regarding parking and traffic
- Review the developer's forecast of costs of operations and revenues for public parking facilities
- Review construction plans and specifications for the garage, and evaluate those aspects of the design that are related to the long-term durability of the structure, maintenance costs and ease of use

We believe this work is necessary, as structured parking is a challenge for many communities and would be a new endeavor for the Town of Mansfield. Consequently, we feel that it is imperative that we research the subject area with due diligence, and hire expert advice to assist the planning and zoning commission and staff with our review and planning for the project.

Financial Impact

At this point, we are requesting authorization to spend \$50,000 from the capital non-recurring account (CNR) to purchase these consulting services on an as-needed basis. We did use this account recently to fund the town's share to hire the relocation consultant for the Storrs Center project, and we do have funds available for this engagement.

Recommendation

For the reasons enumerated above, I recommend that the town council authorize staff to spend up to \$50,000 from the capital non-recurring account (CNR) to purchase consulting services necessary to evaluate parking and traffic issues at the Storrs Center project.

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

Move, effective January 23, 2006, to authorize staff to spend up to \$50,000 from the capital non-recurring account (CNR) to purchase consulting services necessary to evaluate parking and traffic issues at the Storrs Center project.

MINUTES

MANSFIELD ADVOCATES FOR CHILDREN
Thursday, November 17, 2005
Mansfield Public Library: Buchanan Center
6:30-8:30 PM

PRESENT: K. Grunwald (staff), J. Buck (Chair), M.J. Newman, M. Esquilin (guest), S. Patwa, K. Stone, D. Adams, S. Daley, K. Paulhus, J. Goldman

REGRETS: S. Baxter, D. McLaughlin, K. Vallo.

- I. INTRODUCTION/MINUTES:**
 - A. Introductions: members and guests: members and guests introduced themselves.**
 - B. Adoption of minutes of September 21 and October 19, 2005: minutes of the October 19 meeting were accepted as written. No action taken on the minutes of September 21 in the absence of Monique Brown.**

- II. COMMUNICATIONS (Consent Agenda, unless otherwise noted)**
 - A. Discovery 2005 Assessment & Planning Tool and Instructions**
 - B. DRAFT for adoption of the CT School Readiness Grant Waiting List Policy.**

- III. NEW BUSINESS**
 - A. CT School Readiness Grant Waiting List Policy DRAFT: K. Grunwald distributed two versions of the Enrollment/Waiting List Policy. J. Goldman raised a concern about the possibility of children waiting longer for a space than others, depending on what Center they are enrolled at. M. Esquilin pointed out that this is a community decision as to how to handle this. S. Patwa asked if the primary goal of School Readiness is to provide more access to care, or to assist families whose children are currently enrolled. S. Daley feels that resources available through the grant do not allow us to serve all of the families who need assistance, so we should focus on those families who are already in the system. The stated purpose of the grant is to increase the quantity and quality of care in the community, but for the Severe Needs schools the grant does not actually add spaces. State legislators are not fully aware that the funding for school readiness does not support the legislative mandate. There was some**

discussion regarding when children are able to get on the waiting list relative to their age; some feeling that children need to be 2.9 as of July 1 (start of the program year). Members were asked to review both versions of the policy before we reach a final decision.

- B. Other (Motion to include other new business needs a 2/3 vote of members present: none.

IV. OLD BUSINESS

- A. Discovery 2005 Assessment & Planning Tool: M. Esquilin announced that there may be a legacy grant for some Discovery communities following 2007. Graustein is looking at the alignment between the Action Plan and the Community Assessment and Planning Tool. The emphasis should be on the planning part of the tool to be used as input and benchmarking relative to the Action Plan. We should look at where we are, and where we would like to be. Assessment and Planning Tool questions:
 - 3)b. Awareness and buy in among partners: J. Buck feels that this is true for the groups represented around the table, but also feels that we interact with many other organizations in the community, and not all have the same level of awareness. S. Patwa does not feel that the goals are well publicized throughout the community; she feels that maybe there needs to be a presentation to the BOE. She pointed out that having something concrete for the Board to take away from this group would be important; making MAC minutes a part of BOE and MDD packets, is one example. J. Goldman pointed out that we are not sure how broadly we consider collaborative partners. M. Esquilin pointed out that we need to expand the collaborative partnership to accomplish the objectives of Discovery. M. Esquilin posed the question: how do individual activities connect with the goals and objectives of Discovery to move the collective agenda forward? S. Daley pointed out that there should be efforts made by this collaborative to connect more with other organizations and individuals involved in ECC; look at how to involve homecare providers. There was agreement that there needs to be more strategic communication done by this group around what the goals and objectives of MAC are; what is the message and what are the vehicles for delivering that? Consensus of the group is that there is some progress that has been made in this area.
 - 3) c. Control over decisions and resources: the group feels that we deal with issues as they come up; priorities, goals,

who will take responsibility. J. Goldman: there was lots of discussion and group decision-making around the School Readiness Grant. We also used a collaborative decision-making process around the Statement of Continuing Interest: substantial progress made.

3) d. Ability to reach consensus: general feeling that this group does very well with this, uses a consensus decision-making model. Substantial progress.

3)e. Progression from simple to complex activities: S. Daley feels that full-day K was a good example of this. Many smaller tasks led to a larger and broader initiative. Substantial progress made.

3)f. Open Communication: J. Buck points out that there are a lot of email communications and information sharing, especially by Sandy, and sharing like this takes place using Sandy as a conduit. The Pre-school Fun Fair, Know Your Town, Packets, Library, Childcare Directory, etc. are all examples of this. This needs to be done more to outside groups who are not necessarily part of the collaborative.

3. g. Clear understanding of staff roles and responsibilities: There is some question as to whether or not this is the role of MAC. J. Buck would like to see an assistant to Sandy to help with some tasks. There is a question around the level of staff support needed rather than issues related to job description. K. Paulhus pointed out the Sandy and Kevin are clearly designated as staff. This has not been thought about in relation to the tasks that need to be accomplished.

3.h. Use of SR funding to increase staffing.

3. i. Looking at many other opportunities to take advantage of activities to insert an early childhood agenda. Moderate progress.

4. a. History of Collaboration in the Community: J. Buck feels that historically many different groups have been a part of that process. There is a strong sense of history; substantial progress.

4. b. Community Awareness of the Issue: Use of the survey, other educational activities; K. Paulhus feels that this is not true throughout the community. S. Patwa: we reached a peak with Community Conversation, but where is it now? It needs to be sustained? D. Adams: need for awareness around other issues related to the quality of care. Role of the Provost's Committee at Uconn, largest employer in the community; provides a platform to move on to other issues. Moderate progress.

4. c. Influences political/social climate: The Mayor is very involved, Denise Merrill, other Council members, NLC

initiatives, etc. Need to do a better job of publicizing this. Collaborative members are part of larger groups and organizations. Question is how to do this in a more organized fashion; look at political leadership in a broader context. Progress?

B. "Other": none

V. Next Meeting(s)

- There will be an ad hoc meeting on December 1 at a location to be determined to complete the Planning and Assessment Tool.

VI. Adjournment: The meeting adjourned at 8:35 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	146	148							1275	1326
road calls	21	33	22	18	18	15							127	88
dog calls	43	47	39	114	64	64							371	355
cat calls	29	32	23	76	57	70							287	260
wildlife calls	9	9	3	3	7	7							38	38
Notices to license issued	4	12	11	4	8	13							52	37
Warnings issued	6	4	6	7	141	10							174	189
Warning letters issued	2	1	56	0	3	2							64	7
Infractions issued	1	0	1	0	0	0							2	9
Misdemeanors issued	0	0	0	0	0	0							0	1
Dog bite quarantines	0	0	1	1	0	2							4	1
Dog strict confinement	0	0	0	0	0	0							0	0
Cat bite quarantines	2	2	0	0	0	0							4	5
Cat strict confinement	0	0	0	0	0	0							0	0
Dogs on hand at start of month	8	7	6	3	5	1							30	32
Cats on hand at start of month	6	9	18	11	11	6							61	102
Impoundments	33	45	36	37	16	31							198	202
Dispositions:														
Owner redeemed	5	5	3	9	3	7							32	28
Sold as pets-dogs	10	10	12	3	6	2							43	50
Sold as pets-cats	12	16	30	19	14	19							110	119
Sold as pets-other	0	0	0	0	0	0							0	0
Total destroyed	4	6	1	4	2	0							17	23
Road kills taken for incineration	1	0	1	1	2	0							5	4
Euthanized as sick/unplaceable	3	6	0	3	0	0							12	19
Total dispositions	31	37	46	35	25	28							202	221
Dogs on hand at end of month	7	6	3	5	1	5							27	30
Cats on hand at end of month	9	18	11	11	6	5							60	85
Total fees collected	1,225	1,299	1,882	1,215	836	1,044							\$ 7,501	\$ 8,127

Scotland dogs FY 05/06 to date 6
 Hampton dogs FY 05/06 to date 4

Mansfield Commission on Aging Minutes

2:30 PM – Senior Center

Monday, Dec 12, 2005

Present: K. Grunwald (Staff), S. Thomas (Chair), P. Hope (Staff), C. McMillan, K. Doeg, Melinda Perkins (guest), Rose Kurcinik (guest), E. Norris, C. Phillips, D. Mercier, J. Kenny (Staff), B. Acebo
Regrets: M. Thatcher

- I. **Call to Order:** The meeting was called to order at 2:33 PM by Chair S. Thomas.
- II. **Appointment of Recording Secretary:** K. Grunwald agreed to take minutes for the meeting.
- III. **Acceptance of Minutes:** The minutes of the November 14, 2005 meeting were accepted, with the notation that K. Doeg was absent.

IV. **Guest speaker: Melinda Perkins, Transit Administrator,
Windham Regional Transit District**

“Dial-a-Ride and Other Transportation in the Region”

“Mindy” Perkins and Rose Kurcinik of the Windham Regional Transit District gave a presentation on the Dial-A-Ride program. WRTD provides fixed-route, Dial-A-Ride and ADA para-transit services to this region. Passes for the fixed route service are available at the Town Hall and the Senior Center. As of 12/1 WRTD took over Dial-A-Ride services with no changes to the consumer from the previous service provider. The total budget for Dial-A-Ride is over \$500,000; budget for WRTD is over \$1m. The State of CT provides partial funding for these services. The balance comes from AAA, State Dept. of Social Services, municipal contributions and fares. In 1999 the State passed a bill to assist municipalities with elderly and disabled transportation, and the bill was funded this year in the amount of \$10m. for two years. The funds have not started to flow at this time. The funding for Mansfield is up to \$32,071 per year, based on matching funds. This requires a 50% local match to be able to access the funds, and DOT has developed a timeline to develop program guidelines and procedures. Municipalities must apply for the funds through a regional planning agency or transit district. All applications must be routed through the regional planning organizations to develop a plan to serve the municipality and surrounding region. Applications will be due back to DOT by March 1. The purpose of the funding is to address unmet needs in the region. The transit district will look at coordination possibilities. There was some group discussion about the various services and the differences between ADA and Dial-A-Ride services. Mindy and Rose said that they will explore having the fixed route service extended to Juniper Hill and possibly MCNR. WRTD anticipates that they will be asking for a similar funding request from the Town for next year as they have for this year. K. Grunwald requested that at the next meeting we set aside time to brainstorm about how to look at spending the additional transportation funding.

V. **Correspondence** – Chair and Staff: S.Thomas mentioned an article in the AARP newsletter on assistance provided to seniors in a neighborhood in Boston who want to stay in their own homes.

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 monthly report.

Mansfield Center for Nursing and Rehabilitation – J. Kenny: no report.

B. **Social, Recreational and Educational**

Senior Center – P. Hope distributed copies of her monthly report.

Senior Center Assoc. – J. Brubacher was not present.

C. **Housing**

Assisted Living Project: no report.

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

D. **Related Town and Regional Organizations such as:**

Com. on Physically and Sensorily Impaired, Town Community Center, Town Plan of Conservation and Development, Senior Resources of Eastern CT: no reports.

VII. **Old Business**

Preparation of The Long Range Plan - K. Grunwald distributed copies of the revised survey. The Commission provided input, which will be incorporated into a final draft to be reviewed by Waldo Klein. K. Grunwald will distribute the final version at the January meeting.

Requests from Agencies for Town funds – up-date of process: K. Grunwald distributed copies of the evaluation criteria that are used for the applications and a list of agencies that have received funding applications this year.

VII. **New Business:** none.

IX. **Adjournment**

The meeting was adjourned at 4:45 PM. The next meeting is scheduled for Monday, Jan.9, at 2:30 pm at the Senior Center. In the absence of S. Thomas, Carol McMillan will chair the meeting.

Respectfully submitted,

Kevin Grunwald

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

Thursday, December 1, 2005

3:30 PM

PRESENT: K. Grunwald (staff), J. Heald (Chair), K. Emery, B. Gouldsbrough, J. Romayko (staff)

- I. **MINUTES:** Minutes of November 3, 2005 meeting: the minutes were accepted as written.

- II. **NEW BUSINESS:**
 - A. Overview of the Youth Service Bureau: J. Romayko from YSB distributed information on the Youth Service Bureau and gave a statewide overview: there are 96 YSB's covering 120 towns. Our YSB receives approximately \$20,000 in state funding. Because Mansfield has no school social workers, much of the staff's work is done in the schools. The most active school program is an ongoing group at each school for children whose parents are divorced (COPE). Other programs include: Big Friends (UConn students), psychiatric services/medication management, parenting education, ADAPT (alcohol/drug abuse prevention), Safe Homes, Middle School youth employment program, Mansfield Challenge, peer outreach program, summer camperships through the Bishop's Fund, grandparents raising grandchildren. She was asked what the biggest challenges in town are for youth, and responded that it is bullying, along with a division between "haves/have-nots."
 - B. Update on Medicare Part D: K. Grunwald presented a brief overview on changes to the Medicare prescription drug program.
 - C. Emergency Preparedness/At Risk Program: K. Grunwald reported that he has been working with staff on identifying residents in town with "special needs", so that this can be incorporated into our emergency response plan.
 - D. "Other": B. Gouldsbrough distributed materials on alcoholism. Information will be made available at the Town Hall and the Senior Center.

- III. **OLD BUSINESS:**
 - A. Agency funding requests/assignments: K. Grunwald distributed copies of the application and evaluation criteria and discussed the process; assignments will be made at the next meeting.
 - B. Other

IV. COMMUNICATIONS/REPORTS:

- A. Review of Department activity and other items in packet and discussion with SSD Director: quarterly report, article on the Special Needs Fund, and minutes from other advisory committees.
- B. Program updates
 - Early Care and Education
 - Adult Services: holiday assistance.
 - Senior Services: update on Senior Center activities, including the Bazaar.
 - Youth Services
- C. Other

V. PLANS FOR FUTURE MEETINGS

- Set preliminary schedule: Proposed Schedule:
January/February: Agency Funding Requests; March: Adult Services;
April: Senior Services; May: tbd; June: Annual Review.

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

Respectfully submitted,

Kevin Grunwald

TOWN OF MANSFIELD
CONSERVATION COMMISSION
Minutes of the December 21, 2005 Meeting
Conference Room B, Audrey P. Beck Building

Present: Robert Dahn (chair), Jennifer Kaufman, Quentin Kessel, Scott Lehmann,
John Silander and Frank Trainor

1. The meeting was called to order at 7:34 PM.
2. Ms. Holly Drinkuth, the Quinebaug Highlands Project Director Land Conservation Coordinator made a presentation on the Natchaug River Greenway Project. The CC unanimously endorsed the goals of this project with a motion that also requested Kaufman to work with Director of Planning Greg Padick in an effort to support the Natchaug River Greenway designation and to draft a resolution for possible endorsement by the Town Council. It was noted that in Mansfield, the Fenton and Mount Hope Rivers contribute significantly to this natural resource.
3. Membership: Kessel agreed to invite to the next meeting the potential member (Peter Drzewiecki, Environmental Earth Sciences at Eastern Connecticut State University) suggested by former CC member Sherman Clebnik, to see if he would be interested in joining the CC.
4. Long-Term Impact Analysis of the University of Connecticut's Fenton River Water Supply Wells on the Habitat of the Fenton River. This report was discussed and Kessel circulated a draft memo of comments for transmission to the Town Council. Suggestions were made and the draft was unanimously approved, subject to final review of the document by members via email.
5. On a motion by Kessel and seconded by Trainor, it was voted unanimously to support the 11/30/05 proposed revisions to the Mansfield Zoning Regulations.
6. IWA Referrals.

IWA 1333 - Kolodziejczak - Road. Map date: 11/29/05 revision. This application is for a shed to be placed within a regulated area. Kaufman moved, and Trainor seconded, that there should be no significant negative effect on the wetlands from this project as long as appropriate erosion and sedimentation are in place during the construction and removed after the site is stabilized. The motion passed unanimously.

IWA 1334 - Nichols - 491 Wormwood Hill Map Date 9/27/05. This is an application for a single family house within the 150 foot regulated area. The CC discussed the site plan and concluded that the site is marginal for a house and that, as proposed, nearly all the construction would take place in the regulated area. Kessel moved, and Silander seconded, that in the event a house is to be sited on this lot, consideration be given to moving the house and septic system in the easterly direction in order to minimize the potential damage to the wetlands. Included in the motion was that consideration also be given to ways of minimizing the damage to the stone walls on the property such as utilizing the abandoned Town road as the entrance. The motion passed unanimously.

7. Silander led a discussion on ways for the Town to maximize its partnership involvement on projects such as the one discussed in item two. This might include a Town committee to coordinate increased cooperation and, when appropriate, joint support of projects with groups such as Joshua's Trust, the Nature Conservancy, and the Quinebaug Highlands organization.

8. There were no official minutes from the November meeting to be approved. Kaufman moved, and Lehmann seconded, approval of the minutes from the October 19, 2005 meeting. The motion passed unanimously.

9. The meeting adjourned at 9:10 P.M.

Respectfully submitted,
Quentin Kessel
Secretary

EASTERN HIGHLANDS HEALTH DISTRICT
BOARD OF DIRECTORS – REGULAR MEETING
THURSDAY – December 15, 2005
COVENTRY TOWN HALL – ANNEX

REC'D DEC 27 2005

Meeting was called to order at 4:37pm.

Present were: D Cameron, S Chace (alternate, unseated), J Elsesser, M Kurland, E Paterson, P Schur, R Skinner, T Tully, S Werbner

Absent: C Barnett, M Berliner, J Devereaux, L Eldredge (alternate), C Johnson, W Kennedy, J Stille (alternate), A Teveris

Staff: R Miller, J Smith

Welcome new town representatives, Doug Cameron of Scotland and Susan Chace of Scotland!

MINUTES (8/18/05)

A MOTION was made by P Schur, seconded by M Kurland, to accept the Board Meeting Minutes of 8/18/05 as presented. THE MOTION PASSED unanimously.

PUBLIC COMMENTS

No public in attendance

OLD BUSINESS

None

NEW BUSINESS

Election of Board Officers

A MOTION was made by J Elsesser, seconded by P Schur, to nominate B Paterson as Chairperson of the Board. THE MOTION PASSED unanimously.

A MOTION was made by P Schur, seconded by M Kurland, to nominate J Elsesser as Vice Chairperson of the Board. THE MOTION PASSED unanimously.

A MOTION was made by M Kurland, seconded by R Skinner, to nominate M Berliner as Assistant Treasurer of the Board. THE MOTION PASSED unanimously.

Per Capita Grant Application

A MOTION was made by J Elsesser, seconded by S Werbner, to ratify the Eastern Highlands Health District Fiscal Year 2005/2006 State of Connecticut Department of Public Health Per Capita funding application as presented. A discussion followed. THE MOTION PASSED unanimously.

C Barnett arrives at 4:40pm

Public Health Emergency Preparedness Contract

A MOTION was made by M Kurland, seconded by C Barnett, to ratify the Grant Contract 2006-1073 with the Connecticut Department of Public Health for the contract period 8/31/05 –

8/30/07 for the purpose of Public Health Emergency Preparedness. A discussion followed. THE MOTION passed unanimously.

M Berliner arrives at 4:50pm

Board of Director's 2006 Regular Scheduled Meeting

A MOTION was made by C Barnett, seconded by J Elsesser, to adopt the Eastern Highlands Health District Board of Director's 2006 regular meeting schedule as presented. THE MOTION PASSED unanimously.

Proposed FY 2006/2007 Operating Budget Presentation

R Miller presented the proposed FY 2006/2007 operating budget. The budget presented proposed a 4.4% expenditure increase for a total operating budget of \$709,531. This expenditure increase is to be funded by a 3% increase in the Town contribution rate, 1.6% increase in the state per capita grant and a 5.4% increase in fee for service revenues. The primary factors driving this proposal are 4.4% increase in the staff salary line item and 11.5% increase in the medical insurance premium line item. C Barnett questioned the pay scale structure and asked how many staff are at the end of the six step pay scale. R Miller, after consulting the budget, determined that five out of twelve employees are not eligible for a step (merit) increase this coming fiscal year. T Tully asked for clarification on town contribution increases. How are they calculated? J Elsesser answered; by subtracting revenues from expenditures, then dividing the budget deficit by the total population of the health district. R Miller explained further that individual increases to towns vary because it is a population-based rate and population changes vary from town to town in a given year, resulting in different increases for each town. S Werbner asked for clarification on fee for service revenue increases. R Miller explained that estimated increases in fee for service revenues were related to proposed increases in the fee schedule for certain fee for service activities. S Werbner asked how increases in fees would affect towns. R Miller confirmed that the health district does not charge towns for fee for service activities beyond the town per capita contribution. R Skinner asked how those fees compare to other health districts. R Miller, referencing a survey in the budget, stated that these proposed fees are below the state-wide average. A MOTION was made by M Berliner, seconded by C Barnett, to set a public hearing date of January 19, 2006 at 4:30pm in Coventry Town Hall, Annex Building, to hear public's comments regarding the Proposed FY 2006/2007 Eastern Highlands Health District operating budget and associated proposed fee schedule as presented. THE MOTION PASSED unanimously.

TOWN REPORTS

COVENTRY – DEP withdrew funding for sewer project for Phase 4 (under construction) and 5 (in the permitting process). Town Finance Committee recommended school water supply project be put to a referendum.

MANSFIELD – Study results of the Williamantic Water Works Water Shed quality was presented to the public.

M Berliner leaves at 5:30pm

M Kurland leaves at 5:30pm

DIRECTOR'S REPORT

R Miller presented position paper regarding estimated expenditures on fee for service activities versus fee for service revenues. It is estimated that fee revenues would need to increase 132% to cover expenditures. Additional information will be provided which will allow the board to establish policies on tax dollar subsidies on fee for service activities.

CHAIR'S REPORT

Nothing to present

COMMUNICATIONS

None discussed.

The meeting adjourned at 5:45pm.

Respectfully submitted,



Robert L Miller
Secretary



Town of Mansfield

Emergency Management Advisory Council

Minutes of the December 21, 2005, Meeting

Present: B. Paterson; M. Hart (for M. Berliner); K. Grunwald; L. Hultgren; W. Jordan; M. Kurland

Staff: F. Raiola; D. Dagon; J. Jackman

Chairperson Paterson called the meeting to order at 3:08 PM.

Agenda Items:

1. Future Meetings. The Advisory Council by consensus determined that the Council should meet twice each year unless the Chair Person or Director determined that additional meetings are necessary, and that people with disabilities or special needs be a specific and interoperability and coordination be agenda items.

In addition, by consensus the Council determined that it should meet every other week with an agenda limited to "Spring Weekend Management Plan", and that the first meeting include as an agenda item "debriefing of the October 2005 flooding".

2. J. Jackman reported on the WINCOG Emergency Planning Group and Department of Emergency Management and Homeland Security regional planning initiatives (evacuation, public information and sheltering) and reorganization of the DEMHS Regional Planning regions.
3. J. Jackman reviewed the status of the Town of Mansfield interoperable communications system and that the Town was unable to gain support for a regional interoperable system.
4. J. Jackman reported that the Town of Mansfield would be using its 2004 and 2005 Homeland Security Grants to build a town wide interoperable communications system.
5. J. Jackman reported on the recent NIMS (National Incident Management System) training and that it is a mandated ICS (Incident Command System) for communities and states that receive funding from the Federal Department of Homeland Security.

By consensus the Council recommends that the Office of the Town Manager pursue the use of NIMS and one command post for Spring Weekend.

6. R. Miller review the status Eastern Highlands mass vaccination plan POD (Point Of Dispensing clinic for communicable diseases), small-scale vaccination functional drill, and the state wide POD (Strategic National Stockpile) functional drill, which is scheduled for spring of 2006.

Meeting adjourned at 4:42 PM.

Respectfully submitted by John Jackman, Director of Emergency Management

DRAFT

Mid-Northeast Recycling Operating Committee
Minutes of the Meeting
Windham High School
December 15, 2005

Present: Sevcik (Tolland – Chair); Hultgren (Mansfield); Maine (Chaplin); Harrison, MacCalmont & Bianchi (Columbia); Trowbridge (Eastford); Rayhall (Windham); Swift (Union); Wentzell (Program Administrator); DeVivo (guest-Willimantic Waste Paper [WWP]).

The meeting was called to order by Chair Sevcik at 7:02 p.m. The minutes of the June 16, 2005 meeting were approved on a motion by Trowbridge/Maine.

Problems with recycling contractors were discussed. At least two towns said they were having a difficult time getting the tire contractor to show up to remove tires. Wentzell will contact the vendor requesting better service.

Recycling contract bids were reviewed and discussed. The following actions were taken:

1. The oil/antifreeze proposal from Advanced Liquid Recycling was accepted on a motion by Swift/Hultgren.
2. The tire proposal from Meridian was accepted on a motion by Maine/Swift.
3. The scrap metal proposal from WWP was accepted on a motion by Hultgren/Maine. WWP's hauling (transportation) proposal for the towns was accepted as well.
4. The battery proposal from Interstate was accepted on a motion by Swift/Reyhall.
5. The CFC removal contract from Interstate Refrigerant was accepted on a motion by Hultgren/Sevick.
6. The propane tank proposal from Tank Recyclers was accepted on a motion by Hultgren/Rayhall. An additional proposal from Drouin is expected and will be acted on at an upcoming meeting.
7. No action was taken on the consumer electronic proposals pending a report and recommendation on the proposals from the Town of Mansfield.

Wentzell distributed a year-to-date summary of expenses at the HHWCF this year. Expenses were similar to previous years, and within budget. He noted that participation by SQWG's was not very significant.

Wentzell submitted a proposed budget for the HHWCF for 2006. Said budget was approved on a motion by Swift/Trowbridge. The facility will again be open twelve Saturdays during the year (closed Fourth of July and Labor Day weekends).

Wentzell reported that the HHWCF will need to replace some equipment next year (tables, cans, etc.). These will be purchased out of the budgeted funds.

Under other business, styrofoam recycling was discussed as well as plastic film recycling, single-stream recycling and automated collection. DeVivo said WWP was ready and willing to help design new material recycling programs with the committee.

Wentzell passed out copies of the HHWCF brochure.

The next meeting was set for March 17, 2006.

The meeting was adjourned at 8:04 p.m.

Respectfully submitted,


Lon R. Hultgren
Secretary

cc: T. Wentzell, Program Administrator, Martin H. Berliner, Mansfield Town Manager, V. Walton, Mansfield Recycling Coordinator, file

Town of Mansfield
Open Space Preservation Committee
Minutes of the December 20, 2005 meeting

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

1. Meeting called to order at 7:36.
2. Minutes of the November 15, 2005 meeting were approved on a motion by Feathers/Wetherell.
3. Discussion of open space priorities with Joshua's Trust Representatives: Madge Manfred (president) and Richard Hyde joined our meeting. We discussed overall principles and then moved on to specifics. Vicky Wetherell brought up the issue of land management from the perspective of just how many parcels of varying quality should be maintained by the town. Given the number of "builder dedications", Ken Feathers mentioned the need to look at how connections are made between existing properties. Madge Manfred remarked that while past acquisitions by Joshua's Trust were more passive in nature, they would now also like to work with towns towards reaching conservation goals no matter who owns the land. One example could be footing surveying costs that might facilitate more open space dedication rather than simply acquiring acreage. In looking at the existing open space maps it is evident that there are holes to fill and that large landowners will most likely be approached by developers. Proactive actions taken by Joshua's Trust working with OSPC may help focus priorities and further progress toward gaining footholds and making meaningful connections. Richard Hyde mentioned several properties with "connection potential" and there was some discussion of procuring conservation easements rather than outright purchase of parcels. (The group then moved to council chambers to utilize the large wall maps.) Vicky Wetherell pointed out several areas that had good potential for filling gaps in the interior forest blocks. Communications with Town Council was mentioned, along with distribution of informative literature that outlines preservation options as tax incentives which may keep landowners from having to sell their land, running workshops that would illustrate the latter and focused outreach to owners of both large and small parcels that lie in targeted areas. Vicky Wetherell and Madge Manfred agreed to meet in the assessor's office it was determined that future meetings would be necessary for discussion of possible action steps.
4. Plan of Conservation and Development: On a motion by Feathers/Wetherell we unanimously agreed to express support for the moratorium on multi-family housing so that the regulations can be updated. Possible development of a mission statement was discussed in the context of consideration of potential initiatives.
5. Review of Dunhamtown Forest Stewardship Plan: tabled.
6. Report from Town Staff: none.
7. Field Trips and recommendations to Town Council: none.
8. Future Agendas: Joshua's Trust and forest management plan.
9. Meeting adjourned at 9:30.

Respectfully submitted
Evangeline Abbott

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Tuesday, January 3, 2006

Council Chambers, Audrey P. Beck Municipal Building

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

Chairman Favretti called the meeting to order at 7:18 p.m..

12/19/05 Minutes – Zimmer MOVED, Hall seconded, to approve the Minutes as submitted; MOTION CARRIED, all in favor except Plante (disqualified).

Old Business

Hodrinsky proposed 2-lot subdivision off Mulberry Rd., just west of Rt. 89 file 1237 – All neighborhood notification receipts having now been submitted, after brief discussion with the applicant, Gardner MOVED, Hall seconded, to approve with conditions the two-lot subdivision application of Jimmy Hodrinsky for property located north of Mulberry Road and west of Warrenville Road, in an RAR-90 zone, as submitted to the Commission (file 1237) and shown on plans dated 9/21/05 as revised to 11/16/05. This approval is granted because the application as hereby approved is considered to be in compliance with the Mansfield Zoning and Subdivision Regulations. Approval is granted with the following modifications or conditions:

1. Final plans shall be signed and sealed by the responsible surveyor, engineer and soil scientist;
2. The final plans shall list abutters and their addresses on the east side of Warrenville Road, as required by Sec. 6.5.j;
3. Based on the provisions of Sections 7.5, 7.1, 7.2 and other provisions of the Subdivision Regulations, the following revisions shall be made to depicted building and development area envelopes:
 - A. Building area envelopes on both lots shall be revised to eliminate septic system and reserve areas;
 - B. In the southwestern corner of Lot 2, the building area envelope shall be revised to utilize the existing tree line for its boundary;
 - C. Along the western border of Lot 2 and in the southwestern corner of Lot 2, the development area envelope shall be revised to utilize the existing tree line for its boundary.
4. Pursuant to Subdivision Regulations provisions, particularly Sections 7.5 and 7.6, this action specifically approves the depicted building area envelopes. Unless revisions are specifically authorized by the Commission, the depicted building area 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 existing Note 13 on sheet 2) and specifically Noticed on the Land Records;
5. The Commission, for good cause, shall have the right to declare this approval null and void if the following deadlines are not met (unless a ninety or one hundred and eighty-day filing extension has been granted):
 - A. All final maps, including submittal in digital format, a right-of-way deed along Mulberry Road, and a Notice on the Land Records to address condition 2 for recording on the Land Records (with any associated mortgage releases) shall be submitted to the Planning Office no later than fifteen days after the appeal period provided for in 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, with Surveyor's Certificate, and all required 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 PASSED unanimously.

Proposed Aquifer Protection Area Regulations and associated Zoning Map revision – A Public Hearing was held on 12/19/05. After discussion, during which Mr. Padick described circumstances surrounding the State's proposed draft Regulations and related that staff's opinion that these Regulations should be adopted as a separate set of

Mansfield regulations, Mrs. Holt volunteered to work on a motion for the next meeting, **TUESDAY, JAN. 17TH**.

Draft Fenton River Aquatic Habitat Study – 12/28/05 and 1/3/06 memos from the Dir. of Planning and 12/21/05 comments from the Conservation Commission were noted. Mr. Padick noted that his recommendations and comments coincided with those of the Conservation Commission. He emphasized that this is only a study, and not an implementation plan committed to by the University. It is anticipated that comments from the town on the study can be submitted until mid-January. Therefore, after discussion, Holt MOVED, Hall seconded, that the Planning and Zoning Commission authorize its chairman to co-endorse, with the Mayor or other Town Council designee, a unified town response to the 11/20/05 draft Fenton River Aquatic Habitat Study. The town's comments shall incorporate the recommendations contained in the 12/21/05 report from the Mansfield Conservation Commission and the 12/28/05 report from Mansfield's Director of Planning. MOTION PASSED unanimously.

2006-07 PZC Budget – The Dir. of Planning's 12/28/05 memo was noted. At the meeting, he said the proposed budget is essentially the same as last year's. After brief discussion, Hall MOVED, Holt seconding, that the PZC authorize the Director of Planning to submit a budget of \$20,850 for Fiscal Year 2006-07. MOTION PASSED unanimously.

Zoning Agent's Report – The December Monthly Activity Update was acknowledged without comment. Mr. Hirsch noted that even less snow is being cleared from the Rosal's parking lot than when the previous uses were in operation. He added that part of the building is now open for business for lunch and dinner, but he plans to investigate the exact nature of another use in the building for which he has not issued a permit.

Members discussed a sign at the two banks at Four Corners which advertises "retail sites and pads available," and asked Mr. Hirsch to explore the meaning of the sign. During discussion, Mr. Padick related that the Univ. of CT has submitted specific plans for its portion of the PZC-approved road to the Army Corps of Engineers and DEP, and construction is planned to begin in 2007.

Mr. Kochenburger asked if there is anything the town can do to improve appearance of the site of the vacant liquor store at Rts. 44 and 195; he was told that the town can require that signage be removed, but cannot do more than that.

Mr. Kochenburger noted that a tattoo parlour and barbershop have recently opened in the building at the corner of Rt. 44 and Cedar Swamp Rd. and asked which health agency is responsible for monitoring sanitary conditions and licensing for these uses.

New Business

Kueffner proposed one-lot subdivision on Forest Rd., file 1239 – Holt MOVED, Ryan seconded, to receive the subdivision application (file 1239) submitted by Christopher Kueffner for a one-lot subdivision, "Nelson Brook Estate," on property located on Forest Road owned by the applicant, as shown on plans dated 11/23/05 and as described in other application submissions, and to refer the application to the staff for review and comments. MOTION PASSED unanimously.

McChesney proposed efficiency unit at 98 Summit Rd., file 1240 – Holt MOVED, Ryan seconded, to receive the special permit application (file 1240) submitted by David and Judith McChesney for an efficiency unit on the applicants' property at 98 Summit Road, as shown on plans dated 12/22/05 and as described in other application submissions, and to refer said application to the staff for review and comment and to set a Public Hearing for February 6, 2006. MOTION PASSED unanimously.

Sunrise Estates subdivision, Mansfield City Rd., request to extend filing deadline, file 1214-2 – Noting a 12/28/05 memo from the Planning Director which states that staff has no objection to the request, Holt MOVED, Zimmer seconding, that the Planning & Zoning Commission approve a second 90-day extension for submittal of final documents for the Sunrise Estates subdivision, off Mansfield City Rd., which was approved by the Commission on 10/17/05. MOTION PASSED unanimously. With this extension, the filing deadline becomes May 7, 2006.

Baxter Road Estates subdivision, request to extend filing deadline, file 1229 - Noting a 12/28/05 memo from the Planning Director which states that staff has no objection to the request, Holt MOVED, Ryan seconding, that the Planning & Zoning Commission approve a second 90-day extension for submittal of final documents for the Baxter

Road Estates subdivision, which was approved by the Commission on 9/6/05. MOTION PASSED unanimously. With this extension, the filing deadline becomes March 25, 2006.

Proposed Natchaug River Greenway designation – Two communications on this topic were noted by members: a 12/21/05 draft of the Natchaug River Greenway designation proposal, and a 12/28/05 memo from the Planning Director. At the meeting, Mr. Padick noted that the proposal is consistent with our Plan of Conservation & Development and has received the endorsement of the Conservation Commission. Members discussed the proposal and asked what a commitment from Mansfield would entail. Mr. Padick agreed to provide more information at the next meeting, and the matter was tabled.

192 Bonemill Rd., Wilson, request for storage shed – The Planning Director's 12/28/05 and 1/3/06 memos were noted. After brief discussion, Holt MOVED, Hall seconding, that the Planning & Zoning Commission authorize, at 192 Bonemill Road, a 12-ft. by 16-ft. storage shed, as depicted on submitted plans. This authorization is subject to confirmation that height and use provisions of Article VIII, Section B.1.d are met. MOTION PASSED unanimously.

Request for chapel use at 1768 Storrs Rd. (former AV Assocs. use) – Mr. Padick's 12/28/05 memo was noted. The space proposed for the chapel use/office space had previous PZC approval for a dance studio, but that approval was never utilized. Expansion of the existing septic system is planned. Members discussed whether the proposed change in use would be significant enough to warrant a special permit application, with a Public Hearing. Members had a number of questions and concerns regarding specifics of the proposed use, and, by consensus, the matter was referred to staff for more information, and will be visited on the 1/12/05 field trip.

Aurora Estates subdivision, request for second extension of filing deadline and request to utilize a Letter of Credit, file 1230 – Mr. Padick's 1/3/06 memo was noted. Holt MOVED, Gardner seconded that the PZC Chairman, with staff assistance, be authorized to accept a Letter of Credit from Jewett City Bank for the Aurora Estates subdivision and to execute a bond agreement for this subdivision. This authorization is subject to compliance with the Letter of Credit requirements of Article VI, Section C.2 of the Zoning Regulations, which include the use of a cash bond for at least ten percent of the total required bond. MOTION PASSED unanimously.

Holt then MOVED, Hall seconding, that the Planning & Zoning Commission approve a second 90-day extension for submittal of final documents for the Aurora Estates subdivision, on Bedlam Road, which was approved by the Commission on 9/19/05. MOTION PASSED unanimously. With this extension, the filing deadline becomes April 7, 2006.

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

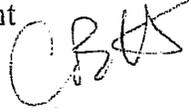
Field trip – By consensus, a field trip was scheduled for Thursday, Jan. 12th, at 1:30 p.m.. Subsequent to the meeting, the time of the field trip was changed to 2:00 p.m. on the same day.

The meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary

To: Town Council/Planning & Zoning Commission
 From: Curt Hirsch, Zoning Agent
 Date: January 9, 2006



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

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	11	13	17	99	109
Certificates of Compliance issued	12	22	12	93	98
Site inspections	47	71	33	365	367
Complaints received from the Public	5	7	0	28	26
Complaints requiring inspection	5	4	0	18	21
Potential/Actual violations found	2	2	12	15	29
Enforcement letters	3	17	8	71	51
Notices to issue ZBA forms	2	1	1	10	3
Notices of Zoning Violations issued	2	6	8	17	30
Zoning Citations issued	0	0	5	6	11

Zoning permits issued this month for single family homes = 2 multi-fm = 5
 2005/06 Fiscal year total: s-fm = 22 multi-fm = 9

TOWN OF MANSFIELD/DEPARTMENT OF CORRECTION
PUBLIC SAFETY COMMITTEE
WEDNESDAY, July 20, 2005
Audrey P. Beck Municipal Building
Council Chambers

Minutes

Members Present: A. Barberet, G. Cole, R. Gergler, Warden Higgins, C. Lary, C. Paulhus,
W. Solenski, W. Stauder, S. Thomas

Staff: Counselor D. Cyr, Assistant Town Manager M. Hart, Counselor Supervisor J. Roache,
Deputy Warden K. Smayda

I. CALL TO ORDER

Chairman Stauder called the meeting to order at 3:00 p.m. and welcomed everyone present.

1. Mr. Hart volunteered to serve as the recorder/secretary for the meeting.
2. Mr. Gergler moved to approve the minutes of April 20, 2005. Mr. Cole seconded. The motion passed unanimously.

II. COMMUNICATIONS

1. The committee reviewed the June 17, 2005 List of Offenses. Ms. Stauder asked what constitutes special parole. Mr. Roache explained that special parole is designed to alleviate some pressure on the parole system. Special parole is granted by a judge and administered by the board of parole.

III. WARDEN'S REPORT AND DISCUSSION

1. Population Status Report – Mr. Roache reported that the current population is 957 inmates, and the maximum capacity remains 962.
2. List of Offenses – Mr. Roache reviewed the list of offenses with the committee. The list is similar to that of previous months.

Mr. Cole asked if the relatively short stays have an effect on programming. Warden Higgins replied in the affirmative. Consequently, the programs are designed for inmates with short stays. With respect to the turnover and length of stays, Bergin is analogous to a jail.

Mr. Solenski inquired about the length of an average stay. The average stay is 90 days, with a lot of 30 to 45-day sentences.

Ms. Thomas asked how 30-day sentences work. The warden explained that with a 30-day sentence an inmate is processed at a jail and spends his time at Bergin.

Ms. Stauder inquired as to how a typical release operates. Typically, upon release an inmate is picked up by a relative or dropped off to a local jail for release within the local community.

IV. CHAIRMAN'S REPORT – None

V. OPPORTUNITY FOR PUBLIC TO SPEAK

1. Ms. Amy Moore of Stafford Road in Mansfield expressed her concerns to the committee. She believes that the facility has a high escape rate, and that a large percentage of inmates are gang members. Also, she believes that the state is slipping in people under special parole, etc. who do not meet the admissions criteria for Bergin. (Ms. Smayda explained the scoring system in an effort to address this concern.)

Ms. Stauder asked if the recent number of escapes was acceptable. Ms. Higgins indicated that no escapes are acceptable, and that the department conducts a thorough review each time one occurs.

Ms. Moore asked if the DOC could list an inmate's original violation when granted special parole. Ms. Smayda explained that the department could accommodate this request.

Ms. Moore inquired about the staffing rate. Warden Higgins explained that she could not release that information.

Ms. Moore stated that she would like to see a beeper system in place to notify residents when an escape occurs. The warden replied that beepers would not work any faster than the current notification system.

Mr. Hart stated that the town manager's office would work to update the notification list. Once the list is updated, we should resume testing the notification system on a more regular basis.

2. Mr. Charles McDermott of 1436 Stafford Road in Mansfield asked to be added to the notification list. Mr. Hart will process this request.
3. An unidentified resident asked about the calling order of the notification list. Mr. Hart explained that the order is roughly based on proximity to the facility, with those living close by to be called first.

VI. OLD BUSINESS

1. Security Measures – Warden Higgins described how Bergin is the only level 2 in the state without some interior razor wire around the perimeter. She believes that we need to have this in place at our facility. The committee agreed to conduct a special meeting on August 24, 2005 to review this issue in more detail, and to develop a specific recommendation for the town council.

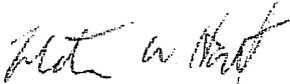
VII. NEW BUSINESS

Review Colchester Walk Away Incident – Ms. Stauder asked about the Colchester escape and whether it had an impact on the community outreach program (work crews). Ms. Higgins reviewed the escape in some detail, and stated that it did not impact Bergin's outreach program.

VIII. ADJOURNMENT

Chairman Stauder adjourned the meeting at 4:15 p.m.

Respectfully submitted,



Matthew W. Hart
Assistant Town Manager

TOWN OF MANSFIELD/DEPARTMENT OF CORRECTION
PUBLIC SAFETY COMMITTEE
WEDNESDAY, August 24, 2005
Audrey P. Beck Municipal Building
Council Chambers

Minutes

Members Present: A. Barberet, R. Blicher, G. Cole, R. Gergler, C. Paulhus, R. Pellegrine,
W. Solenski, W. Stauder, S. Thomas

Staff: Assistant Town Manager M. Hart

I. CALL TO ORDER

Chairman Stauder called the meeting to order at 3:00 p.m. and welcomed everyone present.

1. Mr. Hart volunteered to serve as the recorder/secretary for the meeting.

II. OPPORTUNITY FOR PUBLIC TO SPEAK - none

III. OLD BUSINESS

1. Security measures – the committee reviewed the proposal to install razor wire around the interior of the perimeter of the Bergin Correctional Facility. After much discussion regarding the pros and cons of this proposal, the committee determined that it would need additional information from Warden Higgins and the Bergin staff in order to develop a recommendation for the town council.

In order to obtain this additional information, the committee asked Mr. Hart to draft a letter to warden, requesting the following information:

- a. An assessment of the current level of security at the prison, including a review of the current security system and measures in place.
- b. A statement of Bergin's goals and objectives relating to security.
- c. An explanation of the various alternatives and options available to meet those goals and objectives relating to security.
- d. With respect to the specific proposal regarding interior razor wire, provide additional information concerning installation, cost, maintenance and risk factors for inmates. Also, please discuss how the installation of the interior wire could effect the landscaping and how visible it might be from the road. In addition, please address whether the DOC could provide assurances that the security level of the facility would not change, and discuss whether staffing levels would be modified as a result of this proposal.

Mr. Hart was also asked to provide the committee members with copies of the agreement between the town and the Department of Correction, as well as any related amendments.

IV. ADJOURNMENT

Chairman Stauder adjourned the meeting at 4:00 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Matthew W. Hart".

Matthew W. Hart
Assistant Town Manager

TOWN OF MANSFIELD/DEPARTMENT OF CORRECTION
PUBLIC SAFETY COMMITTEE
WEDNESDAY, October 19, 2005
Audrey P. Beck Municipal Building
Council Chambers

Minutes

Members Present: A. Barberet, R. Blicher, R. Gergler, C. Lary, C. Paulhus, R. Pellegrine,
W. Solenski, W. Stauder, S. Thomas

Staff: Counselor D. Cyr, Assistant Town Manager M. Hart, Deputy Warden K. Smayda

I. CALL TO ORDER

Chairman Stauder called the meeting to order at 3:00 p.m. and welcomed everyone present.

1. Mr. Hart volunteered to serve as the recorder/secretary for the meeting.
2. Minutes of July 20, 2005 and August 24, 2005 - Because the members did not have an opportunity to review the minutes prior to the meeting, the committee endorsed Mr. Hart's suggestion to table the minutes until the next meeting.

II. COMMUNICATIONS - No discussion

III. WARDEN'S REPORT AND DISCUSSION

1. Population Status Report – Mr. Cyr reported that the current population is 960 inmates, and the maximum capacity remains 962.
2. List of Offenses – Mr. Cyr reviewed the list of offenses with the committee. The list is similar to that of previous months.

IV. CHAIRMAN'S REPORT – None

V. OPPORTUNITY FOR PUBLIC TO SPEAK – None

VI. OLD BUSINESS

1. Security Measures – the committee reviewed Mr. Hart's draft letter to Warden Higgins regarding security measures at Bergin CI, and endorsed the letter with minor corrections. The letter consists of a request for additional information concerning the department's offer to install razor wire along the interior perimeter of the facility. The additional information will help the committee to make a fully informed recommendation to the town council regarding this issue.

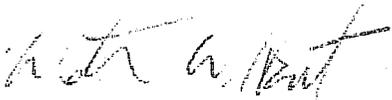
VI. NEW BUSINESS

1. Annual Report - Mr.Hart agreed to draft the committee's annual report for submission to the state legislature. Mr. Hart will consult with Ms. Smayda to review the highlights, accomplishments and issues from the past year.

VII. ADJOURNMENT

Chairman Stauder adjourned the meeting at 3:30 p.m.

Respectfully submitted,



Matthew W. Hart
Assistant Town Manager

TOWN OF MANSFIELD CORRECTIONAL FACILITY LIAISON COMMITTEE

July 20, 2005

Minutes

Members and Staff Present: Same as DOC Public Safety Committee

I. CALL TO ORDER

Chairman Stauder called the meeting to order at 3:45 p.m.

1. Selection of Recorder – Mr. Hart volunteered to serve as the recorder for the meeting.
2. Minutes – Mr. Gergler moved to approve the minutes of April 20, 2005. Mr. Paulhus seconded. The motion passed unanimously.

II. COMMUNICATIONS – None

III. WARDEN'S REPORT AND DISCUSSION

1. Community Outreach – The warden reported that the community outreach program is going well, and that Bergin had just completed work on a new ballpark in Pomfret.
2. Programming Updates – Warden Higgins reported on the following:
 - Work on Bergin's new greenhouse is almost complete. The administration is looking to heat the building year-round with propane.
 - The new orientation program is up and running and inmates have volunteered to assist.
 - The facility sent inmates down to New London to assist with the clean-up from the Special Olympics World Games.
 - Bergin has hired Ms. Angela Jalbert as principal, and is currently interviewing for a new teacher.
 - There is a GED program underway. Generally, GED registration is lighter in the summer.
 - The administration is considering a proposal to add two more addiction services staff.

IV. OPPORTUNITY FOR PUBLIC TO SPEAK - none

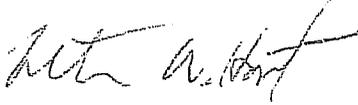
VI. OLD BUSINESS - none

VII. NEW BUSINESS – none

VIII. ADJOURNMENT

Chairman Stauder adjourned the meeting at 4:25 p.m.

Respectfully submitted,



Matthew W. Hart
Assistant Town Manager

TOWN OF MANSFIELD CORRECTIONAL FACILITY LIAISON COMMITTEE

October 19, 2005

Minutes

Members and Staff Present: Same as DOC Public Safety Committee

I. CALL TO ORDER

Chairman Stauder called the meeting to order at 3:30 p.m.

1. Selection of Recorder – Mr. Hart volunteered to serve as the recorder for the meeting.
3. Minutes of July 20, 2005 - Because the members did not have an opportunity to review the minutes prior to the meeting, the committee endorsed Mr. Hart's suggestion to table the minutes until the next meeting.

II. COMMUNICATIONS – None

III. WARDEN'S REPORT AND DISCUSSION

1. Community Outreach and Programming – Ms. Smayda reported that Bergin's programming is proceeding well. Mr. Hart thanked the Bergin staff for providing a work crew to clean the Hunting Lodge Road area, and commented that the town will request this assistance again in the spring of 2006.

IV. OPPORTUNITY FOR PUBLIC TO SPEAK – None

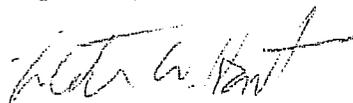
VII. OLD BUSINESS - None

VIII. NEW BUSINESS – None

IX. ADJOURNMENT

Chairman Stauder adjourned the meeting at 3:45 p.m.

Respectfully submitted,



Matthew W. Hart
Assistant Town Manager



REC'D JAN 17 2006

January 13, 2006

Mr. Martin Berliner
Town Manager
Audrey P. Beck Building
4 South Eagleville Rd
Mansfield, CT 06250

Dear Mr. Berliner:

Enclosed please find 2nd quarter statistics for fiscal year 2006 for services provided by VNA East.

If there are any questions, please contact me at 456-7288, extension 212.

Sincerely,

A handwritten signature in cursive script, appearing to read "Susan Bergeron".

Susan Bergeron
Executive Assistant

Encl.

VNA EAST

34 LEDGEBROOK DR
MANSFIELD CTR, CT 06250
PH: 456-7288 FAX: 423-5702

VISIT STATISTICS

7/30/05 - 12/31/05

<u>SERVICE</u>	<u>MANSFIELD</u>	<u>AGENCY</u>
Skilled Nursing	1829	12,103
Physical Therapy	414	2,786
Speech Therapy		14
Occupational Therapy	62	242
Medical Social Work	108	375
Home Health Aide	1393	8,241
TOTAL	3,806	23,761
COMMUNITY ACTIVITIES		
Adult Health Screening	129	1,191
Flu & Pneumonia	469	2,873
TOTAL	598	4,064
MEALS TO HOME	1154	13,434



**WINDHAM REGION COUNCIL OF GOVERNMENTS
MINUTES – December 2, 2005**

A meeting of WINCOG was held on December 2, 2005 at the Safe Haven Alpaca Farm, 39 Drain Street, Hampton CT. Vice Chairman Rusty Lanzit called the meeting to order at 8:35 a.m.

Voting COG Members present: Ralph Fletcher, Ashford; Rusty Lanzit, Chaplin; Donald Cianci, Columbia; Julie Blanchard, Coventry; Maurice Bisson, Hampton; Martin Berliner, Mansfield; Liz Wilson, Scotland; Michael Paulhus, Windham. Alternates present and not voting: Robert Skinner, Columbia; John Elsesser, Coventry
Former COG Members present: Margaret Haraghey, Hampton; Dan McGuire, Lebanon.
Others: Former COG members Margaret Haraghey, Hampton, and Dan McGuire, Lebanon; Roberta Dwyer, NE Alliance; Virginia Sampietro, EWIB; Donna Simpson, Tourism District.
Staff Present: Barbara Buddington,

MINUTES

MOVED by Ms. Wilson, SECONDED by Mr. Paulhus to approve the minutes of the 11/4/05 meeting as submitted. MOTION CARRIED with Mr. Fletcher, Ms. Blanchard, Mr. Cianci, and Ms. Haraghey abstaining.

ORIENTATION PACKET

Ms. Buddington walked old and new board members through the contents of the orientation packet and described the structure and major activities of WINCOG, specifically calling attention to the recently adopted Regional Transportation Plan update, the Pre-Disaster Hazard Mitigation Plan now in progress, Regional Emergency Planning efforts, and the Community Emergency Response Team program. Corrections to the contact information page in the packet will be made and redistributed. She also distributed a list of CERT trained volunteers sorted by town of residence.

SPECIAL ELECTION

Ms. Buddington thanked former chairman Dan McGuire for attending today's meeting of old and new WINCOG members, and noted that staff had enjoyed working with him over the past few years.

- **MOVED by Ms. Wilson, SECONDED by Mr. Paulhus to nominate Vice Chairman Rusty Lanzit to fill the position of Chairman left vacant by recent municipal elections. MOTION CARRIED UNANIMOUSLY.**
- **MOVED by Mr. Lanzit, SECONDED by Mr. Berliner, to nominate current secretary Liz Wilson to fill the position of vice chairman. MOTION CARRIED UNANIMOUSLY.**
- **MOVED by Mr. Lanzit, SECONDED by Mr. Berliner, to nominate Julie Blanchard to fill the position of secretary. MOTION CARRIED UNANIMOUSLY.**

WINCOG's bylaws require that no two of its officers can represent the same town, so Mr. Elsesser recommended that he be replaced as Member-at-Large.

- **MOVED by Ms. Wilson, SECONDED by Mr. Berliner, to nominate Robert Skinner to replace Mr. Elsesser as Member at Large. MOTION CARRIED UNANIMOUSLY.**

APPOINTMENT OF ALTERNATES

Ms. Buddington distributed a sample form for a chief elected official to designate an alternate to the Board. She asked that each town wishing to have an alternate in place complete the form and return it to WINCOG.

APPOINTMENT OF REPRESENTATIVE TO EASTERN WORKFORCE INVESTMENT BOARD

At the invitation of the Chairman, Ms. Sampietro described the structure and some of the programs of EWIB. Ms. Buddington noted that under WINCOG's bylaws, it is the task of the Chairman to designate WINCOG liaisons to other boards or organizations. In recent years, it has been WINCOG's Chairman who has been the representative to EWIB. Mr. Lanzit designated himself to serve in this capacity, at least for the present.

TRANSPORTATION

Ms. Buddington reported that WINCOG has been notified by ConnDOT that Coventry was awarded funding for its Town Center Connecting Streetscapes Enhancement project in the latest round of enhancement funding. (\$1,040,000).

Dial-a-Ride transition update. As of yesterday, WRTD became the employer of 14 full-time staff, as it took responsibility for the transportation department that had been working under the Windham Regional Community Council. These operations include both the Dial-a-Ride paratransit services and the Route 32 commuter service.
New State Municipal Grant Program for Dial-a-Ride: Update information was included in the director's report for today's meeting. Mr. Elsesser suggested that when the applications are available and we schedule a technical assistance

meeting, the towns should consider contracting with the transit district for services such as dispatch and reporting and vehicle maintenance monitoring.

OLD BUSINESS:

Capitol Region Purchasing Council: Ms. Buddington reported that WINCOG will be sending a check to CRCOG to renew our regional membership in the Council. It was agreed by consensus that each town's share of this (as distributed at the November meeting) will be treated as an "add-on" to the town dues invoice for FY 2007, that will be sent out in July. The invoice will show one total.

Shared Resource:

Ms. Buddington has updated the shared equipment list and will email it to everyone. As clarification from the last meeting, Mr. Berliner described the Dou-all Truck as one with a built-in conveyor belt to move things from the back of the truck to the front. He also reported that Mansfield has a 10-ton roller, so that item should be moved up to the "equipment available" section of the list.

Tourism District: Donna Simpson noted that the new name of her organization is the Eastern Regional Tourism District, aka "Mystic Country." She gave a brief description of the current state of tourism and the state's lack of support for this industry over the past several years. She thanked Mr. Lanzit for hosting a recent meeting of Northeast tourism partners to discuss how they might go forward to better serve this part of their service area.

Northeast Alliance: Roberta Dwyer thanked WINCOG for the letter sent on its behalf to state legislators. She is very hopeful that the Alliance funding will be on the Bond Commission's agenda for December 9. She gave a brief description for new members of the kinds of loans and business support that the Alliance provides.

DIRECTOR'S REPORT

Ms. Buddington noted that most of the items in the director's report had been discussed earlier. She did call attention to the section on the energy assistance meeting that was held earlier in the week, and noted that there should be a widely distributed public information campaign soon – perhaps through the Broadcaster. She also noted that the deadline for Pre-disaster Hazard Mitigation project grants has been delayed from December 17 to January 17.

MEMBERS FORUM

Mr. Berliner asked that we schedule a planning lunch for WINCOG in January to do some strategic planning. By consensus, we will hold our regularly scheduled January 6 meeting and discuss at that meeting a date for the lunch. Mr. Lanzit suggested that we have an outside facilitator to guide that session.

Mr. Elsesser highly recommended an ESRI program "Business Analyst." He tried it on a free trial and found the information from the resulting report very valuable. He will provide WINCOG with the web site, for distribution to other members. He also noted that he has used DataFinder for similar information.

He noted that CT is again the richest state in the nation; within CT, Middlesex County is the richest and Tolland County is the second richest. Within Tolland County, the towns of Tolland, Columbia, and Coventry are the three richest (in that order).

He highly recommended the training video "FISH" and asked if any towns would be interested in jointly purchasing a copy. Because a lot of interest was expressed, Ms. Buddington suggested that WINCOG purchase it on behalf of all of the towns.

In response to a question from Mr. Paulhus, Ms. Buddington reported that she is working on getting a representative from the Smart Power program to attend the January meeting.

PUBLIC COMMENT – none

There being no further business, the meeting adjourned at 10:10 a.m.
Respectfully submitted, Barbara Buddington, for Julie Blanchard, Secretary.

ADMINISTRATION

- **CHANGES!** While WRTD officially took the Dial-a-Ride operations in-house as of December 1, the physical move did not occur until the last half of December. The big green monstrosity that use to greeted everyone entering our door – the floor to ceiling bookcase that hid our office manager well – has been taken down to a height of about three feet, thanks to the carpentry and muscle power of our office manager’s brother and his power saw. Everything that we (hope we) won’t need for the next several months has been packed and stored. Many thanks to the towns of Chaplin and Windham for their willingness to store boxes of files for us, to the town of Mansfield for storing excess furniture, and to the town of Lebanon for donating a large supply of storage boxes. We still have a little more to go, but we are making progress. On Friday, December 30, with the help of a few community service and soup kitchen volunteers, we moved all of Dial-a-Rides furniture out of the WRCC building, put some in storage, and moved the rest to the WINCOG/WRTD offices. Some of us spent that Saturdays and the Monday holidays trying to get things in shape, and with a little help from Progressive Data Systems in reconfiguring Dial-a-Ride’s file server on Tuesday morning, we were in business by 9:00 a.m.

Thanks to all of the WRTD and WINCOG staff who have put in a tremendous amount of time and effort – mental and physical – to make this move. Thanks for everyone’s (mostly) good humor willingness to be flexible for this interim period. We have found files that we never knew we had – or had long forgotten. We have found dust that we knew we had, but couldn’t reach.

As these activities have taken up most of our time, this director’s report will be brief.

- **FY 2005 Audit:** The audit was delivered to our office yesterday (Thursday), will be in the mail shortly to your town clerks for filing. The audit shows that we had an indirect rate of 114.88% (no change from the previous year – both years round to 115%), and an increase in our undesignated fund balance of a little over \$16,000 for the year. This surplus was due largely to the fact that the state had supplemental homeland security and Citizens Corps funding available at the end of the federal fiscal year, and offered it to organizations that could document additional expenditures. We received a little over \$12,000 in supplemental grant funding for these activities. We will be happy to provide a full copy of the audit on request.
- **FY 2007 Budget:** Drafting a budget for FY 2007 will be challenging, indeed, as we do not know yet what the relationship between WRTD and WINCOG will be, nor where we will be located. The first working draft of the FY 07 budget assumes that WRTD continues to contract with WINCOG for administrative services. Also prepared for today is a worksheet for discussion regarding dues assessments for FY 07. After FY ’00, dues were increased every other year, providing essentially a one year CPI-based increase for each two year period. Over the seven year period, the CPI has increased by 19.7%, while dues have increased by 10%.
- **Equipment Sharing:** For your information, Lyle Wray, Executive Director of CRCOG, is working with three of his towns and his attorney to explore options for inter-municipal equipment sharing so that both parties are protected. He has offered to share the model(s) contracts or other options that they develop.

Technical assistance contracts active in FY 06:

Contract #	Description	Status
Chaplin	Planning and zoning services	Began 1/3/05; renewed for 7/1/05 – 12/31/05 – extended to 1/24/06
Chaplin	Compensation Committee - job evaluations, descriptions, and recommended salary ranges	completed
Coventry	Mapping assistance- open space inventory	Began 8/30/05
Mansfield	Mapping assistance	Ongoing
Northeast Alliance	Web site modifications	Ongoing – as needed

<p><i>Willimantic River Alliance - QSHC partnership grant</i></p>	<p><i>Further web site development</i></p>	<p><i>began 7/05 – delayed because of low water levels in Willimantic River – canoeist can't verify site locations Will be worked on in March 2006.</i></p>
---	--	---

UPCOMING DATES OF INTEREST

- January 17 2:00 p.m. CERT training class begins. Location TBA.
- January 17 GRANT DEADLINE – Pre-Disaster Hazard Mitigation Projects (extended from 12/17)
- January 24 3:00 p.m. WINCOG Regional Emergency Planning Workgroup meeting. Location TBA.
- February 1 7:30 p.m. Next scheduled RPC meeting.
- February 2 8:00 a.m. EWIB CEO Council meeting (R. Lanzit represents WINCOG)
- February 3 8:30 a.m. Next scheduled WINCOG meeting. Location TBA.
- February 14 8:30 a.m. COST Town Meeting, Cromwell.
- March 1 GRANT DEADLINE 2006-7 Recreational Trails Program (DEP)

TRANSPORTATION

Regional Transportation Plan: The printing of the final plan has been delayed with our recent office upheaval, but we will be working on that early next week.

TRANSIT

Municipal Elderly and Disabled Demand Responsive Transportation Grants Program: While ConnDOT had hoped to have the applications for this program in the hands of RPO’s by mid December, the advisory committee that is providing feedback on the draft guidelines just received the guidelines the Friday before Christmas. ConnDOT’s timetable now indicates about a one-month delay – RPO’s should receive the applications by January 13 to distribute to the towns, and the applications will be due back to the RPO’s by February 24.

If you plan to use these funds for a coordinated multi-town service (other than the existing Dial-a-Ride), please let me know the other towns involved. If they are not in our region, we want to make sure that representatives from those towns are invited to the technical assistance meeting that will be scheduled once you have the applications in hand.

Transition of Transportation Operations from WRCC to WRTD: On January 3, we welcomed Rose Kurcinik, Clair Lewandowski, Jamie Bohli-Cormier, and Elaine Cooper to our offices as full-time WRTD staff who are continuing to operate the Dial-a-Ride program that transitioned here from WRCC. Now when we arrive after 8:00 a.m., the coffee is already made, the office is already warm, and the front of the office is usually lively with chatter and the sounds of the bus dispatch radios, and drivers stopping in to pick up their schedules and vehicle keys.

LAND USE PLANNING

- Regional Planning Commission: The December meeting of the Regional Planning Commission was cancelled due to lack of business. A single referral was reviewed and acted on by the reference committee:
 - a. # 05-11-03-MD: Mansfield: A proposal to authorize the Planning and Zoning Commission to allow accessory structures outside the approved building area envelope provided specific criteria are met.
Action: Conformance with regional policies and no anticipated intermunicipal impact.

At their January 4, 2006 The Regional Planning Commission reviewed and acted on the following zoning referrals:

- a. # 05-12-08-MD: Mansfield: A proposal to p. 10 ghe existing town-wide subdivision moratorium to

June 1, 2006 and to enact a new nine-month moratorium on residential developments in areas zoned Professional Office-3 or Industrial. **Action: Conformance with regional policies and no anticipated intermunicipal impact.**

- b. # 05-12-13-VN: Vernon: A proposal to eliminate special provisions for “Housing for the Elderly”. **Action: No anticipated intermunicipal impact.**
- c. # 05-12-13-SD: Scotland: A proposal to adopt use and dimensional requirements for the Forest Products District, to enact a six month moratorium in the Forest Products District, to change the Village Business District to a Village District with design guidelines and to rewrite the existing regulations concerning advertising signs and driveways. **Action: Conformance with regional policies and additional suggestions.**
- d. 05-12-16-WM: Windham: A proposal to modify the regulations concerning clustered and multi-family residential developments including adding a density bonus. **Action: Partial conformance with regional policies.**

- 2004 Statewide Aerial Survey Update: The full aerial data set has arrived and should be distributed tomorrow. Eventually, we are expecting to receive the LIDAR elevation data that was collected at the same time as the aerial photos. This data may be used to generate two foot contours statewide and will be very useful for planning and GIS analysis.
- Pedestrian Bridge over Mansfield Hollow Dam: A class of civil engineering seniors at UConn has completed a conceptual project detailing a pedestrian crossing of the Mansfield Hollow Dam. One group examined an over-the-dam dam crossing and the other examined a below-the-dam crossing. The crossing, which would be entirely controlled by the US Army Corps of Engineers, could link the Natchaug Trail Greenway in Mansfield and the Airline Trail Greenway in Windham and Chaplin.

EMERGENCY PLANNING UPDATES

- Community Emergency Response Team Training: The next training session starts on January 17 – Tuesday afternoons, 2:00 – 4:30. We should have the location finalized within the next few days.
- Regional Emergency Planning Workgroup: This group cancelled its December 20 meeting because too many people indicated that they would not be able to attend. January 24 is the next meeting. (generally on the fourth Tuesday of the month). Towns are represented by their emergency management directors or other designee. If your town has not been sending a representative, please consider doing so.
- DEMHS Area IV – State evacuation planning: To be eligible for FFY 2006 federal homeland security grants, the state is required to demonstrate that it has an evacuation and sheltering plan in place. Each of the five DEMHS Area Coordinators has been charged with developing such a plan. Toward this end, Area IV Coordinator Tony Scalora hosted weekly meetings through December. The executive directors of the three COGs in eastern CT were asked to attend or to send a representative. I understand that Tony has sent out a request to each municipality’s emergency management director to provide information on transit vehicles and shelters, and I urge you to make sure that your town responds. This draft of this plan must be submitted by mid January, so the timeline is very short.

And another reminder: Jay Salvador at the American Red Cross [(860) 839-5044] or jayngm@earthlink.net is the person to contact if you have a shelter that has not had a “walk through” review by the Red Cross in the last year or two. The Red Cross (and the DEMHS Area IV office) really needs to have updated shelter information.

- Pre-Disaster Hazard Mitigation Planning (PDHM) Grant – FEMA Funding through Department of Environmental Protection (DEP): Staff are continuing to work with DEP and FEMA to make the suggested changes to the draft plan. Work on this was delayed with the office reorganization.

CENSUS AFFILIATE ACTIVITIES

- Data Requests: There were no requests for cen^{P. 109}_a in December.

LOCAL ASSISTANCE

TOWN	ASSISTANCE	# HOURS
Ashford	• Technical assistance regarding aerial photos	2
	• Info on affordable housing to PZC chair	1
Chaplin	• Various requests for info regarding PZC statutes	2
Lebanon	• Meeting with PZC regarding article for Lebanon Times	1
	• Technical assistance to ZEO regarding subdivision procedure	.25
Windham	• Attended Con. Comm. meeting.	1.5
	• Technical assistance on DEP permit for kayak take-out	3
	• Willimantic River trail walk	3

OTHER ASSISTANCE

- Continued to participate in Willimantic Whitewater Partnership.

MEETINGS

- Dec. 2 - WINCOG meeting / Hampton (BB)
- 5 - DEMHS state evacuation planning meeting/ Colchester (BB)
- Whitewater Partnership Meeting/ Windham (JB*)
- 6 - Technology Transfer Center meeting / Newington (BB)
- UCONN CE student presentation/ Storrs (JB)
- 8 - OPM / RPO Technical Coordination meeting / Rocky Hill (BB)
- CCM lunch with CT Association or Regional Planning Organizations / Rocky Hill (BB)
- Statewide Citizens Corps Council / West Hartford (BB)
- WRTD meeting with new employees at WRTD (MP)
- 12 - DEMHS state evacuation planning meeting/ Colchester (BB)
- 19 - DEMHS state evacuation planning meeting/ Colchester (BB)
- Final CERT class for current trainees (BB*, DN)
- Thread City Dev’t. Meeting/ Windham (JB*)
- Windham Con. Comm./ Windham (JB)
- Jan. 5 -“Regional economic development interests” meeting hosted by CERC / Rocky Hill (BB)

*Time not charged to WINCOG

COMMONLY USED ACRONYMS

- CARPO CT Association of Regional Planning Organizations (formerly RPOC)
- CERT Community Emergency Response Team
- DEMHS CT Department of Emergency Management and Homeland Security
- DEP CT Department of Environmental Protection
- EWIB Eastern CT Workforce Investment Board
- FEMA Federal Emergency Management Administration
- OPM CT Office of Policy and Management
- PATH Plan for Achievement of Transportation Coordination in Human Services
- PDHM Pre-Disaster Hazard Mitigation
- RPO Regional Planning Organizations
- TAR Town Aid Roads
- T2 Technology Transfer Center (UConn)

Town of Mansfield
Ambulance Services Analysis
As of December 31, 2005

	97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06
Ambulance Service Revenues	160,736	197,765	267,241	245,722	281,154	304,831	303,813	326,218	148,821
Certified Ambulance Fee	15,514	16,301	23,098	19,968	25,438	26,902	25,987	27,825	7,906
Windham Hospital Fee		43,274	41,796	33,808	33,709	38,702	85,785	62,386	22,952
Windham Hospital Per Capita							12,723	12,723	
Ambulance Revenues	145,222	138,190	202,347	191,946	222,007	239,227	179,318	223,284	117,963

P.1111

Item #11

PAGE
BREAK

THE BUDGET IN BRIEF

The proposed budget for the Mansfield Board of Education for 2006-07 is \$19,080,340. It represents an increase of \$781,990 or 4.27 percent, as compared to the current year. Of the total, salaries and benefits have increased by \$399,480 or 2.61 percent. Salaries and benefits account for approximately 82.5 percent of the total budget. All other expenditures have increased by \$382,510 or 12.9 percent. A comparison of the 2005-06 to 2006-07 budget follows:

	SPENT 2004-05	ADJ APPR 2005-06	PROPOSED 2006-07	INCREASE/ DECREASE	PERCENT CHANGE
Salaries & Benefits					
Certified Salaries	\$9,041,208	\$9,528,730	\$9,925,770	\$397,040	4.17%
Non-Cert. Salaries	2,594,778	2,906,660	3,010,060	103,400	3.56%
Sub-Total:					
Salaries	11,635,986	12,435,390	12,935,830	500,440	4.02%
Benefits	2,302,247	2,897,840	2,796,880	(100,960)	(3.48%)
Sub-Total:					
Salaries & Benefits	13,938,233	15,333,230	15,732,710	399,480	2.61%
Operating Expenses					
Prof & Tech Services	396,639	396,310	414,630	18,320	4.62%
Purchased Property Services	60,898	80,000	80,000		
Repairs	121,048	128,570	135,770	7,200	5.60%
Rentals	473	950	950		
Tuition	257,620	200,000	230,000	30,000	15.00%
Insurance	58,958	60,000	62,900	2,900	4.83%
Other Purchased Services	897,158	855,350	901,970	46,620	5.45%
Instructional Supplies	241,695	268,122	282,010	13,888	5.18%
School & Library Books	98,660	112,850	113,490	640	0.57%
Supplies	26,399	40,090	42,090	2,000	4.99%
Energy	519,587	534,600	644,500	109,900	20.56%
Building Supplies	65,728	56,928	79,280	22,352	39.26%
Other Supplies	46,555	55,960	55,630	(330)	(0.59%)
Equipment	110,373	112,270	240,290	128,020	114.03%
Miscellaneous Exp & Fees	23,028	27,120	27,120		
Transfers Out to Other Funds	136,000	36,000	37,000	1,000	2.78%
Sub-Total:					
Operating Expenses	3,060,819	2,965,120	3,347,630	382,510	12.90%
TOTAL:					
EXPENDITURES	\$16,999,052	\$18,298,350	\$19,080,340	\$781,990	4.27%

Increase/Decrease Analysis - Board-Proposed Budget

**PAGE
BREAK**

GREGORY J. PADICK, DIRECTOR OF PLANNING

*Adopted by PZC
at its 1-17-06 meeting*

Memo to: Planning and Zoning Commission
From: Gregory J. Padick, Director of Planning
Date: Jan. 17, 2006

Re: Plan of Conservation & Development update

It has come to my attention that the 8/15/05 draft Plan of Conservation & Development has not appropriately updated its reference to the Storrs Center Municipal Development Plan and the PZC's determination that the MDP is in accord with Mansfield's Plan of Conservation & Development. Failure to incorporate a PZC finding that the MDP is in accord with the finalized Plan could result in legal issues with respect to MDP requirements and subsequent actions by the Town and Downtown Partnership. Accordingly, I have drafted a minor revision to the first parenthesized portion of Part II, Section B.1.c (attached) to address this issue, and have modified the draft approval motion that was submitted as part of my 1/12/06 memo to you. My updated recommendation is as follows:

_____ MOVES, _____ seconds to adopt by Resolution, effective March 1, 2006 or upon filing of the new Plan in the office of the Town Clerk, an updated Plan of Conservation and Development for the Town of Mansfield. This new Plan, which replaces the Town's 1993 Plan of Development, was prepared pursuant to the provisions of Section 8-23 of the State Statutes. The Plan was presented at a 10/5/05 Public Hearing as "August 15, 2005 draft text and August, 2005 draft mapping", and this adoption action incorporates revisions cited in an 11/30/05 addendum and additions to Part 2, Section B.1.c of the Plan, as recommended by the Town Council, and by the Director of Planning in a 1/17/06 memorandum. The Commission hereby authorizes its Chairman, with staff assistance, to approve final text and mapping incorporating the approved revisions to the 8/15/05 text and 8/05 mapping.

As cited in Parts II and III of the Plan text, this new Mansfield Plan of Conservation & Development is fully consistent with the State's Conservation and Development Policies Plan for Connecticut 2005-2010 and the 2002 Windham Region Land Use Plan. The adopted Plan includes policy goals, information on Mansfield's history, demographics, natural and manmade resources, existing land use, zoning and infrastructure and objectives and recommendations designed to achieve the Plan's policy goals.

1-17-06 Director of Planning Proposed Addition to Draft Plan of Conservation & Development Text
(to be added to list of revisions cited in 11/21/05 Addendum)

In Part II, Section B.1.c (page 33), modify the first parenthetical language under this objective and recommendation as follows:

1. In line 1 replace "is being finalized" with "has been prepared"
2. Prior to the last sentence of this paragraph add the following sentence: The Storrs Center Municipal Development Plan has been reviewed by the Planning and Zoning Commission and is in accord with this Plan of Conservation and Development."

With this revision and the Town Council's recommended revision, Part II, Section B.1.c would read as follows:

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 has been prepared 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. The Storrs Center Municipal Development Plan has been reviewed by the Planning and Zoning Commission and is in accord with this Plan of Conservation and Development. 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.)

(To be consistent with this Plan, the Storrs Center Downtown project and the other identified mixed-use development areas shall be designed to promote and encourage human interaction and pedestrian usage. The scale (the size relationship of a structure or improvement to the site and people who use it) and the mass (the size or bulk of a structure or improvement) of new buildings and improvements in new design districts shall be consistent with this objective and be compatible with the character of each subject site and neighborhood, as well as the New England region.)

DRAFT APPROVAL MOTION

PROPOSED REVISIONS TO ARTICLE III OF THE ZONING REGULATIONS

_____ MOVE, _____ seconds to approve, effective February 1, 2006 or upon publication of notice of this action, the attached PZC-proposed revisions to Article III of the Zoning Regulations. The revisions were presented as an 11/30/05 draft at a Public Hearing held on January 17, 2006. The approved revisions extend until June 1, 2006 an existing moratorium on new subdivisions or resubdivisions that include proposed streets or divisions of land into more than two (2) lots, and would establish a new moratorium until 9/1/06 on new applications to create a Design Multiple Residence, Planned Residence or Age-Restricted Housing zone on land currently zoned Professional Office-3 or Industrial Park, located in southern Mansfield, south of Pleasant Valley Road. The subdivision moratorium applies to land within Mansfield's Residence-20, Residence-40, Rural Agricultural Residence-40, Rural Agricultural Residence 40/Multi-family and Rural Agricultural Residence-90 zones.

These revisions are adopted pursuant to the provisions and authority contained in the CT General Statutes, including Section 8-2, which grant the PZC the following:

- the authority to regulate the location and use of buildings, structures and land for trade, industry, residence or other purposes;
- the mandate to promote health, public safety and the general welfare, to prevent the overcrowding of land;
- the mandate to give reasonable consideration as to the character of a zoning district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality.

The attached revisions to the Zoning Regulations and Subdivision Regulations are adopted for the following reasons:

1. to regulate land uses in a manner best suited to carry out the purposes of Title 8, Chapters 124 and 126 of the CT General Statutes; to promote the goals and objectives of Mansfield's Plan of Conservation and Development and Article I of the Zoning Regulations, and to promote the health, safety, convenience and welfare of the public. The Statement of Purpose in Article III, Section A.1 and Section B.1 provides additional rationale for the adoption of these revisions;
2. to encourage the most appropriate use of land, to protect and enhance the value of properties and to protect and enhance natural and manmade features and scenic resources in Mansfield's residential zones and in a potential multi-family housing zone in southern Mansfield;
3. to provide the Commission with the time necessary to complete an update of Mansfield's 1993 Plan of Conservation and Development, pursuant to Section 8-23 of the Connecticut General Statutes and to consider adoption of potential amendments to the Zoning Map, Zoning Regulations and Subdivision Regulations, pursuant to Sections 8-2 and 8-25 of the Connecticut General Statutes.

Mansfield's current Plan of Conservation and Development was adopted in 1993. Since early 2002, the Commission and its staff, primarily the Town Planner, have been working on an update of the Plan. Based on the provisions of Section 8-23 of the State Statutes, which specifies that the Plan should be updated at least once every ten years, the Town's goal was to complete the Plan update in 2003. This completion objective has not been achieved and, because of the number of subdivision applications and new lots submitted just prior to the May subdivision moratorium, completion of the Plan update has been delayed beyond the completion goal of the fall of 2005. Upon completion of the Plan update, additional time will be necessary for the PZC to consider zoning and regulatory revisions that implement Plan goals, objectives and recommendations.

4. The proposed terms for the moratoriums are considered reasonable in light of the objectives cited in #3 above, and the adopted applicability is limited in scope and will not prevent a continuation of Mansfield's historic rate of new single-family development. The adopted moratorium does not prevent the construction of new single-family homes on previously-approved lots. Except for the land in southern Mansfield, subject to Article III, Section B, the moratoriums do not apply to multi-family housing or applications for zone changes, regulation changes, special permits or site plans.

(over)

Mansfield has a current inventory of over 100 subdivision lots. This inventory is significantly higher than necessary to allow a continuation of new single-family home construction in Mansfield. Since 1995, an average of 37 new single-family homes have been given construction permits. A number of these new homes have been constructed as "first cuts" that are not subject to subdivision approval. These "first cuts," or one-lot subdivisions, are not subject to this moratorium.

5. During the forthcoming seven (7)-month period, the Planning and Zoning Commission anticipates that a significant amount of time will be needed to review and act upon various elements of the planned Storrs Downtown project, which will not be affected by this moratorium. Mansfield's Downtown Partnership, Inc. is completing work on a Municipal Development Plan (MDP) for a new Storrs Center Downtown development. Based on draft MDP information, this project may include over 170,000 square feet of retail and restaurant space, 80,000 square feet of office space and 800 units of housing. Upon approval of the MDP, which is expected soon, next steps will include the submission of a zone change application to create a new Special Design District and new zoning regulations to address permitted uses, application submission and application approval processes. These applications are expected to be submitted within the next 1 to 2 months. The review and processing of these applications may significantly affect the ability of the Commission and its staff to begin work on implementing new Plan goals, objectives and recommendations.
6. The revisions are considered acceptably worded and suitably coordinated with related zoning and subdivision provisions. The proposed wording has been found legally acceptable by the Town Attorney.

MOTION PASSED UNANIMOUSLY.

TOWN OF MANSFIELD
OFFICE OF PLANNING AND DEVELOPMENT

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Planning and Zoning Commission
From: Gregory J. Padick, Director of Planning
Date: Jan. 12, 2006



- Re: A. Proposed extension to June 1, 2006, of the existing temporary and limited moratorium on subdivision applications
- B. New moratorium, until September 1, 2006, on applications to create a Design Multiple Residence, Planned Residence or Age-Restricted Housing zone in areas south of Pleasant Valley Road currently zoned PO-3 or Industrial Park

The proposed Zoning Regulations revisions would extend the current subdivision moratorium (currently scheduled to end 2/7/06) to June 1, 2006 and establish a new moratorium on applications to create three of the town's existing multi-family housing zones in a specific area south of Pleasant Valley Road that is now zoned Industrial Park or Professional Office 3. The proposed reasons for these moratoriums are expressed in the draft Regulations' Statements of Purpose.

At its 1/9/06 meeting, Mansfield's Town Council voted to endorse, with one suggested addition, the PZC-recommended Plan of Conservation & Development update. It is anticipated that the PZC will shortly adopt an updated Plan, and it will take approximately 30 to 60 days to update mapping and incorporate recommended revisions to the August 15, 2005 draft Plan. Due primarily to the time spent processing the numerous subdivision applications submitted to the PZC just prior to the May, 2005 initiation of the subdivision moratorium, the PZC has not been able to complete the Plan update and initiate the Zoning Map and land use regulation revisions recommended in the new Plan. The proposed subdivision moratorium extension will allow the PZC the time needed to start the implementation process. The proposed moratorium for multi-family rezonings is considered appropriate to provide some additional time for the PZC to consider appropriate zoning and regulations revisions for an area that the new Plan recommends be changed from Industrial and Professional Office to Agriculture/Multi-Family Housing/Open Space.

The proposed 11/30/05 draft Zoning Regulations revisions have been reviewed and found acceptable by the Town Attorney and have received letters of support from the WINCOG Regional Planning Commission, the Open Space Preservation Committee and the Conservation Commission. To date, no other communications have been submitted to the Planning Office. Due to the continued relevance of the communications received at the PZC's May 3rd, 2005 Public Hearing, when the subdivision moratorium was first considered, it is recommended that the entire record from the 5/3/05 Public Hearing be referenced and entered into the record for the 1/17/06 Public Hearing on the 11/30/05 draft revisions.

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

January 11, 2006

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

Ladies and Gentlemen:

As requested by Town of Mansfield Director of Planning Greg Padick, I have completed a review of the **"Proposed Revisions to the Mansfield Zoning and Subdivision Regulations regarding: A. A Proposed Extension of a Temporary and Limited Moratorium on Subdivision and Resubdivision Applications; and B. A Proposed Temporary and Limited Moratorium on Applications to Create Design Multiple Residence (DMR) Zones, Planned Residence District (PRD) Zones or Age-Restricted Housing (ARH) Zones on Land in Southern Mansfield, South of Pleasant Valley Road currently zoned Professional Office-3 (PO-3) Zone or Industrial Park Zone (11/30/05 draft); File No. 907-24.**

Proposed Revision A, if enacted, would extend a previously enacted nine month stay of receipt for review and action on any subdivision or resubdivision applications within specified zones in the Town of Mansfield beginning May 7, 2005, for about an additional three months, until June 1, 2006. Proposed Revision B, if enacted, will institute a moratorium on the receipt of the specified applications for review and action for a period of less than eight months, until September 1, 2006.

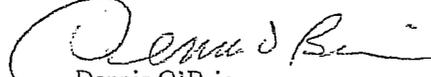
As you know, the only question for me as town counsel is whether the proposed revisions are legal. It is my responsibility to say whether the proposed revisions are within the purview of the Commission's authority under our constitutions and laws, especially Connecticut General Statutes sections 8-2 and 8-25, the statutes which expressly authorize the PZC to adopt regulations controlling the zoning and subdivision of land, but only to the extent set forth in those particular laws.

My review of the planning and zoning law of the State of Connecticut has revealed no legislative provision or case directly on point that provides or holds that any condition or requirement like those proposed in the revisions is beyond the scope of the legislative mandate, or unconstitutional.

My opinion, then, is that the PZC has the legal authority to enact and to implement the temporary and limited moratoria set forth in the proposed revisions to the planning and zoning regulations.

Please contact me if there are any questions.

Very truly yours,



Dennis O'Brien
Attorney at Law



TOWN OF MANSFIELD
PUBLIC SAFETY COMMITTEE

Wunderley Stauder, Chair

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

January 18, 2006

Joint Standing Committee on Judiciary

The Honorable Andrew J. McDonald, State Senate, Co-chair

The Honorable Michael P. Lawlor, State Representative, Co-chair

Joint Standing Committee on Public Safety and Security

The Honorable Eileen M. Daily, State Senate, Co-chair

The Honorable Stephen D. Dargan, State Representative, Co-chair

Re: Annual Report for 2005

Dear Co-chair and Committee members:

In accordance with Section 18-81h of the Connecticut General Statutes, the Public Safety Committee of the Town of Mansfield hereby submits its report due for 2005.

As set out within the statute, the mission of Mansfield's Public Safety Committee is to review safety and security concerns related to our local correctional facility, the Donald T. Bergin Correctional Institution. Mansfield's Public Safety Committee also serves as the Correctional Facility Liaison Committee, which is charged with similar duties. The membership of our Public Safety Committee is comprised of Warden Eileen Higgins of Bergin CI, as well as eleven citizen representatives appointed by the Mayor of the Town of Mansfield. Our committee meets on a quarterly basis during the months of January, April, July and October.

The current capacity of Bergin CI is 962 inmates, and the population has consistently remained close to that level over the past few years.

With respect to the composition of the committee, I have been honored to be appointed as chair, and am very pleased to welcome back Audrey Barberet to our membership. As you may know, Ms. Barberet served as chair of this committee for many years and was instrumental in protecting the interests of the Town of Mansfield when the facility was re-opened in the 1990's.

The primary issue that the Mansfield Public Safety Committee has focused upon this past year is the security of the facility, as the number of "walk-aways" or escapes from Bergin CI has increased. We have been fortunate, as all of the inmates involved in these incidents have been quickly recovered and no one in the community has been harmed. Our residents who reside close to the facility, however, have expressed their concern and it is imperative that we review this issue closely.

In an effort to proactively address this matter, the Connecticut Department of Correction (DOC) has offered to install razor wire along the interior of the perimeter of the facility. The DOC staff has explained that the installation of the wire would serve as a significant deterrent to the inmates. Our committee is reviewing the DOC's proposal carefully, and we plan to make a recommendation to the Mansfield Town Council within the near future.

Also in regard to security, the community does have a functional community notification system in place. However, we would like Bergin CI to be included in future upgrades as the capability of that technology continues to improve.

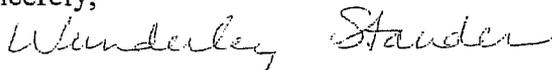
Another concern that we face every year is the Department of Correction's continued ability to maintain an appropriate level of staff, including educational personnel, at Bergin CI. Warden Higgins and her staff are very careful to adhere to the appropriate admission criteria. The educational programming at Bergin CI is of good quality, and it is important to our committee to maintain this level of programming to encourage restorative justice and to facilitate the development of skills necessary to deter recidivism.

Outside of the security issue noted above, Bergin CI has continued to evolve and to improve its programming over the past year. For example, the facility has established the new Marvin West Recovery Unit as well as a unit specifically tailored for orientation. Bergin CI has also increased the number of inmates that participate in its community outreach program (outside work detail), and has added a teacher and additional computer courses to its education curriculum. These additions and improvements will better enable Bergin CI to pursue its mission.

In closing, I wish to emphasize that the Department of Correction and the Town of Mansfield enjoy a productive working relationship. Bergin CI has often demonstrated its willingness to be a "good neighbor," and has frequently donated the services of a community outreach work detail to assist with tasks such as roadside clean up. We do our best to work collaboratively to address issues of concern and to continue Bergin CI's reputation as a pre-release model for the State of Connecticut.

Please contact Mr. Matthew W. Hart, Assistant Town Manager, at (860) 429-3339 with any questions or concerns regarding this report.

Sincerely,



Wunderley Stauder
Chair

CC: Martin Berliner, Town Manager
Matthew W. Hart, Assistant Town Manager
Mansfield Public Safety Committee
Mansfield Town Council
State Senator Donald E. Williams
State Representative Denise W. Merrill
Commissioner Theresa C. Lantz, Department of Correction
Warden Eileen Higgins, Donald T. Bergin Correctional Institute
Deputy Warden Kelly Smayda, Donald T. Bergin Correctional Institute



MUNICIPAL MANAGEMENT BULLETIN



Item #16

CONNECTICUT CONFERENCE OF MUNICIPALITIES

900 CHAPEL STREET, 9th FLOOR, NEW HAVEN, CT 06510-2807 PHONE (203) 498-3000 • FAX (203) 562-6314

www.ccm-ct.org: Your source for local government management information on the Web

January 10, 2006 No. 06-01

No New Voting Machines Required in 2006: *Secretary of the State Okay's Existing Voting Technology for One More Year*

Secretary of the State Susan Bysiewicz, in a meeting with CCM and other interested organizations, announced yesterday that:

- ⇒ Municipalities will be allowed to continue to use existing voting machine technology -- including lever machines -- in 2006.
- ⇒ The requirement that at least one new disabled-accessible voting machine be available in each polling place has been deferred until 2007.
- ⇒ The \$33 million in federal funding made available to Connecticut will continue to be available in 2007 to help defray the municipal costs of new voting technology.
- ⇒ The Secretary has begun the effort to design and implement a new process to identify and procure voting machine technology that is compliant with Connecticut and federal laws for 2007.

BACKGROUND

During negotiations in late December, the Secretary learned that the vendor selected to provide the "one-per-polling-place" machine to meet the ADA accessibility requirements of the federal Help America Vote Act (HAVA) had misrepresented itself and (1) did not have federal certification, as had been stated both verbally and in writing; and (2) would not have the ability to manufacture the needed number of machines to fulfill the contract by the 2006 primaries, as the vendor was waiting to be awarded the RFP before contracting with a manufacturer.

Secretary Bysiewicz has indicated that she will be sending out letters to all voting machine vendors in the country in the near future asking them to let her office know how they meet both Connecticut and federal HAVA laws. The responses she receives will determine the course of action taken next. She has indicated her commitment to have the HAVA compliant machines in place for the 2007 election cycle.

CCM had concerns about the RFP and what type of technology municipalities would eventually be mandated to use as a result. CCM had voiced these concerns in meetings, letters, and telephone conversations with the Secretary's office. The Secretary has assured CCM that municipalities will be at the table as she moves forward with a new selection process.

##

If you should have any questions, please contact Kachina Walsh-Weaver of CCM at
kweaver@ccm-ct.org or (203) 498-3026.

This bulletin has been sent to all CCM mayors, first selectmen, city/town managers, registrars of voters, and city/town clerks.

**PAGE
BREAK**

Main Street Navigator

NEWSLETTER OF THE CONNECTICUT

MAIN STREET CENTER
VOL.6, NO.1 WINTER 2006

Main Street is SMART Growth

A Letter from the Executive Director

I have always felt that the principles of smart growth were good, solid common sense. However, the term "smart growth" can be a buzzword that inflames emotions in various camps. In the past I have been somewhat apologetic about using the term for lack of a better choice of words. Then I discovered a publication on the US Environmental Protection Agency's (EPA) website called "Getting to Smart Growth II." This publication asserts that "smart" is actually an acronym and is not meant as a not-so-subtle slap in the face to advocates of "dumb" growth (or sprawl). SMART stands for: Safe, Mixed income, Accessible, Reasonably priced and Transit-oriented. In other words, **smart growth is about building communities where all generations can afford to live and be able to walk to school, work and shops.**

Here in Connecticut we are trending in the opposite direction of smart growth. The lack of affordable housing choices pushes us to live farther and farther away from our work. According to the U.S. Census, by 2000 Connecticut's workers' median commutes were 24 minutes, up 16% from 1990 – a faster increase than in the U.S. as a whole. Fully 80% of Connecticut's 1.6 million workers drove to work alone in 2000, up nearly 3% from the previous decade. When communities do build multi-unit housing (which is not often enough) it is built in isolated parts of town ensuring that one has to get in the car to do anything. At the same time **Connecticut, the third smallest state in the country in terms of land size, has the third highest number of buildings listed on a state historic register with 53,000 buildings.** And while I have not

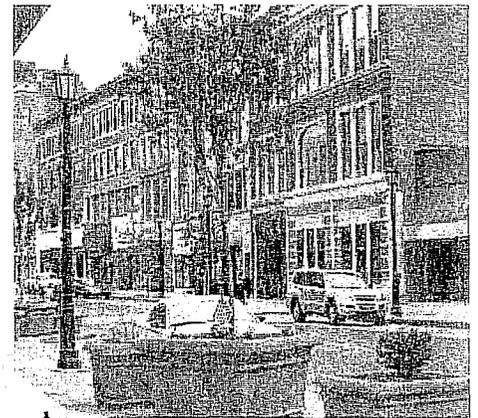
conducted a formal survey, I have to believe that a vast number of these buildings are in our town centers and commercial districts because that is how this state was first developed.

The point is, despite the sprawling trends listed above, we still have incredible wealth of historical and cultural assets intact. We need to identify and/or develop every tool imaginable to implement a comprehensive smart growth strategy. It will take the partnership and cooperation of not only elected officials and key state agencies (Departments of Transportation, Economic & Community Development, Environmental Protection, Culture & Tourism and the Office of Policy & Management) but also of our regional planning agencies, local municipalities, non-profit organizations, businesses, and local residents.

The Main Street Four Point Approach™ to downtown revitalization, which we embrace at the Connecticut Main Street Center, is clearly an agent for smart growth. Main Street is about building a community-driven, ongoing and comprehensive downtown revitalization program. We operate with the principles of using historic and natural assets as the basis for economic and community development. Developing the right mix of uses in downtown is a key part of the strategy. **What better place than downtown to develop residential spaces where one can walk from home to satisfy most of one's needs?**

Downtowns are often mistakenly overlooked as engines for economic development. Downtowns are like living organisms – they need all their parts (appropriate mix of uses, physical design,

ongoing management & promotional/branding strategies) to be healthy and work in harmony with each other. When you look at a downtown collectively, it is often one of the community's largest employers and tax payers. The infrastructure is already in place and most often there are multiple transportation options, including walking (what a concept!).



Bank Street, Downtown Waterbury.

Main Street is not the only organization whose work contributes to the quality of life and economic well-being of this state. But I also know there are not enough of us, not enough tools in place, and there is no current mechanism in place to foster strategic partnerships around smart growth, either within state agencies or between the public and private sectors.

It doesn't take a lot of "Google-ing" to find a vast amount of resources and some excellent smart growth models. It is time for us to develop and commit to a vision for Connecticut's future, and that will mean a major attitude change in this land of steady habits and 169 fiefdoms. What's the first step? Embrace both the term itself and the principles of SMART growth.

John Simone
Executive Director

**PAGE
BREAK**

Opinion

Chronicle

Lucy B. Crosbie
President

Kevin Crosbie
Publisher

Charles C. Ryan
Editor

Editorial

Housing plan makes good sense

The Mansfield Town Council has taken a step in the right direction by considering stricter housing regulations for rental units and an overlay zone for Storrs that would require landlords to have regular inspections of their property.

Both changes in zoning are aimed at safety and health issues that have come to light in some apartments, particularly those rented by students attending the University of Connecticut.

Students, who rarely remain in the same apartment from year to year, often do not complain or press landlords to comply with housing codes.

Sometimes students also violate the occupancy limits set for apartments and rental homes.

The overall change in housing regulations would set a higher bar for all landlords and the overlay zone surrounding UConn would require landlords to obtain permits before renting their property. The permits would have to be renewed every two years after the units are re-inspected for compliance.

The improved housing code and the overlay zone plan are reportedly being reviewed by the town's legal department before being presented for an official vote.

After the regulations clear legal hurdles, the council should adopt them.

Other communities, particularly Windham which has Eastern Connecticut State University in its back yard, should keep an eye on how the new regulations work out in Mansfield for their own possible use.

Your local contact: P. 127

Answer First Selection

Commentary: *Happily adrift in sea of junk knowledge*

By ELLEN ALPERSTEIN

Fish cough.

If you're like me, you know this is true because you read it on a Snapple cap.

People like us remember everything we learned from Snapple caps and other nontraditional sources of information. We can't help it. We are promiscuous readers.

We are, at the same time, selective rememberers. People like us cannot remember the simple formula for calculating percentages; we can't remember whether, when interest rates are rising, you're supposed to buy bonds and sell stocks, or the other way around; we forget how to save an e-mailed photo into our hard drive.

An average human brain weighs approximately 3 pounds.

There are freaks of nature who retain information about both Monster Truck competitions and the federal deficit, but for most of us there's only so much neuron capacity available, and we absorb more data on some topics than on others.

If you're like me, you favor knowledge at the biological/behavioral/I-got-a-C-in-physics-and-that-was-a-gift end of the spectrum over data on the analytical/theoretical/the-universe-can-be-quantified-numerically side.

Both extremes are necessary or, I'm pretty sure I read somewhere, the world would spin off its axis.

People like us know that an avocado is a fruit, that the average person can differentiate as many as 30,000 odors, and that the little knob on the inside of a horse's leg — called a chestnut — is as distinctive to an individual animal as a fingerprint is to a human being.

We work differently from people like my friend Denise, who aced high school math analysis despite cutting most of the last quarter in order to be a waitress at Mr. Steak. Today, she's a management wizard who administers and even understands a multimillion-dollar budget, who can sync her microwave with her BlackBerry, but who can't remember the

**PAGE
BREAK**