



TOWN OF MANSFIELD
TOWN COUNCIL MEETING
MONDAY, March 13, 2006
COUNCIL CHAMBERS
AUDREY P. BECK MUNICIPAL BUILDING
7:30 p.m.

AGENDA

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ROLL CALL	
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OLD BUSINESS	
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EXECUTIVE SESSION

REGULAR MEETING-MANSFIELD TOWN COUNCIL-FEBRUARY 27, 2006

Mayor Elizabeth Paterson called the regular meeting of the Mansfield Town Council to order at 7:35 p.m. in the Council Chambers of the Audrey P. Beck Building.

I. ROLL CALL

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

II. APPROVAL OF MINUTES

Mr. Clouette moved and Ms. Blair seconded to approve the minutes of the February 13, 2006 meeting.

Motion so passed.

Mr. Paulhus moved and Mr. Hawkins seconded to approve the minutes of the February 20, 2006 special meeting.

Motion so passed.

III. MOMENT OF SILENCE

Mayor Paterson requested a moment of silence and asked those present to especially hold in their thoughts the five young people from the area that are currently in North Carolina preparing for deployment to Afghanistan.

IV. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

The Mayor requested that members of the public who wished to comment on the Feasibility Study for Assisted Living hold their questions until after the presentation. She invited others to come forward.

V. OLD BUSINESS

1. Market Feasibility Study for Assisted Living

Mayor Paterson introduced Susan Brecht and Beth Wills from Brecht Associates. The Mayor noted that Brecht Associates was retained to evaluate the market for assisted living. She explained that the Town Council would not discuss the issue tonight but would, in the very near future, decide what additional steps to take. She thanked the members of the audience for their efforts and interest in the issue of assisted living.

Susan Brecht described the study and explained that her firm was hired to conduct a study to see whether or not the Town of Mansfield and the surrounding area could support various different types of senior housing. The types of housing they looked at were active adult for those 55 and over, independent living with services, and assisted living. The goal was to provide the town with development guidelines to use when it is asked to review future development proposals. Beth Wills commented on the criteria considered in the study such as the market area definition, the demographic trends, the competitive environment, existing resources and income guidelines. Ms. Brecht outlined the recommendations of the study, which included the recommendation that conditions may be very favorable for a small combined independent and assisted living development for the middle-income market.

Mayor Paterson thanked the presenters and asked for questions.

Sharry Goldman complimented Brecht Associates on their report and commented that the terminology used in Connecticut is somewhat different than that used in other locations and that locally there is not as much difference between the concepts of independent and assisted living. She also questioned footnote #5 in Section 1.2 and population projections in Section 3.2.

Jane Ann Bobbitt questioned whether or not the consultants felt that there is a sense of urgency to move ahead before other market forces can do so. Ms. Brecht said that this is a fairly self contained market and since the town was not identified by large developers earlier during the boom times it is more of a market for a smaller independent developer.

Kevin Grunwald, Director of Social Services, expressed surprise at the low-end economic guideline determined in the study. Ms. Brecht explained that given the income statistics of the area they tried to establish a broad, but reasonable, economic market.

George Cole asked how we could encourage developers to come in to Mansfield to build such a facility. Ms. Brecht stated that the town could reach out to the developer community or perhaps establish a committee to look for possibilities.

Sharry Goldman, on behalf of the Coalition on Assisted Living, thanked the Town Council, the Town Manager and the Assistant Town Manager for taking up this issue and for finding an excellent company to do this study.

Mayor Paterson reiterated that although the Town Council will not be acting tonight they would be taking action and will be looking at possibilities and putting together a plan in the near future.

Mr. Clouette added that there are ongoing indications from the University that they want to cooperate with this endeavor.

2. Fenton River

No Action

Mr. Clouette moved to add to the Agenda (Item 3A) approval of the Financial Report dated December 31, 2005. Seconded by Ms. Blair the motion passed.

3. Campus/Community Relations

Ms. Koehn asked Matt Hart, Assistant Town Manager, to report what transpired at the Hillyndale Road neighborhood meeting. Mr. Hart commented that there were 50-60 people present and that the subjects discussed were mostly quality of life issues such as noise, traffic, litter, and parties. The owners of the property in question were present as was a student who lives there. Ms. Koehn questioned how the current weekend patrols are being financed. The Assistant Town Manager noted that some patrols have been funded by existing grants and some of the apartment houses have hired town officers to do private duty work. In response to a question regarding the timing of the draft ordinance regarding housing, Mr. Hart stated that the Council has often taken a couple of meetings to look at draft ordinances and that the plan is to include this draft in the packet for the next meeting. Mr. Clouette suggested that the draft be an item for discussion at the next meeting. A discussion ensued regarding the ordinances on underage drinking and littering

3a. Financial Report

Mr. Clouette moved and Mr. Hawkins seconded to accept the Town of Mansfield Financial Statements dated December 31, 2005.

Motion so passed.

VI. NEW BUSINESS

4. Budget Review Calendar for Fiscal Year 2006/07

Mr. Paulhus moved and Mr. Clouette seconded effective February 27, 2006 to adopt the Budget Review Calendar for Fiscal Year 2006/07, as presented by town staff.

Ms. Blair requested that the starting time for the meetings be 6:30 p.m. Ms. Koehn requested that review of the Recreation budget be moved from April 12th to another date and noticed that on April 29th E.O. Smith has a Public Hearing on their budget. The Assistant Town Manager suggested that the staff revise the calendar and present it at the next meeting.

Mr. Paulhus moved and Mr. Hawkins seconded to table the motion.

Motion so passed.

5. Earth Day, April 22, 2006

Staff will report on local activities.

VII. DEPARTMENTAL REPORTS

VIII. REPORTS OF COUNCIL COMMITTEES

Ms. Redding, Chair of the Committee on Committees, moved to approve the following names for reappointment to the Correctional Facility Liaison and Public Safety Committee: Audrey Barberet, Major Ronald Blicher (UCONN), Richard Pellegrine and Lt Walter Solenski (Coventry). These appointments are coterminous with the Town Council.

Motion so passed.

Ms. Redding moved, effective February 27, 2006, to establish a Memorial Day Committee. The purpose of the Committee will be to oversee the town's Memorial Day observances and will consist of 5 members who will serve 3-year terms subject to Town Council approval. Matt Hart will be the staff person for the Committee.

Motion so passed.

IX. REPORTS OF COUNCIL MEMBERS

Mr. Clouette reported on the University/Town Relations Committee, which met at the UCONN sewage plant. Town Council members were impressed with the facility and the professional manner in which it is run.

Mr. Paulhus reported on the Strategic Planning Committee's progress. The Committee is going to do some additional investigative work to see how other towns have approached this issue.

Ms. Koehn reported on the activities of the Special Committee on Charter Revision. Interviews start this week and there are 20 people who have expressed interest.

Mayor Paterson described last Saturday's forum sponsored by the Mansfield Advocate for Children Committee featuring Mayor DeStefano and Denise Merrill. Mayor Malloy will be at the next forum in two weeks and there are preliminary plans to have the Governor or someone from her staff at the following one. The Mayor commended the group for bringing the candidates to Mansfield.

The Mayor thanked Representative Merrill for meeting with members of the Downtown Partnership and the Department of Economic and Community Development. A lot of questions were answered and there are plans to meet again over the next few months to finalize plans.

The Mayor attended a Conference on Small Towns meeting with the Manager and the Assistant Manager where much of the discussion focused on the Governor's proposal to eliminate the motor vehicle tax.

The Mayor, Cynthia van Zelm and members of the Downtown Partnership have visited staff members of the Congressional offices to talk about the public portion of the downtown. She and Ms. Van Zelm will be heading to Washington this Wednesday to speak directly to Congressman Simmons, Senator Dodd and Senator Lieberman.

Senator Lieberman is holding a forum on April 10th on climate control and has asked the Mayor to participate on the panel and to extended invitations to any Council members who might be interested in attending.

X. TOWN MANAGER'S REPORT

Matt Hart, Assistant Town Manager, updated the Council on the Spay/Neuter Ordinance suggested by a member of the public last meeting. He has talked to the town attorney regarding whether or not the town would have the power to pass such an ordinance. Attorney O'Brien believes it is possible and so the item will be put on a future agenda for discussion.

XI. FUTURE AGENDA

Mr. Hawkins requested that the Council be kept apprised on the plans for Spring weekend.

XII. PETITIONS, REQUESTS AND COMMUNICATIONS

6. Connecticut Conference of Municipalities, Governor's Proposed budget Revisions: Car Tax Repeal and Small Increases in State Aid
7. Connecticut Conference of Municipalities, Governor's Proposed Budget Revisions: Governor Proposes Small Increase in Municipal Aid and Repeal of Property Taxes on Most Passenger Cars.
8. Connecticut Conference of Municipalities Legislative Committee re: Analysis of Bush Administration's FY 2007 Budget Proposal
9. Connecticut General Assembly, SB No. 58, "An Act Eliminating the Personal Property Tax on Certain Motor Vehicles and Establishing a Casino Assistance Revenue Fund"
10. Office of the Secretary of the State, Help America Vote Act and Voting Machine Update
11. Regional School District #19, Calendar for Budget Year 2006-2007
12. The Daily Campus, February 8, 2006, "State Officials Raid Bars"
13. UConn Fact Sheet 2006

XIII. EXECUTIVE SESSION

Mr. Paulhus moved and Mr. Clouette seconded to go into Executive Session.

Motion so passed.

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

Also present: Martin Berliner Town Manager, Matt Hart Assistant Town Manager and David Dagon Fire Chief

Absent: Mr. Schaefer

Personnel/Collective Bargaining

Ms. Koehn moved and Ms. Blair seconded to move out of Executive Session.

Motion so passed

Mr. Paulhus moved and Mr. Haddad seconded to adjourn the meeting at 9:35 p.m.

Motion so passed

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk



Item #3

**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: *Martin Berliner*
Martin Berliner, Town Manager
CC: Matt Hart, Assistant Town Manager; Jeffrey Smith, Director of Finance
Date: March 13, 2006
Re: Budget Review Calendar for Fiscal Year 2006/07

Subject Matter/Background

Attached please find the proposed Budget Review Calendar for Fiscal year 2006/07, which we have revised based upon the comments we received at the previous council meeting.

Recommendation

Staff recommends that the town council adopt the calendar as presented, with the understanding that we may need to modify the schedule if conflicts arise during the review process.

The following motion is suggested:

Move, effective March 13, 2006, to adopt the Budget Review Calendar for Fiscal Year 2006/07, as presented by town staff.

Attachments

1) Budget Review Calendar for Fiscal Year 2006/07

TOWN OF MANSFIELD
 PROPOSED BUDGET REVIEW CALENDAR
 BY TOWN COUNCIL
 2006/2007

DATE	SUBJECT	LOCATION
Mar. 27 (Mon.) 6:30 PM	Budget Presented to Town Council Issues and Options General Government	Council Chambers
Apr. 3 (Mon.) 6:30 PM	Public Works Solid Waste Capital Projects CNR Town Aid	Community Room
Apr. 5 (Wed.) 6:30 PM	Mansfield Board of Education Daycare	Council Chambers
Apr. 10 (Mon.) 6:30 PM	Health and Social Services Community Services Recreation Public Hearing (7:30pm)	Council Chambers
Apr. 12 (Wed.) 6:30 PM	Library Area Agency Contributions Community Development	Council Chambers
Apr. 17 (Mon.) 6:30 PM	Town-Wide Public Safety Revenues Operating Transfers Out Debt Service Internal Service Funds	Council Chambers
Apr. 26 (Wed.) 6:30 PM	Adoption of Budget and Recommended Appropriations	Council Chambers
Apr. 26 (Wed.) 6:30 PM	Adoption of Budget and Recommended Appropriations (if necessary)	Council Chambers
May 9 (Tues.) 8:00 PM	Town Meeting	Mansfield Middle School



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: *Martin Berliner*
Martin Berliner, Town Manager
CC: Matt Hart, Assistant Town Manager; Lon Hultgren, Director of Public Works;
Grant Meitzler, Assistant Town Engineer
Date: March 13, 2006
Re: WPCA, Community Sewer System Agreement – Knollwood Apartments

Subject Matter/Background

For 30 years or more, Knollwood Apartments has experienced a problem with on-site septic system failures. Due to soils, slopes and the higher density dwellings, the on-site systems have failed over and over again at this location. Finally, at the urging of the Connecticut Department of Environmental Protection (DEP), UConn agreed in 2005 to allow Knollwood to hook-up to the university's sewer system.

This hook-up would utilize the existing force main, which the Town installed in 1979, that runs down South Eagleville and Eastwood Roads. The Knollwood pump station would communicate with the Town's South Eagleville Road pump station so that both pump stations could not pump into the forcemain at the same time.

Because the Knollwood collection system and pump station meet the state's criteria for a community sewage system (CSS), the town has to ensure its effective management. We have traditionally managed community sewage systems in Mansfield via an agreement that sets up both maintenance and system replacement funds that the town holds on behalf of the owners. We have attached a proposed CSS agreement for the Knollwood system.

Financial Impact

All costs of the apartment's collection system, pump station and connection to the force main would be borne by Knollwood. There would be some administrative/engineering costs to the town for administering the CSS agreement and maintenance/replacement funds, as maintenance reports have to be submitted twice a year for review. Since according to state statute the effective management of the system has to be guaranteed by the town, we do not have a way of eliminating these costs.

Knollwood would have to pay a sewer hook-up fee, and the property would be assessed for the benefit of having access to sewers (per town ordinance). Depending on how much the town needs to invest for the forcemain's construction, additional money may be due the town based on this assessment.

Legal Review

As the proposed CSS agreement for Knollwood Apartments complies with our standard form, we have not asked for a separate legal review of this proposal.

Recommendation

Staff recommends that the town council authorize Martin Berliner, Town Manager, to execute the Community Sewer System Agreement for Knollwood Apartments.

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

Move, effective March 13, 2006, to authorize Martin H. Berliner, Town Manager, to execute the attached Community Sewer System Operation and Maintenance Agreement between the Water Pollution Control Authority of the Town of Mansfield and UConn Knollwood Apartments, LLC.

Attachments

- 1) Proposed Community Sewer System Operation and Maintenance Agreement

UCONN KNOLLWOOD APARTMENTS, LLC

Water Pollution Control Authority
Town of Mansfield

Community Sewer System
Operation and Maintenance Agreement

This agreement made and entered into on the _____ day of _____, 2006, between:

The Mansfield Water Pollution Control Authority, hereinafter referred to as the "WPCA" and the owner, UConn Knollwood Apartments, LLC., hereinafter referred to as the "OWNER".

WITNESSETH:

WHEREAS, the OWNER has made application to the WPCA to construct and operate a privately owned, operated and maintained community sewer system to serve up to 286 one and two bedroom units, with a maximum projected peak hour flow of 188,760 gallons per day, discharging up to 355.0 gallons per minute to the Town's existing sewer force main located in South Eagleville Road. Said private system is to be constructed on land of the OWNER located on the south side of South Eagleville Road (Connecticut State Highway Route 275), and is to be connected to a sewer force main owned by the Town of Mansfield, located on the north side of South Eagleville Road in the Town of Mansfield, Connecticut, and

WHEREAS, Section 7-246f (a) of the Connecticut General Statutes places the ultimate responsibility for ensuring the effective management of this community sewerage system with the WPCA and Section 7-246f (b) authorizes the WPCA to act upon default on behalf of the OWNER, and

WHEREAS, the WPCA and the OWNER are desirous of assuring that this private community sewerage system is operated and maintained in accordance with all applicable federal, state, and local regulations and Section 7-246f (a) of the Connecticut General Statutes.

WHEREAS, the OWNER has obtained approval from the University of Connecticut to connect to the Town's force main that ultimately discharges to the University of Connecticut's sewer system, said approval being stated in a letter attached hereto as Appendix "A".

NOW THEREFORE, in consideration of the mutual promises herein contained, each to the other, the parties agree as follows:

I. The OWNER agrees:

A.. to construct the private community sewerage system at his own expense in accordance with the following documents:

1. The referenced plan sheets, entitled: "UCONN KNOLLWOOD APARTMENTS, LLC, Mansfield, Connecticut, Sanitary Sewer Design, February 2006 revised plans", dated September 6, 2005, and bearing Project Number 20040752A1X, prepared by Fuss & O'Neill Inc., 146 Hartford Road, Manchester, Connecticut 06040;

2. A booklet of specifications entitled: "Submittal for Waste Water Pump Station at Knollwood Apartments, Mansfield, CT", prepared by "F.J. Smith, a division of Blake Equipment Co., Inc., 41 Commerce Way, South Windsor, Connecticut 06074", prepared for Fuss & O'Neill, Inc., numbered FJS #2601, and dated January 20, 2006.
3. No change shall be made to any of the work outlined in said plans or to the items specified in said booklet without the written approval of the Director of Public works of the Town of Mansfield.

- B. 1. to operate and maintain the private community sewerage system in accordance with all conditions of this agreement and all applicable federal, state, and local standards, regulations and laws pertaining to sanitary sewerage systems, and in accordance with standard maintenance practices as defined in the current edition of the Water Pollution Control Federation's Manual of Practice No. 7, entitled "Sewer Maintenance" and to secure the services of a mutually agreed upon engineering firm to report on said operation and maintenance as outlined herein.
2. to install the pump station controls as described in the booklet referenced in Section A.2. above such that the pumped discharge from this Knollwood Apartments system will not occur whenever the town's South Eagleville Road pump station is in use in order to maintain the flow carrying capacity of the system.

A. OPERATION AND MAINTENANCE FUND

1. The OWNER agrees to establish an escrow fund with the WPCA for the operation and maintenance of the community sewerage system, said fund to be called the OPERATION AND MAINTENANCE FUND, the fiscal year of said fund will be July 1 to June 30. The OWNER shall pay into this account forthwith one full year's estimated operation and maintenance cost for the sewerage system, including the full year's estimated cost of the services of a mutually acceptable engineering firm to review and report to the WPCA on the operation and maintenance of the system, and repair and maintenance work as recommended by said firm, and any direct costs incurred by the Town of Mansfield in carrying out its responsibilities herein established, or \$ 6,000 , whichever is more. Thereafter, an annual payment shall be made on September 1, the amount of which shall be set by the Director of Finance after review of the preceding fiscal year's operating and maintenance expenses. This payment shall be sufficient to cover the foregoing expenses for that current fiscal year.
2. Payments shall be made out of the Operation and Maintenance Fund by the Town of Mansfield Director of Finance only. Payments for operation, maintenance and engineering as recommended in Section C.1 above, shall be disbursed from the fund only when requests for payment are accompanied by appropriate invoices and detailed descriptions of the work accomplished, and requests are submitted within 90 days of actual date of completion of work. Alternatively, the OWNER may leave the original fund intact without either drawing the fund down and replenishing it annually to adjust for Operation and Maintenance expenses as set forth in Section C.1. In this case the OWNER shall pay the costs of Operation and Maintenance directly but will still be responsible for complete reporting to the WPCA as described herein. Direct costs incurred by the Town of Mansfield for administration, management and or enforcement of the provisions herein established shall be deducted from the fund based on vouchers submitted by the Department of Public Works provided that said vouchers shall be made available to the OWNER for their review, and only after written notice of default has been delivered to the OWNER and the OWNER has not corrected all deficiencies pertaining to provisions herein established^{P. 1 2}in 60 days after such notice. However, in the

event of an emergency where public health regulations may be violated by a system malfunction, the Town retains the right to act immediately on behalf of the OWNER and to charge the OPERATION AND MAINTENANCE FUND for any reasonable costs incurred by the Town related to the emergency.

3. The OWNER agrees to make an additional interim payment in the event that the foregoing expenses during the year exceed the available balance in the OPERATION AND MAINTENANCE FUND. In that event, no payment shall be made from said fund for said expenditures until such time as said interim payment has been received from the OWNER equal to or greater than the estimated remaining fiscal year expenditures, as determined by the Town of Mansfield Director of Finance.

B. SINKING FUND

1. The OWNER agrees to establish a SINKING FUND with the WPCA to provide for the replacement of major components of the community sewerage system at the end of their estimated serviceable life, as set forth in Schedule "A" and Schedule "B", appended hereto. Said fund is to be called the SINKING FUND, and interest income shall accrue to the fund. Payments into this SINKING FUND are to be made annually commencing on the July 1 first occurring after the signing of this Agreement in an amount which shall be established to reflect cost of replacement, serviceable life, and increase in construction costs, as set forth in Schedule "A" and Schedule "B", appended hereto. After completion of the sewer connection, the amount of the annual payment into the SINKING FUND, and the total amount which is on deposit in said account shall be reviewed annually to assure that:
 - a. the amount of the annual payment is sufficient to provide for the ultimate replacement of said major components at the end of their estimated serviceable life without providing for the collection of excess monies, and,
 - b. the basis upon which said replacement cost is estimated, as set forth in Schedule "A" and Schedule "B", appended hereto, remain true.
2. Payments from the SINKING FUND shall be only for capital items meeting the tests of:
 - a. Minimum dollar cost

The item shall represent a major expense not readily chargeable to the OPERATION AND MAINTENANCE FUND, and
 - b. Serviceable Life

The expenditure shall be for items which extend the serviceable life of the system, and not for items which represent ongoing repair and maintenance items.
3. Each such invoice chargeable to the SINKING FUND and meeting the above tests shall be accompanied by a certification from the engineering firm representing the OWNER, insuring that the above provisions are met, and shall be approved by the WPCA. Requests for payment shall be submitted to the Town of Mansfield and each invoice shall be accompanied by a detailed description of the expense incurred. Funds will be disbursed out of the SINKING FUND by the Town of Mansfield Director of Finance only, in accordance with provisions stated herein

4. Each fund provided for herein shall be in the name of the Town of Mansfield. Withdrawals shall be made only by the Finance Director of the Town of Mansfield upon invoices submitted to him by the OWNER or, in the event of default by the OWNER as provided for herein, by the WPCA.

C. REPORTING

1. The OWNER shall forward to the WPCA, semi-annual operation and maintenance reports of any and all routine, emergency, and preventive maintenance work done on the system, whether by the OWNER'S own forces or by contracted services, and any and all work recommended to be done on said system. Said report shall be written in a form approved by the WPCA and shall be timely submitted to the WPCA, on the first business day of January and July. The report shall be prepared by the OWNER and shall use Manual of Practice #7 described in paragraph A.2 above as a guide for reporting. An Annual Report shall be prepared by a mutually agreed upon Engineering firm and shall use Manual of Practice #7 described in paragraph A.2 above as a guide for reporting.
2. The OWNER shall furnish the WPCA with copies of all reports and notices filed with or received from the State or any other agencies, persons or firms regarding the system's operation, maintenance or condition upon receipt by the OWNER.
3. The OWNER shall operate and maintain the system utilizing maintenance services provided by the OWNER to the extent that said semi-annual reports provided to the WPCA by the OWNER show satisfactory operation and maintenance of the system on a continuing basis, otherwise, if unsatisfactory to the WPCA such maintenance and operation of said system shall be contracted with a mutually agreed firm qualified to operate said system and to perform required maintenance on said system.
4. The OWNER shall comply in all respects with the provisions of Section 7-246 f of the Connecticut General Statutes, including any necessary revision to this Agreement that may arise from shared use of the major system components by other users added to the system after the date of signing of this Agreement.

D. The OWNER shall obtain a permit to discharge as provided by Section 22a-430 of the Connecticut General Statutes, and the OWNER shall certify to the WPCA and the Building Official of the Town that a permit to discharge has been obtained.

E. Both Parties agree:

1. That it is not intended that the WPCA will own or operate or maintain said community system unless there is a default by the OWNER, or by their heirs, successors, or assigns, in which event, the WPCA may take whatever steps are necessary to operate the system in conformity with this Agreement and the applicable federal, state, and local standards, regulations, and laws as set forth in paragraph B above and especially Section 7-246f (b) of the Connecticut General Statutes, in which event the WPCA shall have an irrevocable power to contract in the name of the OWNER for the purpose of operating and maintaining the system, and in the event that such Operation and Maintenance Escrow Fund is insufficient for such purposes, then the WPCA may assess such deficiency against the OWNER. There shall be a delinquency charge of one percent per month, together with reasonable attorney's fees, administrative costs and all other costs in the event that it becomes necessary for the WPCA to collect any unpaid assessment.

2. The parties recognize that the Connecticut Department of Environmental Protection and other federal and state agencies may have jurisdiction over said community sewerage system and its operation and may have the final decision as to whether corrective actions or changes are made. Any such actions or changes agreed upon by the parties are subject to such regulatory agency's approval.

3. The parties recognize that notwithstanding the term of this Agreement, the provisions of Chapter 103 of the Connecticut General Statutes and, in particular, Section 7-246(f) of the General Statutes control the actions of the parties regarding the community sewerage system and that, where in conflict with the terms of this Agreement, the provisions of the statute shall prevail.

F. TERM AND ASSIGNABILITY:

This agreement shall run with the land, be binding upon the DEVELOPER'S and OWNER'S heirs, successors and assigns and shall be recorded in the Mansfield Land Records.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above.

WITNESSES:

WPCA

by _____
Name

its _____
(Title)

WITNESSES:

OWNER

by _____
Name

its _____
(Title)

State of Connecticut)
County of Tolland) ss. Mansfield

(WPCA)

On this the ____ day of ____, 2006 , before me, _____,
the undersigned officer, personally appeared _____,
who acknowledged himself to be the _____ of _____, a corporation, and
that he as such _____, being authorized to do so, executed the foregoing instrument for
the purposes contained therein, by signing the name of the corporation by himself
as _____.

IN WITNESS WHEREOF, I hereunto set my hand and seal.

Name

Title

State of Connecticut)
County of Tolland) ss. Mansfield

(OWNER)

On this the ____ day of ____, 2006 , before me, _____,
the undersigned officer, personally appeared _____,
who acknowledged himself to be the _____ of _____, a corporation, and
that he as such _____, being authorized to do so, executed the foregoing instrument for
the purposes contained therein, by signing the name of the corporation by himself
as _____.

IN WITNESS WHEREOF, I hereunto set my hand and seal.

Name

Title

UCONN KNOLLWOOD APARTMENTS, LLC

Schedule "A"

Estimated Replacement Cost of Major Components of System

<u>Item #</u>	<u>Description</u>	<u>unit price</u>	<u>cost</u>
1.	Pump Station & Wet Well	lump sum	\$205,800.
2.	6" ductile iron force main pipe installation and backfill, 715'	\$110.00	\$78,650.
3.	8" gravity PVC pipe installation and backfill, 2395'	\$90.00	\$215,550.
	TOTAL COST		\$500,000.

Projected basis of replacement cost at end of useful life:

A. Estimated useful life is 25 years.

B. Annual increase in construction costs is estimated at 5% per year.

C. Therefore, the cost of replacement of the system after 25 years will be $(\$500,000. \times (1.05 \wedge 24)) =$
\$ 1,612,550. Assuming that 50% of the system will fail in the 25 year period, replacement cost will be
 $\$ 1,612,550. \times 0.50 = \$ 806,275.$

UCONN KNOLLWOOD APARTMENTS, LLC

Schedule "B"

Determination of Semi-annual Payment
to
Sinking Fund Escrow Account

Based on 25 year useful life for half the system and annual interest rate of 5%:

$$\text{annual payment: } \frac{i}{(1+i)^n - 1} \times \$ 806,275. = \$ 18,117.73$$

For 286 units, this reduces to a monthly payment of \$ 5.28 per unit.



University of Connecticut
Administration and Operations Services

CC Low ✓
Greg

Architectural and
Engineering Services

Larry G. Schilling
Executive Director

August 10, 2004

Albert C. Tilley, ARM
Regional Manager
First Philips, Incorporated
134E North Eagleville Road
P.O. Box 523
Storrs, CT 06268-0523

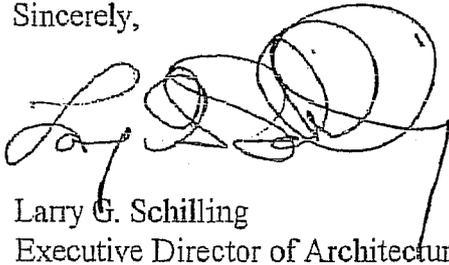
**RE: NOTICE TO PROCEED
SANITARY SEWER CONNECTION – KNOLLWOOD APARTMENTS**

Dear Mr. Tilley:

I am approving your request dated August 3, 2004 for the development of the design for the interconnection of Knollwood Apartments property located at 101 South Eagleville Road in regards to the connection into the University's sanitary sewer system. You may proceed to hire Fuss & O'Neill, Inc., Consulting Engineers, 146 Hartford Road, Manchester, CT 06040 for the development of the above design.

Please contact me at (860)486-3116, if you have any questions on this issue.

Sincerely,



Larry G. Schilling
Executive Director of Architectural and Engineering Services

LS/dz
LSLTRATSANITARYSEWERCONNKNOLLWOODAPT2

cc: Dale Dreyfuss, UConn-Vice President for Operations
Paul McCarthy, UConn-Office of the Attorney General

An Equal Opportunity Employer

51 LeDoyt Road Unit 3038
Storrs, Connecticut 06269-3038

Telephone: (860) 486-3116
Facsimile: (860) 486-3255
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Web: www.aes.uconn.edu

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**Town of Mansfield
Agenda Item Summary**

To: *Town Council*
From: *Martin Berliner*
Martin Berliner, Town Manager
CC: Matt Hart, Assistant Town Manager; David Dagon, Fire Chief
Date: March 13, 2006
Re: Third Amendment to Fire Protection Agreement

Subject Matter/Background

Attached you will find proposed amendments to the two fire protection agreements that we have in force with the Eagleville Fire Department and the Mansfield Volunteer Fire Company for the provision of fire and emergency services. In April 2006, each agreement will automatically renew for another five years unless the town provides notice to terminate, or the parties execute an amendment to the existing document.

The emergency services management team does not recommend that the town allow the current agreements to automatically renew for another five years, as there is no easy way to terminate the agreements during the life of the five-year cycle. As you know, the management team is working to improve the management and delivery of fire and emergency services in town. As part of this initiative the two independent volunteer departments plan to consolidate.

Consequently, upon the advice of counsel, we propose that the town and departments execute the attached amendment providing that the terms of the existing agreements remain in force until such time as the reorganization is completed, or until July 26, 2006, whichever event occurs earlier. In a sense, then, the amendment becomes a "temporary" agreement or stopgap measure until we are ready to finalize the reorganization and to execute a more permanent, successor agreement.

Financial Impact

There is no financial impact to this proposal. The consolidated budget for fire and emergency services would remain the same.

Legal Review

The law firm that the town has retained to assist with this project has prepared the proposed amendments.

Recommendation

For the reasons outlined above, the emergency services management team recommends that the town council authorize the town manager to execute the proposed amendment to each of the existing fire protection agreements.

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

Move, effective March 13, 2006, to authorize the Town Manager, Martin H. Berliner, to execute the attached "Third Amendment to Fire Protection Agreement" between the Town of Mansfield and the Eagleville Fire Department, Inc., and the attached "Third Amendment to Fire Protection Agreement" between the Town of Mansfield and the Mansfield Volunteer Fire Company, Inc.

Attachments

- 1) Proposed "Third Amendment to Fire Protection Agreement," with the Eagleville Fire Department, Inc.
- 2) Proposed "Third Amendment to Fire Protection Agreement," with the Mansfield Volunteer Fire Company, Inc.

THIRD AMENDMENT TO FIRE PROTECTION AGREEMENT

This third amendment is entered into as of March __, 2006, by and between the Town of Mansfield ("Town"), on the one hand, and the Eagleville Fire Department, Inc. ("Fire Department"), on the other hand. The Town and the Fire Department shall be referred to herein, from time to time, as the "Parties."

WHEREAS, on April 20, 1990, the Parties entered into an agreement entitled "Fire Protection Agreement;"

WHEREAS, on February 19, 1997, the Parties entered into an amendment to said Fire Protection Agreement;

WHEREAS, the Town gave timely and proper notice to the Fire Department of termination of the Fire Protection Agreement, as amended, effective April 20, 2005;

WHEREAS, pursuant to the "Second Amendment to Fire Protection Agreement," the present term of said agreement ends on April 25, 2006;

WHEREAS, the Parties contemplate the formation of a municipal fire department and a reorganization of the volunteer fire companies that serve the Town;

WHEREAS, the contemplated formation of a municipal fire department and reorganization of volunteer fire companies cannot be accomplished by April 25, 2006;

WHEREAS, the Parties desire to extend their Fire Protection Agreement, as amended, until formation of a municipal fire department and reorganization of the volunteer fire companies has been accomplished;

NOW, therefore, in consideration of the promises contained herein, the Town and the Fire Company do hereby agree:

1. By agreement of the Parties the term of the Fire Protection Agreement, as amended, is hereby extended until the occurrence of the earlier of the following two events:
 - a. Completion of the process of formation of a municipal fire department and reorganization of the volunteer fire companies as evidenced by: (i) incorporation of a successor volunteer organization; (ii) execution of an assumption agreement between the Parties; (iii) transfer of the State of Connecticut emergency service designations from the Fire Department to the Town; and (iv) formal dissolution of the existing volunteer companies; or
 - b. July 26, 2006.

2. The Fire Department agrees to continue to perform all of its obligations, as presently exist under the Fire Protection Agreement, as amended, during the extended term beginning on April 26, 2006 and continuing until the earlier of the two events specified above in Paragraph 1.

3. The Parties agree that the date set above in Paragraph 1(b), may be extended upon written agreement of both Parties.

President, Eagleville Fire Department, Inc.
Duly Authorized

Martin H. Berliner, Town Manager
Duly Authorized

THIRD AMENDMENT TO FIRE PROTECTION AGREEMENT

This third amendment is entered into as of March __, 2006, by and between the Town of Mansfield ("Town"), on the one hand, and the Mansfield Volunteer Fire Company, Inc. ("Fire Company"), on the other hand. The Town and the Fire Company shall be referred to herein, from time to time, as the "Parties."

WHEREAS, on April 25, 1990, the Parties entered into an agreement entitled "Fire Protection Agreement;"

WHEREAS, on February 19, 1997, the Parties entered into an amendment to said Fire Protection Agreement;

WHEREAS, the Town gave timely and proper notice to the Fire Company of termination of the Fire Protection Agreement, as amended, effective April 25, 2005;

WHEREAS, pursuant to the "Second Amendment to Fire Protection Agreement," the present term of said agreement ends on April 25, 2006;

WHEREAS, the Parties contemplate the formation of a municipal fire department and a reorganization of the volunteer fire companies that serve the Town;

WHEREAS, the contemplated formation of a municipal fire department and reorganization of volunteer fire companies cannot be accomplished by April 25, 2006;

WHEREAS, the Parties desire to extend their Fire Protection Agreement, as amended, until formation of a municipal fire department and reorganization of the volunteer fire companies has been accomplished;

NOW, therefore, in consideration of the promises contained herein, the Town and the Fire Company do hereby agree:

1. By agreement of the Parties the term of the Fire Protection Agreement, as amended, is hereby extended until the occurrence of the earlier of the following two events:
 - a. Completion of the process of formation of a municipal fire department and reorganization of the volunteer fire companies as evidenced by: (i) incorporation of a successor volunteer organization; (ii) execution of an assumption agreement between the Parties; (iii) transfer of the State of Connecticut emergency service designations from the Fire Company to the Town; and (iv) formal dissolution of the existing volunteer companies; or
 - b. July 26, 2006.

2. The Fire Company agrees to continue to perform all of its obligations, as presently exist under the Fire Protection Agreement, as amended, during the extended term beginning on April 26, 2006 and continuing until the earlier of the two events specified above in Paragraph 1.

3. The Parties agree that the date set above in Paragraph 1(b), may be extended upon written agreement of both Parties.

President, Mansfield Volunteer Fire
Company, Inc.
Duly Authorized

Martin H. Berliner, Town Manager
Duly Authorized



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: *Martin Berliner*
 Martin Berliner, Town Manager
CC: Matt Hart, Assistant Town Manager; Lon Hultgren, Director of Public Works;
 Greg Padick, Town Planner
Date: March 13, 2006
Re: An Ordinance Regulating Bikeways

Subject Matter/Background

While the town has a brief ordinance covering sidewalks, it does not have an ordinance regulating the use of its bikeways. Staff has researched several similar ordinances in other communities and written an ordinance for the Town of Mansfield incorporating the applicable elements of the models that we have researched. The proposed ordinance would regulate the use and maintenance of Town bikeways, as well as provide a basis for consistent signing along the paths. The ordinance also allows the town to issue a \$90 citation for violations of the ordinance.

Financial Impact

Staff does not foresee any direct impact with adopting the ordinance. However, we are planning to place signs along the Town's bikeways to inform users of what is and is not permitted along the paths. These signs would cost approximately \$50 each, and we anticipate needing 15 or 20 of them at this time. We have budgeted for this expense in the current capital budget for transportation enhancements.

Legal Review

The town attorney has reviewed and approved the form of the proposed ordinance.

Recommendation

Staff recommends that the town council set a public hearing to solicit public comment regarding the ordinance. Time is a consideration, as we would like to have some regulations in place for when the Separatist Road bikeway is ready to open (on or about July 1st).

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

Move, effective March 13, 2006, to schedule a public hearing for 7:30 p.m. at the town council's regular meeting on March 27, 2006, to solicit public comment regarding the proposed Ordinance Regulating Bikeways.

Attachments

- 1) Proposed Ordinance Regulating Bikeways



**Town of Mansfield
Code of Ordinances**
"An Ordinance Regulating Bikeways"

March 13, 2006 Draft

Section 1. Title.

This Ordinance shall be known and may be cited as the "Ordinance Regulating Bikeways" or "Bikeways Ordinance."

Section 2. Legislative Authority.

This Article is enacted pursuant to the provisions of Section 7-148 of the Connecticut General Statutes.

Section 3. Findings and Purpose.

The Town Council of the Town of Mansfield finds that the improper usage of Town bikeways can create hazards that are detrimental to the general welfare, health and safety of the people of Mansfield. Therefore, pursuant to the various police, health and public safety powers granted to municipalities under *Connecticut General Statutes* § 7-148, the Town of Mansfield seeks to protect, preserve and promote the health, safety, welfare and quality of life of its people by regulating the usage of Town bikeways.

Section 4. Definitions.

For the purpose of this Ordinance, the words and phrases used herein shall have the following meanings, unless otherwise clearly indicated by the context:

- A. "Bikeways" shall refer to hard-surfaced pathways created for bicycles and pedestrians that are separated from roadways by curbing, grading, plantings, planting strips or other means.
- B. "Public bikeways" shall refer to bikeways that are designated for public (not private) use and are owned and maintained by the State of Connecticut or the Town of Mansfield.
- C. "Town bikeways" shall refer to public bikeways owned by, constructed by or maintained by the Town of Mansfield.

Section 5. Maintenance of town bikeways.

The Town of Mansfield shall supervise and control the maintenance of town bikeways.

Section 6. Deposit of snow prohibited on town bikeways.

No person shall deposit any snow or ice onto any portion of any Town bikeway within the Town of Mansfield.

Section 7. Parking or obstructing town bikeways prohibited.

Except for Town maintenance vehicles and other authorized vehicles, no person shall park any motorized vehicle or place any other obstruction on any Town bikeway within the Town of Mansfield.

Section 8. Bikeway use regulations.

- A. Every person using a Town bikeway shall travel as near to the right side of the path as is safe, except when turning or while overtaking and passing another user proceeding in the same direction.
- B. Every user shall exercise due care and caution to avoid colliding with any other bikeway user traveling by any mode. Every user shall travel in a consistent and predictable manner not more than two abreast.
- C. No group of bikeway users, including their animal(s), shall span more than half the bikeway, measured from the right side, so as to impede the normal and reasonable movement of other users.
- D. Any person operating any permitted vehicle or device, including but not limited to a bicycle, shall give an audible warning before passing another person, pedestrian, bicyclist, or user of any mode. Said warning may be produced by voice, bell, whistle or horn and must be clearly audible. The audible warning must be produced before executing the passing maneuver. The passer is responsible for safely passing other users.
- E. Any bikeway user overtaking another user proceeding in the same direction shall pass to the left of such overtaken user at a safe distance and shall not again move to the right until safely clear of the overtaken user.
- F. Users entering or crossing the bikeway at uncontrolled points shall yield to traffic on the bikeway.

- G. No person shall travel on any bikeway at a speed greater than is reasonable and prudent under the conditions, including the actual and potential hazards then existing. In every event, speed shall be controlled as may be necessary to avoid colliding with others who are using reasonable care.
- H. All bikeway users using a bikeway from one-half hour after sunset to one-half hour before sunrise shall be equipped with or carry lights. Bicyclists shall have a headlight visible from 500 feet to the front and a red or amber light visible from 500 feet to the rear. Other bikeway users should have white lights visible from 250 feet.

Every person traveling on a Town bikeway shall obey the instructions of any official traffic control sign or device applicable thereto placed in accordance with applicable laws or regulations unless otherwise directed by a police officer.

Section 9. Permitted users on town bikeways.

Town bikeways may be utilized by pedestrians, joggers, bicyclists, equestrians, skate boarders, roller skaters and in-line skaters.

Section 10. Prohibited uses on town bikeways.

Except for authorized repair vehicles, no motorized vehicles are permitted on Town bikeways. This prohibition includes, but is not limited to: mini-bikes, motorcycles, motor scooters, mopeds, go karts, snowmobiles and all ATV's.

Section 10. Penalties for offences.

Any person violating the provisions of this Ordinance shall be deemed to have committed an infraction and may be issued a citation. Said citation shall inform the person named therein of the allegations against him or her, the amount of the fine due, and the date on which payment of the fine is due, which shall be no later than ten (10) days after the date of the citation. Said citation shall be hand delivered or mailed by certified mail, return receipt requested, addressed to the person named therein at his or her last known address. Citations shall be punishable with a fine of ninety (\$90) dollars for each violation. Each separate day that a violation exists after the issuance of a citation shall be subject to a separate additional fine without the issuance of a separate citation.

Section 11. Appeals Procedure.

Any person fined pursuant to this Ordinance may appeal such fine pursuant to the provisions of the Town of Mansfield Hearing Procedure for Citations Ordinance.

Section 12. Construction.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of either gender shall include both genders.

Section 13. Savings Clause.

Should any court of competent jurisdiction declare any section or clause or provision of this Ordinance to be unconstitutional or *ultra vires*, such decision shall affect only such section, clause or provision so declared unconstitutional and shall not affect any other section, clause or provision of this Ordinance.

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Assistant Town Manager *MWH*
CC: Martin Berliner, Town Manager; Michael Ninteau, Building Official
Date: March 13, 2006
Re: Housing Code for the Town of Mansfield

Subject Matter/Background

Attached please find the draft ordinance to adopt a Housing Code for the Town of Mansfield, as well as an executive summary of the document, and a rough map of the rental certification zone.

As proposed, by ordinance the town would adopt the provisions of the *International Property Maintenance Code*, and amend, delete or add provisions to that code as necessary. Because the International Code has a copyright, we cannot distribute unauthorized copies of the document. We have purchased hard copies for the town council's review, and will provide you with the entire document at Monday's meeting.

In addition to the executive summary that we have provided, staff wishes to highlight the following items:

Purpose: As you know, the town has several residential rental properties in town that suffer from deteriorating conditions. To address this and related quality of life issues, we have prepared the housing code to regulate the conditions and maintenance of rental dwelling units within the Town of Mansfield, by providing standards for utilities, facilities and other items to ensure that the structures are safe, sanitary and fit for occupation and use. More specifically, the code would provide regulations concerning light, ventilation and occupancy; plumbing facilities and fixtures; mechanical and electrical systems; fire safety; exterior conditions, porches and decks; and other items.

Scope and applicability: With respect to complaints, the housing code would apply to all residential rental structures in town, with the exception of multi-family rental structures owned by the State of Connecticut. This means that a renter living anywhere in town could contact the housing office with a complaint, and the town would investigate the complaint and enforce any remedies, if required. The rental certification program, as outlined in more detail below, would be more limited in scope and would apply to all residential rental properties within the rental certification zone, with the exception of multi-family rental structures owned by the State of Connecticut, age-restricted housing (age 55 and older), properties owned by the Mansfield Housing

Authority, new construction less than six years old, and certain types of owner-occupied rental housing. (We would exempt these properties because they are generally better maintained.)

Rental certification and inspections: As referenced above, the code would establish a "rental certification zone" that is roughly equivalent to the greater Storrs area (see attached map). This area has been defined to include the bulk of the rental units occupied by students, as that is where most of the problem issues can be found at this time. The certification zone would contain approximately 930 rental-housing units, including single and multi-family dwellings. The owners of rental properties within the zone could rent only with a certificate of compliance, or license to rent, issued by a Town of Mansfield housing code official. In order for the owner to obtain a certificate of compliance for any individual dwelling unit, the unit must satisfy the conditions of the code, which would be verified by a physical inspection of the premises by the code official. The certificate of compliance would be valid for a two-year period, and the proposed fee for the certificate is \$150 per unit.

Violations and penalties: The housing code would establish certain civil and criminal penalties for violations of the regulations. Such penalties would include a \$100 fine for each violation, and a separate fine for each day the violation persists, as well as prosecution in housing court if necessary. Prior to the issuance of a penalty, the code official would have the discretion in most instances to work with a property owner to bring a rental unit into compliance with the regulations. Landlords and property owners would have the right to appeal violations of the code to a housing code board of appeals, which members would be appointed by the town council.

Financial Impact

The town would plan to hire one full-time and one part-time housing inspector to enforce the new housing code, as well as a full-time secretary to provide administrative support. The new staff would become part of our building department, and would report to our building official. Our preliminary operating budget, which does not include one-time capital costs such as vehicles, office equipment, etc, is approximately \$150,000 per year. During the first year we would anticipate generating approximately \$50,000-\$60,000 in revenues to offset the budget, and the revenue should increase in the following years.

Recommendation

At this point, we recommend that the town council take some time to thoroughly review the code from a policy perspective. We believe that the code would greatly enhance our ability to regulate residential rental properties in town, and would significantly benefit our community. As with any ordinance, the council would need to conduct a public hearing to solicit public comment prior to the adoption of the code. Staff will conduct a presentation at Monday's meeting, and will be available throughout the process to investigate and to research any concerns or areas for investigation that the town council may identify regarding the proposal.

Attachments

- 1) Proposed Ordinance for Adoption of the International Property Maintenance Code, A Housing Code for the Town of Mansfield
- 2) A Housing Code for the Town of Mansfield, Executive Summary
- 3) Map of Proposed Rental Certification Zone



Town of Mansfield Code of Ordinances

“Ordinance for Adoption of the International Property Maintenance Code,
A Housing Code for the Town of Mansfield”

March 13, 2006 Draft

The Town Council of the Town of Mansfield finds that inadequate maintenance of some residential rental property within the community has created a public health hazard and blight, and is therefore detrimental to the public welfare, health and safety of the people of Mansfield. Accordingly, pursuant to the various police, health, and public safety authority granted to municipalities by Connecticut General Statutes section 7-148, the Town of Mansfield seeks to better protect, preserve and promote the health, safety, welfare and quality of life of its people by regulating the conditions and maintenance of residential rental property, as set forth in this code:

An ordinance of the Town of Mansfield adopting the 2003 edition of the *International Property Maintenance Code*, regulating and governing the conditions and maintenance of residential rental property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures in the Town of Mansfield; and providing for the issuance of permits and collection of fees therefore.

Therefore, the Town Council of the Town of Mansfield does ordain as follows:

Section 1. That a certain document, a copy of which is on file in the office of the Town Clerk of Town of Mansfield, being marked and designated as the *International Property Maintenance Code*, 2003 edition, as published by the International Code Council, be and is hereby adopted as the *Housing Code of the Town of Mansfield*, in the State of Connecticut for regulating and governing the conditions and maintenance of residential rental property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; and providing for the issuance of permits and collection of fees therefore. Each and all of the regulations, provisions, penalties, conditions and terms of said *Housing Code of the Town of Mansfield* on file in the office of the Town Clerk are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, prescribed in Section 6.

Section 2. That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or ultra vires, such decision shall not affect the validity of the remaining portions of this ordinance. The Town Council hereby declares that it would have

passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or ultra vires.

Section 3. That nothing in this ordinance or in the *Housing Code of the Town of Mansfield* hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 6 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 4. That the Town of Mansfield Town Clerk is hereby ordered and directed to cause this ordinance to be published in a newspaper having circulation within the town.

Section 5. That this ordinance and the rules, regulations, provisions requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect from and after the date of its final passage and adoption, and 21 days after publication in a newspaper having circulation within the Town of Mansfield.

Section 6. The following sections of said 2003 edition of the International Property Maintenance Code are hereby revised as follows:

SECTION 101 GENERAL

(Amend) 101.1 Title. These regulations shall be known as the Housing Code of the Town of Mansfield, hereinafter referred to as "this code."

(Amend) 101.2 Scope. The provisions of this code shall apply to all existing residential rental housing units and their associated premises and constitute minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; the occupancy of existing structures and premises; and for administration, enforcement and penalties.

Exception: All existing residential rental housing units that are the property of the State of Connecticut shall be exempt from this code. This exemption shall not include residential rental housing units owned by an entity leasing real property from the State of Connecticut.

(Amend) 101.3 Intent. This code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of residential rental housing units, structures and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein. Repairs, alterations, additions to and change of occupancy in existing buildings shall comply with the:

- Connecticut State Building Code and Connecticut Supplement

- Connecticut Fire Safety Code
- Connecticut Public Health Code
- Town of Mansfield Code of Ordinances
- Town of Mansfield Zoning Regulations

SECTION 102
 APPLICABILITY

(Amend) 102.1 General. The provisions of this code shall apply to all matters affecting or relating to residential rental housing units, structures and premises, as set forth in Section 101. Where, in a specific case, different sections of this code specify different requirements, the most restrictive shall govern.

(Amend) 102.3 Application of other codes. Repairs, additions or alterations to a residential rental housing unit, structure, or premises, or changes of occupancy, shall be done in accordance with the procedures and provisions of the codes and documents outlined in Section 101.3. Nothing in this code shall be construed to cancel, modify or set aside any provision of the codes and documents listed in Section 101.3.

(Amend) 102.7 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 8 and considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of the referenced standards shall apply.

SECTION 103
 (Amend) DEPARTMENT OF BUILDING INSPECTION

(Amend) 103.1 General. The department of building inspection is hereby authorized and directed to enforce this code, and the executive official in charge thereof shall be known as the “code official.”

(Amend) 103.2 Appointment. The Town Manager of Mansfield shall appoint the code official; and the code official shall be subject to the Town Personnel Rules and Regulations or appropriate union contract.

(Amend) 103.5 Fees. The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as indicated in the schedule set forth in Chapter Nine of this code.

SECTION 104
 DUTIES AND POWERS OF THE CODE OFFICIAL

(Amend) 104.3 Inspections. The code official shall make all of the required inspections, or shall accept reports of inspection by approved agencies or individuals. All reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the

responsible individual. The code official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the Town Manager.

(Amend) 104.8 Coordination of inspections. Whenever an inspector from any agency or department observes an apparent or actual violation of some provision of some law, ordinance or code not within the inspector's authority to enforce, the inspector shall report the findings to the code official having jurisdiction.

SECTION 106 VIOLATIONS

(Amend) 106.3 Prosecution of Violation. The code official shall retain discretion to refer any violation of this code to the authority of the State of Connecticut for prosecution according to state law.

SECTION 107 NOTICES AND ORDERS

(Delete without Substitution) 107.2.6.

(Amend) 107.5 Transfer of ownership. The code official may cause to be filed upon the Land Records of the Town of Mansfield any written notice of violation or order issued by the code official. In any such case, if and when compliance with this code is subsequently attained, the code official shall cause to be filed on the Land Records a writing that documents and explains any such result without delay.

(Amend) 109.6 Hearing. Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person or persons severally or jointly aggrieved by any decision of the Housing Code Board of Appeals shall thereafter have the right to appeal such order to the Connecticut Superior Court.

SECTION 110 DEMOLITION

(Amend) 110.1 General. Per Connecticut General Statutes Section 29-253, the code official shall order the owner of any premises upon which is located any structure which in the code official's judgment is "unsafe," meaning a building that constitutes a fire hazard or is otherwise dangerous to human life or the public welfare, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish and remove at the owner's option.

SECTION 111
MEANS OF APPEAL

(Amend) 111.1 Application for appeal. Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the Housing Code Board of Appeals, provided that a written application for appeal and a filing fee of \$100 is filed with the Clerk of the Board within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of the code or the rules legally adopted thereunder have been incorrectly interpreted or applied, the provisions of this code are not fully applicable, or the requirements of this code are adequately satisfied by other means.

(Amend) 111.2 Membership of Board. The Housing Code Board of Appeals shall consist of three electors of the community who, in the opinion of the appointing authority, the Town Council, possess the experience, capability and judgment to pass on matters pertaining to this Code. The members shall serve staggered and overlapping terms of three years, but in the beginning, the three who are initially appointed shall serve terms of one, two and three years, respectively.

(Amend) 111.2.1 Alternate members. The Town Council shall appoint two or more alternate members who shall be called by the Board chairman to hear appeals during the absence or disqualification of a member. Alternate members shall possess the qualifications required for board membership.

(Amend) 111.2.4 Secretary. The Town Manager shall designate a qualified person to serve as secretary to the Board. The secretary shall keep and file a detailed record of all proceedings in the office of the Town Clerk.

(Amend) 111.2.5 Compensation of members. Members shall not be compensated.

SECTION 201
GENERAL

(Amend) 201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the *Codes and Regulation listed in Section 8*, such terms shall have the meanings ascribed to them as in those codes.

SECTION 202
GENERAL DEFINITIONS

(Amend) BATHROOM. A group of fixtures including or excluding a bathtub or shower consisting of a water closet and lavatory located together in the same room.

(Add) RESIDENTIAL RENTAL STRUCTURES. Shall include all dwelling and housing units defined by this code that are residential and rental structures except for those owned by the State of Connecticut. The terms "dwelling unit(s)" and "housing unit(s)" shall be considered

synonymous for purposes of this code.

SECTION 302
EXTERIOR PROPERTY AREAS

(Delete without substitution) 302.4 Weeds.

(Delete without substitution) 302.8 Motor vehicles.

SECTION 304
EXTERIOR STRUCTURE

(Amend) 304.3 Premises identification. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 3 1/2 inches high with a minimum stroke width of 0.5 inch.

(Amend) 304.14 Insect screens. During the period from May 1 to October 15, every door, window and other outside opening required for ventilation of habitable rooms, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm) and every swinging door shall have a self closing device in good working condition.

(Delete without substitution) 304.18.1 Doors.

SECTION 305
INTERIOR STRUCTURE

(Amend) 305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure, which they occupy or control, in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, apartments, two or more dwelling units shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

SECTION 306
HANDRAILS AND GUARDRAILS

(Amend) 306.1 General. Every exterior and interior flight of stairs having four or more risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails and guardrails shall be in accordance with the codes and regulations listed in Section 8.

Exception: Guards shall not be required where exempted by the adopted building code.

SECTION 308
EXTERMINATION

(Amend) 308.3 Single occupant. The occupant of a one-family dwelling shall be responsible for extermination on the premises.

SECTION 401
GENERAL

(Amend) 401.3 Alternative devices. In lieu of the means for natural light and ventilation herein prescribed, artificial light or mechanical ventilation complying with the *Building Codes and regulations listed in Chapter 8* shall be permitted.

SECTION 402
LIGHT

(Amend) 402.2 Common halls and stairways. Every common hall and stairway in residential occupancies, other than in one- and two-family dwellings, shall be lighted at all times with at least a 60watt standard incandescent light bulb for each 200 square feet (19 m²) of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet (9144 mm).

SECTION 403
VENTILATION

(Delete without substitution) 403.4 Process ventilation.

SECTION 404
OCCUPANCY LIMITS

(Amend) 404.1 Privacy. Dwelling units, housekeeping units, rooming units and apartment units shall be arranged to provide privacy and be separate from other adjoining spaces.

SECTION 502
REQUIRED FACILITIES

(Delete without substitution) 502.3 Hotels

(Delete without substitution) 502.4 Employees' facilities.

(Delete without substitution) 502.4.1 Drinking facilities.

SECTION 503
TOILET ROOMS

(Delete without substitution) 503.3 Location of employee toilet facilities

(Delete without substitution) 503.4 Floor surface.

SECTION 505
WATER SYSTEM

(Amend) 505.1 General. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the *Building Code and Regulations listed in Chapter 8.*

SECTION 602
HEATING FACILITIES

(Amend) 602.2 Residential occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality indicated in the Building Code listed in Chapter 8. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.

(Amend) 602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guestroom on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a temperature of not less than 68°F (20°C) in all habitable rooms, bathrooms, and toilet rooms.

Exception: When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in the Building Code and regulations listed in Chapter 8.

Per Connecticut General Statutes section 19a-109, a temperature in any residential rental housing unit of less than sixty-five degrees Fahrenheit in such unit shall be deemed injurious to the health of the occupants thereof and violative of this code.

(Delete without substitution) 602.4 Occupiable workspaces.

SECTION 604
ELECTRICAL FACILITIES

(Amend) 604.2 Service. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the Building Code and Regulations listed in Chapter 8. Dwelling units shall be served by a three-wire, 120/240-volt, single-phase electrical service having a rating of not less than 60 amperes.

SECTION 702
MEANS OF EGRESS

(Amend) 702.1 General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the Building Codes and Regulations listed in Chapter 8.

(Delete without substitution) 702.2 Aisles.

(Amend) 702.3 Locked doors. All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the Building Codes and Regulations listed in Chapter 8.

SECTION 704
FIRE PROTECTION SYSTEMS

(Amend) 704.1 General. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the Building Codes and Regulations listed in Chapter 8.

(Amend) 704.2 Smoke alarms. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and in dwellings not regulated in Group R occupancies, regardless of occupant load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split-levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

Single or multiple-station smoke alarms shall be installed in other groups in accordance with the Building Codes and Regulations listed in Chapter 8.

(Amend) Chapter 8 Referenced Standards. The provisions of this code shall be govern by the following:

- Connecticut State Building Code and Connecticut Supplement
- Connecticut Fire Safety Code
- Connecticut Public Health Code
- Town of Mansfield Code of Ordinances
- Town of Mansfield Zoning Regulations

**(ADD) CHAPTER 9
RENTAL CERTIFICATION AND INSPECTIONS**

**SECTION 901
CERTIFICATION**

Findings. The Town Council of the Town of Mansfield finds that inadequate maintenance of some residential rental property within the community is especially prevalent and concentrated in certain areas of the Town, and that since the Town of Mansfield has limited resources to regulate and control such inadequate maintenance Town-wide, it is necessary to concentrate deployment of said limited resources in areas of the Town in which the detriment to public welfare, health and safety caused by inadequate maintenance of residential rental property is more prevalent and concentrated

901.1 Scope. No owner, agent or person in charge of a residential rental housing unit offered for rent within the Rental Certification Zone shall allow any person to occupy the same as a tenant or lessee for a valuable consideration, unless he/she holds a valid certificate of compliance issued by the code official for the specific housing unit.

Rental Certification Zone: The provisions of this chapter shall apply only to those residential rental housing units located within the Rental Certification Zone, hereinafter referred to as the "Certification Zone." A map of the Certification Zone is attached as an appendix to this code.

Exception: The provisions of this chapter shall not apply to those housing units that are:

1. Age-restricted to persons aged fifty-five (55) and older.
2. Owned by the Mansfield Housing Authority.
3. Owned by the State of Connecticut. This exception shall not include those dwellings or dwelling units located within the Certification Zone that are owned by an entity leasing real property from the State of Connecticut.
4. Newly constructed housing units for the first five years after issuance of an initial certificate of occupancy by the Town of Mansfield Building Department.
5. Housing units in any building consisting of no more than four units, one of which is owner occupied and serves as the owner's primary domicile.

Implementation Schedule: The provisions of this chapter shall be implemented pursuant to a schedule, hereinafter referred to as the "implementation schedule," developed and maintained by the code official. No owner, agent or person in charge of a dwelling or dwelling unit located within the Certification Zone shall be found in violation of this chapter until such time as he/she fails to obtain a valid certificate of compliance within the period of time specified by the implementation schedule.

Term of Certificate: Every rental certificate of compliance shall expire at the end of two (2) years following the date of issuance. The fee for a certificate of compliance shall be one hundred-fifty dollars (\$150) for the two-year period.

901.2 Conditions for issuance of certificates. Upon request of the owner, agent or other person authorized to rent a dwelling unit (hereinafter referred to as the "applicant"), the code official will be available at an appointed time, within a reasonable amount of time, agreed upon by the code official and the applicant, or later if the applicant requests, to inspect such dwelling or dwelling unit. If such inspection establishes that the dwelling or dwelling unit is in substantial compliance with this code, the code official shall issue a certificate of compliance for said dwelling or dwelling unit. One (1) copy of the certificate of compliance shall be handed to or sent by mail to the applicant; a second copy shall be posted by the owner or his/her designated agent in a conspicuous location inside the dwelling or dwelling unit for the information of the tenant and shall not be removed by or at the direction of anyone other than the tenant; and a third copy shall be kept on file in the code official's office.

901.3 Reinspections. If said dwelling or dwelling unit does not comply with the code standards, the code official shall furnish the applicant with a written list of the specific violations, which would have to be corrected before a certificate of compliance could be issued for the dwelling or dwelling unit. Upon the representation of the applicant that the listed violations have been corrected, the code official shall re-inspect said dwelling or dwelling unit and issue a certificate of compliance or a list of violations, as above provided.

901.4 Waiver pending correction. Any applicant who is delayed in correcting violations necessary to entitle him/her to a certificate of compliance and who has a valid contract in writing with a person for the performance of the work may petition the code official in writing for a temporary waiver of compliance. The petition shall contain the information therein which is reasonably necessary for a decision and shall include a written and signed statement by the person under contract to correct the violation, specifying the date of beginning and completion of the work. If the code official shall find that the delay in the correction of the violation is reasonable, taking into consideration the availability of persons to do the work and the current work load, and that the work can reasonably be undertaken and completed while the premises are occupied or that appropriate provision has been made for housing the tenant elsewhere during the necessary period when the dwelling or dwelling unit will not be habitable because of the work of correcting the code violation, the code official shall issue a temporary waiver of compliance expiring on the date when the corrective work should be completed. The applicant shall, on or before that said date, request a reinspection. The code official shall reinspect the dwelling or dwelling unit and issue the certificate of compliance or list any remaining violations as above provided.

901.5 Appeals. Any applicant aggrieved by the decision of the code official to issue a certificate of compliance may appeal to the Housing Code Board of Appeals as set forth in section 111, above.

901.6 Violations and penalties. Any owner, agent or other authorized persons who shall let for occupancy any dwelling or dwelling unit in the Town of Mansfield who does not hold a valid

certificate of compliance from the code official, may, upon a finding of violation, be assessed a fine of not more than one hundred dollars (\$100.00) for each and every day that such violation continues.

SECTION 902 INSPECTIONS

902.1 Scope. The code official is hereby authorized and directed to make periodic inspections within the purview of this chapter and such inspections as are required by a code compliance program of the Town of Mansfield, by and with the consent of the owner, occupant or person in charge, to determine the condition of dwellings, dwelling units, rooming units and premises within this town for the purpose of determining compliance with the provisions of this chapter or this code. Occupants may also request inspections under this chapter or this code

A. For the purpose of making such inspections, the code official, with the consent of the owner, occupant or person in charge, is hereby authorized to enter, examine and survey all dwellings, dwelling units, rooming units and premises at such time mutually satisfactory to and agreed upon by the code official and the owner or occupant of a dwelling, dwelling unit or rooming unit or the person in charge thereof. Such inspection, examination or survey shall not have for its purpose the undue harassment of owner or occupant, and such inspection, examination or survey shall be made so as to cause the least amount of inconvenience to said owner or occupant, consistent with an efficient performance of the duties of the code official. To further ensure that the policy of this chapter, which is to achieve compliance through cooperation of owners and occupants, shall be successfully maintained, it shall be the practice of the code official whenever practicable, to provide reasonable advance notice to owners and/or occupants of projected special inspections or inspections of a routine nature. Ultimately, no owner or occupant of a residential rental housing unit or rooming unit may unreasonably withhold from the code official consent to access the premises for the purpose of performing any inspection authorized by this code.

B. The occupant of each dwelling, dwelling unit, rooming unit or premises, or the person in charge thereof, upon presentation by the code official of his/her proper credentials, may give the code official entry to the dwelling, dwelling unit, rooming unit or premises and free access to every part thereof.

C. Whenever an owner, occupant or person in charge of a dwelling, dwelling unit, rooming unit or premises shall deny the code official right of entry for the purpose of inspection, examination or survey, the code official shall not enter until he/she presents a duly issued search warrant or other written authorization describing the dwelling, dwelling unit, rooming unit or premises to the owner, occupant or person in charge thereof.

D. Nothing in this section shall be construed to preclude the entry of the code official at any time when, in his/her judgment, an emergency tending to create an immediate danger to the public welfare or safety exists, or when such entry is requested by the owner, occupant or person in charge of the dwelling, dwelling unit, rooming unit or premises, or when the Code Official presents a duly issued search warrant to said owner or occupant or person in charge thereof.

902.2 Access to remedy. Per Connecticut General Statutes section 47a-16, every occupant of a residential rental housing unit or rooming unit shall not unreasonably withhold from the owner thereof, or his/her agent or employee, consent to access any part of such dwelling, dwelling unit or rooming unit, or its premises, for the purpose of making such repairs or alterations as are necessary to effect compliance with the provisions of this chapter or with any lawful rule or regulation adopted or any lawful order issued pursuant to the provisions of this chapter.



A Housing Code for the Town of Mansfield Executive Summary

(Prepared by the International Code Council, Inc., and edited by the Town of Mansfield)

The *International Property Maintenance Code* governs the maintenance of existing buildings through model code regulations. The provisions of this code apply to all existing residential rental structures and constitute minimum requirements and standards relating to premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators, and occupants; the occupancy of existing structures and premises; and for administration, enforcement and penalties.

Chapter 1

This chapter contains provisions for the application, enforcement, and administration of all subsequent requirements of the code. All of the police powers inherent in enforcing minimum standards for the use and maintenance of buildings must follow the actual line of authority from the Constitution to the state to the actual enforcer. Chapter 1 defines the role and responsibility of the authority having jurisdiction. Residential rental housing units that are the property of the State of Connecticut are exempt from the provisions of the code.

Chapter 2

This chapter establishes the meaning of keywords and terms used in the code. The code, with its broad scope of applicability, includes terms inherent in a variety of construction disciplines. These terms can have multiple meanings, depending on the context or discipline being used at the time. For these reasons, it is necessary to maintain a consensus on the specific meaning of terms contained in the code. Chapter 2 performs this function by stating clearly what specific terms mean for the purpose of the code.

Chapter 3

This chapter contains requirements regulating the safety, sanitation and appearance of the interior and exterior of structures and all exterior property areas. Chapter 3 provides specific criteria for regulating the installation and maintenance of building components. When not provided in the code, the following three options are available: the official can continue to enforce the jurisdiction's established criteria; the jurisdiction may adopt its own criteria and incorporate them as an amendment to the appropriate section of the code; or the code official may adopt and enforce criteria already established by the building code. Chapter 3 also provides a guideline for determining who is responsible for maintaining sanitary conditions and eliminating infestations of insects, rodents, and other pests.

Chapter 4

This chapter establishes the minimum criteria for light and ventilation and identifies occupancy limitations. Minimum light, ventilation, and space requirements are based on the physiological and psychological impact of these factors on building occupants. The purpose of Chapter 4 is to set forth these requirements in the code and to establish the minimum environment for occupiable and habitable buildings.

Chapter 5

This chapter establishes the minimum criteria for the installation, maintenance, and location of plumbing systems and facilities, including the water supply system, water heating appliances, sewage disposal system and related plumbing fixtures. Existing plumbing installations may present unique inspection problems for the code official, as almost all are concealed by finished walls, ceilings and floors. The code official must inspect the visible portions of the system and assess the acceptability of the whole installation. To help the code official make suitable judgments, Chapter 5 lists basic principles of environmental sanitation and safety for the design, installation and maintenance of plumbing systems, which establish the fundamental concepts behind health and safety regulations for plumbing systems.

Chapter 6

This chapter establishes minimum performance requirements for electrical and mechanical facilities and minimum standards for the safety of such facilities. All mechanical and electrical equipment, appliances, and systems must be installed properly to serve the intended purpose. Proper installation, however, does not in itself guarantee safety or performance. All such equipment, appliances, and systems must also be maintained, as they are subject to wear and aging, and may require cleaning, lubrication, adjustment, etc. All materials and components used to construct mechanical and electrical systems have a limited life span and require repair or replacement at various time intervals that are specific to the material or component.

Chapter 7

This chapter establishes minimum requirements for fire safety facilities and fire protection systems. Building codes regulating new construction are intended to verify that prior to occupancy, the building has been constructed in a manner that will provide the occupants a relatively safe and secure environment. Once these new structures are occupied, a variety of hazards inherent in their use may arise. Often, these hazards are unanticipated and can affect the overall safety of the occupants. The purpose of Chapter 7 is to address those fire hazards that arise as the result of a building's occupancy. It also provides minimum requirements for fire safety issues that are most likely to arise in older buildings.

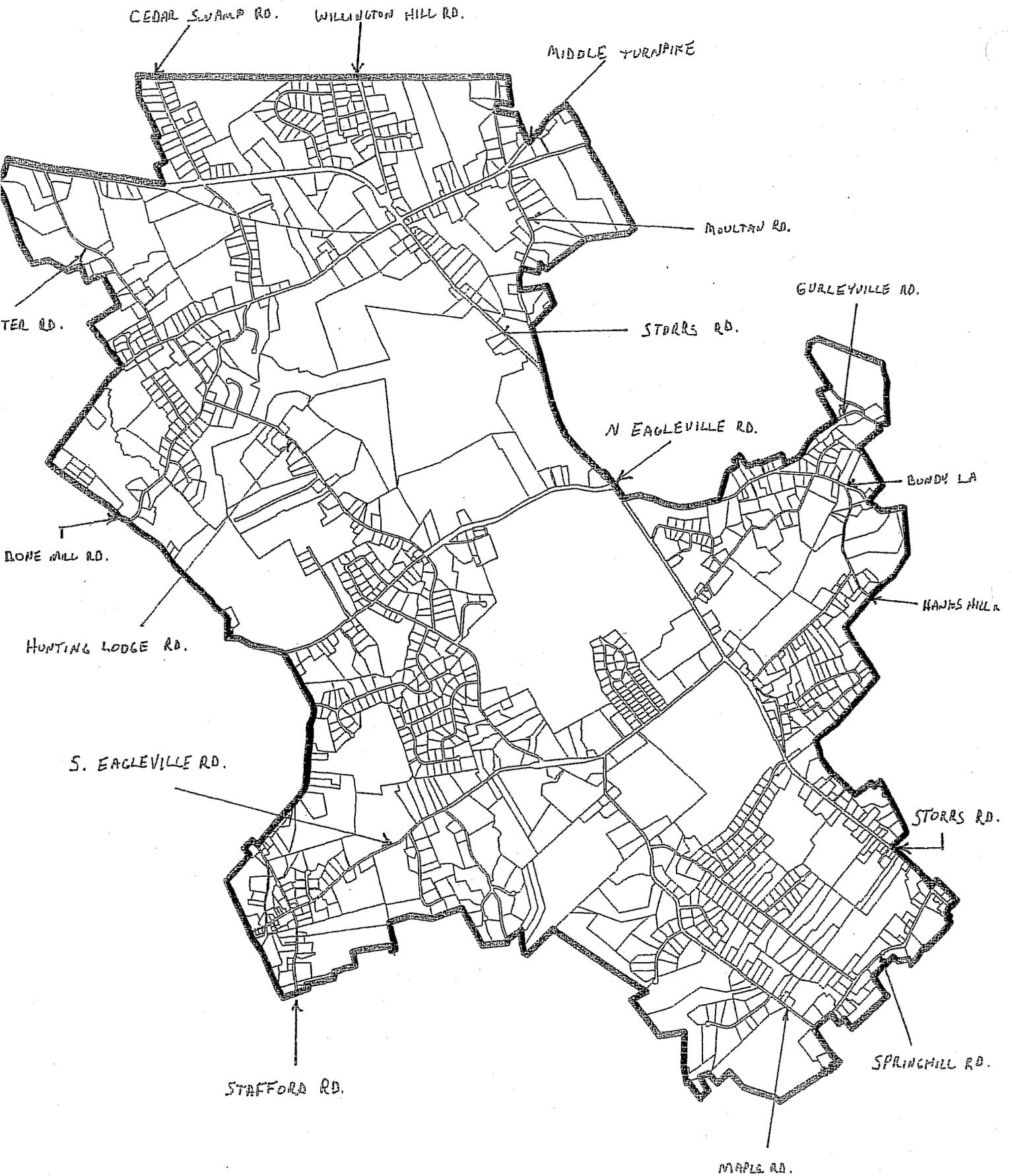
Chapter 8

This chapter contains a comprehensive list of all standards that are referenced in the code. As a performance-oriented code, the code contains numerous references to documents that are used to regulate materials and methods of construction.

Chapter 9

This chapter establishes a rental certification and inspections program for a specified area of town, defined as the "rental certification zone." No owner of a residential rental housing unit located within the zone can rent the unit without a certificate of compliance issued by the code official following an inspection of the premises. The certificate is issued for a two-year period, for a fee of \$150 per unit. The following types of housing units are exempt from the provisions of this chapter:

1. Age-restricted to persons aged fifty-five (55) and older.
2. Owned by the Mansfield Housing Authority.
3. Owned by the State of Connecticut. This exception does not include those dwellings or dwelling units located within the Certification Zone that are owned by an entity leasing real property from the State of Connecticut.
4. New construction up to five years of age.
5. Owner-occupied buildings, subject to a maximum of four units.



ARTS ADVISORY COMMITTEE
Meeting of Monday, 06 February 2006
Mansfield Community Center (MCC) Conference Room

MINUTES

1. The meeting was **called to order** by Acting Chair Derri Owen at 7:07p. Members present: Scott Lehmann, Derri Owen. Members absent: Jay Ames, Steve Pringle, Blanche Serban. Others present: Jay O'Keefe (staff); Robert Coughlin & Kim Bova (guests).

2. Public comment.

- a. Mr. Coughlin has proposed setting up a visual arts critique group, which could offer suggestions and pointers to participants (along the lines of a writing group). He thought it would be a good idea to have a kick-off meeting to gauge interest and to see what meeting schedule and format seems appropriate. Derri & Jay A. have indicated interest in convening such a meeting. It should be advertised through press releases and calls to artists who have students; a flyer would be useful. Derri, Jay A., Jay O'K, and Mr. Coughlin should set a date, probably in March. Then we can proceed to advertise the meeting.
- b. Ms. Bova met with Cynthia van Zelm to urge that the Storrs Downtown project include a co-operative arts gallery. Ms. van Zelm seemed very receptive to this suggestion. Derri recalled that Ms. van Zelm and School of Art Dean David Woods had once proposed {AAC minutes, 7 Jan 03} a gallery, housed temporarily in the Husky Blues space and perhaps operated by UConn business students, that would show works by both UConn art students and area artists. Husky Blues was never converted to this use, and it is unclear whether the School of Art is still interested in a town-gown gallery. It was agreed that we should remind the Downtown Partnership of our continuing interest in an arts presence in the Downtown Storrs project – small retail shops for artists and/or a gallery open to local artists. A Scott will draft a letter. Jay O'K indicated that a draft of such a letter should be sent to the Town Council for its OK, pursuant to policy on recommendations made by town bodies to outside agencies. It would also be a good idea for a Committee member to attend Partnership meetings.

3. Minutes of the 09 Jan 06 meeting were approved as written

4. Correspondence.

- a. Scott reported that Joan Sidney's poetry group is interested in displaying material and scheduling a reading during the Apr-Jul period. He will contact her about a date for the reading, probably in the Community Room (which can seat 50); Jay O'K will provide an MCC schedule indicating what dates are open. It was suggested that a Sunday afternoon (with refreshments!) might be a good time.
- b. Will O'Hare has inquired about bringing his traditional Irish music group, Full Gael, to the MCC for a performance, in part to promote its new CD. Selling a CD at the MCC would probably not be possible, but it could be advertised at a performance. A free-admission concert performed at no cost to the town would be fine, but the Committee should ask to hear samples of music (e.g., the new CD) before approving the event. Scott will relay this information to Mr. O'Hare.
- c. The town's IT people are willing to post information on MCC art displays (& performances) on the Town's website, probably under Parks and Recreation. We should ask artists to supply brief bios and descriptions of exhibited/performed works.

5. Community Center art.

- a. Jay O'K asked that we be more conscientious in using the installation check list form, so as to keep MCC staff informed and to reassure artists. T_p-1_p down information should be added to this form.

- b. Kim Bova submitted an application (including samples) to display photographs. She was invited to exhibit in the Hallway(s) for the Apr– Jul period. We still need to find artists for the double-sided entry case and the sitting room areas for this period. Derri will call Ann Lorch at E.O.Smith to suggest a show of student art.

Period	Entry cases		Lounge		Hallway	
	Double-sided	Shelves	Upper	Lower	Long (5)	Short (2)
15 Jan – 15 Apr	<i>Harriet Meade</i> (ceramics, sculpture)		<i>Eda Easton</i> (reliefs)	<i>Ken Forman</i> (watercolors)	<i>Ken Forman</i> (watercolors)	
15 Apr – 15 Jul		<i>Joan Sidney</i> (poetry)			<i>Kim Bova</i> (photographs)	

6. Sitting room display lighting. Derri will contact Lightolier to ask if there is a display room we can visit to see the recommended fixtures in operation.

7. Membership. Ms. Bova would like to join the Committee (applause!). She will so indicate to Deputy Mayor Greg Haddad.

8. Adjourned at 8:45p.

Scott Lehmann, Acting Secretary, 07 February 2006

EASTERN CT WORKFORCE INVESTMENT COUNCIL OF CHIEF ELECTED OFFICIALS

HTTP://WWW.EWIB.ORG



February 17, 2006

TO: Windham Council of Governments Members

FROM: Dennison Allen
Kevin Cunningham
Rusty Lanzit
Richard Matters
Keith Robbins

SUBJECT: The FEBRUARY 2006 Snapshot

1. **INCUMBENT WORKER TRAINING PROGRAM** – Contracts completed to upgrade the skills of existing workers at five (5) healthcare entities and 17 manufacturers will receive funding to train 870 workers.
2. **GOVERNOR'S SPECIAL COMMISSION ON THE DIVERSIFICATION OF SOUTHEASTERN CT** – EWIB Executive Director, John Beauregard, as well as EWIB Board Members: Jim Butler (SCCOG), and John Markowicz (seCTer), will serve on the Executive Committee of this Commission.
3. **AUDIT** – The independent auditor's report for the fiscal year ending June 30, 2005 was issued on December 1, 2005. The report contained NO findings and cited that the overall condition of the financial records and transactions was excellent. The management letter also cited the successful implementation of prior year recommendations. A copy of the report has been sent to each COG office.
4. **ELECTRIC BOAT** – Given the company's recent announcement of large-scale layoffs, we have reconvened the Electric Boat Labor/Management Committee and begun planning discussions. An RFP was recently released to provide Career Transition Workshops to affected workers.
5. **HEALTHCARE ON-LINE** – As of December 31, 2005, the program was at full enrollment providing online training to nine (9) healthcare entities in the region and over 100 workers. Examples of the training are: Nursing Care for Culturally Diverse Patients, and Assisting Grieving Patients and Families.
6. **BRAC** – The Governor requested US DOL that the Workforce Impact Planning Grant (\$1M) funding that CT received be used to serve dislocated workers from EB. Approval has been received and we have begun implementation of these funds.

7. **CEO COUNCIL ELECTIONS** – As a result of local municipal elections, the Eastern CT Workforce Investment Council of Chief Elected Officials (*CEO Council*) has several new members, as well as alternate members. We would like to welcome all new members of the Council; as well as those Chief Elected Officials who are not members of the Council, but are representing municipalities that are within the Eastern CT Workforce Investment Area. We also want to offer a sincere "Thank-you" to the outgoing members of our CEO Council for their dedication to workforce issues. We wish them well in all of their future endeavors.
8. **PROCUREMENT** – The Performance, Accountability, & Planning Committee (*PA&P*) has released \$1.6M Requests For Proposal (*RFP*) seeking proposals that will provide the following: technology services which includes workshops, on-line courses, all with an employment focus; Business Services seeks an entity that will provide extensive outreach to the region's employers to market services of *CTWorks-East Centers*; Case Management services to be provided to customers of the four (4) *CTWorks-East Centers* ; Bi-lingual intensive job search assistance; work experience services for recipients of cash assistance with little to no work history.
9. **CONSORTIUM FOR CTWORKS OVERSIGHT** – CT DOL has signed the lease for the Norwich *CTWorks-East* facility, as of November 1, 2005. CT DOL has made a decision that it will operate Danielson & Norwich as "storefronts" allocating three (3) CT DOL staff per site. The implications for services and procurement continue to be discussed.
10. **CONFERENCES** – The CT Workforce Development Council, a collaborative of the five (5) CT Workforce Investment Boards, hosted three (3) statewide conferences during 2005 on issues vital to the workforce. They were:
 - Increasing the participation of persons with Disabilities in the Workforce,
 - The Aging Workforce and finally,
 - CT's Workforce Challenge – Supplying the Demand – A White Paper, which focused on an action plan, which will be issued shortly.
11. **TRANSPORTATION** – The 2004/2005 (*18-month*) program ended with rides having been provided to over 3,400 individuals from Eastern CT. PY 2006 will have a reduced budget of less than \$1M (*final numbers are not yet available*) and will include a new vendor to provide transit service in the Northeast area; EASTCONN will fill the gap left by Northeastern CT Transit District (*NECTD*) when services they provided ended in November 2005. EASTCONN will provide services beginning in early February 2006.
12. **LONGWOOD ENGINEERING** - In November 2005 the Norwich company announced that they will close by the end of March 2006 laying off 100 workers.
13. **BUSINESS SERVICES** - Will be providing services to employers to recruit on-site. "Employer Mondays" will be held at each of the four (4) *CTWorks-East Centers* each week.
14. **TANF** - Additional funds are available to serve recipients of cash assistance, input from provider staff points toward using funds for a project with adult education agencies to provide an intensive GED/ESL program, and expansion of the Work Experience program.

EASTERN HIGHLANDS HEALTH DISTRICT
BOARD OF DIRECTORS – REGULAR MEETING
THURSDAY – February 16, 2006
COVENTRY TOWN HALL – ANNEX BUILDING

Meeting was called to order at 4:35pm.

Present were: C Barnett, M Berliner, D Cameron, S Chace (alternate, not seated), J Elsesser, B Paterson, P Schur, J Stille, T Tully

Absent were: W Kennedy, C Johnson, R Skinner, L Eldredge (alternate), A Teveris, S Werbner, C Anderson (alternate), M Kurland

Staff present: R Miller, J Smith

MINUTES (1/19/06)

A MOTION was made by J Stille, seconded by P Schur, to approve the minutes of the January 19, 2006 meeting as presented. THE MOTION PASSED with M Berliner, D Cameron, J Elsesser, B Paterson, P Schur, J Stille and T Tully voting “yea” and C Barnett abstaining.

PUBLIC COMMENTS

None

4:40pm – R Skinner arrives.

OLD BUSINESS

Proposed FY 06/07 Budget

R Miller presented an amendment to the proposed FY 06/07 budget due to refined medical cost premium figures provided by the Town of Mansfield. A discussion ensued. A MOTION was made by C Barnett, seconded by J Elsesser, to amend the Proposed Fiscal Year 2006/2007 Eastern Highlands Health District Operating Budget as follows: set the member town contribution rate at \$4.08 per capita and set the total revenues and expenditures to \$701,811. THE MOTION PASSED unanimously.

A MOTION was made by J Stille, seconded by J Elsesser, to adopt the amended proposed FY06/07 budget and fee schedule as presented. THE MOTION PASSED unanimously.

NEW BUSINESS

Finance Committee By-Laws

R Miller presented draft language for discussion which would amend the By-Laws to provide for a Finance Committee. J Elsesser suggested adding the following language: “with no one community having more than one representative.” J Elsesser suggested adding language that would make the Director and Fiscal Agent non-voting members of the committee. By consensus, those suggestions would be incorporated for action at the next scheduled board meeting.

TOWN REPORTS

SCOTLAND – Planning & Zoning Commission received the first preliminary non-official discussion to create age-restricted housing on 30 acres, to include 16-27 free-standing units.

COVENTRY – New restaurant opening in the old Popeye's Deli location. Coventry Pizza has re-opened with expanded dining room. Subway and Tin Tsin takeout establishments approved. Another restaurant under construction in the Village. Going for a referendum for \$3.6 million for school water project.

ANDOVER – Underground fuel storage tanks project in progress.

DIRECTOR'S REPORT

R Miller presented quarterly reports. R Miller made note of the Health District's new website and asked towns to add the link to their own town website. D Cameron asked about "consultation" numbers. R Miller stated that the "consultations" are a subjective indicator and as such are designed to be a rough measure of office activity. C Barnett asked how often group homes are inspected. R Miller stated that they are inspected bi-annually, at the request of the group home.

R Miller presented the financial report for the quarter ending 12/31/05. No Discussion.

CHAIR'S REPORT

None

COMMUNICATIONS

No discussion

The meeting adjourned at 5:05pm.

Respectfully submitted,



Robert L. Miller
Secretary

MINUTES

MANSFIELD INLAND WETLAND AGENCY Regular Meeting, Tuesday, February 6, 2006 Council Chambers, Audrey P. Beck Municipal Building

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

Chairman Favretti called the meeting to order at 7:05 p.m., appointing alternates Pociask, Stearns and Kusmer, in that order, to act as voting members; Mr. Plante was designated to act as Secretary.

Minutes – 12/5/05 – Hall MOVED, Plante seconded to approve the Minutes as submitted; MOTION CARRIED, all in favor except Ryan (disqualified).

12/12/05 field trip – Gardner, the only person present at this meeting who had attended the field trip, MOVED to approve the Minutes as presented; MOTION CARRIED, Gardner in favor, all else disqualified.

1/3/06 – Ryan MOVED, Plante seconding, to approve the Minutes as presented; MOTION CARRIED, all in favor except Pociask and Kusmer (disqualified).

1/12/06 field trip – Gardner MOVED, Favretti seconded to approve the Minutes as presented; MOTION CARRIED, Favretti, Gardner and Ryan in favor, all else disqualified.

Communications – Conservation Commission 1/18/06 Minutes, comments on W1336 (Kueffner); 2/2/06 Monthly Business memo from Wetlands Agent. The Wetlands Agent added at the meeting that he had just received a DVD from the Dep't. of Environmental Protection on their wetlands training program which any member may borrow.

Old Business

W1336, Kueffner, proposed 1-lot subdivision on Forest Rd. – Engineer Ed Pelletier submitted revised plans addressing most recent staff comments. He stated that the driveway should not be moved, because of sightline considerations and a desire to preserve a very large tree nearby. Gardner MOVED, Hall seconded to table action on the application submitted by Christopher Kueffner (file W1336) for a one-lot subdivision on Forest Road. Because of the potential for a significant negative impact on the wetlands due to erosion and sedimentation, especially during the construction phase, the plan needs to be redrawn by the licensed engineer after consultation with Wetlands Agent Meitzler. Several changes and relocations need to be made before the IWA can approve this application:

- Move the DAE away from the wetlands so the separating distance is at least 25 feet away and is outside the area of steep slopes next to the rear wetland;
 - Move the BAE so that the closest point is over 50 feet away from wetlands, but try to increase the distance as much as possible while still retaining a good site layout;
 - Maintain a minimum distance of 25 feet between the footing drain outlet and the wetlands;
 - To accomplish the above, the applicant may choose to move the house toward the street and away from the rear wetlands.
- MOTION PASSED unanimously.

New Business – The Wetlands Agent's 2/2/06 New Business memo discusses the applications below.

W1320, Phillips sewer pump station relocation, Knollwood Acres – modification request – At the meeting, the Wetlands Agent explained that the proposed modification would merely move the pumping station from one side of the laundry building to the other, which would cause less construction disturbance and would serve to protect a large tree nearby; the separation distance from wetlands would be increased by one foot (54' to 55'). Zimmer MOVED, Hall seconded to approve the modification for the revised pump station location at Knollwood Apartments (file W1320) as outlined in a 1/17/06 letter from Fuss & O'Neill. MOTION PASSED unanimously.

W1337, Marquis, single-family house on Lot 2, Stafford Rd., just north of Valley View Mobile Home site – Ryan MOVED, Gardner seconded to receive the application P.59 titled by Robert Marquis (file W1337) under Section 5

of the Wetlands and Watercourses Regulations of the Town of Mansfield for the construction of a single-family residence on Lot 2, Stafford Road, on property owned by the applicant, as shown on a map dated Nov. 18, 2005 and as described in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment. MOTION PASSED unanimously. It was agreed by consensus to schedule discussion of this application for a special meeting to be held on Feb. 21st.

W1338. Tolis, Elizabeth Rd. and Hickory Lane, single-family house w/swimming pool – Ryan MOVED, Stearns seconded to receive the application submitted by Paul A. and Susan D. Tolis (file W1338) under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for the construction of a single-family residence and swimming pool at Elizabeth Rd. and Hickory Lane, on property owned by the applicants, as shown on a map dated Jan. 30, 2006 and as described in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment. MOTION PASSED unanimously.

W1339. Shifrin, Kirby Mill, proposed construction of hydroelectric generating facility – Ryan MOVED, Stearns seconded to receive the application submitted by Sam and Michelle Shifrin (file W1339) under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for the construction of a hydroelectric generating facility at 114 Mansfield Hollow Rd., on property owned by the applicants, as shown on a map dated Jan. 31, 2006 and as described in other application submissions; to refer said application to the staff and Conservation Commission for review and comment, and to set a Public Hearing for March 6, 2006. MOTION PASSED unanimously.

Field trip: By consensus, scheduled for Tuesday, Feb. 14, at 1:45 p.m.

Additional communications – As listed on the agenda or distributed at the meeting.

The meeting was adjourned at 7:18 p.m.

Respectfully submitted,

Peter Plante, Secretary *pro tem*.

MINUTES

MANSFIELD INLAND WETLAND AGENCY
Regular Meeting, Tuesday, February 21, 2006
Council Chambers, Audrey P. Beck Municipal Building

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

Chairman Favretti called the meeting to order at 7:04 p.m., appointing both alternates to act as voting members and Mr. Zimmer to act as Secretary *pro tem*.

Communications: 2/15/06 Conservation Commission comments on W1337 (Marquis), W1338 (Tolis) and W1339 (Shifrin, Mansfield Hydro Power).

Special meeting items of business

W1337. Marquis. single-family house within regulated areas on Rt. 32. south of Old Tolland Tpk. – The Wetlands Agent's 2/16/06 memo was acknowledged. Project engineer Donald Aubrey displayed plans and explained his efforts to locate the house at an acceptable distance from the wetlands and the road, taking the topography of the land into account. He agreed to locate the planned play yard 25 feet away from the edge of the wetlands. There will be no drainage into the wetlands. A former foundation on the site has been filled and will present no hazard. The site was visited during the most recent field trip.

Gardner MOVED, Hall seconding, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to Robert Marquis (file W1337) for a single-family house and associated improvements on property owned by the applicant located on the west side of Stafford Road, north of Merrow Road, as shown on plans dated 12/18/05 revised through 2/8/06 and as described in other application submissions.

This action is based on a finding of no anticipated significant impact on the wetlands and is conditioned upon the following provisions being met:

1. Appropriate erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction, maintained during construction, and removed when disturbed areas are completely stabilized;
2. There shall be no disturbance of the existing natural vegetation within a distance of 25 feet of the wetlands;
3. This approval is valid for a period of five years (until February 21, 2011), unless additional time is requested by the applicant and granted by the Inland Wetland Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this agency for further review and comment.

MOTION PASSED unanimously.

New Business

W1340. Windham mandatory referral. Lessenger, 619 Jackson St. Willimantic – The Wetlands Agent's 2/16/06 memo relates that this referral is informational only and no action or response is necessary.

The meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Gary Zimmer, Secretary *pro tem*.

Town of Mansfield
Open Space Preservation Committee
Minutes of the January 17, 2006 meeting

Members present: Evangeline Abbott, Ken Feathers, Steve Lowrey, Jim Morrow, David Silsbee.

1. Meeting called to order at 7:41.
2. Minutes of the December 20, 2005 meeting were approved on a motion by Lowrey/Feathers.
3. Review of Dunhamtown Forest Stewardship Plan: There was some discussion of several aspects including how much thinning Steve has done and whether or not it might be time for a forester to update the plan. We need to determine if the Town budgeted for five-year updates of the plan. Deer exclusions were explained and Ken Feathers mentioned that it might be beneficial to educate the general public on these, especially in areas managed for forestry. Jim Morrow wondered if we qualify for a service forester. Steve Lowrey added that he would contact the Yale Forestry individual to see if evaluation of the plan might be suitable as a learning experience for students and UCONN was also mentioned in this context. Dan Donahue's name came up as well because he was the original plan preparer.
4. Open Space Initiatives: Tabled.
5. Report from Town Staff: none.
6. Field Trips and recommendations to Town Council: none.
7. Meeting adjourned at 8:20.

Respectfully submitted
Evangeline Abbott

**Mansfield Parks Advisory Committee
Draft Minutes for December 7, 2005**

Members present: Sue Craig Harrington, Tom Harrington, Jean Haskell, Jennifer Kaufman, David Silsbee, Kedron Silsbee. **Excused:** Jacquelyn Perfetto.

I. The meeting was called to order by chairperson Sue Harrington, at 7:30 pm. **D. Silsbee moved and Haskell seconded that the minutes of 9-7-05 be accepted. The motions passed.**

II. Continuing Business

A. PAC member recruitment continues with invitations to Tom Harrington and Julianna Barrett. Official letters will follow. Jennifer handed out a new members list, along with a winter PAC schedule.

B. PAC reports:

1. Management plan reviews: Sue talked about Dunhamtown, Mt. Hope, and Merrow and will submit written reviews later. David submitted written reviews for McGregor, Coney, and Schoolhouse Brook, suggesting boundaries still are not marked at McGregor and invasives control would be good issues to tackle at Coney and Schoolhouse. Sue and Tom volunteered to start an IPANE project at Schoolhouse Brook Park. Kedron submitted written reviews for Fifty-Foot, Shelter Falls, and Torrey, suggesting boundary markings are needed at all three, and Torrey needs a management plan before making any new trails. Jennifer will locate the Torrey plan draft for Kedron to help with. Staff will use the reviews to compile management schedules for 2006.
2. A Nature Center meeting is scheduled for Thursday January 19, 2006. Invitations will go out to educators and others the first week in January. Jean suggested including local nature center visits in the next FOMP programming schedule.

C. Parks Staff Reports

1. Natural Areas Volunteers: Jean is calling for steward site reports in January, which will also be used to compile the 2006 management schedules. A year end volunteer report records 453 hours of workday service in 2005. Volunteer recognition will be held before the March 1 meeting. PAC voted on the 2006 Sam Dodd NAV award recipient.
2. Environmental Education. Jean met with MMS Roots and Shoots after school club to encourage them to make an interpretive trail at Schoolhouse Brook Park. Sue reported on the successful fall FOMP event schedule, and Walking Weekend hikes. The winter event schedule is busier than it has ever been before, with 7 programs.
3. Development, J. Kaufman.
 - a. Grants: Work continues on the Online Trail and Plains Road projects with Kristin Schwab. The Commonfields grant application has been unofficially accepted. Grant ideas for 2006 include Phase II for Plains Rd., the shrub nursery for Q-S, and WHIP.
 - b. Projects: the Mt. Hope footbridge is finished. Troop 56 is interested in more projects at Mt. Hope or Schoolhouse Brook.
 - c. Acquisitions: none. Wishes include preserving Moss Sanctuary and adding on to Sawmill Brook Preserve. Professional surveys are proceeding on some of Sawmill Brook's boundaries.
 - d. Budget: sheet included. DPW work request review sheet shows 190 hours of natural areas management work, with a request completion of less than half.
 - e. Publicity: a MCC parks display near the front stairwell is planned, including an update of the P&R brochure. Nature/Parks theme will become part of the MCC revolving arts display.
4. Outstanding management plans:
 - a. Sawmill Brook, Crane Hill, and Wolf Rock Access will go for Council approval 12-12.
 - b. Plains Road.
 - c. Larkins and Morneau parcels need to be added to Schoolhouse Brook Park.
 - d. OSPC and staff are to do White Cedar Swamp, Dunhamtown update, and Torrey.

D. Non-PAC reports. No comments.

III. Correspondence. Jennifer reported about Jacquelyn Perfetto's bluebird house project plans, to erect 3 houses each at Merrow and Mt. Hope, with 2 using an experimental roof type. **D. Silsbee moved and Haskell seconded to approve Perfetto's project. The motion passed.**

IV. **D. Silsbee moved and Haskell seconded that the meeting be adjourned at 9:11 pm. The motion passed. Next meeting is March 1, 2006, with the NAV volunteer reception at 7:00 pm.**

Respectfully submitted,
Jean Haskell
December 17, 2005

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION Regular Meeting, Monday, February 6, 2005 Council Chambers, Audrey P. Beck Municipal Building

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

Chairman Favretti called the meeting to order at 7:20 p.m., appointing Alternates Pociask, Stearns and Kusmer, in that order, to act as voting members, and Mr. Plante to act as secretary for the meeting.

Addition to New Business agenda – Zimmer MOVED, Stearns seconded to add to the agenda under 'New Business' discussion of an effective date for the new Mansfield Aquifer Protection Area Regulations; MOTION PASSED unanimously.

Minutes: 1/17/06 – Ryan MOVED, Gardner seconded to approve the Minutes as presented; MOTION CARRIED, all in favor except Pociask, Kusmer and Hall (disqualified).

Zoning Agent's Report – The January 2006 Activity Update Report was acknowledged. In addition, the Zoning Agent's 1/30/06 memo regarding tattoo parlours was noted.

Old Business

Kueffner 1-lot proposed subdivision, Forest Rd., file 1239 – Reports were noted from the Dir. of Planning (2/2/06), Eastern Highlands Health District (1/30/06) and Ass't. Town Engineer (2/1/06). Mr. Padick stated that abuttor notification receipts have been received to fulfill our requirements. By consensus, action was tabled pending staff review of revised plans submitted earlier in the evening at the Inland Wetland Agency meeting. (For further information, see IWA Minutes of this date.)

Proposed chapel use at 1768 Storrs Rd., file 864-3 - Reports were acknowledged from the Planning Director and Fire Marshal (both 2/2/06); Ass't. Town Engineer (2/2/06), and Eastern Highlands Health District (2/6/06). Neighborhood notification requirements had also been fulfilled. The Health District memo states that more information is needed on the types of uses proposed in order to assess the adequacy of the septic system. Ben DuBow, representing St. Paul's, which is currently meeting on-campus, stated that no food service, day care or Sunday School uses are planned; the only uses proposed at this time are for the chapel and office. Mr. DuBow stated that he had communicated the proposed uses to the Health District earlier in the day. Members discussed the proposed hours of operation with regard to the required and existing number of spaces in the parking lot. Mr. DuBow listed the current uses at the building, stating his opinion that there would be adequate parking spaces for their use, as the present users would not generally be working at night. The presently-planned hours for the chapel use were given by Mr. DuBow as Sunday mornings and 7:30 p.m. or so on Wednesday evenings, although some leeway was requested for potential readjustment of the evening hours in the future. By consensus, further discussion was tabled pending confirmation of approval by the Health District.

Bovino Manor proposed 1-lot subdivision on Conantville Rd., file 1241 – Reports have been received from the Planning Director and Ass't. Town Engineer (2/2/06). The application would create a single lot for an existing house from the larger Bovino property. More information is needed by Eastern Highlands Health District on water lines and other utilities. Other staff reports are also expected for the next meeting.

Home Selling Team property, 452 Storrs Rd., site modification request for proposed driveway onto Bassetts Bridge Rd., file 510 – 2/2/06 memos from the Town Attorney and Planning Director were noted. A 5/10/05 PZC approval of a previous application by this applicant is currently being contested in court, and a decision is expected later in February. Accordingly, Favretti MOVED, Zimmer seconded that the PZC table the January, 2006 site modification request of B. McCarthy until a decision is reached on the pending court case challenging the PZC's 5/10/05 special

permit action regarding property at 452 Storrs Road, or until otherwise advised by the Town Attorney. Furthermore, the Zoning Agent is instructed to notify Mr. McCarthy of this action. MOTION PASSED unanimously.

Fenton and Mt. Hope Rivers proposed State Greenway designations – Mr. Padick's 2/2/06 memo with attached drafts explains the circumstances regarding the proposed designations; revised drafts dated 2/4/06 were distributed just prior to the meeting. Mr. Padick explained that endorsement of State Greenway designation for the Fenton River is being sought, sponsored by the towns of Mansfield and Willington and supported by Mansfield staff and WINCOG. Because the Naubesatuck Watershed Council is not a "land trust," all towns along the Fenton River must individually endorse the application through actions of their legislative bodies. Our staff are also in favor of this designation. Stearns MOVED, Gardner seconded that the Planning and Zoning Commission recommend the Town Council's endorsement of the Fenton River Greenway application. MOTION PASSED unanimously.

Stearns then MOVED, Gardner seconding, that the Planning and Zoning Commission authorize its Chairman, with staff assistance, to send a letter to the Connecticut Greenways Council supporting the Joshua's Trust application to designate the Mount Hope River as a State-designated greenway. MOTION PASSED unanimously. (Mansfield has been asked to obtain separate letters of support from the PZC, Town Council and Conservation Commission.)

Public Hearing, proposed efficiency unit, 98 Summit Rd., McChesney, file 1240 – The Public Hearing was called to order at 7:48 p.m. Members and alternates present were Favretti, Gardner, Hall, Kusmer, Plante, Pociask, Ryan and Stearns; Zimmer disqualified himself. The legal notice was read and the following communications noted: Planning Dir. (2/1/06); Health District (1/30/06); O.&L. Devereaux (2/2/06). Mr. McChesney explained that the unit, which was viewed during the most recent field trip, would consist of an apartment above the garage, which is connected to the existing house, and would have access from both the garage and the house. There were no comments from the public, and the Hearing was closed at 7:53 p.m.

Ryan MOVED, Plante seconding, to approve with conditions the special permit application (file 1240) of David and Judith McChesney for an efficiency apartment on property located at 98 Summit Road, in an RAR-90 zone, as submitted to the Commission and shown on a site plan dated 8/25/05 and other application submissions, and as presented at a Public Hearing on 2/6/06. This approval is granted because the application as hereby approved is considered to be in compliance with Article X, Section M, Article V, Section B and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

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

MOTION PASSED unanimously.

New Business

Special permit application, fill activity at 140 Bassetts Bridge Rd., L. DeBoer, jr., appl., file 1242 – Hall MOVED, Gardner seconded to receive the special permit application (file 1242) submitted by Lowry R. DeBoer, jr. for fill activity on property located at 140 Bassetts Bridge Rd., owned by L. Richard DeBoer, jr., as shown on plans dated 9/13/05 and as described in other application submissions, to refer said application to the staff for review and comments, and to set a Public Hearing for March 6, 2006. MOTION PASSED unanimously.

Special permit application for proposed Mansfield Hydro project, Kirby Mill, 114 Mansfield Hollow Rd., S.&M. Shifrin, appl., file 1243 - Hall MOVED, Stearns seconded to receive the special permit application (file 1243) submitted by Sam and Michelle Shifrin for a hydropower modification for an existing non-conforming industrial use on property located at 114 Mansfield Hollow Rd., owned by the applicants, as shown on plans dated 1/31/06 and as described in other application submissions, to refer said application to the staff for review and comment, and to set a Public Hearing for March 6, 2006. MOTION PASSED unanimously.

Mohegan Square Freedom Green roadway and hydrant revisions, file 636-4 – Hall MOVED, Plante seconded to receive the special permit modification application (file 636-4) submitted by Beaudoin Brothers, LLC for Mohegan Square roadway and fire hydrant revisions on property located off Liberty Drive at Freedom Green, as shown on plans dated 1/26/06 and as described in other application submissions, and to refer said application to the staff and Villages of Freedom Green Condominium Association for review and comment. MOTION PASSED unanimously.

Public Hearing, special permit application for proposed retail/storage/office use at 699 Storrs Rd., G.W. Bldg. & Development, LLC, file 554-3 – The Public Hearing was called to order at 8 p.m. Members and alternates present were Favretti, Gardner, Hall, Kusmer, Plante, Pociask, Ryan, Stearns and Zimmer. The legal notice was read and the following communications noted: Planning Dir. (2/1/06); Health District (1/30/06); Ass't. Town Engineer (2/2/06), Fire Marshal Office (2/2/06). Neighborhood notification requirements were also fulfilled. The applicants, John Zizek, and his business partner, are the new owners of the former Morneau lawn care equipment repair site, and wish to use the building for the sale and display of tile and wood products, with accompanying office use. There would be 3 employees; no outside storage is planned. The applicant stated that if a storage site is needed in the future, one will be sought elsewhere, as this is to be only a storefront display site. He estimated that large container truck deliveries could be expected 2 or 3 times a month, only during regular business hours on Monday through Friday, from 9 a.m. to 4 p.m. Mr. Zizek wishes to utilize the landscaping plan from the previous PZC approval for the site. He said he expects the store to be visited primarily by contractors and designers, and so the present parking area would be sufficient. In response to comments from some members and audience participants, Mr. Zizek stated that he plans to address the issue of exterior building improvements in the future, after the business proves successful. After further discussion, he agreed to submit revised clear and accurate plans for interior traffic/parking arrangements, landscaping, septic system, building exterior, signage, and other issues contained in staff comments. Noting comments from the Eastern Highlands Health District, Mr. Zizek stated that he plans to take steps to ensure a potable water supply from the well.

Richard DeBoer, jr., asked where the business is presently located and what the applicant's previous business experience has been; Mr. Zizek responded that the business is presently located in China. He explained that products are usually delivered to the client directly from the manufacturer, and no long-term storage of materials or large numbers of drive-in customers at this site would be involved, and that the entrance would be from Clover Mill Rd.

Bill Roe, abutting property-owner, stated that the exterior of the building should be improved before the business is allowed to open, but Mr. Zizek disagreed. Mr. Roe asked that the town make sure the use remains retail-only, and said that, on the whole, he supports the project as presented.

Brian McCarthy questioned the applicant's statement that the use of the building would be primarily as an office. He expressed concern regarding the coliform finding in the well. He also expressed dissatisfaction with what was termed the "layering approach" of the project, and recommended the town require an accurate plan with plans for a septic system. He stated his opinion that the proposal represents an over-use of the site.

Lowry deBoer questioned whether the town had performed an inspection for contamination on the land it recently purchased directly across the road from the application site.

Mr. Zimmer said he would like to see the exterior of the building improved to blend in with the appearance of the neighborhood. Mr. Zizek agreed with this comment and reiterated that he plans to enhance the appearance of the building and make it as pleasing as possible after the business becomes successful. He stated he intends to replace the present septic system, and that, according to a DEP study, all oil spills have been repaired and all underground tanks removed. He agreed to provide documentation from the DEP to that effect.

Mr. Roe requested the submission of a plan showing what the building is to look like before it is occupied.

After further discussion, Plante MOVED, Stearns seconded to recess the Hearing until 2/21/06. MOTION PASSED unanimously.

Field trip – By consensus, scheduled for Tuesday, Feb. 14th, at 1:45 p.m.

New Business (continued)

Designation of effective date for newly-approved Aquifer Protection Area Regulations - Mr. Padick stated that the new Mansfield Aquifer Protection Area Regulations have now been approved by the DEP, and the designation by the PZC, acting as Mansfield's Aquifer Protection Agency, of an effective date is necessary. Favretti MOVED, Zimmer seconded that, based on the 2/1/06 letter from the CT Department of Environmental Protection, the

Planning and Zoning Commission, acting as Mansfield's Aquifer Protection Agency, establish February 15, 2006 as the effective date of the Mansfield Aquifer Protection Area Regulations. MOTION PASSED unanimously.

Mansfield Market Study – Copies of an Executive Summary of an 11/05 market study for the town were distributed this evening. Mr. Padick explained that the purpose of the study, commissioned by the town, was to determine the potential market viability of age-restricted and assisted-living housing. Members were asked to read the Executive Study, and to contact the Planning Office if they would like a copy of the entire study.

Regulatory Review Committee – Mr. Favretti informed members that a meeting date would be set within the next two weeks; all members were invited to attend.

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

Mr. Padick outlined the status of the project so far and said a PZC application could be expected in March. He briefly discussed several other items, and noted that the Municipal Development Plan has now received State approval.

The meeting was adjourned at 9:08 p.m.

Respectfully submitted,
Peter Plante, Secretary *pro tem*.

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Tuesday, February 21, 2005
Council Chambers, Audrey P. Beck Municipal Building

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

Chairman Favretti called the meeting to order at 7:24 p.m., appointing both alternates to act as voting members and Mr. Zimmer to act as secretary.

Minutes: 2/6/06 – Gardner MOVED, Hall seconded to approve the Minutes as presented; MOTION PASSED unanimously.

2/14/06 field trip – Gardner MOVED, Favretti seconded to approve the Minutes as presented; MOTION CARRIED, Gardner and Favretti in favor, all else disqualified.

Zoning Agent's Report – January Enforcement Activity Report acknowledged without any questions from members.

Old Business

Kueffner proposed 1-lot subdivision (Nelson Brook Estate) on Forest Rd., file 1239 – Item tabled pending IWA action and staff reports.

Chapel use modification request, 1768 Storrs Rd., file 864-3 – Noting the 2/14/06 memo from the Eastern Highlands Health District, Pociask MOVED, Hall seconding, to authorize the PZC Chairman and Zoning Agent to the modification request of B.T. Partners, LLC, for a chapel use associated with St. Paul's Collegiate Church within an existing building at 1768 Storrs Road, as described in applicant submissions, subject to the following conditions:

1. This approval authorizes a chapel use limited to a maximum of 120 seats and as described in application submissions to the PZC and to Eastern Highlands Health District. The proposed new septic system shall be installed pursuant to Health Code requirements prior to the issuance of a Certificate of Compliance for the approved 120-seat chapel use;
2. Due to potential concerns regarding the adequacy of onsite parking for all uses of this property, this authorization is for the proposed chapel use and a continuation of existing office uses. No occupancy of the 3,000 +/- square feet of space unoccupied at the date of this approval shall take place without further authorization from the PZC. The adequacy of existing parking and sanitary systems will be important factors in determining appropriate use of remaining space;
3. The three existing handicap parking spaces onsite shall be revised as necessary to address current State requirements for delineation and signage;
4. The property-owner and tenants shall monitor parking patterns in the gravel/crushed stone parking area and, as necessary, implement wheel stops or other measures to encourage parking in the previously-approved pattern. No parking or other obstructions shall be allowed in parking lot aisles, as they are part of the fire lane system and must be kept clear for use by emergency vehicles, and no parking shall be allowed along Route 195;
5. All applicable Health Code and Building and Fire Codes shall be addressed and required permits obtained prior to construction/renovation or occupancy by the public for this approved change in use;
6. No services shall be held prior to 6 p.m. on any weekday.

MOTION PASSED unanimously.

Continued Public Hearing, special permit application for proposed retail/storage/office use at 699 Storrs Rd., G. W. Bldg. & Development, LLC, file 554-3 – The continued Public Hearing was called to order at 7:30 p.m. Members and Alternates present were Favretti, Gardner, Hall, Zimmer, Kusmer and Pociask. There was no legal notice. Communications received since the last Public Hearing session were: Dir. of Planning (2/17/06); Ass't. Town Engineer (2/16/06); Off. of the Fire Marshal (2/16/06); B. Roe (undated letter); K. McCarthy (2/20/06 letter); additional submitted information from the applicant (2/13/06). Applicants John Zizek and Weison Huang distributed and briefly described paper reproductions of a 3-point slide presentation illustrating proposed signage.

outside treatment, landscaping, existing entrance/parking, septic location and other site details. The primary use of this site would be as a business-to-business location with showroom and business areas, with minimal retail activity. They are now requesting 10 parking spaces, including 1 handicap space to meet code standards. Photos illustrated large (40-foot) truck parking, which, Mr. Zizek stated, would only take place infrequently and for short periods of time. He added that large trucks would never be left unattended on the site, and would present no negative visual impact. There would be no overnight parking of large vehicles and no outside storage.

Mr. Zizek noted that the Eastern Highlands Health District has communicated that the plans comply with the State Health Code. The existing septic tank has been noted on the plans, and it was stated that the tank is to be replaced. Mr. Zizek pledged that the water will be made potable and re-tested for coliform bacteria before the business opens.

Landscaping was the subject of considerable discussion. The applicants have requested permission from the State DOT to place plantings within the State right-of-way, but reported the DOT will not permit any tall trees or shrubs, citing sightline concerns; this concern was also noted by the Ass't. Town Engineer in his 2/16/06 memo. Mr. Zizek did verbally outline plans for specific plants, as well as selected specimens of stone "garden art". The applicants were asked to provide precise plant specifications to include botanical names of plants, common names, size at time of planting, and quantity of each plant.

The DOT's sightline concern also applied to the proposed signage, and a new free-standing sign is now being designed to replace the present one. The building exterior is to be a light grey-beige textured finish. In addition, there would be no Sunday hours. Exterior lights would be downward-directed, shielded, and motion-sensitive to discourage night-time vandalism; photos of previous building defacement were presented to demonstrate the need for night-time lighting. After further discussion, public participation was invited.

Brian McCarthy expressed concern that the site would still be an "eyesore" and that the site is smaller than before. He questioned the soils-testing results and expressed concern for chemical contents in the water. Mr. McCarthy expressed some support for the proposal, but added that the PZC should incorporate requirements for site improvement as conditions of approval.

Phil Robert stated his support for the project and recommended allowing the business to prove successful before requiring outside improvements.

There were no additional comments from the public, and the Hearing was closed at 8:16 p.m. Mr. Hall volunteered to work on a motion.

Bovino Manor, Sec. II subdivision, 2 lots on Conantville Rd., V. & F. Bovino, owners, M. Dilaj, Trustee/appl., file 1241 – Memos were noted from the Planning Dir. (2/17/06) and Eastern Highlands Health District (B. DeVito, 2/9/06 and 2/13/06; the latter memo reports that the plans comply with the State Health Code and the proposed lot is suitable for development with an onsite subsurface sewage disposal system. Mr. Dilaj explained that the 26.96-acre property contains 2 structures, an upstairs-downstairs duplex home and a garage with an upstairs apartment. The owners wish to have both of these existing structures on one lot, (149 Conantville Road), leaving the rest of the land as "remaining land" for potential development. He also agreed to incorporate all of the Planning Director's recommendations, and stated that all of the Ass't. Town Engineer's recommendations had been incorporated. Gardner then MOVED, Hall seconding, to approve with conditions the one-lot subdivision application of Michael Dilaj, Trustee, for Bovino Manor, Section II, on property located north of Conantville Road and Meadowbrook Lane and south of Puddin Lane, and including existing residences at 149 Conantville Road, in R-20 and RAR-40 zones, as submitted to the Commission (file 1241) and shown on plans dated 1/6/06 as revised to 2/3/06. 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 and engineer;
2. As noted in a 2/9/06 letter from Mr. Dilaj, the existing cesspool serving the 2-bedroom apartment needs to be replaced with a new leaching system. The final plans shall reference this need;
3. 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 and specifically Noticed on the Land Records;

4. This approval accepts the applicant's proposed postponement of any open space dedication until such time as the remaining land is subdivided. The existing note on the subdivision plans shall be revised to clarify that the PZC shall have the right to base future open space dedications on the original lot size of 26.96 acres;
5. Final plans shall be revised to address the following:
 - A. The addition of sightline distances for the existing Lot 1 driveway;
 - B. The addition of at least one additional concrete monument along Conantville Road to address the provisions of Section 8.12
 - C. Revisions to depicted BAE's and DAE's that more appropriately utilize existing tree lines and areas of existing residential activity, with some flexibility for future site work and accessory structures. The submitted BAE's and DAE's use standard setbacks and extend into steeply-sloped undeveloped woodlands. Any questions regarding final BAE's and DAE's shall be resolved by the PZC Chairman, with staff assistance (see Sections 7.5, 7.1 and 7.2);
 - D. The addition of appropriate notes to address stone wall and specimen tree preservation;
 - E. Deletion or modification of the zoning table on sheet 2 to address current BAE requirements;
 - F. Depiction as deemed appropriate by the applicant of any needed slope rights for future accessways on the remaining land
6. The Commission, for good cause, shall have the right to declare this approval null and void if the following deadlines are not met (unless a ninety 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 for land along Conantville Road and Meadowbrook Lane, any needed slope rights in favor of the remaining land, and a Notice to address condition 3 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, 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.

Tabled items:

1. Special permit application, proposed Mansfield Hollow hydropower project, 114 Mansfield Hollow Rd., S.&M. Shifrin, o/a, file 1243 – Public Hearing scheduled for 3/6/06
2. Special permit application, fill activity at 140 Bassetts Bridge Rd., L. DeBoer, jr., appl., file 1242 – Public Hearing scheduled for 3/6/06
3. Proposed PZC fee revisions – (awaiting staff report)

Freedom Green, Mohegan Square cul-de-sac and fire hydrant revisions – Reports were acknowledged from the Dir. of Planning (2/17/06); Ass't. Town Eng'r. and Fire Marshal (both 2/16/06). Notice of the proposal was also forwarded to the homeowners association of The Villages of Freedom Green, but no response was received. The site was visited during the most recent field trip. Mr. Padick related that the existing driveway had never received PZC approval, and staff members feel this plan for a revised fire hydrant location and T-shaped roadway is an improvement over the approved plan. Hall MOVED, Gardner seconding, that the PZC Chairman and Zoning Agent be authorized to approve the 1/26/06 modification request for roadway and fire hydrant revisions at the end of Mohegan Square in the Freedom Green development. Except for work authorized by this approval, all terms and conditions of previous Planning and Zoning Commission approvals shall remain in effect. MOTION PASSED unanimously.

New Business

UConn Water Supply Plan January 2006 Addendum – A copy of the Town's 2/16/06 comments to the CT Dep't. of Public Health was included in members' packets. Mr. Padick related that this water supply plan is very important for UConn and for the implementation of our 2006 Plan of Conservation & Development. He noted that the updated plan includes a stronger commitment to water conservation than the University has heretofore demonstrated. The State Dep't. of Health is expected to act on the plan this spring.

Regulatory Review Committee – A meeting has been scheduled for March 1st at 1 p.m. in Conf. Room B. All are welcome to attend.

Communications and Bills – As noted on the agenda.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,
Gary Zimmer, Secretary *pro tem*.

To: Town Council/Planning & Zoning Commission
 From: Curt Hirsch, Zoning Agent
 Date: March 6, 2006



Re: *Monthly Report of Zoning Enforcement Activity*
For the month of February, 2006

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	13	12	5	116	126
Certificates of Compliance issued	13	16	9	118	142
Site inspections	43	42	30	437	468
Complaints received from the Public	2	4	2	40	30
Complaints requiring inspection	2	4	2	24	24
Potential/Actual violations found	2	3	4	22	35
Enforcement letters	5	11	8	90	65
Notices to issue ZBA forms	3	0	0	10	4
Notices of Zoning Violations issued	3	9	5	31	36
Zoning Citations issued	2	0	2	8	13

Zoning permits issued this month for single family homes = 4 multi-fm = 0
 2005/06 Fiscal year total: s-fm = 28 multi-fm = 13

23 renewal notices were sent out for existing home occupations
 50 requests were sent to the owners of single-family residences with efficiency units and two-family homes to verify owner-occupancy requirements.

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

Present: K. Grunwald (Staff), J. Heald (Chair), K. Emery, B. Goldsbrough

Thursday, February 2, 2006

3:30 PM

- I. **MINUTES:** The minutes of the January 5, 2006 meeting were accepted as written.

- II. **NEW BUSINESS:**
 - A. Mansfield Advocates for Children: Community Forum: K. Grunwald reported on plans for this forum on February 25. Mayor John DeStefano of New Haven will be speaking on his city's experience in integrating the early care system with the public school system.
 - B. "Wisdom Works" grant application: K. Grunwald reported that he will be submitting a letter of interest to the National Council on Aging, indicating the Town's interest in applying for a grant aimed at attracting younger retirees into volunteer service.
 - C. Department of Transportation State Matching Grant Program: K. Grunwald reported that the Town will be submitting a grant application to the State Department of Transportation for a grant of approximately \$32,000 to provide transportation to elderly and disabled residents. He is still seeking suggestions for how to utilize the funds.
 - D. "Other": none.

- III. **OLD BUSINESS:**
 - A. Agency Funding Requests: The Committee reviewed applications from the following agencies, and accepted all recommendations. Please see attached reports from committee members: WAIM; Holy Family Home and Shelter: J. Heald. No Freeze Shelter, Veteran's Advisory Center: B. Goldsbrough. The balance of the applications will be reviewed at our March meeting.
 - B. Other

- IV. **COMMUNICATIONS/REPORTS:**
 - A. Review of Department activity and other items in packet and discussion with SSD Director.
 - B. Program updates
 - Early Care and Education
 - Adult Services
 - Senior Services

- Youth Services
- C. Other

V. PLANS FOR FUTURE MEETINGS

- March: Adult Services; April: Senior Services; May: tbd; June: Annual Review.

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

Respectfully submitted,

Kevin Grunwald

Town of Mansfield
Transportation Advisory Committee
Minutes of the Meeting
February 14, 2005

Present: Stephens (chair), Nash, Zimmer, Koehn, Hall, Hultgren (staff)

The meeting was called to order at 7:32 p.m. by Chair Stephens.

The minutes of the May 24th and November 22, 2005 meetings were approved on a motion by Nash/Koehn.

Hultgren circulated the latest Storrs-Willi bus ridership figures noting that this year's ridership is running 40% higher than last year's. This can be attributed to UConn's participation in the fare-free program again, the price of gas and the early publicity for the program by WRTD.

The fare-free PowerPoint presentation was circulated. It has been presented to the UConn Parking Advisory Committee and the Town-University relations committee so far. Dates to show it to the Undergraduate Student Government and the Graduate students are trying to be arranged now. Nash said he would help get a date with USG. Improving the slide on peer university community transportation efforts was discussed. Hultgren will try to get a better list of UConn's peer universities for this research. In the next few weeks, staff will contact the UConn Administration about extending their support of the program through the '06-'07 year. A press release on the 40% increase in ridership will be drafted as well.

Hultgren updated members on current transportation-related projects in Town.

The walkway priority listing (spreadsheet) as revised by the Traffic Authority was reviewed and discussed. The top nine priorities were accepted with the proviso that #4 (Flaherty Road) and #9 (Rt. 195 to Liberty Bank plaza) should be looked at carefully to see if they could be combined into one project.

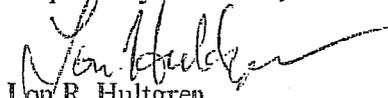
Hultgren showed members the schedule holders he had researched for the 20 Mansfield bus stops. He will try to get financial support from WRTD in purchasing and installing them at the stops. (Costs are about \$100 each).

Koehn reported that the Town had received a grant to assist with transportation services for the elderly and disabled and thanked the Social Services Director for his work in securing these funds.

The next meeting will most likely be in April, depending on the business at hand.

The meeting was adjourned at 8:25 p.m.

Respectfully submitted,


Lon R. Hultgren
Director of Public Works

cc: Town Manager, Town Clerk, Town Planner, Assist. Town Engineer, Project Engr., Social Services Dir., J. Freniere

WINDHAM REGION COUNCIL OF GOVERNMENTS
MINUTES – February 3, 2006
DRAFT

A meeting of WINCOG was held on February 3, 2006 at the Lebanon Historical Society Museum, 856 Trumbull Highway (Route 87), Lebanon, CT. Chair Rusty Lanzit called the meeting to order at 8:30 a.m.

Voting COG Members present: Rusty Lanzit, Chaplin; Donald Cianci, Columbia; John Elsesser (alt.), Coventry; Maurice Bisson, Hampton; Joyce Okonuk, Lebanon; Martin Berliner, Mansfield (alt); Elizabeth Wilson, Scotland; Michael Paulhus, Windham.

Alternates present: Robert Skinner (alt.), Columbia.

Others: Christine Abikoff, Ashford Selectman's Office; Jane Dauphinais, Congressman Robert Simmon's Office; Tony Scalora, OEM Area IV Coordinator; Gene Sellers, Cable Advisory Committee; Sally Whipple, Dir. of Lebanon Historical Society; Lisa Rivers and Ricardo Almeida, ConnDOT.

Staff Present: Barbara Buddington, Jana Butts.

MINUTES

MOVED by Ms. Wilson, **SECONDED** by Mr. Elsesser to approve the minutes of the 1/6/06 meeting as submitted. **MOTION CARRIED** with Mr. Cianci abstaining.

Sally Whipple of the Lebanon Historical Society welcomed members of the Council of Governments and gave a brief overview of the museum's activities. Ms. Okonuk distributed copies of *Around the Lebanon Green: An Architectural and Historical Review of Lebanon, CT*.

DEMHS EMERGENCY MANAGEMENT AREA IV REGIONAL PLAN UPDATE

Tony Scalora, Area IV Coordinator for the Department of Emergency Management and Homeland Security (DEMHS) (covering WINCOG, NECCOG and SECCOG areas), gave a brief update. After hurricane Katrina, Governor Rell called for an update on the status of emergency shelters and evacuation plans, including pet shelters and plans to provide services to special needs populations. He has set up an Area IV evacuation planning workgroup, which began meeting in November. It has representatives from all three planning regions in Area IV – COG, elected officials, EMDs, Public Health, Red Cross, and other partners. Ms. Buddington noted that local officials have been requested to provide documentation of local shelter locations and an inventory of town-owned vans or buses that could be used in an emergency. Local officials are encouraged to contact the American Red Cross to ask for a shelter site visit, review, and evaluation for any shelter that has not had such a review in the past two years.

OLD BUSINESS

Capitol Region Purchasing Council: Ms. Buddington encouraged officials to visit the CRPC website (<http://www.crcog.org/purchasing.htm>) to view the list of cooperative bids and RFP's. All WINCOG towns are members of the CRPC and may either participate directly via cooperative purchasing or may "piggyback" on supply contracts with other towns. Mr. Elsesser is looking into the purchase of hybrid vehicles. Ms. Okonuk warned COG members that new diesel International plows will have a \$6-7,000 surcharge to meet clean air standards.

Workforce Investment Area: No report.

CT EAST Tourism District: No report.

District 2 Report: Jane Dauphinais reported that the Small Business Administration is distributing low-interest loans to businesses that sustained damage during the October 2005 flood. The deadline for applications is February 23. She noted that Congressman Simmons would like to attend a WINCOG meeting - noting that there are some new chief elected officials that he has not yet met. She also reminded the board that the FFY 2007 budget process was beginning and that they might want to think about submitting projects to be considered for earmarks.

Homeland Security and CERT: Ms. Buddington noted that a small CERT class started in January and is meeting weekly at the Willimantic Fire Safety Complex. Additionally, the Pre-Disaster Hazard Mitigation Plan has been revised as per FEMA's comments and resubmitted to FEMA for review. Towns will be requested to adopt the plans as soon as FEMA conditionally approves it.

Shared Resources: At the last meeting, it was questioned whether a formal agreement was needed to share resources. Coventry, Mansfield and Columbia have a formal agreement to share back-up fire marshal services but some towns have also shared road equipment under informal agreements. CRCOG is working with their staff attorney and with three of their member towns to develop a template for a more formal equipment-sharing agreement. They will make this available to other towns and regions to use as a model.

NEW BUSINESS

Cable Advisory Council: Gene Sellers, Willimantic Representative to the CT Cable Advisory Council appealed to COG members to appoint representatives to the Cable Advisory Council. The CT Office of Consumer Counsel oversees the advisory council which acts as a consumer advocate in matters relating to cable television.

New England Association of Regional Councils (NEARC): John Pagini, a certified planner living in Coventry, has volunteered to serve as WINCOG's representative to NEARC. Ms Buddington reported that, while WINCOG is a member of NEARC, staff rarely has had time to attend its meetings. Mr. Elsesser spoke in favor of appointing Mr. Pagini as WINCOG's representative. **MOVED by Ms. Wilson and SECONDED by Ms. Okonuk to appoint Mr. Pagini as WINCOG's representative to NEARC. MOTION PASSED unanimously.**

STIP Amendments: None.

Regional Transportation Plan 2005 Update: Ms. Buddington distributed the bound Regional Transportation Plan 2005. The plans will be distributed to all CEO's, Town Planners and Town Administrators. The next required update will be Spring 2007.

ConnDOT's Rural Consultative Process: Ms. Buddington distributed copies of this document explaining how ConnDOT involves rural areas in its planning process. ConnDOT is reviewing their processes, and invited comments on this document and suggestions for changes to improve it.

Municipal Dial-A-Ride Grant Program: Ms. Buddington reported that \$5 million will be available in both FY 2007 and 2008 for additional elderly and disabled transportation services. The money must be matched locally but the local match can include in-kind services as well as current expenditures on such services by the town or by other organizations such as senior centers. Ms. Buddington noted that most towns have indicated an interest in accepting WRTD's offer to coordinate one regional application, with WRTD handling the administration and reporting for the grant. Each town's grant would still be used to benefit the elderly and disabled in that town. Lisa Rivers and Ricardo Almeida (ConnDOT) were introduced and spoke briefly. Anyone interested was invited to stay after the WINCOG meeting for a follow up meeting with them to discuss program details and answer questions.

DIRECTOR'S REPORT

Ms. Buddington distributed the Directors Report. She reported that the Regional Growth Partnership had called two meetings of individuals representing each of the regions in the state that had a Comprehensive Economic Development Strategy (CEDS) in place. At the second of these meetings, we met with the new US EDA regional representative, who is very supportive of having each of the CEDS regions apply for designation as an Economic Development District. Such a designation allows EDA grant applications to be looked at with a regional impact perspective. Without the EDD designation, the EDA can provide funding only to those towns that meet certain income and unemployment restrictions. The EDA regulations for the composition of CEDS committees and for EDD boards will be changing. We will be watching for the changes and will meet again as the Northeastern CT Economic Partnership when we have some guidance on what changes need to be made in the CEDS, the committee, and the process.

MEMBERS FORUM

Mr. Lanzit reported that his TV show **Town Talk** had a particularly interesting guest this week: Ken Gronbach, author of *Common Census: The Counter-Intuitive Guide to Generational Marketing*. The show will air Friday February 3rd on channel 14 at 5:30 p.m.

Mr. Berliner requested information on Windham Hospital's Paramedic program budget. He felt Mansfield's costs were too high. General discussion followed punctuated by varying accounts of services from town to town. Ms. Okonuk reported that Lebanon had continued to receive service even without a contract with the hospital – that is now being remedied. It was requested that a representative from the Windham Hospital attend the next WINCOG meeting to explain the program's budget and the municipal allocations.

AGENDA ITEMS for MARCH MEETING

Location: Windham Town Hall
 Agenda Items: Congressman Simmons
 Windham Hospital Paramedic program
 Strategic Planning

The consultant-led Strategic Planning meeting is scheduled for March 14, 9:00 a.m. – 1:00 p.m.

PUBLIC COMMENT - None.

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

Respectfully submitted, Barbara Buddington, for Julie Blanchard, Secretary.

After the meeting, ConnDOT staff were available to discuss the grant applications for extended para-transit services.

**Mansfield Youth Services
Advisory Board
Minutes
Tuesday, February 7, 2006
12:30pm @ MMS Auditorium**

In attendance were: Ethel Mantzaris, Resident/Chairperson; Frank Perrotti, Resident/Assistant Chairperson; Kevin Grunwald, Director: Social Services Department, Town of Mansfield; Michael Collins, Resident: Shawnee Mason, grade 8 MMS; Jake Hovanic, home schooled, 7th grade; Janit Romayko, Coordinator, Mansfield YSB; Patricia Michalak, counselor, Mansfield YSB; Donna Koropatkin, grade 7, MMS Teacher and Producer, "The Secret Life of Girls"

Regrets: Officer Marchon, Chris Murphy, Eileen Griffin, Candace Morrell

Agenda items included:

- 1. Update: JR distributed January update. It was a busy month with post holiday crises and six major activities occurring. There were no questions or comments about the activities.**
- 2. DVD: Donna Koropatkin, grade 7, MMS LA Teacher commented on the process of making the film. The girls choose the subject, wrote the script and acted in their own production. It took three eight (8) hour days to film and for many of the scenes, there were sometimes up to fifteen (15) retakes of the scene to have the correct lines and ideas incorporated. Mrs. K. said that the girls had a great deal of patience, maturity and honesty. They also had fun in the process. While it was a learning project, it was also made into a summer/fun time experience. The parents of the students viewed the DVD on January 20th, 2006 and loved what they saw. They gave permission for the girls to present their DVD to other groups and for them to participate with outside groups. The girls will participate in the 12th Annual PAWS (Peers Are Wonderful Support) Conference at Manchester Community College on March 23 and 24, 2006 as their DVD will be shown to the conference participants. The DVD will also be shown to MMS staff and then will be used for the Advisor/Advisee program. It could be shown to the Town Council and to the Parent Association as well as the public access channel.**

Mrs. K commented that the content was such that what was said, written, acted and edited ran parallel to research: girls bully in school and out of school. Boys bully but sometimes in more physical ways and at a later age. When a DVD such as this is shown, the impetus is then to respond and to communicate. Adults, at times, do not know what to say. Social pressures in Mansfield are tremendous. Bullying is not a new issue and now it is recognized. Frank Perrotti commented that it was serious problem when he was principal and superintendent in the 70's and 80's. Technology has changed communication among 7th/8th graders and students can IM each

other, start rumors, gossip, etc all online. Bullying can occur in ways that adults do not even recognize, especially if it online. Bullying has to be dealt with and school is only one part of the solution. Parents also need to address their behaviors. They are often "social engineers" as they manipulate what parties, friends, groups, and sports their sons/daughters attend and often times, these groupings are in competition with each other. The DVD was then shown.

3. Other: a. NECASA: Request for funding was referred to a sub-committee of Ethel Mantzaris and Michael Collins as suggested by Frank Perrotti. NECASA is asking for \$3108. b. School Readiness: Having John DeStefano of New Haven on February 25th to speak about early childhood activities.

Meeting adjourned 1:20pm
Respectfully submitted,

Janit P. Romayko
Secretary

JR/jr

**AQUIFER PROTECTION AREA REGULATIONS
OF THE
TOWN OF MANSFIELD, CONNECTICUT**

First effective February 15, 2006

Adopted on 1-17-06

Mansfield Aquifer Protection Area Regulations

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Section 1, Title and Authority

- (c) Aquifers are an essential natural resource and a major source of public drinking water for the State of Connecticut. Use of groundwater will increase as the population grows and opportunities for new surface water supplies diminish due to the rising cost of land and increasingly intense development. At the same time, numerous drinking water wells have been contaminated by certain land use activities, and others are now threatened. To address this problem, Connecticut has established the Aquifer Protection Area Program (Connecticut General Statutes §22a-354a to §22a-354bb) to identify critical water supply aquifers and to protect them from pollution by managing land use. Protection requires coordinated responsibilities shared by the state, municipality and water companies to ensure a plentiful supply of public drinking water for present and future generations. It is therefore the purpose of these regulations to protect aquifer protection areas within the Town of Mansfield by making provisions for:
- (1) Implementing regulations consistent with state regulations and An Act Concerning Aquifer Protection Areas, Connecticut General Statutes §22a-354a to §22a-354bb ("the Act");
 - (2) delineating aquifer protection areas on the city/town zoning or inland wetland and watercourse areas maps;
 - (3) regulating land use activity within the aquifer protection area including: prohibiting certain new activities; registering existing regulated activities; and issuing permits for new regulated activities at registered facilities; and
 - (4) administering and enforcing these regulations.
- (d) These regulations shall be known as the Aquifer Protection Area Regulations (the "APA Regulations") of the Town of Mansfield.
- (e) These regulations were adopted and may be amended, from time to time, in accordance with the provisions of §22a-354p of An Act Concerning Aquifer Protection Areas, the Connecticut General Statutes §22a-354a to §22a-354bb and the Regulations of Connecticut State Agencies §22a-354i-1 through §22a-354i-10.
- (f) The Planning and Zoning Commission of the Town of Mansfield is established as the Aquifer Protection Agency (the "Agency") in accordance with the "Ordinance for the Establishment of an Aquifer Protection Agency," (the "APA Ordinance"), effective July 10, 2004, and shall implement the purposes and provisions of the APA Ordinance and the Act.
- (g) The Agency shall administer all provisions of the Act and shall approve or deny registrations, issue permits, issue permits with terms, conditions, limitations or modifications, or deny permits for all regulated activities in aquifer protection areas in the Town of Mansfield, pursuant to the Act.

Section 2, Definitions

- (a) As used in these regulations, the following definitions apply:
- (1) "Affected water company" means "affected water company" as defined in §22a-354h of the Connecticut General Statutes;
 - (2) "Agency" means the board or commission authorized by the municipality under §22a-354o of the Connecticut General Statutes;
 - (3) "Agriculture" means "agriculture" as defined in the §1-1(q) of the Connecticut General Statutes;
 - (4) "Applicant" means, as appropriate in context, a person who applies for an exemption under §22a-354i-6 of the Regulations of Connecticut State Agencies, a permit under §22a-354i-8 of the Regulations of Connecticut State Agencies or a permit under Section 9 of the APA Regulations;
 - (5) "Application" means, as appropriate in context, an application for an exemption under §22a-354i-6 of the Regulations of Connecticut State Agencies, an application for a permit under §22a-354i-8 of the Regulations of Connecticut State Agencies or an application for a permit under Section 9 of the APA Regulations;

- (6) "Aquifer protection area" means "aquifer protection area" as defined in §22a-354h of the Connecticut General Statutes and any extension of such area approved by the Commissioner pursuant to §22a-354j-4 of the Regulations of Connecticut State Agencies;
- (7) "Area of contribution" means "area of contribution" as defined in §22a-354h of the Connecticut General Statutes and as mapped in accordance with §22a-354b-1 of the Regulations of Connecticut State Agencies;
- (8) "Bulk storage facility" means property where oil or petroleum liquids are received by tank vessel, pipeline, railroad car or tank vehicle for the purpose of storage for wholesale distribution;
- (9) "Certified Hazardous Materials Manager" means a hazardous materials manager certified by the Institute of Hazardous Materials Management and who is qualified by reason of relevant specialized training and relevant specialized experience to conduct audits of regulated activities to ensure compliance with applicable laws and identify appropriate pollution prevention practices for such activities;
- (10) "Commissioner" means the commissioner of environmental protection, or his or her agent;
- (11) "Domestic sewage" means "domestic sewage" as defined in §22a-430-3(a) the Regulations of Connecticut State Agencies;
- (12) "Facility" means property where a regulated activity is conducted by any person, including without limitation any buildings located on the property that are owned or leased by that person; and includes contiguous land owned, leased, or for which there is an option to purchase by that person;
- (13) "Floor drain" means any opening in a floor or surface which opening or surface receives materials spilled or deposited thereon;
- (14) "Hazardous material" means (A) any hazardous substance as defined in 40 CFR 302.4 and listed therein at Table 302.4, excluding mixtures with a total concentration of less than 1% hazardous substances based on volume, (B) any hazardous waste as defined in §22a-449(c)-101 of the Regulations of Connecticut State Agencies, (C) any pesticide as defined in §22a-47 of the Connecticut General Statutes, or (D) any oil or petroleum as defined in §22a-448 of the Connecticut General Statutes;
- (15) "Hazardous waste" means "hazardous waste" as defined in §22a-449(c)-101 of the Regulations of Connecticut State Agencies;
- (16) "Industrial laundry" means a facility for washing clothes, cloth or other fabric used in industrial operations;
- (17) "Infiltration device" means any discharge device installed below or above the ground surface that is designed to discharge liquid to the ground;
- (18) "Inland wetland and watercourse areas map" means a map pursuant to §22a-42a of the Connecticut General Statutes;
- (19) "ISO 14001 environmental management system certification" means a current ISO 14001 environmental management system certification issued by an ISO 14001 environmental management system registrar that is accredited by the ANSI-ASQ National Accreditation Board;
- (20) "Level A mapping" means the lines as shown on Level A maps approved or prepared by the Commissioner pursuant to §22a-354c, §22a-354d or §22a-354z of the Connecticut General Statutes encompassing the area of contribution and recharge areas;
- (21) "Lubricating oil" means oil that contains less than 1% chlorinated solvents and is used for the sole purpose of lubricating, cutting, grinding, machining, stamping or quenching metals;
- (22) "Municipality" means "municipality" as defined in §22a-354h of the Connecticut General Statutes;
- (23) "Owner" means the owner or lessee of the facility in question;
- (24) "De-icing chemical" means sodium chloride, calcium chloride, or calcium magnesium acetate;

- (25) "Person" means any individual, firm, partnership, association, syndicate, company, trust, corporation, limited liability company, municipality, agency, political or administrative subdivision of the state, or other legal entity of any kind;
- (26) "Pollution" means "pollution" as defined in §22a-423 of the Connecticut General Statutes;
- (27) "Pollution prevention" means the use of processes and materials so as to reduce or minimize the amount of hazardous materials used or the quantity and concentration of pollutants in waste generated;
- (28) "Professional engineer" means a professional engineer licensed in accordance with chapter 391 of the Connecticut General Statutes, and who is qualified by reason of relevant specialized training and relevant specialized experience to conduct audits of regulated activities to ensure compliance with applicable law and identify appropriate pollution prevention practices for such activities;
- (29) "Publicly Owned Treatment Works" means "publicly owned treatment works" as defined in §22a-430-3 of the Regulations of Connecticut State Agencies;
- (30) "Public service company" means "public service company" as defined in §16-1 of the Connecticut General Statutes;
- (31) "Public supply well" means "public supply well" as defined in §19-13-B51b of the Regulations of Connecticut State Agencies;
- (32) "Recharge area" means "recharge area" as defined in §22a-354h of the Connecticut General Statutes and as mapped in accordance with §22a-354b-1 of the Regulations of Connecticut State Agencies;
- (33) "Registered regulated activity" means a regulated activity which has been registered under §22a-354i-7 of the Regulations of Connecticut State Agencies or Section 8 of the APA Regulations, and is conducted at the facility identified in such registration;
- (34) "Registrant" means a person, who or which, has submitted a registration for an existing regulated activity under §22a-354i-7 of the Regulations of Connecticut State Agencies or Section 4 of the APA Regulations;
- (35) "Regulated activity" means any of the following activities, which are located or conducted, wholly or partially, in an aquifer protection area, except as provided for in §22a-354i-5(c) and §22a-354i-6 of the Regulations of Connecticut State Agencies, or Section 4 of the APA Regulations:
- (A) underground storage or transmission of oil or petroleum, to the extent such activity is not preempted by federal law, or hazardous material, except for (i) an underground storage tank that contains number two (2) fuel oil and is located more than five hundred (500) feet from a public supply well subject to regulation under §22a-354c or §22a-354z of the Connecticut General Statutes, or (ii) underground electrical facilities such as transformers, breakers, or cables containing oil for cooling or insulation purposes which are owned and operated by a public service company,
 - (B) oil or petroleum dispensing for the purpose of retail, wholesale or fleet use,
 - (C) on-site storage of hazardous materials for the purpose of wholesale sale,
 - (D) repair or maintenance of vehicles or internal combustion engines of vehicles, involving the use, storage or disposal of hazardous materials, including solvents, lubricants, paints, brake fluids, transmission fluids or the generation of hazardous wastes,
 - (E) salvage operations of metal or vehicle parts,
 - (F) discharges to ground water other than domestic sewage, except for discharges from the following that have received a permit from the Commissioner: (i) a pump and treat system for ground water remediation, (ii) a potable water treatment system, (iii) heat pump system, (iv) non-contact cooling water system, (v) storm water discharge system, or (vi) swimming pools,
 - (G) car or truck washing, unless all waste waters from such activity are lawfully disposed of through a connection to a publicly owned treatment works,
 - (H) production or refining of chemicals, including without limitation hazardous materials or asphalt,

- (I) clothes or cloth cleaning service which involves the use, storage or disposal of hazardous materials including without limitation dry-cleaning solvents,
- (J) industrial laundry activity that involves the cleaning of clothes or cloth contaminated by hazardous material, unless all waste waters from such activity are lawfully disposed of through a connection to a publicly owned treatment works,
- (K) generation of electrical power by means of fossil fuels, except for (i) generation of electrical power by an emergency engine as defined by §22a-174-22(a)(2) of the Regulations of Connecticut State Agencies, or (ii) generation of electrical power by means of natural gas or propane,
- (L) production of electronic boards, electrical components, or other electrical equipment involving the use, storage or disposal of any hazardous material or involving metal plating, degreasing of parts or equipment, or etching operations,
- (M) embalming or crematory services which involve the use, storage or disposal of hazardous material, unless all waste waters from such activity are lawfully disposed of through a connection to a publicly owned treatment works,
- (N) furniture stripping operations which involve the use, storage or disposal of hazardous materials,
- (O) furniture finishing operations which involve the use, storage or disposal of hazardous materials, unless all waste waters from such activity are lawfully disposed of through a connection to a publicly owned treatment works,
- (P) storage, treatment or disposal of hazardous waste subject to a permit under §22a-449(c)-100 to §22a-449(c)-110, inclusive, of the Regulations of Connecticut State Agencies,
- (Q) biological or chemical testing, analysis or research which involves the use, storage or disposal of hazardous material, unless all waste waters from such activity are lawfully disposed of through a connection to a publicly owned treatment works, and provided that on-site testing of a public supply well by a public water utility is not a regulated activity,
- (R) pest control services which involve storage, mixing or loading of pesticides or other hazardous materials,
- (S) photographic finishing which involves the use, storage or disposal of hazardous materials, unless all waste water from such activity are lawfully disposed of through a connection to a publicly owned treatment works,
- (T) production or fabrication of metal products which involves the use, storage or disposal of hazardous materials including (i) metal cleaning or degreasing with industrial solvents, (ii) metal plating, or (iii) metal etching,
- (U) ~~printing, plate making, lithography, photoengraving, or gravure, which involves the use, storage or disposal of hazardous materials,~~
- (V) accumulation or storage of waste oil, anti-freeze or spent lead-acid batteries which are subject to a general permit issued under §22a-208(i) and §22a-454(e)(1) of the Connecticut General Statutes,
- (W) production of rubber, resin cements, elastomers or plastic, which involves the use, storage or disposal of hazardous materials,
- (X) storage of de-icing chemicals, unless such storage takes place within a weather-tight water-proof structure for the purpose of retail sale or for the purpose of de-icing parking areas or access roads to parking areas,
- (Y) accumulation, storage, handling, recycling, disposal, reduction, processing, burning, transfer or composting of solid waste which is subject to a permit issued by the Commissioner pursuant to §22a-207b, §22a-208a, and §22a-208c of the Connecticut General Statute, except for a potable water treatment sludge disposal area,
- (Z) dyeing, coating or printing of textiles, or tanning or finishing of leather, which activity involves the use, storage or disposal of hazardous materials.

- (AA) production of wood veneer, plywood, reconstituted wood or pressure-treated wood, which involves the use, storage or disposal of hazardous material, and
- (BB) pulp production processes that involve bleaching;
- (36) "Release" means "release" as defined in §22a-133k-1 of the Regulations of Connecticut State Agencies;
- (37) "State aquifer protection regulations" means §22a-354i-1 to §22a-354i-10, inclusive, of the Regulations of Connecticut State Agencies;
- (38) "Storage" means the holding or possession of any hazardous material;
- (39) "Storage tank" means a stationary device which is designed to store hazardous materials, and is constructed of non-earthen materials including without limitation concrete, steel, fiberglass or plastic;
- (40) "Topographic feature" means an object, whether natural or man-made, located on the earth surface and of sufficient size that it appears on a 1:24,000 scale topographic quadrangle map drawn by the United States Geological Survey;
- (41) "Underground" when referring to a storage tank or storage tank component means that ten percent or more of the volumetric capacity of such tank or component is below the surface of the ground and that portion which is below the surface of the ground is not fully visible for inspection;
- (42) "Vehicle" or "vehicles" means a "vessel" as defined by §15-170 of the Connecticut General Statutes, and any vehicle propelled or drawn by any non-muscular power, including without limitation an automobile, aircraft, all-terrain vehicle or snowmobile;
- (43) "Waters" means "waters" as defined in §22a-423 of the Connecticut General Statutes;
- (44) "Well field" means "well field" as defined in §22a-354h of the Connecticut General Statutes; and
- (45) "Zoning district map" means any map showing zoning districts prepared in accordance with maps adopted pursuant to §8-3 of the Connecticut General Statutes.

Section 3, Delineation of Aquifer Protection Area Boundaries

- (a) The Planning and Zoning Commission shall delineate the aquifer protection areas on the Town of Mansfield zoning map. Such delineation shall consist of the combined areas of contribution and recharge areas as shown on Level A maps approved or prepared by the Commissioner.
- (1) Such boundaries shall be delineated within one hundred twenty (120) days after being notified by the Commissioner that an aquifer protection area is located partially or entirely within the Town of Mansfield.
- (2) Notice of such delineation shall be published in a newspaper having substantial circulation in the affected area. Such notice shall include at least the following:
- (A) a map or detailed description of the subject aquifer protection area; and
- (B) the name, telephone number, and address of a representative of the Agency who may be reached for further information.
- (b) In order to clarify the location of an aquifer protection area boundary, the Agency may apply to the Commissioner to extend such boundary to coincide with the nearest property line, municipal boundary or topographic feature pursuant to §22a-354i-4 of the Regulations of Connecticut State Agencies. Such extension shall, at a minimum, fully encompass the aquifer protection areas bounded by the approved level A mapping but shall not exceed the distance necessary to clarify the location of the aquifer protection area or to facilitate the administration of regulations pertaining thereto. An aquifer protection area boundary may not be extended without prior written approval of the Commissioner.

- (1) Any request by the Agency to the Commissioner for extension of an aquifer protection area boundary shall include at least the following:

- (A) A map to scale delineating (i) the aquifer protection area boundary mapped under section 3(a) of the APA regulations and (ii) the proposed extension of the aquifer protection area boundary;
- (B) A certification by the chairperson or duly authorized agent of the Agency that notice of such request has been provided to all owners of property within the proposed extended aquifer protection area and all affected water companies in accordance with the following:
 - (i) Such notice shall include at least the following:
 - (aa) A map showing the aquifer protection area boundaries and the proposed extension of such boundaries,
 - (bb) the name, address, and telephone number of a representative of the Agency who may be contacted for further information, and
 - (cc) a statement that any person may, not later than thirty (30) days after said notification, submit to the Agency written comments on such proposed boundary extension;
 - (ii) Such notice shall be effectuated by the following:
 - (aa) Delivery of notice by certified mail to those individuals and entities identified in subsection (b)(1)(B) of this section, or
 - (bb) the publication of a notice in a newspaper having substantial circulation in the affected area; and posting of notice near the proposed boundaries of the subject aquifer protection area of at least four signs each of which shall be at least four square feet in size (2' x 2'); and
 - (iii) a summary of comments received by such Agency regarding the proposed boundary extension and the Agency's response.
- (2) Not later than sixty (60) days after receiving the Commissioner's written approval of a request to extend an aquifer protection area boundary, the Agency shall cause such boundary to be delineated in accordance with subsection (a) of this section.
- (c) No person may challenge the boundaries of the aquifer protection area under the APA Regulations unless such challenge is based solely on a failure by the Agency to properly delineate the boundaries in accordance with §22a-354n of the Connecticut General Statutes.
- (d) A map of the location and boundaries of the aquifer protection areas, or regulated areas, shall be available for inspection in the Office of the City/Town Clerk or the Agency.
- (e) If the Level A mapping is amended in accordance with §22a-354b-1(i) or §22a-354b-1(j) of the Regulations of Connecticut State Agencies, the Agency shall cause the amended aquifer protection area boundary to be delineated in accordance with subsections (a) or (b) of this section.

Section 4, Prohibited and Regulated Activities

- (a) All regulated activities are prohibited in aquifer protection areas, except as specified in subsection (b) of this section.
- (b) The following regulated activities are not prohibited in aquifer protection areas:
 - (1) A registered regulated activity which is conducted in compliance with §22a-354i-9 of the Regulations of Connecticut State Agencies or section 12 of the APA Regulations; and
 - (2) a regulated activity which has received a permit issued pursuant to §22a-354i-8 of the Regulations of Connecticut State Agencies or section 9 of the APA Regulations.
- (c) The following are not regulated activities:
 - (1) Any activity conducted at a residence without compensation;
 - (2) any activity involving the use or storage of no more than two and one-half (2.5) gallons of each type of hazardous material on-site at any one time, provided the total of all hazardous materials on-site does not exceed fifty-five (55) gallons at any one time:

- (3) any agricultural activity regulated pursuant to §22a-354m(d) of the Connecticut General Statutes;
- (4) any activity provided all the following conditions are satisfied:
 - (A) such activity takes place solely within an enclosed building in an area with an impermeable floor,
 - (B) such activity involves no more than 10% of the floor area in the building where the activity takes place,
 - (C) any hazardous material used in connection with such activity is stored in such building at all times,
 - (D) all waste waters generated by such activity are lawfully disposed through a connection to a publicly owned treatment works, and
 - (E) such activity does not involve (i) repair or maintenance of internal combustion engines, including without limitation, vehicles, or equipment associated with such vehicles, (ii) underground storage of any hazardous material, or (iii) above ground storage of more than one hundred and ten (110) gallons of hazardous materials;
- (5) any activity solely involving the use of lubricating oil provided all the following conditions are satisfied:
 - (A) such activity does not involve cleaning of metals with chlorinated solvents at the facility,
 - (B) such activity takes place solely within an enclosed building in an area with an impermeable floor,
 - (C) any hazardous material used in connection with such activity is stored in such building at all times, and
 - (D) such activity does not involve: (i) repair or maintenance of internal combustion engines, including without limitation, vehicles, or equipment associated with such vehicles, (ii) underground storage of any hazardous material, or (iii) above ground storage of more than one hundred ten (110) gallons of such lubricating oil and associated hazardous waste; and
- (6) any activity involving the dispensing of oil or petroleum from an above-ground storage tank or tanks with an aggregate volume of two thousand (2000) gallons or less provided all the following conditions are satisfied:
 - (A) such dispensing activity takes place solely on a paved surface which is covered by a roof,
 - (B) the above-ground storage tank(s) is a double-walled tank with overfill alarms, and
 - (C) all associated piping is either above ground, or has secondary containment.

(d) Determination of a non-regulated activity

- (1) Any person proposing to carry out a non-regulated activity, as set forth in section 4(c) of these regulations, in an aquifer protection area shall, prior to commencement of such activity, notify the Agency or its duly authorized agent on a form provided by the Agency. Such form shall provide sufficient information to enable the Agency or its duly authorized agent to properly determine that the proposed activity is a regulated activity or a non-regulated activity within the aquifer protection area.
- (2) If such activity is determined to be a non-regulated activity, then no further action under the APA Regulations is necessary.

Section 5, Activities Regulated by the State

- (a) The Commissioner shall exclusively regulate activities within aquifer protection areas that are specified in §22a-354p(g) of the Connecticut General Statutes. The Agency shall regulate all other regulated activities.
- (b) Any person conducting regulated activities that are within the authority of the Commissioner shall submit a registration or obtain a permit or exemption from the Commissioner prior to engaging in such activity. The Commissioner shall process applications for those regulated activities.
- (c) The Agency may submit an advisory decision to the Commissioner for consideration on any permit regulated under this section in accordance with the Connecticut General Statutes §22a-354p(g).

Section 6, Application for an Exemption from Prohibition or Regulation

- (a) The owner or operator of a regulated activity may seek an exemption from the Commissioner pursuant to §22a-354i-6 of the Regulations of Connecticut State Agencies. Any person seeking an exemption from the Commissioner shall concurrently submit a copy of the application for an exemption to the Agency and any affected water company.
- (b) The Agency may submit written comments to the Commissioner on any exemption regulated under this section in accordance with §22a-354i-6(c) of the Regulations of Connecticut State Agencies within sixty (60) days of the agency receipt of copy of the application.

Section 7, General Registration, Permit Application and Transfer Procedures

- (a) All applications for permits and registrations shall contain sufficient information for a fair and informed determination of the issues. The Agency may request additional information from the applicant for this purpose.
- (b) The day of receipt of a registration, permit application or transfer form shall be the day of the next regularly scheduled meeting of the Agency, immediately following the day of submission of the application to the Agency or its duly authorized agent, provided such meeting is no earlier than three business days after receipt, or within thirty-five days after such submission, whichever is sooner.
- (c) At any time during the review period, the Agency may require the applicant or registrant to provide additional information about the regulated activity. Requests for additional information shall not stay the time limitations for registrations and permits as set forth in sections 8 and 9 of the APA Regulations.
- (d) All permit applications and registrations shall be open for public inspection.
- (e) Incomplete permit applications and registrations may be denied without prejudice.
- (f) No permit or registration issued under sections 8 or 9 of the APA Regulations shall be assigned or transferred except with written approval by the Agency.

Section 8, Registration Requirements

- (a) Any person engaged in a regulated activity which substantially commenced, or was in active operation within the past five (5) years, or with respect to which a municipal building permit was issued, either (A) before the effective date of the state aquifer protection regulations, or (B) before the date an applicable aquifer protection area is designated on a municipal zoning district map or inland wetland and watercourse areas map, whichever occurs later, shall register the activity in accordance with this section unless such person has pending an application for an exemption pursuant to §22a-354i-6 of the Regulations of Connecticut State Agencies.
 - (1) The Commissioner shall process registrations for those regulated activities specified in §22a-354p(g) of the Connecticut General Statutes. The Agency shall process registrations for all other regulated activities.
 - (2) If the regulated activity is not specified in §22a-354p(g) of the Connecticut General Statutes, the person engaged in such activity shall submit a registration to the Agency not later than one hundred eighty (180) days after adoption of regulations pursuant to §22a-354p of the Connecticut General Statutes, or the designation the aquifer protection area pursuant to §22a-354i-2 of the Regulations of Connecticut State Agencies, whichever occurs later. Said person shall simultaneously file a copy of the registration with the Commissioner, Commissioner of Public Health and the affected water company.
- (b) All registrations shall be provided on a form prescribed by the Agency and shall be accompanied by the correct registration fee in accordance with section 18 of the APA Regulations. Such registration forms may be obtained from the Agency. Such registration forms shall include at least the following information in writing or on maps or drawings:
 - (1) The name, business telephone number, street address and mailing address of the:
 - (A) Registrant; if the registrant is a corporation or limited partnership, the full name of the facility and such corporation or limited partnership as registered with the Connecticut Secretary of State, and any officer or governing or managing body of any partnership, association, firm or corporation,
 - (B) owner of such facility if different than the registrant, and

- (C) manager or operator overseeing the operations of such facility;
- (2) the location of such facility, using street address or other appropriate method of location, and a map showing the property boundaries of the facility on a 1:24,000 scale United States Geological Survey topographic quadrangle base;
 - (3) an identification of the regulated activity or activities conducted at the facility, as described in 2(a)(35) of the APA Regulations, which regulated activity or activities shall consist of any regulated activity which substantially commenced, was in active operation, or with respect to which a municipal building permit was issued within the past five years; and
 - (4) a certification by the registrant that the subject regulated activity is in compliance with the best management practices set forth in section 12(a) of the APA Regulations, as follows, signed after satisfying the statements set forth in the following certification:

"I have personally examined and am familiar with the information submitted in this registration and all attachments, and I certify, based on reasonable investigation, including my inquiry of those individuals responsible for obtaining the information, the submitted information is true, accurate and complete to the best of my knowledge and belief. I understand that any false statement made in this document or certification may be punishable as a criminal offense under §53a-157b of the Connecticut General Statutes and any other applicable law."
- (c) When deemed necessary to protect a public supply well subject to regulation under §22a-354c or §22a-354z of the Connecticut General Statutes, the Agency may:
- (1) require, by written notice, any registrant to submit for review and written approval a storm water management plan prepared in accordance with section 12(b) of the APA Regulations. If so required, the storm water management plan shall be implemented by the registrant immediately upon its approval; or
 - (2) require, by written notice, any registrant to submit for review and written approval the materials management plan prepared in accordance with section 12(a) of the APA Regulations. If so required, the materials management plan shall be implemented by the registrant immediately upon its approval.
- (d) If the Agency determines that a registration is incomplete, it shall reject the registration and notify the registrant of what additional information is required and the date by which it shall be submitted.
- (e) If the registration is determined to be complete, and the regulated activity is eligible for registration, the Agency shall send written notification of such registration to the registrant. Such registration shall be determined to be complete and eligible if the registrant has not otherwise received a notice of rejection from the Agency, not later than one hundred and eighty (180) days after the date the registration is received by the Agency.
- (f) The following general provisions shall be included in the issuance of all registrations:
- (1) The Agency has relied in whole or in part on information provided by the registrant and if such information subsequently proves to be false, deceptive, incomplete or inaccurate, the registration may be modified, suspended or revoked;
 - (2) all registrations issued by the Agency are subject to and do not derogate any present or future rights or powers of the Commissioner, Agency, or municipality, and convey no rights in real estate or material nor any exclusive privileges, and are further subject to any and all public and private rights and to any federal, state, and municipal laws or regulations pertinent to the subject land or activity;
 - (3) a complete registration shall expire five (5) years from the date of receipt of such registration by the Agency;
 - (4) the registrant shall apply to the Agency to renew the registration on a form prescribed by the Agency for a facility prior to expiration of such registration; and
 - (5) If a registered regulated activity is out of business or inactive when registration renewal is required, a five (5) year allowance shall be in effect from the date the registration expires. If the registrant has not applied to renew the registration within five (5) years of the date the registration expires, the facility is no longer eligible for registration.

- (g) If a regulated activity which is eligible for registration in accordance with subsection (a) of this section fails to be registered or if the registrant of an active registered activity fails to apply for renewal prior to expiration, the Commissioner or municipal aquifer protection agency, as appropriate, may accept a late registration at their discretion, subject to the limitations in subsection (f)(5) of this section.
- (h) Any person wishing to assume the benefits under a registration for regulated activities shall apply to transfer such registration on a form prescribed by the Agency and submitted to the Agency.

Section 9, Permit Requirements

- (a) Any person may apply for a permit to add a regulated activity to a facility where a registered regulated activity occurs.
- (b) The Agency shall process permit applications for those registrants that have registered pursuant to section 8 of the APA Regulations. The Commissioner shall process permit applications for regulated activities specified in §22a-354p(g) of the Connecticut General Statutes and for those registrants that have registered pursuant to §22a-354i-7(b)(1) of the Regulations of Connecticut State Agencies.
- (c) Action shall be taken on permit applications within thirty-five (35) days after the completion of a public hearing or in the absence of a public hearing within sixty-five (65) days from the date of receipt of the application.
- (d) An application for a permit shall be made on a form prescribed by the Agency and shall be accompanied by the correct application fee in accordance with section 18 of the APA Regulations. Such permit application forms may be obtained from the Agency. Simultaneously with filing an application, the applicant shall send a copy of the application to the Commissioner, the Commissioner of Public Health and the affected water company. An application shall include the following information:
 - (1) The information as required for a registration under section 8(b) of the APA Regulations shall be provided for the proposed regulated activity;
 - (2) a confirmation and certification that the existing and proposed activity:
 - (A) remains and shall remain in compliance with section 12(a) of the APA Regulations,
 - (B) shall not increase the number of underground storage tanks used for storage of hazardous materials, and
 - (C) remains and shall remain in compliance with all local, state, and federal environmental laws;
 - (3) a materials management plan in accordance with section 12(a) of the APA Regulations;
 - (4) a storm water management plan in accordance with section 12(b) of the APA Regulations;
 - (5) the following environmental compliance information with respect to environmental violations which occurred at the facility where the regulated activities are conducted, within the five years immediately preceding the date of the application:
 - (A) any criminal conviction involving a violation of any environmental protection law,
 - (B) any civil penalty imposed in any state or federal judicial proceeding, or any penalty exceeding five thousand dollars imposed in any administrative proceeding, and
 - (C) any judicial or administrative orders issued regarding any such violation together with the dates, case or docket numbers, or other information which identifies the proceeding. For any such proceeding initiated by the state or federal government, the Agency may require submission of a copy of any official document associated with the proceeding, the final judgment or order;
 - (6) any additional information deemed necessary by the Agency regarding potential threats to the ground water and proposed safeguards; and
 - (7) the following certification signed by the applicant and the individual responsible for preparing the application, after satisfying the statements set forth in the certification:

"I have personally examined and am familiar with the information submitted in this document and all attachments, and I certify, based on reasonable investigation, including my inquiry of those individuals responsible for obtaining the information, the submitted information is true, accurate and complete to the best of my knowledge and belief. I understand that any false statement made in the submitted information is punishable as a criminal offense under §53a-157b of the Connecticut General Statutes and any other applicable law."

- (e) The Commissioner, any affected water company or the Commissioner of Public Health may, not later than thirty (30) days after receiving a copy of an application for a permit under this section, submit to the Agency written comments on such application. The Agency shall give due consideration to any such comments, and shall provide a copy of the decision to the Commissioner, the affected water company and the Commissioner of Public Health.
- (f) To carry out the purposes of the Act, the Agency may grant an application as filed, grant it upon such terms, conditions, limitations or modifications necessary, or deny it. The Agency shall state upon the record the reason for its decision.
- (g) The Agency may hold a public hearing on an application for a permit in accordance with section 10 of the APA regulations.
- (h) The Agency shall not issue a permit unless a complete application has been received and the applicant demonstrates to the Agency's satisfaction that all requirements of this section of the APA regulations have been satisfied and all of the following standards and criteria have been met:
 - (1) the proposed regulated activity shall take place at a facility where a registered regulated activity occurs;
 - (2) the proposed regulated activity shall not increase the number, or storage capacity of underground storage tanks used for hazardous materials except for the replacement of an existing underground storage tank in accordance with section 12(a)(3) of the APA Regulations;
 - (3) the materials management plan and storm water management plan have been satisfactorily prepared in accordance with sections 12(a) and 12(b) of the APA Regulations;
 - (4) the applicant has submitted a confirmation and certification that all regulated activities remain and shall remain in compliance with all local, state and federal environmental laws in accordance with subsection (d)(2) of this section;
 - (5) the applicant's compliance record does not indicate (A) that any noncompliance resulted from indifference to or disregard for the legal requirements, (B) an unwillingness or inability to devote the resources necessary to comply and remain in compliance, or (C) that instances of noncompliance have led to serious environmental harm, harm to human health or safety, or a substantial risk of such harm;
 - (6) the proposed regulated activity shall be conducted in accordance with section 12 of the APA Regulations;
 - (7) the existing regulated activity is being conducted in accordance with section 12 of the APA Regulations; and
 - (8) the certification required under subsection (d)(7) of this section has been signed by the applicant and the individual responsible for preparing the application.
- (i) The Agency may impose reasonable conditions or limitations on any permit issued under this section to assure protection of the ground water, including, but not limited to the following:
 - (1) best management practices in addition to those set forth in section 12 of the APA Regulations; and
 - (2) ground water monitoring.
- (j) The following general provisions shall be included in the issuance of all permits:
 - (1) the Agency has relied in whole or in part on information provided by the applicant and if such information subsequently proves to be false, deceptive, incomplete or inaccurate, the permit may be modified, suspended or revoked;

- (2) all permits issued by the Agency are subject to and do not derogate any present or future rights or powers of the Commissioner, Agency, or municipality, and convey no rights in real estate or material nor any exclusive privileges, and are further subject to any and all public and private rights and to any federal, state, and municipal laws or regulations pertinent to the subject land or activity;
 - (3) the permit shall expire ten (10) years from the date of issuance of such permit by the Agency; and
 - (4) a person shall apply to the Agency to renew the permit on a form prescribed by the Agency prior to expiration of such permit. Such renewal shall be granted upon request by the Agency unless a substantial change in the permitted activity is proposed, or enforcement action with regard to the regulated activity has been taken, in which case, a new permit application shall be submitted and reviewed in accordance with the provisions of this section.
- (k) The Agency shall notify the applicant or permittee within fifteen (15) days of the date of the decision by certified mail, return receipt requested, and the Agency shall cause notice of its order in issuance or denial of a permit to be published in a newspaper having a general circulation in the municipality in which the aquifer protection area is located.
 - (l) A permittee may request a modification of a permit from the Agency. Such request shall be on a form prescribed by the Agency, and shall include the facts and reasons supporting the request. The Agency may require the permittee to submit a new application for a permit or renewal in lieu of a modification request.
 - (m) A person wishing to assume the benefits under a permit for regulated activities shall apply to transfer such permit on a form prescribed by the Agency and submitted to the Agency.

Section 10, Public Hearings Regarding Permit Applications

- (a) If the Agency decides to hold a public hearing regarding an application for a permit to conduct a regulated activity within an aquifer protection area, such hearing shall commence no later than sixty-five (65) days after the receipt of such application.
- (b) Notice of the hearing shall be published at least twice at intervals of not less than two (2) days, the first not more than fifteen (15) days and not fewer than ten (10) days, and the last not less than two (2) days before the date set for the hearing in a newspaper having a general circulation in each city/town where the affected aquifer, or any part thereof, is located.
- (c) The Agency shall send to any affected water company, at least ten (10) days before the hearing, a copy of the notice by certified mail, return receipt requested. Any affected water company may, through a representative, appear and be heard at any such hearing.
- (d) All applications, maps and documents relating thereto shall be open for public inspection.
- (e) At such hearing any person or persons may appear and be heard.
- (f) The hearing shall be completed within forty-five (45) days of its commencement.
- (g) In reaching its decision on any application after a public hearing, the Agency shall base its decision on the record of that hearing. Documentary evidence or other material not in the hearing record shall not be considered by the Agency in its decision.
- (h) The applicant or permittee shall be notified of the Agency's decision in accordance with section 9(k) of the APA Regulations.

Section 11, Bond and Insurance Relevant to Permit Applicants

- (a) An applicant may be required to file a bond as a condition of the permit.
- (b) Any bond or surety shall be conditioned on compliance with all provisions of these regulations and the terms, conditions and limitations established in the permit.

Section 12, Best Management Practices

- (a) Every regulated activity shall be conducted in accordance with the following:

- (1) hazardous materials may be stored above ground within an aquifer protection area only in accordance with the following conditions:
 - (A) hazardous material shall be stored in a building or under a roof that minimizes storm water entry to the hazardous material storage area, except that a roof is not required for a bulk storage facility as defined in section 2 of the APA Regulations,
 - (B) floors within a building or under a roof where hazardous material may be stored shall be constructed or treated to protect the surface of the floor from deterioration due to spillage of any such material,
 - (C) a structure which may be used for storage or transfer of hazardous material shall be protected from storm water run-on, and ground water intrusion,
 - (D) hazardous material shall be stored within an impermeable containment area which is capable of containing at least the volume of the largest container of such hazardous material present in such area, or 10% of the total volume of all such containers in such area, whichever is larger, without overflow of released hazardous material from the containment area,
 - (E) hazardous material shall not be stored with other hazardous materials that are incompatible and may create a hazard of fire, explosion or generation of toxic substances,
 - (F) hazardous material shall be stored only in a container that has been certified to meet state or federal specifications for containers suitable for the transport or storage of such material,
 - (G) hazardous material shall be stored only in an area that is secured against un-authorized entry by the public, and
 - (H) the requirements of this subdivision are intended to supplement, and not to supersede, any other applicable requirements of federal, state, or local law, including applicable requirements of the Resource Conservation and Recovery Act of 1976;
- (2) no person shall increase the number of underground storage tanks used to store hazardous materials;
- (3) an underground storage tank used to store hazardous materials shall not be replaced with a larger tank unless (A) there is no more than a 25% increase in volume of the larger replacement tank, and (B) the larger replacement tank is a double-walled tank with co-axial piping, both meeting new installation component standards pursuant to §22a-449(d)-1(e) and §22a-449(d)-102 of the Regulations of Connecticut State Agencies, and with interstitial monitoring;
- (4) no person shall use, maintain or install floor drains, dry wells or other infiltration devices or appurtenances which allow the release of waste waters to the ground, unless such release is permitted by the Commissioner in accordance with §22a-430 or §22a-430b of the Connecticut General Statutes; and
- (5) a materials management plan shall be developed and implemented in accordance with the following:
 - (A) a materials management plan shall contain, at a minimum, the following information with respect to the subject regulated activity:
 - (i) a pollution prevention assessment consisting of a detailed evaluation of alternatives to the use of hazardous materials or processes and practices that would reduce or eliminate the use of hazardous materials, and implementation of such alternatives where possible and feasible,
 - (ii) a description of any operations or practices which may pose a threat of pollution to the aquifer, which shall include the following:
 - (aa) a process flow diagram identifying where hazardous materials are stored, disposed and used, and where hazardous wastes are generated and subsequently stored and disposed,
 - (bb) an inventory of all hazardous materials which are likely to be or will be manufactured, produced, stored, utilized or otherwise handled, and
 - (cc) a description of waste, including waste waters generated, and a description of how such wastes are handled, stored and disposed,

- (iii) the name, street address, mailing address, title and telephone number of the individual(s) responsible for implementing the materials management plan and the individual(s) who should be contacted in an emergency,
 - (iv) a record-keeping system to account for the types, quantities, and disposition of hazardous materials which are manufactured, produced, utilized, stored, or otherwise handled or which are discharged or emitted; such record-keeping system shall be maintained at the subject facility and shall be made available thereat for inspection during normal business hours by the Commissioner and the municipal aquifer protection agency, and
 - (v) an emergency response plan for responding to a release of hazardous materials. Such plan shall describe how each such release could result in pollution to the underlying aquifer and shall set forth the methods used or to be used to prevent and abate any such a release;
- (B) when a materials management plan is required under either section 8(c) or 9(d) of the APA Regulations, such materials management plan shall be completed and certified by a professional engineer or a certified hazardous materials manager, or, if the facility where the regulated activity is conducted has received and maintained an ISO 14001 environmental management system certification, then the registrant may complete and certify the materials management plan; and
 - (C) the materials management plan shall be maintained at the subject facility and shall be made available thereat for inspection during normal business hours by the Commissioner and the municipal aquifer protection agency.
- (b) The development and implementation of a storm water management plan required for regulated activities in accordance with sections 8(c) and 9(d) of the APA Regulations, shall be as follows: A storm water management plan shall assure that storm water run-off generated by the subject regulated activity is (i) managed in a manner so as to prevent pollution of ground water, and (ii) shall comply with all of the requirements for the General Permit of the Discharge of Storm Water associated with a Commercial Activity issued pursuant to §22a-430b of the Connecticut General Statutes.

Section 13, Other State, Federal and Local Laws

- (a) Nothing in these regulations shall obviate the requirement for the applicant to obtain any other assents, permits or licenses required by law or regulation by the Town of Mansfield, State of Connecticut and the Government of the United States including any approval required by the Connecticut Department of Environmental Protection and the U.S. Army Corps of Engineers and the United States Environmental Protection Agency. Obtaining such assents, permits or licenses are the sole responsibility of the applicant.
- (b) No person shall conduct any regulated activity within an aquifer protection area which requires zoning or subdivision approval without first having obtained a valid certificate of zoning or subdivision approval, special permit, special exception or variance, or other documentation establishing that the proposal complies with the Town of Mansfield zoning or subdivision regulations.

Section 14, Enforcement

- (a) The Agency may appoint a duly authorized agent to act in its behalf with the authority to issue notices of violation or cease and desist orders.
- (b) If the Agency or its duly authorized agent finds that any person is conducting or maintaining any activity, facility or condition which violates any provision of these regulations, the Agency or its duly authorized agent may:
 - (1) Issue a notice of violation.
 - (A) The notice of violation shall state the nature of the violation, the jurisdiction of the Agency, and the necessary action required to correct the violation including without limitation halting the activity in the aquifer protection area.
 - (B) The Agency may request that the person appear at the next regularly scheduled meeting of the Agency to discuss the unauthorized activity, and/or provide a written reply to the notice or file an application for the necessary permit or registration. Failure to carry out the action(s) directed in a

notice of violation may result in issuance of an order under subsection (2) of this section or other enforcement proceedings as provided by law.

(2) Issue a written order.

- (A) Such order shall be issued by certified mail, return receipt requested to such person conducting such activity or maintaining such facility or condition to cease such activity immediately or to correct such facility or condition. The Agency shall send a copy of such order to any affected water company by certified mail, return receipt requested.
- (B) Within ten (10) days of the issuance of such order the Agency shall hold a hearing to provide the person an opportunity to be heard and show cause why the order should not remain in effect. Any affected water company may testify at the hearing. The Agency shall consider the facts presented at the hearing and, within ten (10) days of the completion of the hearing, notify the person by certified mail, return receipt requested, that the original order remains in effect, that a revised order is in effect, or that the order has been withdrawn.

(3) Suspend or revoke registration or permit.

- (A) The Agency may suspend or revoke a registration or a permit if it finds, after a hearing, that the registrant or permittee has not complied with the terms, conditions or limitations set forth in the registration or the permit. Prior to revoking or suspending any registration or permit, the Agency shall issue notice to the registrant or the permittee, personally or by certified mail, return receipt requested, setting forth the facts or conduct that warrants the intended action.
 - (B) The Agency shall hold a hearing to provide the registrant or permittee an opportunity to show that it is in compliance with its registration or permit. The Agency shall notify the registrant or permittee of its decision by certified mail within fifteen (15) days of the date of its decision. The Agency shall publish notice of a suspension or revocation in a newspaper having general circulation in the Town of Mansfield.
- (c) An order issued pursuant to subsection (b)(2) shall be effective upon issuance, shall remain in effect until the Agency affirms, revises, or withdraws the order, and shall not delay or bar an action pursuant to subsection (b)(3) of this section.
- (d) A court may assess criminal and or civil penalties to any person who commits, takes part in, or assists in any violation of any provision of the APA regulations in accordance with §22a-354s(b) and §22a-354s(c) of the Connecticut General Statutes.

Section 15, Amendments

- (a) These regulations may be amended, changed or repealed in accordance with §22a-354p(b) of the Connecticut General Statutes.
- (b) If a complete application is filed with the Agency which is in conformance with the APA regulations as of the date of its filing, the permit issued shall not be required to comply with any changes in regulations taking effect on or after the date that the filing date. The provisions of this section shall not apply to the establishment, amendment, or change of the boundaries of the aquifer protection area or to any changes in the APA Regulations necessary to make the regulations consistent with chapter 446i of the Connecticut General Statutes as of the date of the Agency's decision.

Section 16, Appeals

- (a) Appeal of the Agency's regulation, order, decision or action shall be made in accordance with §22a-354q of the Connecticut General Statutes.

Section 17, Conflict and Severance

- (a) If there is a conflict between the provisions of the APA Regulations, the provision that imposes the most stringent standards shall govern. The invalidity of any word, clause, sentence, section, part, subsection, subdivision or provision of these regulations shall not affect the validity of any other part that can be given effect without such valid part or parts.

(b) If there is a conflict between the provisions of the APA Regulations and the Act, the provisions of the Act shall govern.

Section 18, Registration and Permit Application Fees

- (a) All fees required by these regulations shall be submitted to the Agency by certified check or money order payable to the Town of Mansfield at the time the registration or permit application is filed with the Agency.
- (b) No registration or permit application shall be granted or approved by the Agency unless the correct registration/application fee is paid in full or unless a waiver has been granted by the Agency pursuant to subsection (f) of this section.
- (c) The registration or permit application fee is nonrefundable.
- (d) Registration or permit application fees shall be based on the following schedule:

Fee Schedule			
	Facility Size		
	Small (< 1 acre)	Medium (1-5 acres)	Large (> 5 acres)
Registrations:			
Industrial	\$250	\$400	\$600
Commercial	\$250	\$400	\$600
Other	\$250	\$400	\$600
Permits:			
Industrial	\$500	\$750	\$1,000
Commercial	\$500	\$750	\$1,000
Other	\$500	\$750	\$1,000
Materials Management Plan Reviews	\$150	\$150	\$150
Storm water Management Plan Reviews	\$150	\$150	\$150
Public Hearing	\$200	\$200	\$200
Facility Inspection/Monitoring	\$150	\$150	\$150
Regulation Petition	\$250	\$250	\$250

- (e) Boards, commissions, councils and departments of the Town of Mansfield are exempt from all fee requirements.
- (f) The registrant or applicant may petition the Agency to waive, reduce or allow delayed payment of the fee. Such petitions shall be in writing and shall state fully the facts and circumstances the Agency should consider in its determination under this section. The Agency may waive all or part of the application fee if the Agency determines that:
 - (1) the activity applied for would clearly result in a substantial public benefit to the environment or to the public health and safety and the registrant or applicant would reasonably be deterred from initiating the activity solely or primarily as a result of the amount of the registration or permit application fee; or
 - (2) the amount of the registration or permit application fee is clearly excessive in relation to the cost to the City/Town for reviewing and processing the application.

(g) Extra Assessments

In the event that additional expenses, including but not limited to outside consultants, experts, or legal advisors are incurred in processing the registration or permit application the applicant/ registrant may be assessed an additional fee not to exceed \$2,000 to cover said costs. Said fees are to be estimated by the duly authorized agent and submitted with the application fee and held until the application is completely processed after which time any residual funds pertaining to this assessment are to be returned to the applicant/registrant.

the activity applied for would clearly result in a substantial public benefit to the environment or to the public health and safety and the registrant or applicant would reasonably be deterred from initiating the activity solely or primarily as a result of the amount of the registration or permit application fee; or

the amount of the registration or permit application fee is clearly excessive in relation to the cost to the City/Town for reviewing and processing the application.

Extra Assessments

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For the purpose of this assessment, an "outside consultant" means a professional who is not an employee of the Town of Mansfield including but not limited to engineering, environmental, hydrogeology and hazardous materials management professionals.

The Agency shall state upon its record the basis for all actions under this section.

Effective Date of Regulations

The APA Regulations, APA boundaries and amendments thereto, shall become effective upon (1) the Commissioner's determination that such regulations are reasonably related to the purpose of ground water protection and not inconsistent with the Regulations of Connecticut State Agencies §22a-354i-1 through §22a-354i-10 and (2) filing in the Office of the Town Clerk.

Effective Date: February 15, 2006

Aquifer Protection Area*

* The boundaries of the proposed aquifer protection area is identical to CT DEP approved aquifer protection areas for the University of Connecticut Fenton River wellfield area.

 Aquifer Protection Area

Existing Zone Classifications

(no changes are proposed to existing zones in association with the proposed aquifer protection area)

-  Flood Hazard
-  Rural Agricultural Residence 90
- Rural Agricultural Residence 40
-  Rural Agricultural Residence 40/Multi-Family Residence 40
- Residence 20
-  Design Multiple Residence
-  Business
 - Professional Office 1
 - Professional Office 3
 - Neighborhood Business 1
 - Neighborhood Business 2
 - Planned Business 1
 - Planned Business 2
 -  Planned Business 3
 -  Planned Business 4
 -  Planned Business 5
 - Research and Development Limited Industrial
 - Institutional
 -  Industrial Park

Adopted by the
Mansfield Aquifer
Protection Agency

January 17, 2006.



4000 0 4000 Feet

Map Sources

"Aquifer Protection Areas", scale = 1:24,000, 2005, CT DEP.
 "Mansfield Digital Tax Map", scale = 1:24,000, 2001, Fuss & O'Neil.
 "Towns", scale = 1:24,000, 1995, CT DEP.
 "Zoning Map", scale = 1:48,000, 2005, LA Dept. at UConn.

Prepared by the Windham Region Council of Governments.
 Map is for general planning purposes only and is not intended for site specific review.

TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER

Item #10



Martin H. Berliner, Town Manager

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

January 18, 2006

Mr. Thomas Callahan
Special Assistant to the President
University of Connecticut
352 Mansfield Rd.
Unit 2048
Storrs, CT 06269-2048

T.C.M.
Dear Mr. Callahan,

Thank you for the opportunity to comment on your proposal for a UConn Water/Wastewater System Policy Advisory Committee. I have enclosed our comments for your consideration.

We have been discussing the governance of UConn utilities in general for a number of months. Your proposal to create the Advisory Committee is a good next step in this process. It would allow us to further improve communications between the Town and the University, improve the operations and maintenance of the utilities and truly coordinate our long-range planning.

From our discussions, you are aware that the Town's consultant, Milone and McBrown, has been looking at a number of options regarding the long-term governance of the water utility. I have also enclosed a copy of their report for your information. I believe that one of their options, or some variation, would be in the long-term best interest of both the Town and the University.

I look forward to further discussing with you both short and long-term governance improvements for the University's utilities, both on and off the campus. I will contact you in the next few weeks to schedule a meeting to continue that process.

Sincerely,

M. H. Berliner

Martin H. Berliner
Town Manager

Enclosures: (2)

- Comments on Advisory Committee
- White Paper on Governance

UConn Water/Wastewater System Policy Advisory Committee

Proposal: Establish a management level committee for guiding the operation and development of the University's water supply and wastewater treatment systems, pursuant to a proper delegation of authority of the Board of Trustees.

Background: UConn developed water and wastewater treatment systems over the last century due to the lack of public or private providers in the Storrs area.

Over time, non-university users have been connected to these systems. Other state (Mansfield correctional facility) municipal (town offices, community center, Senior Center, EO Smith High School, etc), commercial (Storrs Center and King Hill Road commercial areas), multifamily apartments (Celeron Square, Holinko Estates, Wright's Village, Juniper Hill and Glen Ridge) and private residences (Eastwood, Westwood, Hillside Circle, Willowbrook, Hunting Lodge & pursuant to landfill consent orders) are the key non-university uses currently connected to these systems. Non-university users presently account for approximately 10-12% of demand.

UConn's drinking water and wastewater systems are subject ^{to} regulatory review and comment by state agencies, such as DEP, OPM and Health Services, with respect to ~~ed to greater regulation of the~~ adequacy, purity, environmental impact and security of its water and waste treatment systems. Issues of concern in recent years have included: aquifer protection area delineation; impact of well withdrawals on streamflow and habitat; potential for inadvertent sanitary and wastewater cross connections; failure to properly and timely water quality testing; Fenton River drying; etc.

UConn's drinking water and wastewater systems are ultimately governed by policies established by the University's Board of Trustees. Policy guidance to date has been limited with the Board of Trustees periodically approving rate increases recommended by management. Opportunities for user comments and public participation have been limited to opportunity to comment through the Board of Trustees and indirectly through the Mansfield Town Council.

UConn's growing enrollment, employment and physical plant, spurred by UConn 2000 and 21st Century UConn, have prompted concern among some state officials and local officials and citizens regarding the water and wastewater systems' ability to sustain continuing growth.

Concurrently, UConn's transformation has sparked significant market interest in new commercial and multifamily projects located adjacent to the campus over the past 2-3 years.

Charge: UConn Water/Wastewater System Policy Advisory Committee will:

- Review system operational and environmental performance
- Review system maintenance and improvements plans
- Review requests for new connections and recommend their disposition to UConn VP&COO after assessing the system capabilities and Mansfield's Plan of Conservation and Development and applicable zoning regulations.
- Review water supply plans and other significant assessments (e.g., aquifer protection delineation, stream flow analysis, etc) prior to submission to regulatory authorities
- Review annual consumer confidence report prior to submission to the regulatory authorities
- ~~Conduct~~ Provide and notice at least two public ~~meetings~~ opportunities for comment per year for users and other interested parties
- Report annually to the University's Board of Trustees and Mansfield Town Council
- Review Town of Mansfield and UConn source protection and aquifer protection activities.

Composition: Director of Facility Operations
Director of AES
Director of Environmental Policy
AVP, Student Affairs
Budget Director
Mansfield Town Manager
Chair, Willimantic Water Commission

January 10, 2006

Synopsis of Public Water Supply Service Options in Mansfield, Connecticut

1.0 Purpose

The Town of Mansfield has retained Milone & MacBroom, Inc. to prepare a synopsis of public water supply service options in Mansfield, Connecticut. The ensuing discussion focuses on procedural and regulatory processes involved in various water utility ownership/operation scenarios, including an evaluation of timing implications, service area constraints and opportunities, potential water rate impacts, the role of regulatory program jurisdiction, and the advantages and disadvantages. The intent is to provide a concise summary of facts, issues, and baseline information to enhance the ongoing discussion of future public water supply in Mansfield, particularly at the University of Connecticut (UConn) campus and surrounding areas.

2.0 Background / Setting

Connecticut residents and businesses obtain their drinking water either from private individual wells or through a public water supply system wherein water is delivered through a supply pipeline, with service connections to individual buildings. Public water systems can be owned and/or operated by municipal water departments, regional water suppliers, or private water companies.

The pattern of water usage in the Town of Mansfield is the result of institutional, residential, and commercial growth within its municipal borders and in the adjacent neighboring towns. The majority of residents and many of the businesses in Mansfield are served by individual private water supply wells. Other areas in town are served by public water systems. Areas of public water service are shown graphically on the attached map.

The Town of Mansfield has a unique composition of public water supply systems. The largest is the UConn system, serving facilities both on and off-campus. UConn's system is often referred to as the Main Campus and Depot Campus, although they are hydraulically interconnected. Windham Water Works is the next largest system, serving developed residential, commercial, and industrial areas in the southern part of Mansfield. All remaining public water systems, of which there are 18, consist of small private community systems that use on-site well supplies to serve single apartment buildings, condominium complexes, groups of single-family homes, or mobile home communities.

3.0 Key Issues of Water Supply in Mansfield

Source(s) of Supply – The environmental concerns related to the withdrawal of water from the Fenton River aquifer have been under study for a number of years. The recent drought conditions in Connecticut have underscored the vulnerability of the Fenton River as an

important aquatic resource. Water supply reservoirs across the state have been at disturbingly low levels and many intermittent streams have stopped flowing. If utilization of the Fenton River aquifer is significantly reduced for ecological reasons, alternate sources of water supply will need to be explored and developed. This could potentially be a time-consuming and costly endeavor. Feasible categories of new water supplies could include the extension of existing nearby public water supply distribution systems; interconnection with nearby water utilities for the wholesale purchase of water; or development of new ground water supply sources.

System Hydraulics and Adequacy of Infrastructure – Long-term planning, maintenance, and correction of hydraulic inefficiencies and/or leakage become increasingly burdensome as a system ages. Anecdotal information indicates that conveyance of UConn's supply source water from the Willimantic and Fenton River wellfields to the end-users may be deficient. Provision of adequate system hydraulics as well as replacement of leaking and aging piping will require attention in the coming years.

Metering – The majority of the service connections, both on- and off-campus, are not metered. While metering is not mandated by regulation, it is an important element of system operations. Metering of both production and consumption enables a meaningful assessment of leakage and unaccounted-for water, provides a basis for planning and engineering of system improvements, and facilitates fee assessment that is proportional to use – a key incentive for water conservation.

Capital – Addressing each of the above system elements requires adequate administrative and technical staff, along with adequate capital improvement and operational budgets to support the system. Most water utilities in Connecticut operate as enterprise funded entities, meaning user fees fully support the utility's operation.

Water Rates – Water rates vary significantly in Connecticut. Municipal and regional water authorities operate on a not-for-profit basis and so customers of those systems often benefit from lower user rates as compared to private utilities. On the other hand, municipal water rates are not regulated by any state or federal body and so there is often no independent system of checks and balances on rate setting. Private water company rates are regulated by the Connecticut Department of Public Utility Control (DPUC) and any proposed rate changes must be approved by DPUC prior to their implementation.

Ownership alone does not dictate water rates. Economy of scale comes into play in relation to the size of the customer base as compared to the extent of the infrastructure. Administrative efficiencies can be realized by larger systems and multi-utility operations. For instance, some municipal service providers share office space and administrative functions related to water, sewer, electric, and/or gas service.

A utility's rates will also reflect the age of the system and the need for significant capital improvements, such as new source development, major infrastructure upgrade, or need for treatment facilities.

4.0 Options for Future Public Water Supply Service in Northern Mansfield

Several options exist for water service ownership and operation in northern Mansfield. Each is described below.

4.1 Continued Service by UConn

Process – UConn may continue to provide public water service, with no need for legislative intervention and no change in ownership. Consent Order DWS-05-078-397, dated September 26, 2005, entered into between the Connecticut Department of Public Health (DPH) and the University of Connecticut requires that UConn immediately retain New England Water Utility Services, Inc. to temporarily operate and manage its system. By May 1, 2006, the consent order requires UConn to select and retain a contractor responsible for providing long-term operation and total management of the water system.

Timing Implications – System ownership and provision of public water by UConn is currently taking place; therefore there are no timing implications relative to continued service by UConn.

Potential Service Area – Representatives of UConn have indicated that extension of their system beyond its current boundaries to provide water off-campus is likely to be limited in the future. UConn's primary missions are education and research. Providing water and maintaining a distribution system to non-university customers is not central to these missions. Accordingly, UConn's position has been that they will meet their own needs before committing additional resources to off-campus development. This limits potential future service area in the Town of Mansfield.

Regulatory Implications – UConn will continue to be regulated through DPH and the Connecticut Department of Environmental Protection (DEP). Additionally, UConn is obligated to comply with the recently executed consent order. They are not regulated by DPUC.

Advantages – UConn is an established water purveyor with familiarity of its own system. Some economy of scale may be realized through the operation of the water utility along with the University's sewage treatment plant and other utility services on-campus.

Disadvantages – Statements from UConn representatives as well as the analysis of future service area reported in UConn's water supply plan reflect reluctance to service additional off-campus areas in Mansfield. This is a disadvantage to the Town and off-campus residents and businesses in the more densely developed areas in northern Mansfield, including Mansfield Four Corners. Additionally, the consent order recently issued by DPH raises some concern relative to the management and operation of this system. The potential impact of this recent action on water rates to off-campus customers is unclear.

4.2 Town of Mansfield Public Water Supply System

Process – Operation of a municipal water utility in Mansfield has been considered. This would involve transfer of ownership and potentially operation of the water utility to the Town of Mansfield, the details of which would require additional legal evaluation, including the valuation of any transferred assets. A transfer in ownership could occur, presumably with no need for an act of state legislation. However, the Town of Mansfield would likely need to adopt a local ordinance that would enable them to provide public water service within Mansfield, including the UConn Main and Depot Campuses.

Timing Implications – A transfer of the public water utility from UConn to the Town of Mansfield could take a considerable amount of time. Mansfield would need to put into place sufficient staffing and an administrative framework with which to operate. If system operations were not contracted out, additional operations staff would also be needed prior to transfer. Regulatory permit transfer would require additional time and coordination as well.

Potential Service Area – The potential service area in Mansfield would likely be determined by need, available water, and by available funding. The Town of Mansfield's 2002 Water Supply Plan would form the basis for short-term and long-term service area determination.

Regulatory Implications – As indicated above, if the Town of Mansfield were to take over ownership of the public water system in northern Mansfield, permits and approvals would need to be transferred. A municipal system would not be regulated by DPUC.

Advantages – One of the advantages of a municipal water utility is the ability of Mansfield to determine and set the limits of service area within its town boundaries. Under this scenario, Mansfield would also be in a better position with regard to future Exclusive Service Area declaration under the regional Water Utility Coordinating Committee planning process in northeast Connecticut. The town, through its existing Department of Public Works, may be in a position to merge some of its administrative functions within the framework of a new municipal utility.

Disadvantages – Under a municipal water utility structure, the town would incur administrative, technical and legal responsibilities as a water provider, and would inherit existing infrastructure and environmental issues associated with the UConn system. Additional costs could potentially have a negative impact on water rates within the existing and future system service areas, although that may be the case under any of the scenarios evaluated.

4.3 Privatize Water Service

Process – Under a privatized water utility structure, all water system assets would need to be valued and then sold to an established non-municipal public water company in Connecticut. The sale, future service, and water usage rates would be the subject of a DPUC rate case.

Timing Implications – A DPUC rate case could take a year or more to complete. Additional time would be needed up front in establishing value and executing the sale of assets.

Potential Service Area – Most privately owned water utilities seek to grow their customer base. This would bode well for those areas of Mansfield in current or future need of public water. However, the goals and objectives of a private water company relative to the extent and location of its service area may or may not be compatible with that of the municipality, its residents, or the utility's customers. Development pressures tend to increase as a result of having available public water service, a pressure that can sometimes influence development patterns and density.

Regulatory Implications – Under this scenario, the transfer of DPH and DEP permits would be necessary in addition to DPUC involvement, both initially and on an ongoing basis.

Advantages – Private acquisition of the public water system in northern Mansfield would relieve UConn and the Town of Mansfield of future responsibility and financial burden associated with owning and operating a water utility. A qualified water utility is supported by paid professionals who have received training and education in the water industry, many of whom are certified and affiliated with professional and trade organizations. Additionally, a profit-based entity will be incentivized to run their system efficiently, as may be evidenced by the utility's track record.

Disadvantages – Private water utility ownership would result in less control by UConn and the Town of Mansfield. A legal and financial transaction would likely take a year or more to complete. The implications of such a transfer on water use rates are unclear.

4.4 Regional Water Authority Structure

Process – There are few regional water providers in Connecticut. The Metropolitan District Commission (MDC) serving the greater Hartford area, the South Central Connecticut Regional Water Authority (SCCRWA) serving the greater New Haven area, and the Southeastern Connecticut Water Authority (SCWA) serving southeastern Connecticut are the regional water providers in Connecticut who serve multiple towns. The municipalities surrounding Mansfield include the rural communities of Coventry, Ashford, Chaplin, and Columbia, in areas where public water service is not likely to be needed in the foreseeable future. The more populated communities of Tolland and Windham are currently served by public water providers, and Willington is served by a number of small water providers. Even so, there may be interest and merit to a regional water entity in the geographic region around Mansfield.

Timing Implications – Legal, legislative, and transfer of assets under this scenario would be similar to that of a private water company. Establishment of a regional water authority could be a lengthy process.

Potential Service Area – The service area of a regional water authority could include the existing UConn service area as well as discrete areas within Mansfield. Again, if the water authority had representation from both UConn and the Town of Mansfield, the service area needs of both could be accommodated.

Regulatory Implications – This form of water utility would require legislative action. Additionally, regulatory permits would need to be transferred.

Advantages – Under this scenario, UConn and the Town of Mansfield would both have input, but without the burden of running their own system.

Disadvantages – It is unclear whether there is any regional interest in developing a water authority. Given the number of towns and water utilities potentially involved, this could be a complex endeavor that could take a number of years to implement.

4.5 Non-Regional Water Authority Structure

Process – Aside from developing a multi-town regional water authority, provision of public water through a water authority within the municipal borders of Mansfield may have potential. Such a water authority could have representation by both UConn and the Town of Mansfield, but be operated independently of both the University and the municipal government. Milone & MacBroom, Inc. is unaware of a similar entity in Connecticut. Accordingly, further research may be necessary relative to the legal framework and feasibility of such an entity. In theory, however, a non-regional water authority could operate independently, with no legal authority to levy taxes or develop and enforce zoning regulations, but with the power to levy fees for water service. They would probably be considered a not-for-profit "water company" under state statute, but could also potentially be regulated by DPUC. Creation of a non-regional water authority within the Town of Mansfield may require a legislative act. A new non-regional water authority would need to raise capital and engage operations and administrative staff.

An example of a non-regional water authority in a similar university setting is the Hanover Water Company in Hanover, New Hampshire. The Company is organized as a private water company, jointly owned by Dartmouth College and the Town of Hanover. Water rates are regulated by the New Hampshire Public Utilities Commission (PUC), while dividends are paid semi-annually to the stockholders at a level determined by the Board of Directors. A case study of the Hanover Water Company is appended.

Timing Implications – Legal, legislative, and transfer of assets under this scenario would be similar to that of a private water company. Establishment of a non-regional water authority would be the first of its kind in Connecticut, potentially resulting in a long lead time for implementation.

Potential Service Area – Service area of a non-regional water authority could include the existing UConn service area as well as discrete areas within Mansfield. Again, if the water

authority had representation from both UConn and the Town of Mansfield, the service area needs of both could be accommodated.

Regulatory Implications – This form of water utility may require legislative action. Additionally, regulatory permits would need to be transferred.

Advantages – Under this scenario, UConn and the Town of Mansfield would both have input, but without the burden of running their own system.

Disadvantages – There is no model in Connecticut for a non-regional water authority. Accordingly, there are many uncertainties relative to the legal and practical aspects of establishing and operating such an entity.

4.6 Public-Private Lease Structure

Process – In a public-private lease structure, the ownership of the utility and all infrastructure would remain with UConn. However, the operation and maintenance of the system would be transferred to a private contractor for an up-front payment and an annual lease fee. Revenues associated with the provision of services would be collected by the private contractor. Lease agreements are long-term, typically ranging between 15 to 25 years.

A web search identified only two lease agreements in the United States, Cranston, Rhode Island and Hawthorne, California. The Hawthorne agreement was the first in the nation and involves a 15-year contract with Cal Water. An up-front payment was made for \$6.5 million, with an additional annual lease payment of \$100,000. Cal Water is responsible for operation, maintenance and all capital improvement projects relating to the City's water system. They can raise rates accordingly, but the City Council has final approval on any proposed rate hikes.

The 2002 Water Investment Act S 1691 specifically refers to the use of public-private partnerships as a means for reducing utility costs. Utilities may now be required to consider privatization in order to receive federal assistance.

Never before has a water utility in Connecticut been leased. However the definition of a "water company" as defined in Section 25-32a of the Connecticut General Statutes implies that a lease operation is allowable. The definition is as follows (underline emphasis added):

Water company means any individual, partnership, association, corporation, municipality or other entity, or the lessee thereof, who or which owns, maintains, operates, manages, controls or employs any pond, lake, reservoir, well, stream or distribution plant or system that supplies water to two or more consumers or to twenty-five or more persons on a regular basis provided if any individual, partnership, association, corporation, municipality or other entity or lessee owns or controls eighty per cent of the equity value of more than one such system or company, the number of

consumers or persons supplied by all such systems so controlled shall be considered as owned by one company for the purposes of this definition.

Further research would be necessary relative to the legal framework and feasibility of a public-private lease structure for the UConn system.

Timing Implications – Development of a lease structure would likely take a considerable amount of timing. Among the necessary elements would be developing a bidding process and negotiating the terms of such a lease agreement.

Potential Service Area – Decision-making authority relating to the extension of the water system and service area coverage would likely be retained by UConn under this scenario. As noted previously, representatives of UConn have indicated that extension of their system is likely to be limited in the future as the University's primary missions are education and research. This limits a potential future service area in the Town of Mansfield.

Regulatory Implications – As the system owner, UConn would have to comply with regulatory mandates set forth by DPH and DEP. Additional compliance considerations would need to be considered relative to the lessee of the system.

Advantages – UConn would retain ownership and thus would provide institutional knowledge associated with the operation of its water system. The financial burden associated with the operation and maintenance of the system in addition to capital investment needs, however, would be transferred to a private entity. UConn would therefore be relieved of both the operational and financial responsibilities related to running its water system.

Disadvantages – While the financial and operational responsibilities would be transferred to a private entity, UConn would be responsible for ensuring that the contractor's management of the system complies with DPH and DEP regulations. In addition, given UConn's reluctance to service additional off-campus areas, the agreement would present a disadvantage to the Town of Mansfield with regard to service area expansion.

5.0 Summary

The table on the following page presents a summary of issues associated with the different forms of water utility ownership in northern Mansfield, Connecticut.

Summary of Service Structure Scenarios

<i>Element</i>	<i>UConn Service</i>	<i>Mansfield Service</i>	<i>Private Water Company</i>	<i>Regional Water Authority</i>	<i>Non-Regional Water Authority</i>	<i>Public-Private Lease</i>
Need for State Legislation				✓	✓	
Need for Local Legislation		✓		?	?	
Need for Value Assessment		✓	✓	✓	✓	✓
Need for Sale of Assets		?	✓	?	?	
Need to Establish a New System Entity and Structure		✓		✓	✓	✓
Need to Employ Additional Administrative Staff		✓	?	✓	✓	
Need to Employ Operations Staff or Contract Operator	✓	✓	✓	✓	✓	✓
Self-Imposed Growth Limitations	✓					✓
Likelihood of Rate Increase	?	?	?	?	?	?
Potentially Long Lead Time		?	?	✓	✓	✓
Permit Transfer Necessary		✓	✓	✓	✓	✓
DPUC Rate Case Necessary			✓			
DPH Jurisdiction	✓	✓	✓	✓	✓	✓
DEP Jurisdiction	✓	✓	✓	✓	✓	✓
High Degree of Control by UConn	✓			✓	✓	✓
High Degree of Control by Mansfield		✓		✓	✓	
Potential Exclusive Service Area Issues			✓			
Potential Economy of Scale Factor	✓		✓			✓

A Perspective on Public Water Supply in the Town of Mansfield.doc

*Case Study for Institutional-Municipal Water Authority
Hanover Water Company
Hanover, New Hampshire*

While preparing a synopsis of public water service options for the Town of Mansfield, Milone & MacBroom, Inc. conducted a review of water supply systems in other rural university communities in order to evaluate the potential for development of a non-regional water authority. Such an example of a "water authority" would have representation by the college or university, and the community in which it is located. A suitable example appears to be operating in the town of Hanover, New Hampshire. The discussion below has been paraphrased from the Town of Hanover Master Plan of Development.

- ▣ *The Hanover Water Company was chartered in 1893 to provide a safe and adequate public water supply. The regular source of water is provided by three impounding reservoirs and gravity deliverance to the customers.*
- ▣ *The Company is organized as a private water company; 52.8% owned by Dartmouth College and the remaining 47.2% is owned by the Town of Hanover.*
- ▣ *As a private utility, the financial structure of the Company and its water rates are regulated by the New Hampshire Public Utilities Commission (PUC). Dividends are paid semi-annually to the stockholders at a level determined by the Board of Directors in light of profitability and special financial requirements.*
- ▣ *Revenues for operating the Company are mainly derived from metered sales and fire protection charges to the Town and other customers. The user rate system includes a flat charge based upon meter size and a consumptive rate based on the volume used. In addition, the company charges the Town and private individuals for hydrant and fire flow capacity.*
- ▣ *On the average, the Company serves a total of 1,695 users, 1,472 domestic, 189 commercial, 15 industrial and 19 municipal users. The total population served is estimated to be less than 10,000 people.*
- ▣ *Currently, the Public Works Department operates the water system under an operations contract. The Public Works Department in the Town of Hanover has the following seven divisions: Highway, Buildings, Cemetery and Grounds, Fleet service, Administrative and Engineering, Sewer Line Maintenance, and Water and Wastewater Treatment and Water Distribution.*
- ▣ *Personnel are employed by the Town to provide operation of the distribution system, treatment system, billing and collections and administration. There are four full-time employees responsible for distribution system operation, one full-time responsible for accounting, billing and collections, one part-time employee providing data base support, one part-time utility engineer, a part-time General Manager, and five part-time treatment operators (wastewater treatment employees). There is one part-time bookkeeper employed*

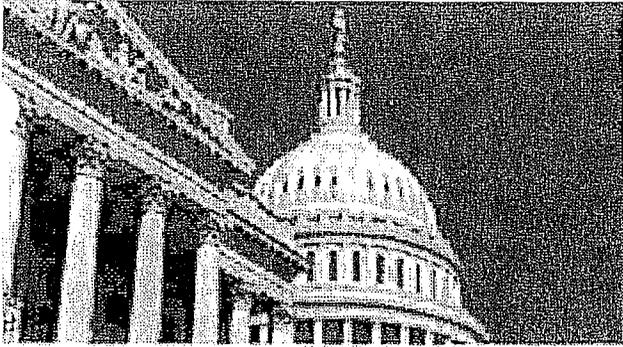
directly by the Hanover Water Company. Employees are integrated into the Public Works Department while operating the company as a private utility in conformance with PUC.

- *There has been considerable discussion by the Board of Directors as to the future ownership structure of the Water Company. The Board has contemplated “municipalizing” the utility to better utilize community resources, expertise and efficiency while containing costs, preserving resources and improving water quality. Prior to such a potential transaction, the Board believed it necessary to determine the utility’s value, and the condition and the future regulatory hurdles it will face. To prepare the community for such a discussion, the Board undertook a valuation study.*

As of the date of this report, the current status of the Hanover Water Company is as follows (according to the updated Town of Hanover web site, <http://www.hanovernh.org/hwwc>):

- *Hanover Water Company is owned jointly by Dartmouth College (52.8%) and the Town of Hanover (47.2%) as a private utility regulated by the Public Utility Commission (PUC). A Board of Directors appointed by the Owners governs the Company. The Company is operated and managed by the Town of Hanover.*

Milone & MacBroom, Inc. has not contacted representatives of the water company, the Town of Hanover, or Dartmouth College for any additional information about the proceedings that may have led to the joint ownership of the water company. However, Hanover Water Company appears to provide a good example of a water authority that is controlled by a university and a municipality. With the joint ownership of the water company, the college and the town have control over the operations and expansion (if any) of the water system.



FEDERAL ISSUES BULLETIN



Item #11

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

February 24, 2006, No. 06-03

Deep Cuts in CDBG Funding Proposed

Significant Implications for Your Community

YOUR ACTION NEEDED

President Bush recently released a \$2.77 trillion FY 07 budget that proposes to, among other things, consolidate several economic and community development programs into the Community Development Block Grant (CDBG) program. Overall funding would be cut, from \$4.178 billion to \$3.032 billion -- a 25% decrease.

The CDBG program has been a staple of community development for over 30 years. Its flexibility has made it especially useful to towns and cities for economic development purposes and assisting low- and moderate-income residents. CDBG assists Connecticut communities in their efforts to create jobs, provide affordable housing, eliminate blight, and generate new economic development.

The cuts will devastate many Connecticut communities and will pose a serious threat to their ability to foster economic revitalization and deliver important services to their citizens. Congress must ensure the vitality of this important program.

Your Action Needed

Please contact Senators Dodd and Lieberman and your U.S. Representative right away (see over for contact information).

Tell them:

- CDBG provides much-needed services to residents of urban, suburban and rural communities -- providing housing and generating economic investment:
- CDBG cuts would have a significant impact on your town/city. Be specific. Let them know the impact cuts will have on programs and services in your community; and
- CDBG is one of the most valuable, useful and user-friendly federal grants to local government.
- To work to influence their colleagues to support CDBG.

If you have any questions, please call Jim Finley or Ron Thomas of CCM at (203) 498-3000.

- over -

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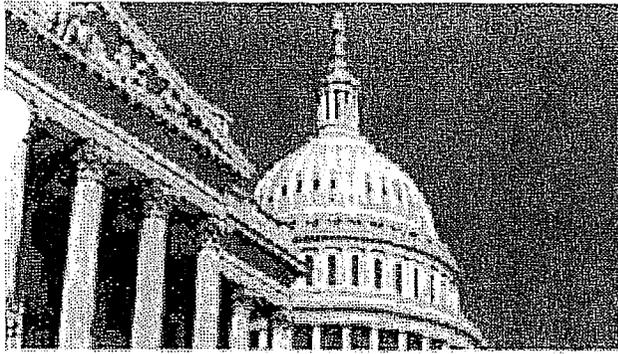
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FEDERAL ISSUES BULLETIN



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February 27, 2006, No. 06-04

President Bush's FY 07 Budget: Proposal Would Severely Cut or Eliminate Many Community Programs YOUR ACTION NEEDED

President Bush recently released a \$2.77 trillion FY 07 budget that presents many challenges for Connecticut towns and cities. The budget would increase overall spending by 2.2% above last year's budget, but cut domestic discretionary spending by \$2.2 billion. The Administration's budget proposes to save \$15 billion by eliminating or significantly reducing 141 federal programs, 42 in the Department of Education alone. Such cuts would have a disproportionate impact on municipalities. Once again, the budget does not consider the costs of the war in Iraq and Afghanistan. Further, the budget assumes that the tax cuts costing over \$280 billion, over five years, will become permanent.

Community Development Block Grant program

The President proposes to consolidate several economic and community development programs into the Community Development Block Grant (CDBG) program, and cut overall funding, from \$4.178 billion to \$3.032 billion, a 25% decrease. The CDBG program has been a staple of community development for over 30 years. It is one of the few remaining federal programs available to assist Connecticut communities in their efforts to create jobs, provide affordable housing, eliminate blight, and generate new economic development.

According to the State Office of Policy and Management (OPM), Connecticut received \$29,092,000 in direct-municipal CDBG funds in FY 06. Under the Administration's proposal, Connecticut would receive \$23,319,000 in direct aid to Connecticut municipalities, a 19.84% cut. In FY 06, Connecticut received \$13,657,000 in non-entitlement funding (funds that go to the State, which are then forwarded to smaller communities). In FY 07, the State would receive \$10,831,000, a 20.69% cut.

Education

The Administration's budget would increase Title 1, which provides grants to low-income school districts, by \$200 million. However, the increase would be specifically directed to the Title 1 School Improvement Grant for schools identified in need of improvement. The proposal still leaves the No Child Left Behind Act underfunded by \$9 billion.

According to OPM, the State received \$100,236,000 in Title 1 funding in FY 06. Under the Administration's proposal, the State would receive about \$ 98,031,000, a 2.2% cut.

Further, the budget would increase the Individuals with Disabilities Education Act (IDEA) – reimbursement for special education costs -- by \$100 million, a 1% increase. However, the proposal still falls short of the federal government's commitment to fund local special education by 40% within 8 years. The proposed amount moves the federal share to under 20%.

-over-

Social Services

The Administration's FY 07 budget includes drastic cuts to two important programs that deliver social services funding to local governments. The Social Services Block Grant (also known as Title XX), a federal entitlement program, faces a \$500 million cut.

According to OPM, the State received \$20,249,000 in Title XX funding in FY 06. Under the Administration's proposal, the State would receive \$10,799,000, a 46.67% cut. This funding helps fight poverty in communities through food assistance, job training, housing and health services.

The budget proposal also eliminates the Community Services Block Grant (CSBG), a \$640 million program that helps fund anti-poverty initiatives, the revitalization of low-income areas and welfare-to-work initiatives.

According to OPM, the State received \$8,338,000 in CSBG funding in FY 06. Under the Administration's proposal, the State would no longer receive funding for this program.

A detailed analysis of the President's budget proposal may be found on CCM's website, www.ccm-ct.org.

Your Action Needed

Please email or fax Senators Dodd and Lieberman and your U.S. Representative(s) right away (see attached for contact information).

Tell them to:

- Support at least level funding for the Community Development Block Grant (CDBG) program. Provide them with examples of the impact that an elimination of funding would have on your community.
- Support full funding of the No Child Left Behind Act and legislation that meets the federal obligation to fund the Individuals with Disabilities Act (IDEA - special education) at 40%.
- Oppose efforts to severely cut funding for the Social Services Block Grant and eliminate the Community Services Block Grant. Remind them that these anti-poverty programs assist needy residents in your community.

* * *

If you have any questions on federal issues, please call Ron Thomas, CCM's Manager of State and Federal Relations; or Jim Finley, Associate Director of CCM for Public Policy & Advocacy, at (203) 498-3000.

Enclosure

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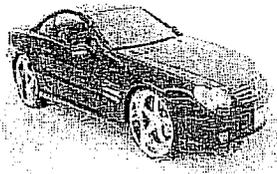
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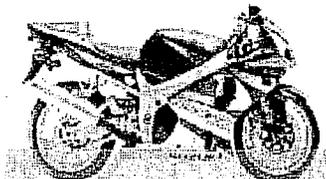
March 1, 2006

*CCM Analysis – Governor Rell’s Proposal
to Eliminate Property Taxes on Most Motor Vehicles:
How It Would Effect Towns and Cities*

Governor Rell has made a major proposal to eliminate the property tax on most motor vehicles and reimburse municipalities for some/all of the lost tax revenue. As drafted in SB 50, her proposal needs significant modification in order to ensure that it (1) provides the intended relief to property taxpayers and (2) does not undermine local government finances in the short-term and long-term.



CCM appreciates the willingness of OPM Secretary Genuario to discuss and consider needed changes to the Governor’s initial proposal.



SB 50 is presently before the Finance, Revenue and Bonding Committee.

What The Governor’s Proposal (SB 50) Would Do

SB 50 would:

- ✓ Eliminate, as of 7/1/06, property taxes on most passenger cars and motorcycles. (Passenger vehicles leased on a long-term basis would also be exempt from taxation).
- ✓ Create a new “grant” called the Casino Assistance Revenue Grant (CAR), which is intended to reimburse each town for the municipal revenue lost as a result of the elimination of the car tax.
- ✓ Eliminate the \$400 property tax credit on the state personal income tax to help pay for the elimination of the car tax.

The new “CAR grant” would:

- ✓ Provide \$497 million for fiscal years 06-07 through 09-10. In the first year \$436 million of CAR funds would be raised by establishing an intercept fund to capture all of the State’s Indian gaming revenues (casino slot machine payments) and the remaining \$61 million would come from the general fund. In each subsequent year, a larger portion of the CAR grant would come from growing casino revenues and a smaller portion from the general fund.

- ✓ Beginning in FY 10-11, be independently financed by the State's casino revenues. For each year after FY 10-11, all casino revenues would be dedicated to municipalities and all year-to-year increases in casino revenues would be passed on to each town in proportion to the reimbursement established in FY 06-07.

To help pay for the program on an ongoing basis, the Governor proposes to:

- ✓ Eliminate the property tax credit on the state personal income tax (\$325 million) and
- ✓ Raise the rest through "natural revenue growth" and savings (\$172 million).

According to the Governor, the program would pay each municipality a grant *equal to or greater than* the amount it would lose in revenue in FY 06-07. This is because, the Governor says, cities and towns would be reimbursed for 100% of the property tax owed on all eligible vehicles, *even if a municipality's tax collection rate is less than 100%*.

Problems With The Governor's Proposal (SB 50)

SB 50 has been touted as reimbursing municipalities with a grant equal to or greater than the amount that it would lose in revenue. However, as presently drafted it does not do this. Rather, SB 50:

- ✓ Does not base reimbursement to municipalities on this year's motor vehicle tax revenues (which are determined by the October 2004 motor vehicle grand lists, January 2005 supplemental motor vehicle grand lists, and FY 05-06 mill rates), let alone the FY 06-07 tax revenues (October 2005 motor vehicle grand lists and January 2006 supplemental motor vehicle grand lists, and FY 06-07 mill rates).
- ✓ Instead uses the October 2004 motor vehicle grand list and the January 2004 supplemental grand list for each community as the basis for determining each town's reimbursement.
- ✓ Uses the FY 05-06 mill rate as part of the reimbursement calculation (i.e., it would use this year's tax rates to reimburse for next year's lost revenues).
- ✓ Estimates the mill rate levied on the two-year-old (January 2004) motor vehicle supplementals using a ratio, not the actual mill rate.
- ✓ Reduces a municipality's mill rate (for purposes of calculating the grant) by 3% for each year prior to FY 05-06 that it did not conduct a revaluation.

Enacting SB 50 as drafted would **create a loss for most municipalities in which FY 06-07 motor vehicle mill rates have risen** and/or the October 2005 passenger car grand list and January 2006 motor vehicle supplementals have grown from the 2004 grand lists used as the basis of the Governor's proposal.

It would also create a loss for municipalities in which there is an independent motor vehicle mill rate and the FY 05-06 motor vehicle mill rate is higher than the mill rate on real property.

Changes Needed in the Governor's Proposal (SB 50)

1. *The proposal doesn't use the most up-to-date motor vehicle valuations and mill rates for reimbursement in the first year, although it is based on a 100% tax-collection rate.*

SB 50 should be changed so that the most up-to-date motor vehicle information – valuations and mill rates – are used to calculate at least the first year's reimbursement.

2. *There is no automatic escalator in reimbursements to towns and cities. Municipal grand lists for motor vehicles grow virtually every year, but under the Governor's proposal, municipal reimbursements under the CAR "grants" would be fixed until 2011. Towns and cities would not share any growth in casino revenues until 2011.*

Further, the rate of growth in casino revenues over the last three years has been 4%, 2%, and 2%, respectively.

SB 50 should be changed so that municipalities would see a growth in this reimbursement every year at a level that approximates the growth they would receive if they were allowed to continue to collect the tax.

3. *The proposal as drafted would create cash-flow problems for municipalities.*

It would reimburse municipalities on a quarterly basis. Towns and cities now receive passenger car tax revenues in July and January of each fiscal year.

SB 50 should be changed so that the proposed payment schedule for municipal reimbursements avoids negative cash-flow impacts on towns and cities.

4. *Eliminating the property tax credit on the state personal income tax would negate existing relief to residential property taxpayers.*

This would not be a proper tradeoff. One form of tax relief should not be sacrificed for another.

SB 50 should be changed so that the property tax credit on the state personal income tax is retained and increased to \$400, as existing statute provides.

5. *SB 50 raises concerns among local officials that future reimbursements would disappear.*

The State's track record on this front is dismal. There are numerous examples of things being taken off the property tax rolls only to have promised state reimbursements shrink (new manufacturing equipment, which was reimbursed at 100% as recently as 2002) or disappear completely (the reimbursement for manufacturers and mercantile inventory paid towns \$35 million until its name was changed to the "unrestricted grant" and eliminated in 1991). The \$65 million in mid-year cutbacks in municipal aid (so-called "rescissions") that occurred in FY 02-03 are still fresh in the minds of municipal officials.

Dedicating, by use of an intercept fund, casino revenues to pay for this reimbursement program, and earmarking all increases in such revenues to municipalities, are good ideas. The intercept-fund approach would make it more politically difficult for the State to raid this fund in the future. But it is not a guarantee. If SB 50 is enacted, towns and cities will lose a significant local revenue source.

- SB 50 should be changed to make it as difficult as possible for the State to reduce or eliminate CAR reimbursements. One way to do this would be to require a supermajority vote in each chamber to reduce the reimbursements to towns and cities.**

State Aid and Property Tax Relief

The often overlooked part of the Governor's budget proposal is the recommendation that municipal aid programs be increased by only 1.3% (\$32.8 million) next year (FY 06-07). When state funding to towns and cities fall short the only recourse for local officials is to raise property taxes, cut back local services, or both.

The Governor's state budget proposal includes only a \$7 million increase in the Education Cost Sharing (ECS) grant, which would be the lowest in 10 years. It also would decrease special education reimbursements next year by \$1.2 million.

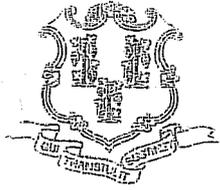
The irony is that unless municipal aid is significantly increased over and above the amounts recommended by the Governor, and her car tax proposal is modified, the result will be statewide property tax hikes and local service cutbacks.

□□□

For more information on the Governor's proposed state budget and how it impacts your community, visit the CCM website at www.ccm-ct.org.

If you have questions, please call Jim Finley or Gian-Carl Casa of CCM at (203) 498-3000.

PAGE
BREAK



STATE OF CONNECTICUT
 DEPARTMENT OF TRANSPORTATION
 DISTRICT I
 1107 Cromwell Avenue
 Rocky Hill, Connecticut 06067
 Phone.

CC Low
 Sean
 Dwe



REC'D FEB 17 2006

Item #12

February 15, 2006

Martin H. Berliner
 Town Manager of Mansfield
 Audrey P. Beck Municipal Building
 4 South Eagleville Road
 Mansfield, CT 06268

Dear Mr. Berliner:

Subject: 2006 Construction Season
 Tentative Vendor-In-Place
 Paving Program

This letter is to advise you of the Department's road resurfacing program scheduled for your community during the 2006 construction season.

The enclosed list highlights the section(s) of state highway(s) selected for resurfacing in your community. In some cases, a situation may develop causing adjustments to the selected projects.

Prior to, during and after the paving project, there may be a need to make adjustments to the drainage facilities, curbing, signing, guide railing, pavement markings, and any other items which promote safe traveling conditions.

As previously stated, this is a tentative program and is dependent upon funding approval.

It is requested that you provide copies of this notification letter to the various departments within your administration, which may be affected by this work, particularly Public Works, Engineering, Sewer, Police (Traffic Coordinators) and others as may be applicable. If you have any questions or concerns, please contact Colleen A. Kissane, Transportation Supervising Maintenance Planner, at (860) 258-4516.

Very truly yours,

Ronald P. Cormier
 Transportation Maintenance Director
 Bureau of Engineering and
 Highway Operations

Enclosures

2006 VIP
DISTRICT 1

RTE	TOWN	TERMINI	MILES BGN LOG	MILES END LOG	LOG LENGTH	2-LANE MILES	CUM MILES	DEPTH Inches	DAY/ NIGHT
SECTION 11									
15	HARTFORD	EASTBOUND I-91 TO CHARTER OAK BRIDGE (INC RAMPS)	80.72	81.50	0.78	2.53	2.53	3	NIGHT
171	UNION	HOLLAND RD TO RT 190 (RECLAIM)	0.17	2.76	2.59	2.58	5.11	3	DAY
178	BLOOMFIELD	RT 189 TO PARK AVE	1.69	3.37	1.68	2.28	7.39	2	DAY
178	WINDSOR	BLOOMFIELD TOWN LINE TO SUNNYFIELD DR	4.99	6.06	1.07	1.14	8.53	2	DAY
187	BLOOMFIELD	RT 218 TO SOUTH JUNCTION OF DUDLEY TOWN RD	2.35	4.92	2.57	3.12	11.65	2	DAY
195	MANFIELD, TOLLAND, COVENTRY	RT 32 TO I-84	11.66	15.30	3.64	3.98	15.63	2	DAY
197	UNION	RT 171 TO WOODSTOCK TOWN LINE	0.00	0.89	0.89	0.89	16.52	2	DAY
404*	ENFIELD, SOMERS	RT 220 TO BILTON RD	0.00	0.85	0.85	0.85	17.37	2	DAY
502**	EAST HARTFORD, MANCHESTER	FORBES ST TO WEST CEMETARY	2.85	4.30	1.45	2.03	19.40	2	NIGHT
84	MANCHESTER	EXIT 62 I-84 EASTBOUND TO BUCKLAND ST (RAMP ONLY)	0.00	1.08	1.08	1.03	20.43	2	NIGHT
84	MANCHESTER	EXIT 60/62 WESTBOUND TO RT 44 (RAMP ONLY)	0.00	0.50	0.50	0.27	20.70	2	NIGHT

*SR 404 = BILTON ROAD/SHAKER ROAD
**SR 502 = SILVER LANE

SECTION 11 TOTAL ==> 17.10 20.70

SECTION 13

3	WETHERSFIELD	BEGIN DIVIDED HIGHWAY TO THE CONNECTICUT RIVER	11.10	11.63	0.53	2.06	2.06	3	NIGHT
15	BERLIN	SPRUCE BROOK RD #1 TO MIDDLETOWN RD	69.66	70.88	1.22	3.10	5.16	3	NIGHT
69	WOLCOTT	WATERBURY TOWN LINE TO RT 322	18.93	21.31	2.38	2.51	7.67	2	DAY
70	CHESHIRE	COURTLAND CIRLE TO COUNTRY CLUB RD	6.29	6.58	0.29	0.29	7.96	2	DAY
71	MERIDEN	I-691 OVERPASS TO THE WESTBOUND RAMP TO I-691	4.56	4.70	0.14	0.37	8.33	2	DAY
71	NEW BRITAIN	RT 174 TO LONG ST	13.95	14.72	0.77	1.43	9.76	2	DAY
71	WEST HARTFORD	END DIVIDED HIGHWAY TO RT 173	18.75	19.19	0.44	0.88	10.64	2	DAY
99	WETHERSFIELD	ROCKY HILL TOWN LINE TO SSR 442	7.46	9.83	2.37	6.60	17.24	2	NIGHT
99	CROMWELL	RT 9 TO RT 372	0.00	0.97	0.97	1.09	18.33	2	DAY
901***	CROMWELL	RT 9 TO RT 99	0.00	0.11	0.11	0.11	18.44	2	DAY
173	NEWINGTON	RT 175 TO WEST HARTFORD TOWN LINE	2.64	4.35	1.71	1.85	20.29	2	DAY
322	WOLCOTT	RT 69 TO JUNIPER DR	0.00	0.48	0.48	0.48	20.77	2	DAY

***SR 901=ROUTE 9 S/B CONNECTOR

SECTION 13 TOTAL ==> 11.41 20.77

Night = POSSIBLE NIGHT PAVING

DISTRICT 1 TOTAL ==> 28.51 41.47

CARRY OVER FROM 2005

RTE	TOWN	TERMINI	MILES BGN LOG	MILES END LOG	LOG LENGTH	2-LANE MILES	CUM MILES	DEPTH Inches	DAY/ NIGHT
42	CHESHIRE	SOUTH BROOKSVALE RD TO RT 10	11.77	13.58	1.81	1.81	1.81	2	DAY
502****	EAST HARTFORD	RT 2 EAST OFF RAMPS TO 0.1 MI WEST OF FORBES ST	0.00	2.75	2.75	5.13	5.13	2	NIGHT

****SR 502 = SPENCER STREET/SILVER LANE

NOTE: SR 555 (West Main Street) in New Britain from Rte. 372 to Main Street #1 is carried over from 2005 and will be paved Spring of 2006.

More committing to green energy

By Diana Weaver Quinn
dquinn@hbjournal.com

The momentum among public and private entities to buy clean, sustainable energy is gathering steam. To date, 19 towns and cities, including New Haven, West Hartford, Manchester, New Britain and Middletown, have signed on to buy low-emission, renewable energy as part of SmartPower's "20% by 2010" campaign.

The campaign encourages consumers to purchase 20 percent of their energy from renewable sources by 2010. SmartPower is a national, non-profit organization, based in downtown Hartford, that promotes green energy.

The City of Hartford is the latest municipality to join the program. The Hartford City Council gave its unanimous nod earlier this month to buy 20 percent of the city's energy supply from green energy sources.

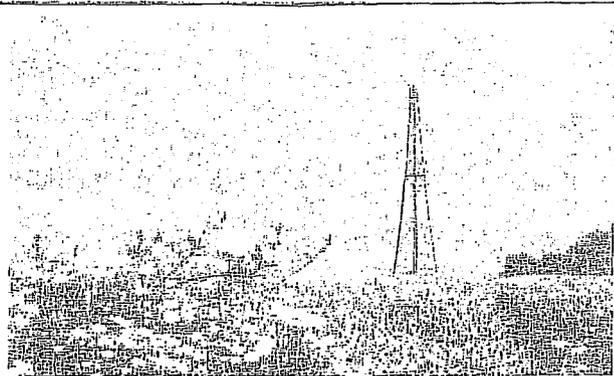
As a reward, municipalities can earn a free solar photovoltaic system that converts visible light into direct current for a local public building, as part of a program set up by the Connecticut Clean Energy Fund (CCEF).

The nonprofit CCEF was created by the state legislature in 1998 and is funded by a surcharge paid by electric ratepayers that generates about \$18 to \$19 million annually.

The goal of the SmartPower campaign is to create a critical mass of consumers purchasing clean energy as a way to lower the overall cost of green energy, and to send a strong signal to the market that the nation needs clean energy for the long term.

Gov. M. Jodi Rell says Connecticut plans to purchase 20 percent of the state's energy from clean sources by 2010, although so far, only the state Department of Environmental Protection (DEP) has made that commitment, becoming the first state agency to sign on this past November.

Connecticut consumers are already moving in that direction, with many selecting the clean energy option on their energy bills to authorize electric utility companies to purchase 20 percent of their energy from green energy sources. To date, about 6,500 residential consumers have signed up, according to Charlie Moret, the managing director of marketing and communications for Connecticut Innovations Inc.,



Perkins+Will, a design firm with a Hartford office, will purchase all of its electricity from wind energy resources.

which oversees the Connecticut Clean Energy Fund.

Businesses are also participating, says Jonathan Edwards, chief operating officer for SmartPower, pointing out that Whole Foods Market and Staples both have committed to clean energy sources. Texas-based Whole Foods, which operates a store in West Hartford, buys or generates 100 percent of its total national power load from green power sources. Staples, a Framingham, Mass., company with stores throughout Connecticut, exceeded its commitment to buy 2 percent of its total energy load from green power.

In collaboration with SmartPower, businesses are being assisted in their purchase of green power by two national nonprofits, Think Energy and the Center for Resource Solutions. The two nonprofits have created a partnership to develop plans for Connecticut companies interested in making clean energy purchases. The collaboration would help businesses buy clean energy together, in aggregate, as a way to lower their purchase price, Edwards explains. They are also helping businesses understand how to

support clean energy through on-site generation, Edwards says.

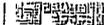
Among the businesses that have signed on to explore their purchase of green energy are Renaissance Cyclery in Plainville, Unison Health Services in Middletown, Les Howe Associates in East Hampton and Kreinick & Burns in Southbury.

"These companies are sticking their toe in the water to gauge the cost," Edwards explains. "These companies know how important it is for the private sector to step up to the plate on this."

Perkins+Will, a national design company with 1,000 employees and about 130 employees working at offices located in Hartford, Boston, and New York, is doing more than testing the waters. The company has committed to purchasing all of its electrical power for its North American offices during 2006 from wind energy sources.

Phil Harrison, CEO of Perkins+Will, says the company's acquisition of 3.1 million kWh of wind-energy credits, which will save

Continued on page 15



Continued from page 6

the equivalent of 226,289 gallons of gasoline in 2006, is just one element of its comprehensive energy conservation plan. The company has also offered its employees 100 free hours of wind energy credits for personal use, to heighten their awareness of alternative energy sources.

"Basically, we are paying a third-party national company that provides wind energy at a supplemental charge on top of our local power expense," Harrison says. Perkins+Will purchased power for all of its North American offices from Renewable Choice Energy's green power program, which makes it possible for businesses, anywhere in the country, to buy electricity generated by wind turbines. That electricity is directed onto the North American energy grid, he says. Perkins+Will is paying about 10 percent more than it would to purchase its electricity through regional utilities. However, this cost increase is offset by other elements in the firm's comprehensive plan to reduce its energy consumption company-wide, Harrison explains.

"We weren't doing this to get press coverage," he says. "As a design firm, we are trying to convince our clients to do sustainable development. That message becomes more meaningful if we are doing it ourselves."

The other reason, he says, comes down to being a global citizen. "It falls under the general umbrella of corpo-

rate responsibility, which is not only about fiduciary responsibility. It is also about social and environmental responsibility."

Moret of the Connecticut Innovations says that there has recently been more traction with the public and private entities acquiring green energy, noting that a growing number of people are increasingly concerned about the nation's dependence on foreign oil.

Alternative energy sources are being used throughout the state but those sources are still an expensive proposition, he says. "People are waiting for the cost to go down. If the cost of energy continues to go up, you will see the spread [between oil and alternative sources] narrowed. You can't get away from the fact that it is still expensive. ... But it is certainly moving in the right direction."

President George W. Bush is counting on new technologies to help the nation move in that direction. Earlier this month, the president began a three-state tour to promote an energy policy that focuses on the development of new technologies that he says will transform the way the nation powers its economy.

Since 2001, the federal government has spent \$10 billion to develop alternative energy sources. Bush's plan promotes clean coal, solar and wind technologies, along with improvements in how automobiles are powered — including the production of "cellulosic ethanol" made from plant fibers, and hydrogen-powered fuel cell vehicles.

Visit our Web site at www.hbjournal.com

PAGE
BREAK

Martin H. Berliner

Item #14

From: Jennifer S. Kaufman
Sent: Thursday, March 02, 2006 8:12 AM
To: Land Management Com
Subject: WHIP Cost Share Program-We got it!

Hello:
Most of you already are aware of this. But, I wanted to let you know. After 4 years of submitting the application, we were accepted by Wildlife Habitat Incentives Program cost-share agreement with the USDA Natural Resources Conservation Service. We will get approximately 60K over 10 years to do work at Mt Hope, Eagleville and Old Spring Hill Field.

The purpose of the cost-share agreement is to restore and maintain early-successional habitat for birds, small mammals, and insects and to restore and maintain forested wetland and riparian forest habitat for the benefit of forest animal species. The restoration takes the form of invasive plant removal and planting of native species. Maintenance in the form of mowing will be done in grasslands and old fields to keep the shrubs and grass (early-successional habitats) from undergoing plant succession and changing into forests.

Hooray!

Jenn

PAGE
BREAK



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

February 27, 2006

VIA FACSIMILE (202-224-9750)

The Honorable Joseph Lieberman
Attention: Todd Stein
United States Senate
706 Hart Senate Office Building
Washington, D.C. 20510

Dear Senator Lieberman:

The Town of Mansfield, in association with the University of Connecticut and Mansfield Downtown Partnership, Inc. has been working diligently to redevelop an existing commercial area on Storrs Road (Route 195) into a vibrant and economically successful mixed-use town center that will be the heart of our community. The development of Storrs Center will create exciting new opportunities for Mansfield residents, visitors, and University of Connecticut students. Your assistance was critical last year in securing authorization of \$2.5 million for improvements to Storrs Road that will help us to create a main street environment at the civic core of our town. Progress has continued on our downtown project and we currently expect construction to begin in late 2006. We would like to request your assistance in securing \$6 million in FY 07 transportation appropriations to assist on another essential component of the infrastructure needed for our project – a planned parking garage for Storrs Center. Our ability to move forward with the development of our new town center is dependent on the creation of sufficient parking in the initial phases of the project, making this request particularly critical this year.

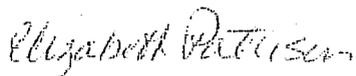
Storrs Center is an intermodal priority project for the community, including the Town of Mansfield, the University of Connecticut, and the surrounding region. It will enhance the quality of life for residents in the region, providing more opportunities for doing business, shopping, eating, housing, cultural events, and recreation. There are sizable economic benefits for the Town of Mansfield and the region, including a projection of approximately 900 new jobs at build-out, and estimated local property tax revenue of \$2.5 million a year by 2013. Revenue from sales and income taxes will also increase. The total \$20 million in public investment from local, state, and federal resources we are seeking will leverage \$150 million of private investment. Public funding makes up less than fifteen percent of the total project cost.

Improvements such as the parking garage are vital to the successful development of Storrs Center. New commercial and residential space will require a substantial increase in parking within a very limited development area. The parking structure will be used by the customers of the retail enterprises, the residents of the mixed-use retail/residential space, and visitors to the University of Connecticut facilities who will now be able to enjoy our new town center. Adequate and accessible parking has been mentioned by both residents and businesses as critical to making this project a success.

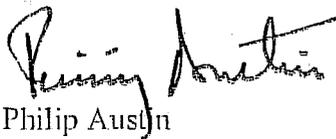
Storrs Center will benefit local, regional, and state interests. The local business climate will benefit through the retention and strengthening of existing businesses and the creation of new business opportunities. In addition, a successful town center will allow residents to have access to a wide range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

We appreciate your leadership in creating a true college town in which the town, the University, the region, and the state can take great pride. Thank you for your consideration of our request.

Sincerely,



Elizabeth Paterson
Mayor
Town of Mansfield



Philip Austin
President
University of Connecticut



Philip Lodewick
President
Mansfield Downtown Partnership

Enclosures

**TRANSPORTATION, TREASURY, the JUDICIARY and HOUSING and
URBAN DEVELOPMENT, and RELATED AGENCIES
REQUEST FORM FOR FY 2007**

State: CT

***Member:** Senator Joseph Lieberman / Senator Chris Dodd

Staff Contact (name / phone): Todd Stein / Senator Lieberman / 224-4041
Jeff Regan / Senator Dodd / 224-2823

Agency: Federal Highway Administration

Account: Surface Transportation Program discretionary projects account or Transportation and Community and System Preservation Pilot Program projects account

Request Amount: \$6 million **Numerical Priority:** **President's Budget:** N/A

Project Name: Parking Garage for Storrs Center – Town of Mansfield, CT

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

No, the parking garage has not received federal funding. There is a pending request for \$12 million in funding from the State of Connecticut. Overall 88 percent of the project will be financed privately.

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

N/A

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

Yes.

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

No appropriations have been received in prior years for the parking garage.

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

No other federal funds have been committed to the parking garage project.

Amount of anticipated non-federal match in 2006, prior years and future years:

The Town of Mansfield has requested \$14.5 million from the State of Connecticut for partial funding of a parking garage (\$12 million) and streetscape improvements (\$2.5 million) on Storrs Road/Route 195. The state and federal requests are leveraged by private equity which will provide the balance of an estimated \$170 million mixed-use village project.

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

Funding could be obligated in full on date of enactment.

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

Contact Person and Title: Cynthia van Zelm, Executive Director

Organization: Mansfield Downtown Partnership, Inc.

Phone: 860-429-2740

Fax: (860) 429-2719

E-mail: vanzelmca@mansfieldct.org



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

February 27, 2006

VIA FACSIMILE (202-224-1083)

The Honorable Chris Dodd
Attention: Jeff Regan
United States Senate
448 Russell Senate Office Building
Washington, D.C. 20510

Dear Senator Dodd:

The Town of Mansfield, in association with the University of Connecticut and Mansfield Downtown Partnership, Inc. has been working diligently to redevelop an existing commercial area on Storrs Road (Route 195) into a vibrant and economically successful mixed-use town center that will be the heart of our community. The development of Storrs Center will create exciting new opportunities for Mansfield residents, visitors, and University of Connecticut students. Your assistance was critical last year in securing authorization of \$2.5 million for improvements to Storrs Road that will help us to create a main street environment at the civic core of our town. Progress has continued on our downtown project and we currently expect construction to begin in late 2006. We would like to request your assistance in securing \$6 million in FY 07 transportation appropriations to assist on another essential component of the infrastructure needed for our project – a planned parking garage for Storrs Center. Our ability to move forward with the development of our new town center is dependent on the creation of sufficient parking in the initial phases of the project, making this request particularly critical this year.

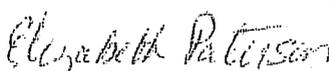
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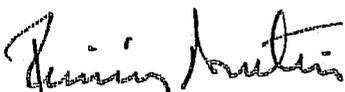
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Sincerely,


Elizabeth Paterson
Mayor
Town of Mansfield


Philip Austin
President
University of Connecticut


Philip Lodewick
President
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Enclosures

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URBAN DEVELOPMENT, and RELATED AGENCIES
REQUEST FORM FOR FY 2007**

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E-mail: vanzelmca@mansfieldct.org



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

February 27, 2006

VIA FACSIMILE (202-225-4977)

The Honorable Robert Simmons
Attention: John Goodwin
United States House of Representatives
215 Cannon House Office Building
Washington, D.C. 20515

Dear Congressman Simmons:

The Town of Mansfield, in association with the University of Connecticut and Mansfield Downtown Partnership, Inc. has been working diligently to redevelop an existing commercial area on Storrs Road (Route 195) into a vibrant and economically successful mixed-use town center that will be the heart of our community. The development of Storrs Center will create exciting new opportunities for Mansfield residents, visitors, and University of Connecticut students. Your assistance was critical last year in securing authorization of \$2.5 million for improvements to Storrs Road that will help us to create a main street environment at the civic core of our town. Progress has continued on our downtown project and we currently expect construction to begin in late 2006. We would like to request your assistance in securing \$6 million in FY 07 transportation appropriations to assist on another essential component of the infrastructure needed for our project – a planned parking garage for Storrs Center. Our ability to move forward with the development of our new town center is dependent on the creation of sufficient parking in the initial phases of the project, making this request particularly critical this year.

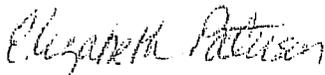
Storrs Center is an intermodal priority project for the community, including the Town of Mansfield, the University of Connecticut, and the surrounding region. It will enhance the quality of life for residents in the region, providing more opportunities for doing business, shopping, eating, housing, cultural events, and recreation. There are sizable economic benefits for the Town of Mansfield and the region, including a projection of approximately 900 new jobs at build-out, and estimated local property tax revenue of \$2.5 million a year by 2013. Revenue from sales and income taxes will also increase. The total \$20 million in public investment from local, state, and federal resources we are seeking will leverage \$150 million of private investment. Public funding makes up less than fifteen percent of the total project cost.

Improvements such as the parking garage are vital to the successful development of Storrs Center. New commercial and residential space will require a substantial increase in parking within a very limited development area. The parking structure will be used by the customers of the retail enterprises, the residents of the mixed-use retail/residential space, and visitors to the University of Connecticut facilities who will now be able to enjoy our new town center. Adequate and accessible parking has been mentioned by both residents and businesses as critical to making this project a success.

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

We appreciate your leadership in creating a true college town in which the town, the University, the region, and the state can take great pride. Thank you for your consideration of our request.

Sincerely,



Elizabeth Paterson
Mayor
Town of Mansfield



Philip Austin
President
University of Connecticut



Philip Lodewick
President
Mansfield Downtown Partnership

Enclosures

**TRANSPORTATION, TREASURY, and HOUSING and URBAN
DEVELOPMENT, the JUDICIARY, DISTRICT of COLUMBIA
REQUEST FORM FOR FY 2007**

State: CT

Member: Representative Rob Simmons

Staff Contact (name / phone): John Goodwin / 225-2076

Agency: Federal Highway Administration

Account: Surface Transportation Program discretionary projects account or Transportation and Community and System Preservation Pilot Program projects account

Request Amount: \$6 million

Numerical Priority:

President's Budget: N/A

Project Name: Parking Garage for Storrs Center – Town of Mansfield, CT

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

No, the parking garage has not received federal funding. There is a pending request for \$12 million in funding from the State of Connecticut. Overall 88 percent of the project will be financed privately.

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

N/A

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

Yes.

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

No appropriations have been received in prior years for the parking garage.

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

No other federal funds have been committed to the parking garage project.

Amount of anticipated non-federal match in 2006, prior years and future years:

The Town of Mansfield has requested \$14.5 million from the State of Connecticut for partial funding of a parking garage (\$12 million) and streetscape improvements (\$2.5 million) on Storrs Road/Route 195. The state and federal requests are leveraged by private equity which will provide the balance of an estimated \$170 million mixed-use village project.

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

Funding could be obligated in full on date of enactment.

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

Contact Person and Title: Cynthia van Zelm, Executive Director

Organization: Mansfield Downtown Partnership, Inc.

Phone: 860-429-2740

Fax: (860) 429-2719

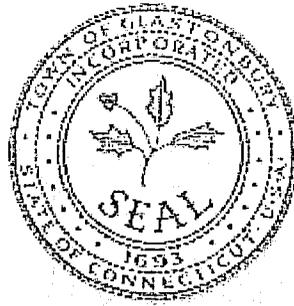
E-mail: vanzelmca@mansfieldct.org

SmartPower. Our on-going marketing research shows us that the American people are more ready to buy clean energy today than at any time since the 1970's. The War in Iraq, the high price of gasoline, unsettling weather patterns and the influx of hybrid cars are coalescing and becoming the impetus for people to clamor for clean energy.

And perhaps most interesting is that our research is showing us that this increasing support in clean energy is not simply held by a small niche market of hard-core environmentalists. Rather we are seeing that increasingly moderate-leaning, SUV-driving male Americans are actually getting concerned America's energy independence - and they are looking to clean energy as a solution. These are exciting trends in the market, and we'll be sharing them with you more in-depth as our polling and focus group research comes in.

In the meantime, this issue of *The Monthly Charge* is further proof of the growing excitement in clean energy. Literally across the nation there are exciting and dramatic stories about clean energy - from Whole Foods Market's landmark purchase of clean energy, to our continuing partnership with the Connecticut Clean Energy Fund and our "Clean Energy Communities Program". The 20% by 2010 campaign now has 19 Connecticut communities supporting clean energy - and the list is growing. Furthermore, our efforts to export the program to other states is taking off!

On a note of personal pride, SmartPower was truly honored to receive a Gold Medal from the Service Industry Advertising Awards! In the season of the Olympics, we could not be more proud to know that such a well-regarded and impressive advertising award has recognized our marketing and messaging campaign. Joining the likes of



households that have signed up for the CTCleanEnergyOptions program.

Further south along the banks of the Connecticut River, the Essex Board of

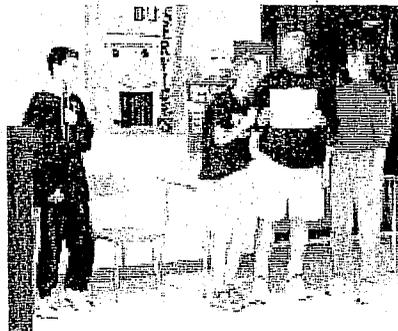


Essex MA. photo courtesy of [Shoreline Aerial Photography](#)

Selectmen fired another salvo for clean energy by joining the SmartPower campaign on February 1st. Essex is now headquarters for **Noble Environmental Power**, a renewable energy company that is majority owned by **J.P. Morgan Partners**. The town will have an opportunity to become a Clean Energy Community when it hosts the 7th Annual Connecticut Audubon Society Eagle Festival on February 17-18.

"By pursuing aggressive energy strategies and investing in clean energy technologies, towns like Glastonbury and Essex are exhibiting the same Yankee ingenuity that has served them well in the past and will allow them to thrive in the 21st century," noted SmartPower's New England Regional Director **Bob Wall**.

This month we also saw an addition to the rapidly growing list of Clean Energy Communities. Mansfield celebrated its 100th CTCleanEnergyOptions customer at a ceremony in which **Mayor Elizabeth Paterson** congratulated Middle School student **Chad Vincente** for achieving his goal of pushing Mansfield over the top.



Mansfield Middle School student Chad Vincente presents a certificate to the Brandon Family, Mansfield's 100th CTCleanEnergyOptions customer.

Required to choose an environmental project for his 7th grade special studies class, "Advisor and Advisee", Vincente chose to focus on getting 2 Mansfield residents to sign up for the CTCleanEnergyOptions program, allowing the town to realize the 100 residential signup threshold needed to qualify for a free 1kW solar energy system. "I wanted to work on an environmental project that I knew would make a difference in my community and my future," Vincente commented. "Choosing clean energy today lets parents positively impact their children's future health,

environment and energy independence." Vincente created an informational flyer on clean energy and distributed them to all Mansfield public schools. Reinforcing these initial efforts, Vincente also e-mailed Mansfield town employees and encouraged them to support clean energy by signing up through their local utility provider CL&P.

Verizon, Mastercard and Marriott as Gold Medal winners, SmartPower is indeed among impressive company.

Of course, the award is truly a testament to the collaborative nature of our efforts. The Clean Energy States Alliance and Lew Milford, its executive director, deserve tremendous thanks for helping to make this television campaign happen. This award is theirs as much as it is SmartPower's. Joining in the effort to create the message was the visionary leadership of the Connecticut Clean Energy Fund, The Massachusetts Renewable Energy Trust, The Pennsylvania Sustainable Energy Fund, the Rhode Island Renewable Energy Fund and the New Jersey Board of Public Utilities. And of course none of this would have been "real, here and working" without the direction, passion and commitment of Lyn Rosoff, Richard Earle and the folks at Gardner-Nelson and Partners in New York.

Let's make more!

Brian F. Keane

Whole Foods Market Committed to Clean Energy

Whole Foods Market recently announced that it will offset 100% of the electricity used in all of its stores, facilities, bake houses, distribution centers, regional offices and national headquarters in the United States and Canada by purchasing wind renewable energy credits. This historic purchase makes Whole Foods the only Fortune 500 Company to offset 100% of its electricity use.

Listed as one of the top 25 partners in the **EPA's Green Power Partnership program**.



Chad Vincente comments on the importance of supporting clean energy through signing up for CTCleanEnergyOptions.

"Chad's determination to get Mansfield residents to invest in a clean energy future really demonstrates that young people today are committed to making their community a better place by creating energy independence, a healthier community and cleaner air," stated SmartPower Program Coordinator, **Keri Enright**. "Achieving the status a clean energy community makes it evident that clean energy is here, real and working for Mansfield residents and others across Connecticut.

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Going for the Gold



Right in time for the Winter Olympics, SmartPower has received a Gold Medal of its own for Best Television Advertising Series in the **Third Annual Services Industry Advertising Awards (SIAA)**. The SmartPower ad, "Houses", which was created by **Gardner Nelson & Partners Agency** as part of the multimedia campaign coordinated with the **Clean Energy States Alliance**, took first place in the Utility Services Category.

Featuring the voice of actor Peter Gallagher, "Houses" informs viewers that "America produces enough clean energy to power every home in eleven states." It is one of four television ads that were unveiled in 2005 to demonstrate that clean energy is a powerful and reliable source of electricity, capable of powering hospitals, stadiums and factories throughout the country.

SIAA is the only advertising award to specifically recognize the creativity and communication accomplishments of the service industry. In this year's competition, more than 1500 entries were submitted in ten groups and twenty-five categories including newspaper, magazines, billboards, television and radio. Joining SmartPower as gold medal recipients are Verizon, Marriott, MasterCard and Time Warner Cable.



"Recognition by the SIAA is tremendous honor," said **Brian F. Keane**, President of SmartPower. "To have our non-profit marketing campaign recognized by such a highly coveted

Whole Foods is purchasing more than 458,000 megawatt-hours (MWh) of renewable energy credits from wind farms across the country. This will avoid more than 700 million pounds of carbon dioxide pollution this year, which is equivalent to planting more than 90,000 acres of trees or taking more than 60,000 cars off the road. Whole Foods is to be commended for its leadership and commitment to clean energy which will in turn help to drive the development of new renewable energy sources for electricity generation throughout the U.S.

Rhode Island Governor
Chooses Wind

Rhode Island Governor **Donald L. Carcieri** has announced a five point plan to reduce energy costs and increase supplies that includes increasing the state's use of renewable energy. The State Energy Office and the Rhode Island Economic Development Corporation have begun to collaborate on a project designed to facilitate the development of wind power. Calling the wind power initiative RIWINDS, Carcieri noted that the state will finance a study to determine the feasibility of generating as much as 150 megawatts of electricity from wind turbines, enough to power about 150,000 homes. The Governor hopes that this wind power project will eventually provide 15 percent of the state's energy needs. We applaud Governor Carcieri for pushing wind power for **Rhode Island**.

The Yale School of Forestry &
Environmental Studies
Clean

The Yale School of Forestry and Environmental Studies (FES) recently announced that beginning this year it will offset 100% of its electricity use through June 2008 by purchasing wind generated renewable energy credits (RECs) from

award in marketing and advertising, is indeed gratifying. This award is further proof that clean energy is real. It's here. And it's working."

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SmartPower's Statement on Increasing Energy Prices and Its
Impact on the Clean Energy Options Program

The recent dramatic increase in energy prices in the United States and specifically in Connecticut has caused alarm for many. For SmartPower and over 6,500 customers of the Connecticut Clean Energy Options Program, this latest crisis demonstrates once again, the need for America, and more importantly the Northeast, to diversify its energy portfolio.

The continued over reliance on coal, oil and nuclear energy in our nation and region reminds us of the need to invest in and use clean, renewable energy. Clean energy today is as strong and as reliable as electricity created from coal, oil and nuclear sources. More important is that clean energy is produced from sources that will never run out, will not harm the environment, and will help lead us to true energy independence. As such, with clean energy as a solid piece of our energy portfolio, the wild fluctuations in energy prices that we see today caused by petroleum can one day become a thing of the past.

Sadly, in today's oil and gas-laden marketplace, when oil and gas prices rise, it is often the clean energy market that takes the hit. Under the **CTCleanEnergyOptionsSM** Program, Connecticut residents pay a premium on top of their current electricity price in order to support clean energy. Their support helps create more clean energy which over time, will help drive down the costs of these important resources. But, during this particular winter, that is little solace. With rising gas and oil prices these "early adopters" feel the squeeze on prices a bit more dramatically - especially with a 22% increase for many Connecticut ratepayers.

CT

Options

SmartPower applauds the customers of CTCleanEnergyOptions Program as true marketplace heroes. It is their leadership - and their commitment to energy independence and a clean energy marketplace that will lead us ultimately to price stability and a sound energy portfolio for our nation.

In fact, **President Kennedy** could have been speaking of the CTCleanEnergyOptions Program when he said: "There are risks and costs to a program of action. But they are far less than the long-range risks and the costs of comfortable inaction."

Connecticut has made sustained and unprecedented progress in the clean energy market. To be sure, we cannot afford to simply embrace "comfortable inaction". Now, in the face of high energy costs we cannot turn back the clock on the progress we have made. While thousands of Connecticut consumers have done their part, it is now time for our leaders to do theirs. Steps must be taken to alleviate the burden placed upon clean energy adopters. SmartPower stands ready and willing to explore these opportunities and work with all stakeholders to ensure that Connecticut's leadership in the clean energy marketplace continues unabated.

Sterling Planet. Having joined the SmartPower 20% by 2010 campaign in 2003, the school previously purchased certificates for 20% of its annual electricity use. This school's leadership in supporting clean energy is an example for other schools, businesses, governments and individuals throughout the nation to follow.

Announcements & Upcoming Events

MIT Enterprise Forum's Ignite Clean Energy (ICE) entrepreneurship competition is seeking academic and professional teams that are developing the next generation of clean, renewable, or efficient energy technology. The ICE competition aims to give Massachusetts entrepreneurs a competitive edge in the funding race by training contestants in the best practices for creating money-winning presentations and gaining recognition from the energy venture community. Open to all professionals living in Massachusetts, or students at a Massachusetts colleges or universities, the Energy Special Interest Group of the **MIT Enterprise Forum of Cambridge** are offering competition awards of \$125,000 to entrepreneurial activities in the clean energy field.

Feb. 18-19 - Mark your calendar for the seventh annual **Connecticut River Eagle Festival** in Essex on February 18-19, 2006. The Festival provides an opportunity to view the majestic birds from prime spots, and learn about energy, the environment and wildlife in the same day. Visitors can enjoy a wide variety of free activities in and around Essex, including land-based eagle viewing tours, environmental lectures, live birds of prey programs, duck carving demonstrations, musical entertainment, art exhibits, children's programs and much more.

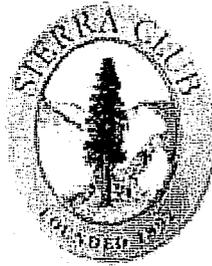
Clean energy. It's real. It's here. And it's working. Let's make more.



CLEAN ENERGY. LET'S MAKE MORE.

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Sierra Club: Walking Their Talk



The **Connecticut Sierra Club** will soon take a bold step by challenging its approximately 12,000 chapter members to take personal responsibility by signing up for clean energy. Working together with SmartPower, the Sierra Club will issue a direct mailing in late February asking all eligible members to enroll in the CTCleanEnergyOptions program. The Sierra Club's 20% Challenge has set a lofty target of getting 20% of its state membership to support clean energy. In addition to the mailing, t

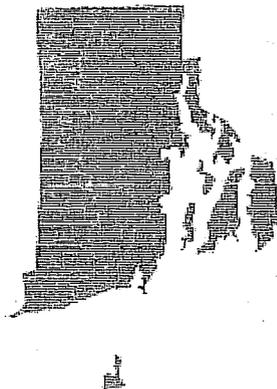
Sierra Club will publish appeals in its quarterly newsletter, the Q, and on the state chapter's website.

"We wish to show the world there are solutions to today's problems," said **John Callandrelli**, the Sierra Club's State Program Director. "It's to us to take action and the environmental community (which is everyone) must have integrity. In the context of clean energy, this means walking our talk by taking daily steps towards true energy independence. The first of many solutions is to sign up for the Clean Energy Option on our electric bill."

Founded in 1892, the Sierra Club has been instrumental in preserving nature's most splendid wild places, including Yosemite National Park, the Grand Canyon National Park and the Florida Everglades to name just a few, helping to protect over 150 million acres of wilderness and wildlife habitat. The 20% Clean Energy Challenge is part of a strategic initiative to create jobs, protect our environment and make America safer and more secure.

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A Winning Combination for Rhode Island



Clean Energy and onsite generation were central themes at the **Rhode Island Center for Agricultural Promotion and Education's (RICAPE)** first session in a series on Agritourism Training and Professional Development. Held at **Save the Bay Education Center** in Providence, RI, the session featured a number of special presentations aimed at enhancing agritourism and marketing for Rhode Island farm sites and nature based attractions. Among the featured speakers were **Mike McMahon**, President of **RI Economic Development Corporation**, **Allen White** of **Bio-Sun**

And for the second year in a row, the festival will feature clean energy, thanks to a Clean Energy Exhibition sponsored by the **Connecticut Clean Energy Fund**. At the Clean Energy tent, clean energy companies and supporters will be on hand to demonstrate the available technologies, discuss clean energy programs and answer your questions. In addition to this, staff from SmartPower and the Connecticut Clean Energy Fund will be available to answer questions and provide information on selecting CTCleanEnergyOptionssm through your utility provider, the 20% by 2010 Clean Energy Campaign and the CTCleanEnergyCommunities program.

March 7-9 - NESEA's Building Energy 2006 conference at the Seaport World Trade Center in Boston, MA. Organized by the **Northeast Sustainable Energy Association** (NESEA), Building Energy is a professional conference and trade show that brings together experts in the field of renewable energy and green building. The 32nd annual conference will feature three days of speakers, workshops and special events that will inspire, challenge, enlighten and inform you about the practice of sustainability. Participating as the Public Forum Co-Sponsor and, for the second year in a row, Track Sponsor, SmartPower's "Making Green and Clean Happen" track will include sessions on improving our ability to effectively deliver capacity to the marketplace. SmartPower's own Brian Keane, Jonathan Edwards and Bob Wall are featured speakers at this year conference. Leaders interested in discussing a variety of energy related topics shouldn't miss this conference!

March 15-16 - **Electric Utility Consultants, Inc.** (EUCI) presents their 3rd Annual Marketing Green Power

Systems, Abe Noe-Hays of Advanced Composting Systems and SmartPower's Keri Enright.

Focusing on energy efficiency and clean energy technologies, Enright shared insights on the topics of onsite solar, wind and biogas installations, energy efficiency techniques for farm buildings and home: and renewable energy state and federal incentive programs. Workshop participants were particularly interested in the use of onsite generation as a mechanism for coping with the increasing costs of energy while also serving as an education tool for site visitors. "Onsite renewable energy generation will provide me with a unique opportunity to educate visitor on how new innovative technologies can complement traditional agricultural activities resulting in a better understanding of the importance of farming in Rhode Island" commented a workshop participant.

Stewart Nunnery, Director of RICAPE, also pointed out that onsite renewable energy technologies, such as solar PV systems, would help draw more visitors to participate in the "Farm Quest" program, a new program that invites children in grades 4-8 & 9-12 from local schools and community groups to visit and learn about Rhode Island farms. The enthusiastic response from workshop attendees clearly demonstrates that renewable energy for Rhode Island farm sites and nature based attractions are a winning combination!

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Business & Universities Lead the Way in Massachusetts

The Massachusetts Renewable Energy Purchasers (MREP) program recently announced the largest group purchase of clean energy made to multiple Massachusetts-based businesses and institutions. Included in the group of clean energy purchasers are **Amherst College**, the **John Merck Fund**, **Mount Holyoke College**, **Oak Foundation**, **Perkin Elmer Optoelectronics**, **Sasaki Associate, Inc.**, **Smith College** and the **University of Massachusetts Lowell**, whose combined purchase is more than 20,500 MWh of wind generated power. **Community Energy, Inc.**, the vendor, will supply 100% renewable energy that is developed from new wind resources and Green-e certified.



COMMUNITY ENERGY

The clean energy purchasers are members of the Massachusetts Renewable Energy Purchasers (MREP), a program formed through

the strategic partnership of the **Center for Resources Solutions** (CRS) and **Think Energy, Inc.** MREP aims to provide business and universities with the knowledge and expertise to purchase renewable energy products. Through aggregating their purchasing power, members are able to obtain best terms and services from renewable energy vendors.

"The businesses, foundations, and universities making this purchase are leaders who will pave the way for all of Massachusetts, and ultimately the entire nation, to take advantage of new opportunities to buy renewable power," said **Mark Crowdis**, President of Think Energy, Inc. **Jan Hamrin**, President of the Center for Resource Solutions, added: "With this large purchase of energy from clean renewable sources, these



RESOURCE SOLUTIONS

conference –“Strategic Marketing Strategies to Increase Customer Adoption of Green Power Programs.” Held at Hotel Intercontinental in Dallas, Texas the conference is intended to assist utilities in designing and marketing green power pricing programs. Conference speakers represent market leaders, potential partners, and utilities that have pioneered green pricing programs. Providing insight on the design, launch and adoption of green power programs, speakers will discuss overcoming challenges in order to develop successful programs. Register today to participate in this important discussion, focusing on key drivers that led to the success of the top green pricing programs in the country!

April - Celebrating the success and one year anniversary of the CTCleanEnergyOptions program SmartPower will be presenting “Clean Energy Week.” Clean Energy week will consist of events and activities in which Connecticut individuals, towns, residents and businesses will be recognized for their leadership and support in choosing clean energy. Stay tuned to learn about the upcoming details!

SmartPower
info@smartpower.org
phone: 860-340-7044

businesses and institutions will contribute to cleaner air, help reduce our dependence on fossil and nuclear fuels, and advance as community and environmental leaders.”

think energy

In collaborative partnership with SmartPower Think Energy and CRS are currently in the process of developing New England Renewable Energy Purchasers (NE-REP), which will provide clean energy evaluation services to large energy users in Connecticut. The collaborators will host a workshop on March 2nd at Connecticut College in New London, CT. Presentations on aggregate purchasing and case studies will inform members about their various renewable energy options. Eventually the NE-REP team hopes to include all of the New England states.

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Join a Member: Austin Holds Lottery for Clean Energy

They say that things are big in Texas. And right now, March is shaping up to be a particularly big month in Austin, the capital of the Lone Star State. Not only will the city host the annual South by Southwest music festival but **Austin Energy** will conduct a lottery to permit 1,400 lucky residential customers and 200 businesses to enroll in its “GreenChoice” program. What makes this program so unusual is that Austin is one of only four cities the country in which clean energy customers are currently paying less for electricity than non-subscribers.



Ranked by the **National Renewable Energy Laboratory** (NREL) as first in the nation for green power sales, Austin Energy’s Green Choice program accounts for approximately 520-million kWh of clean renewable energy per year derived principally from wind and landfill gas. Nearly 400 Austin businesses subscribe to the program, of which 344 have enrolled for 100% of their annual usage – more than any other city on the nation. Furthermore, according to Austin Energy, the Austin Independent School District leads all public school systems nationwide, purchasing 45-million kWh annually.

SmartPower’s hat is off to Austin Energy and the many businesses, institutions and households in the city for providing dramatic proof that clean energy is real, it’s here and it’s working. And unlike most lotteries, everybody wins when it comes to clean energy!

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A Message from the SmartPower President, Brian W. Keane

"America is addicted to oil," the President said during his most recent State of the Union Address. And a collective gasp could be heard throughout the nation - especially in the clean energy community. Was this really President Bush acknowledging that America can and must use clean energy?



In fact it was. And the reason is clear: The President and his advisors must be seeing the same polling and the same trends in the clean energy market that we're seeing here at



SmartPower

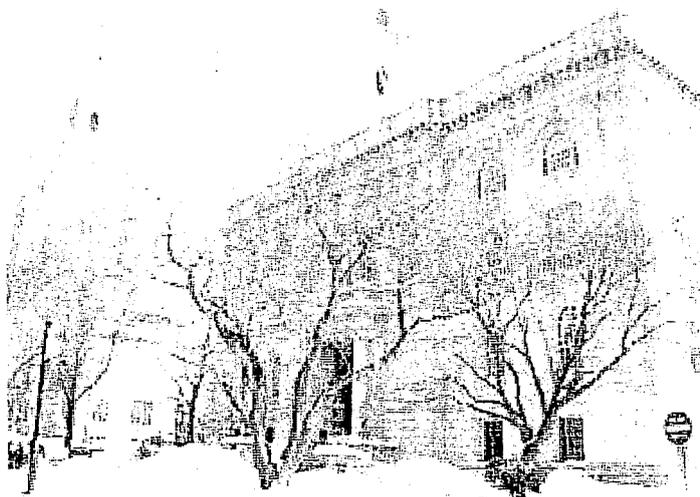
the monthly charge newsletter

Made possible in part by a grant from the Connecticut Clean Energy Fund

Volume 4; Issue 11, February 2006

[CLICK HERE to view 'The Monthly Charge' archives](#)

[From the American Revolution to the Clean Energy Revolution](#)



BREAKING NEWS! Hartford's rising star began shining even brighter on Tuesday night. With significant support of Mayor Eddie Perez, the city of Hartford voted to commit to the SmartPower 20% by 2010 Clean Energy Campaign. In becoming the 2nd New England Capital to commit to the campaign, Hartford also qualified for a FREE 1kw solar energy system from the Connecticut Clean Energy Fund when it voted to join the campaign.

Three of Connecticut's most historic towns have become the latest communities to commit to clean energy by joining the SmartPower 20% by 2010 Campaign (including Hartford, see above). Collectively, ninety municipalities in the state have now taken a stand for energy independence.

On January 24th, the Glastonbury Town Council voted unanimously for a resolution calling for 20% of the town's electricity to come from clean, renewable sources by the year 2010. In doing so, the town automatically qualified for a free solar energy system from the Connecticut Clean Energy Fund because it has more than 100

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STATE OF CONNECTICUT
MILITARY DEPARTMENT
360 BROAD STREET
HARTFORD, CONNECTICUT 06105-3706

Item #17

REC'D MAR 01 2006

February 24, 2006

THE HONORABLE ELIZABETH C. PATERSON
TOWN OF MANSFIELD
4 SOUTH EAGLEVILLE ROAD
MANSFIELD CT 06268

Connecticut Public Act 05-03, effective July 1, 2005, established several initiatives supporting service members of the Army, Air Force, Navy, Marine Corps and Coast Guard and their families. The Military Department of the State of Connecticut created the position of Military Administrative Officer to manage the programs created by this act.

Military Family Relief Fund

The Military Family Relief Fund was created to help families of Connecticut's service members who are currently serving on active duty, either as part of the traditional active forces, such as the New London Submarine Base, or as a deployed member of the National Guard or Reserves.

Combat Zone Payments

The Combat Zone Payment is a grant to members of the Connecticut Army and Air National Guard who have served on active duty in a Combat Zone in support of the Global War on Terrorism. Soldiers and Airmen are awarded \$50.00 per month for every month they serve in the area of operations up to a maximum of \$500.00.

Volunteer Service Coordinator

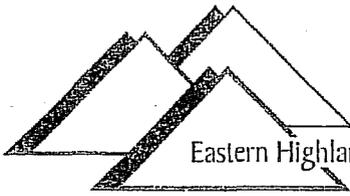
The Family Program of the Connecticut National Guard is responsible for coordinating a Volunteer Services Program with municipalities and local organizations throughout the state. Examples of services include, but are not limited to, repairs, gardening, transportation, babysitting, tutoring, cooking or any other services that a member or member's family would find helpful.

If you have a service member or family member who is in need of assistance, or someone who wishes to volunteer their services, please call me at (860) 524-4910 or you can contact me via e-mail at kristina.polomsky@us.army.mil. You can also visit our website at <http://www.ct.gov/mil>.

Sincerely,

Kristina L. Polomsky
Military Administrative Officer

PAGE
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Eastern Highlands Health District

4 South Eagleville Road ♦ Mansfield CT 06268 ♦ Tel: (860) 429-3325 ♦ Fax: (860) 429-3321

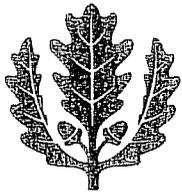
Memo

To: Martin Berliner, Town Manager
From: Robert Miller, Director of Health 
Date: 3/8/2006
Re: Storm Water Sampling Report 4th Quarter, Stadium Road Detention Basin

Per your request, I have reviewed the above referenced report. My comments below specifically speak to the comparison of analytes detected to Connecticut surface water quality standards.

Surface water quality standards were exceeded for Zinc, Copper and Total Coliform. Of the four samples grabbed from three sampling points, two samples (DP1 at 0.1 mg/l and DP2 Duplicate at 0.066 mg/l) exceeded the standard of 0.065 mg/l for Zinc in surface water. One sample (DP1 at 0.016 mg/l) exceeded the standard of 0.0143 mg/l for Copper in surface water. Two samples (DP2 Duplicate at 700 ct/100ml and DP4 at 900 ct/100ml) exceeded the standard of 500 ct/100ml for Total Coliform in surface water. It should be noted that this quarter's total coliform results are significantly lower than the previous quarter results.

The exceedences of zinc and copper, although a concern for aquatic life, do not constitute a public health nuisance. The total coliform exceedences, again, are likely an artifact of sampling subsequent to a rain event, which as you may recall can cause a characteristic spike in the bacteria levels of streams, rivers and other water bodies.



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

Office of Environmental Policy

Richard A. Miller
Director

REC'D FEB 22 2006

LETTER OF TRANSMITTAL

DATE: February 17, 2006

SENT VIA: Inter-Office Mail/US Mail

ATTENTION: Tom Callahan, President's Office, UConn
George Kraus, Facilities Dept., UConn
Arthur Christian, State of CT DEP
James & Wilma Swepe, Storrs, CT
Martin Berliner, Town of Mansfield

FROM: Richard A. Miller, Director *RAM*
Office of Environmental Policy

SUBJECT: Storm Water Sampling Report
Fourth Quarter 2005
Stadium Road Detention Basin, University of Connecticut

COPIES:	DATE:	DESCRIPTION	REQUESTED ACTION:
1	2/8/06	Storm Water Sampling Report Fourth Quarter 2005	FYI

MESSAGE/COMMENTS:

Enclosed, please find the Storm Water Sampling Report for the fourth quarter of 2005. Please feel free to contact me should you have any questions regarding the report. I may be reached at (860) 486-8741.

An Equal Opportunity Employer

31 LeDow Road Unit 3055
Storrs, Connecticut 06269-3055

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

STORM WATER SAMPLING REPORT
FOURTH QUARTER 2005

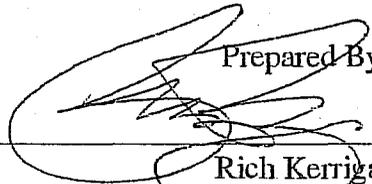
STADIUM ROAD DETENTION BASIN
UNIVERSITY OF CONNECTICUT
STORRS, CONNECTICUT

FEBRUARY 2006

Prepared For:

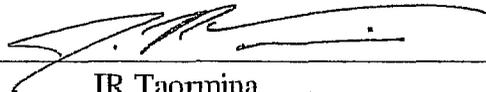
UNIVERSITY OF CONNECTICUT
Office of Environmental Policy
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Prepared By:



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1.0 INTRODUCTION

Charter Oak Environmental Services, Inc. (Charter Oak) has conducted storm water monitoring related to the detention basin located at the corner of Stadium Road and Separatist Road since December 2001. The objective of this sampling program is to provide UCONN with information on the pollutants, if any, that may be transported in the runoff from the buildings and improvements constructed within the catchment of the detention basin. The list of analytical constituents and the number of sampling points have been revised periodically, based on results obtained during monitoring.

On August 4, 2003, UCONN authorized Charter Oak to conduct storm water monitoring during the fourth quarter of 2003, and biannually during 2004 and 2005, in the second and fourth quarters. The sampling methods and procedures of the current monitoring are identical to previous sampling events. However, the list of parameters to be analyzed has been revised, based on the monitoring results obtained to date. The following constituents are being analyzed under the current authorization:

- Volatile Organic Compounds
- Organo-Chlorine Pesticides
- Organo-Chlorine Herbicides
- Total Petroleum Hydrocarbons
- Priority Pollutant Metals (13)
- Manganese
- Iron
- Ammonia – Nitrogen
- Nitrate – Nitrogen
- Phosphorus
- Biochemical Oxygen Demand
- Total Suspended Solids
- Sulfate
- Pendimethalin
- Glyphosate
- Total & Fecal Coliform
- E. Coli*

2.0 METHODS

The sampling methodology for this project is specified in Charter Oak's August 4, 2003 scope of work. Samples are to be collected from a storm that occurs after a minimum three-day dry antecedent period and the samples are collected during the first 30 minutes of discharge. During the subject December 16, 2005 event, the storm water runoff began at approximately 0850 hours. Sample collection began approximately 8 minutes after the commencement of runoff into the detention basin.

In order to increase the rate at which samples were collected and thereby more closely achieve simultaneous sampling at the three sampling stations, Charter Oak collected the samples in 5-gallon clean plastic bladders rather than filling individual sample jars. This

method had the further advantage of homogenizing the water placed into the sample jars at a given sampling station. The bladders were used once and then discarded.

Samples are collected from three locations. Figure 1 presents a sketch of the sampling points relative to physical features discussed in this report. The pipe conveying storm water from the outlet structure joins with another pipe beneath Separatist Road that conveys flow from the upper reaches of the nearby stream (see Figure 1). The upper reaches of the stream drain a wooded area east of Separatist Road and south of Stadium Road.

One objective of Charter Oak's sampling methodology was to collect samples from three locations as close to simultaneously as possible. The first sampling location was the detention-basin outlet structure. Charter Oak employed a peristaltic pump with dedicated tubing to lift the first sample (DP1-121605) from the outlet structure and discharge it into the plastic bladder. While the peristaltic pump was filling the plastic bladder for sample DP1-121605, Charter Oak collected the samples from the other two locations by hand.

Charter Oak collected the second sample (DP4-121605) at the location labeled DP4 on Figure 1. Because the stream is shallow at this point, a pitcher was used to lift water from the stream channel and pour it into the bladder via a funnel. The pitcher and funnel, both made of plastic, had been cleaned with laboratory-grade cleanser prior to use.

While the DP1-121605 sample bladder continued to fill, Charter Oak collected the third sample (DP2-121605) from the stream outfall on the west side of Separatist Road. This sample was collected in the same manner as sample DP4-121605, using a clean, dedicated pitcher and funnel. The pitcher collected the water as it was falling from the discharge pipe to the stream water surface. Sufficient sample volume was collected at this location to provide a blind duplicate sample. This blind duplicate, identified as DP3-121605, was assigned a fictitious sample-collection time to obscure its identity from the laboratory. Hereafter, this sample is referred to as DP2-Duplicate.

Charter Oak prepared both filtered and unfiltered metals samples. Charter Oak filled the unfiltered sample bottles directly from the bladders. The filtered samples were prepared by pumping water from the bladders through dedicated 0.45-micron filters (Geotech Dispos-a-Filter™). Water collected for the non-metal parameters was unfiltered.

The sample times (bladder filling complete) and locations are summarized as follows:

Table 2.1 – Sample Collection Information

Sample ID	Collection Time	Location
DP1-121605	0910	Detention Basin Outlet Structure
DP2-121605	0905	Combined Flow Outfall
DP2-Duplicate	"0915"	Combined Flow Outfall
DP4-121605	0858	In Brook Prior to Combined Flow

In addition to the four samples listed above, a trip blank sample accompanied the samples to the laboratory.

Field measurements were made for each sample location. Field measurements included the following parameters:

- 1) pH;
- 2) Temperature; and,
- 3) Dissolved Oxygen.

The pH meter and the dissolved oxygen meter were calibrated at the site on December 16. Field measurements were made directly in the flowing water simultaneously with the sample collection.

The ambient air temperature was measured. The beginning and end of the precipitation was observed and recorded by Charter Oak personnel. The amount of rainfall was measured from a rain gauge at Charter Oak's office in southern Mansfield, located approximately five miles south of the detention basin. Charter Oak measured the pH of the rainwater collected in the rain gauge in the morning of December 17.

3.0 OBSERVATIONS

Approximately 1.7 inches of rain fell between approximately 0300 hours on December 16 and 1300 hours on December 16, based on Charter Oak's observations at its office and in the field. No precipitation was observed during the three days prior to December 16. Previous precipitation greater than 0.1 inches occurred on December 9, 2005. This was the nearest antecedent rainfall to the sampling event.

At approximately 0850 hours, storm water was observed to be discharging into the detention basin. *Appendix A* contains photographs taken at approximately 0850 hours which show flow conditions during sample collection.

The appearance of the water discharging from the detention basin through the outlet structure (DP1) was slightly cloudy with trace solids. The appearance of the water upstream of the detention basin discharge pipe (DP4) was brown and very cloudy with visible solids. The appearance of the water downstream of the detention basin discharge pipe (DP2) was also brown and cloudy with visible solids. The flow at sampling station DP1 was moderate. The flow at sampling stations DP2 and DP4 was heavy due to the intensity of the storm.

4.0 FIELD MEASUREMENT RESULTS

Appendix B presents the field data forms on which the Charter Oak field representative recorded his observations and field measurements. The ambient air temperature during sample collection was approximately 6.1 degrees Celsius (°C). The pH of the storm water samples and rainfall were as follows:

Table 4.1 – pH Results

Sample ID	pH
DP1-121605	6.31
DP2-121605	6.74
DP4-121605	6.85
Rainfall	5.58

The temperature and dissolved oxygen measured in the runoff samples were as follows:

Table 4.2 - Temperature & Dissolved Oxygen Results

Sample ID	Temperature	Dissolved Oxygen
DP1-121605	1.17 °C	16.80 mg/l
DP2-121605	3.20 °C	19.44 mg/l
DP4-121605	3.50 °C	19.99 mg/l

5.0 ANALYTICAL LABORATORY RESULTS

Analytical laboratory reports for the three samples, the blind duplicate and the trip blank are presented in *Appendix C*. Complete Environmental Testing, Inc. (CET) of Stratford, Connecticut performed the chemical analyses and Phoenix Environmental Laboratories, Inc. (Phoenix) of Manchester, Connecticut performed the bacteriological analyses. Both of these laboratories are certified by the Connecticut Department of Public Health. *Appendix C* also presents a quality assurance report for CET's chemical analyses.

The analyses performed were in accordance with the approved scope of work. The following table identifies the EPA analytical methods employed by the laboratories and indicates whether the reported detection limits are equal to or less than the regulatory criteria assessed for this investigation:

Table 5.1 - EPA Analytical Methods & Detection Limits Relative to Regulatory Criteria

Constituents	EPA Method	Detection Limits Below Regulatory Criteria		
		GWPC	EPA MCL	Aquatic Life Acute Toxicity
Volatile Organic Compounds	8260B	Yes	Yes	NA
Pesticides	8081A	Yes	Yes	Yes
Herbicides	8151A	Yes	Yes	NA
Glyphosate	547	NA	Yes	NA
Pendimethalin	8081A	NA	NA	NA
CT Extractable Total Petroleum Hydrocarbons (ETPH)	CT ETPH	Yes	NA	NA
Ammonia as Nitrogen	350.3	NA	NA	Yes
Nitrate as Nitrogen	300.0	NA	Yes	NA
Sulfate	300.0	NA	NA	NA
Phosphorus	365.2	NA	NA	NA
Metals (except Mercury)	200.8	Yes	Yes	Yes
Mercury	7470	Yes	Yes	Yes
Biochemical Oxygen Demand (BOD ₅)	405.1	NA	NA	NA
Total Suspended Solids (TSS)	160.2	NA	NA	NA
<i>E. Coli</i>	SM9222G	NA	Yes	NA
Fecal Coliform	9222D	NA	Yes	NA
Total Coliform	SM 9222B	NA	Yes	Yes*

NA = Not Applicable

Yes = Laboratory reported detection limits at or below regulatory criteria

GWPC = Ground Water Protection Criteria (state drinking water criteria)

MCL = EPA Maximum Contaminant Levels

* Surface Water Standard for Class-A Waters

Most of the constituents analyzed were not detected above the reported detection limits. No volatile organic compounds, pesticide constituents, herbicide constituents, or glyphosate were detected in any of the four storm water samples (including the blind duplicate). TPH, phosphorous and dissolved copper were detected in some of the samples. Ammonia, nitrate, sulfate, BOD, TSS, zinc, manganese, and iron were detected in all four of the storm water samples. All four of the storm water samples also contained reportable counts of total and fecal coliform bacteria and *E. coli*.

The following table compares the analytical detections to the GWPC and federal maximum contaminant levels:

Table 5.2 - Comparison of Detections to Connecticut GWPC & EPA MCL

Constituents	Units	DP1-121605	DP2-121605	DP2-Duplicate	DP4-121605	GWPC	EPA MCL
Extractable TPH	mg/l	ND<0.10	0.22	0.22	0.21	0.5	NE
Nitrate-N	mg/l	0.65	0.81	0.81	1.1	NE	10.0
Zinc-unfiltered	mg/l	0.092	0.081	0.061	0.051	5.0	NE
<i>E. Coli</i>	ct/100ml	30	200	100	100	NE	0
Total Coliform	ct/100ml	360	500	700	900	NE	0
Fecal Coliform	ct/100ml	20	190	90	110	NE	0

NE = None Established

NA = Not analyzed

Some of the parameters in the sampling program have EPA Secondary Drinking Water Standards. These secondary standards are non-enforceable guidelines regulating cosmetic or aesthetic effects of drinking water. The following table summarizes the results and compares them to the EPA Secondary Drinking Water Standards:

Table 5.3 - Comparison of Detections to EPA Secondary Drinking Water Standards

Constituents	Units	DP1-121605	DP2-121605	DP2-Duplicate	DP4-121605	EPA Secondary Standard
Sulfate	mg/l	32	26	26	20	250
Iron-unfiltered	mg/l	0.83	9.0	0.11	14	0.3
Manganese-unfiltered	mg/l	0.36	0.66	0.40	0.75	0.05
Zinc-unfiltered	mg/l	0.092	0.081	0.061	0.051	5.0
pH	S.U.	6.31	6.74	-	6.85	6.5 - 8.5

The stream that receives the storm water from the detention basin is not shown on the DEP water classification map (Water Quality Classifications, Thames River, Pawcatuck River, and Southeast Coastal Basins, Adopted 1986). Therefore, according to Standard 29 of the Connecticut Surface Water Quality Standards, the stream is an A-class stream. It discharges to a B-class stream, Eagleville Brook. In accordance with the scope of work, the sample results are compared to the acute freshwater aquatic life criteria established in the Connecticut Surface Water Quality Standards:

Table 5.4 - Comparison of Detections to Connecticut Surface Water Quality Standards

Constituents	Units	DP1-121605	DP2-121605	DP2-Duplicate	DP4-121605	Standard
Dissolved Oxygen	mg/l	16.80	19.44	-	19.99	≥ 5 [†]
Copper-filtered	mg/l	0.016	ND<0.014	ND<0.014	ND<0.014	0.0143*
Zinc-filtered	mg/l	0.10	0.055	0.066	0.048	0.065*
Total Coliform	ct/100ml	360	500	700	900	500 ^Δ

* Acute Aquatic Life Criterion – Freshwater – Revised December 17, 2002

† Criterion for Class A Surface Water

Δ Criterion for Class AA Surface Water – Provided for information purposes only

Note: The surface water quality criteria for metals apply to the dissolved fraction

During this sampling event, other parameters were detected that are not regulated under the GWPC, EPA MCL or Secondary Drinking Water Standards, or the Connecticut Surface Water Quality Standards. These detections are summarized in the following table:

Table 5.5 - Other Parameters Detected

Constituents	Units	DP1-121605	DP2-121605	DP2-Duplicate	DP4-121605	Standard
BOD	mg/l	15	11	9.1	7.1	NE
Phosphorous	mg/l	ND<0.10	ND<0.10	ND<0.10	0.095	NE
Ammonia	mg/l	0.62	0.45	0.45	0.39	NE
Total Suspended Solids	mg/l	270	210	220	210	NE

NE = None Established

6.0 SUMMARY

6.1 Field Observations

At the onset of the storm event, there was approximately 4-6 inches of preexisting snowpack on the ground. The storm event began as a wintry mix, then changed to freezing rain, and ultimately rain. The effect of the snow melt is assumed to be minimal. The freezing rain created a frozen crust over the snowpack which minimized melting.

The stormwater flowing through sample locations DP2 and DP4 was cloudy and brown in color. The stormwater exhibited heavier loading of visible solids than observed during any of the previous sampling events.

6.2 GWPC & EPA MCL

Extractable total petroleum hydrocarbons were detected in samples DP2, DP2-Duplicate, and DP4 during this sampling event. The detected concentrations were below the GWPC.

Nitrate was detected in each of the four samples. The detected concentrations were below the EPA MCL.

Zinc was detected in each of the unfiltered samples. The detected concentrations were below the GWPC.

Total coliform, fecal coliform, and *E. Coli* were detected in each of the four samples. The presence of these contaminants is an exceedence of the EPA MCL. During 2004 and into 2005, the bacteriological results had increased relative to the results of previous events. As a result of these observations, the current results of these bacteriological parameters have been examined and compared to previous sampling event results. The current results are more consistent with results obtained during the latter portion of 2002 and the early portion of 2003.

6.3 EPA Secondary Drinking Water Standards

Sulfate was detected in each of the four samples. The detected concentrations were below the EPA secondary drinking water standard.

Iron was detected in each of the four unfiltered samples. The detected concentrations exceeded the EPA secondary drinking water standard, with the exception of sample DP2-Duplicate.

Manganese was detected in each of the four unfiltered samples. The detected concentrations exceeded the EPA secondary drinking water standard.

Zinc was detected in each of the four unfiltered samples. The detected concentrations were below the EPA secondary drinking water standard.

The pH values at sample points DP2 and DP4 were within the allowable range of 6.5 – 8.5 for pH values in the EPA secondary drinking water standards. The pH value at sample point DP1 was lower than the low limit of the allowable range.

6.4 Connecticut Surface Water Quality Standards

Dissolved oxygen levels at each of the three sampling locations were greater than the minimum concentration for a Class A surface water body.

Copper was detected in the filtered sample at sample point DP1. The detected concentration exceeded the Aquatic Life Acute Toxicity standard.

Zinc was detected in each of the four filtered samples. The detected concentrations were below the Aquatic Life Acute Toxicity standard at sample points DP1 and DP4. The detected concentration of zinc at sample point DP2 was also below the referenced standard; however, the reported concentration for the duplicate sample, DP2-Duplicate, slightly exceeded the standard.

Total coliform was detected in each of the four unfiltered samples. The detected count at sample point DP4 exceeded the standard for a Class A surface water body. The detected count at sample point DP2 was at the referenced standard; however, the reported count for

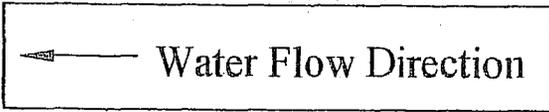
the duplicate sample, DP2-Duplicate, exceeded the standard. The detected count at sample point DP1 was below the standard for a Class A surface water body.

FIGURES

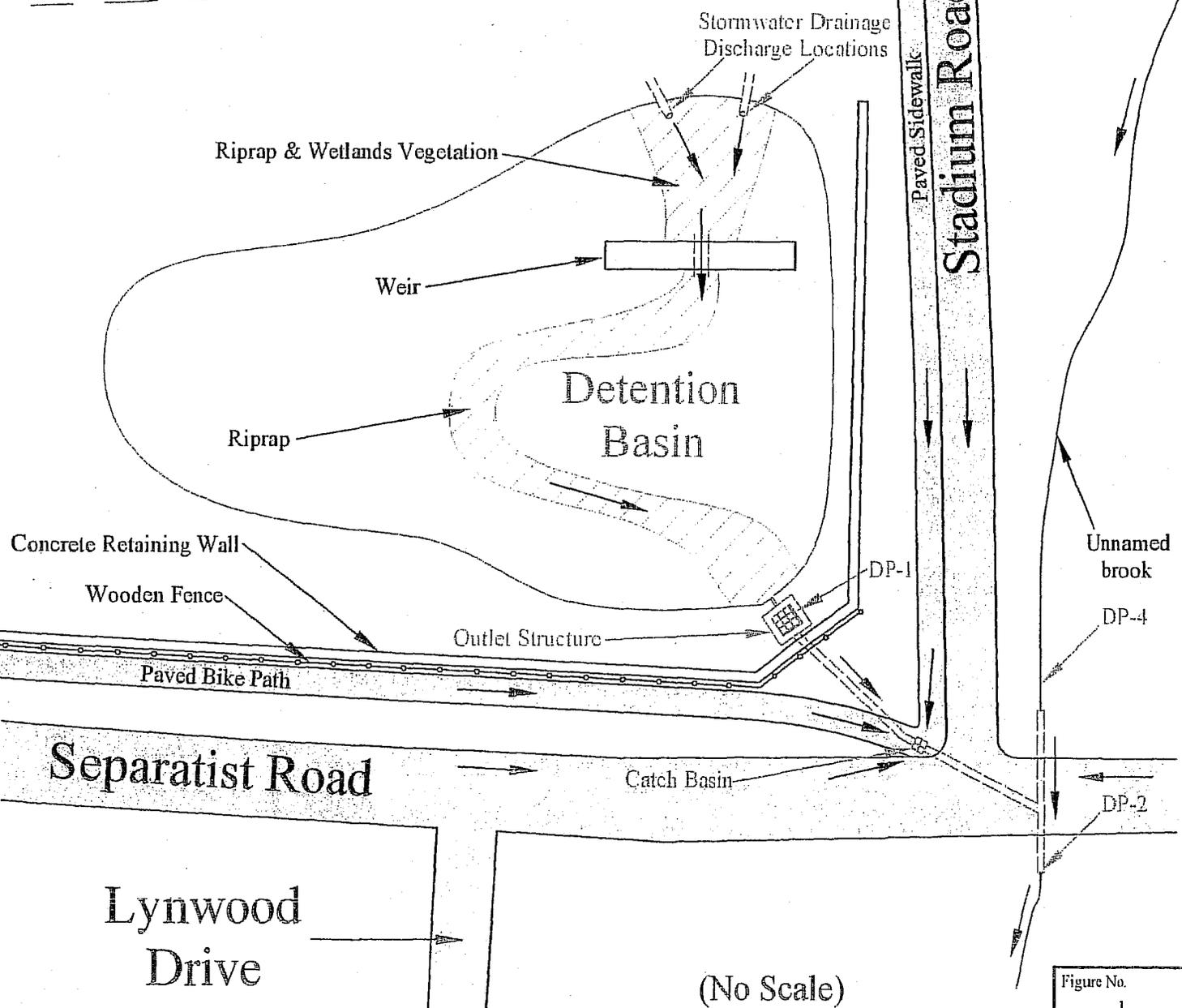


Approximate North

LEGEND



Paved Area



(No Scale)

Figure No.
1



SITE SKETCH
Stadium Road Detention Basin
Storrs, Conn P.1671t

Client:
UCONN
CAD File:
680307130501

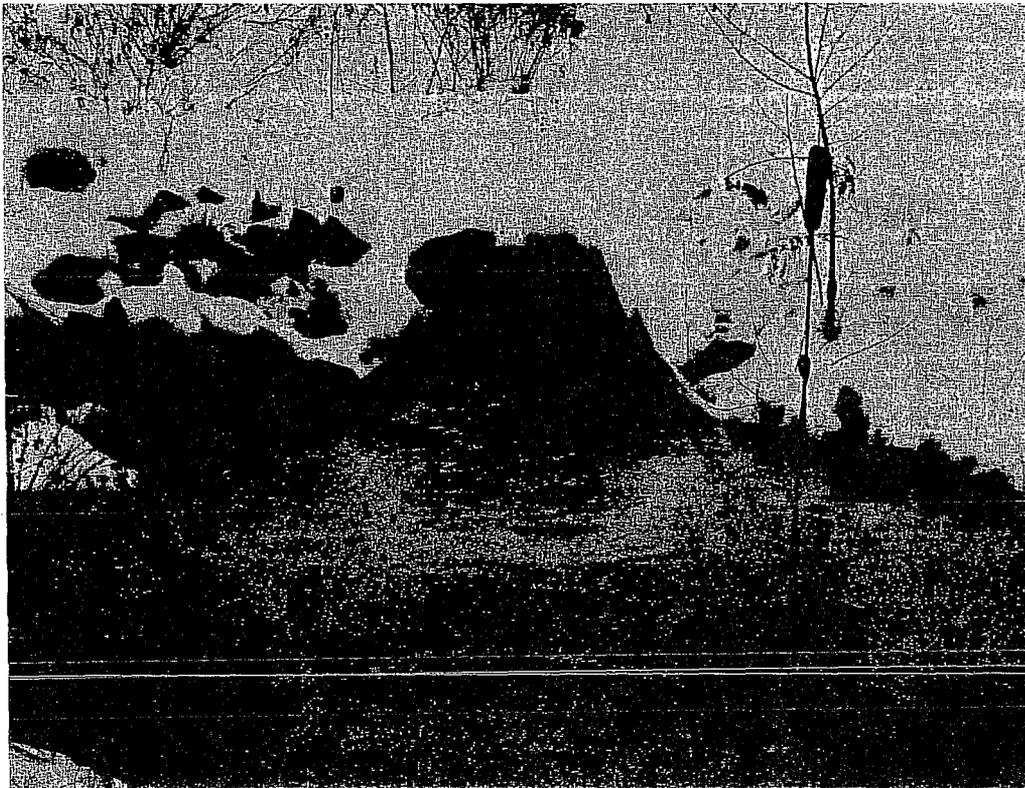
Drawn By:
JRT
Checked By:
MAF

Job No.:
68.03.03
Date:
7/05

APPENDIX A
Event Photographs



Overview of detention basin (facing west)



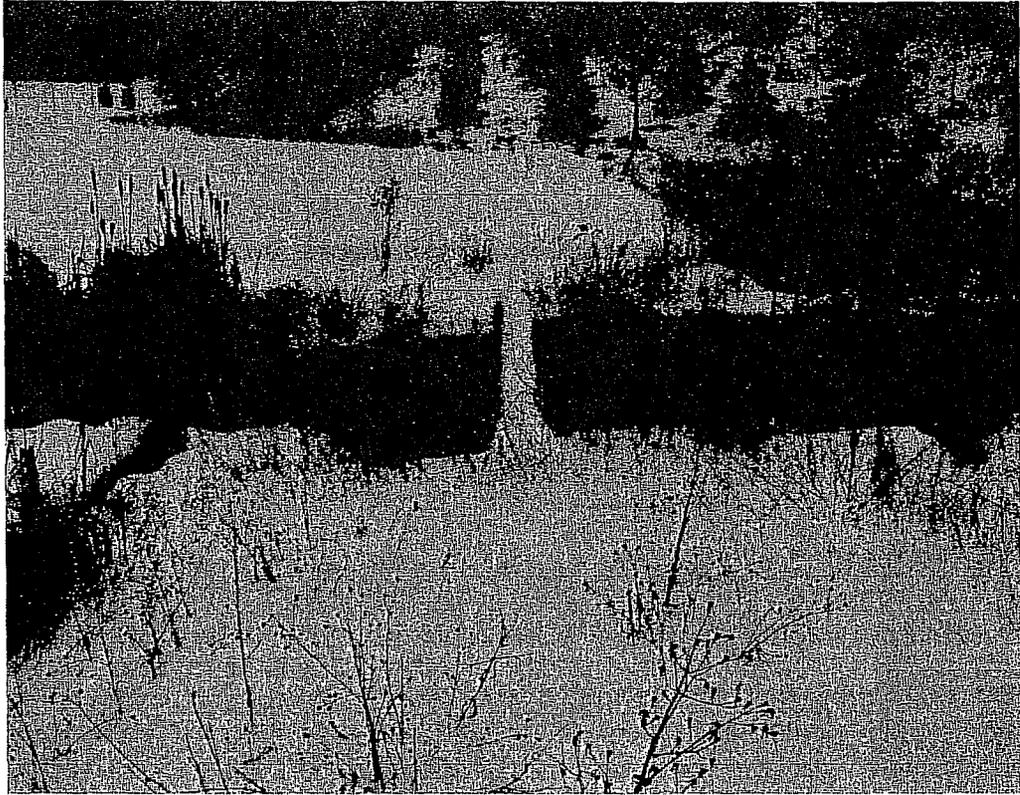
Southern storm water drainage discharge into detention basin (facing east)



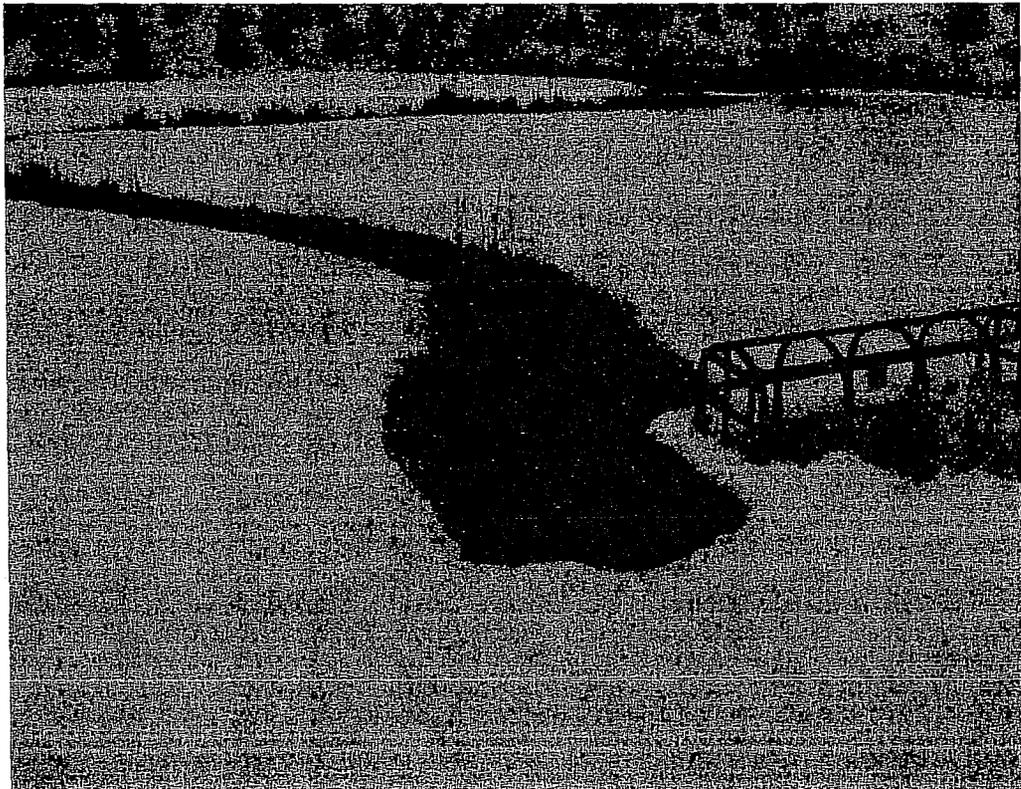
Northern storm water drainage discharge into detention basin (facing north)



Confluence of drainage discharges into detention basin, upstream of weir (facing north)



View of detention basin weir (facing north)



Drainage channel through detention basin approaching outlet structure (DP1)



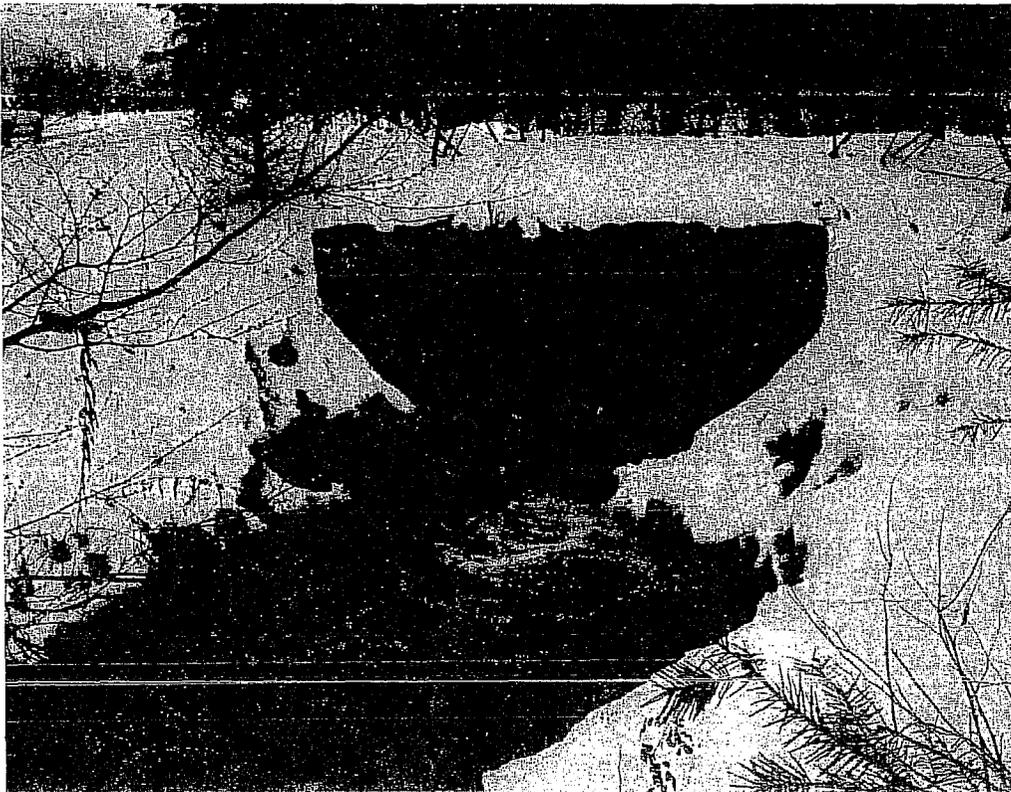
Inlet side of outlet structure sampling station DP1 (facing southwest)



Unnamed brook sampling station DP4 (facing west)



View upstream of unnamed brook sampling station DP4 (facing east)



Combined flow headwall sampling station DP2 (facing east)



View downstream of combined flow headwall sampling station DP2 (facing west)

APPENDIX B

Field Data Forms

UCONN STORMWATER SAMPLING ON-SITE CHECKLIST

Personnel: JRT, RKK Date/Arrival time: 12/16/05 - 0515

Approximate atmos. temp. (F°): 43°F (6.1°C) at 0930

Meter calibration: D.O. meter - Time: 0740
Comments: (elev = 600 ft., Salin. = 0)

pH meter - Time: 0740
Comments: (ph 4 and ph 7 calibration points)

Approximate start time of storm event: 0300 AM

Parking lot runoff conditions: Time 0830 Comments Minimal Flow

Basin influent flow conditions: Time 0845 Comments Moderate → Heavy Flow entering basin

Approximate start time of runoff: 0850

Approximate end time of storm event: 1300

Total storm duration: 10.0 hours

Total storm rainfall (inches): 1.7 inches

Time of photographs: 0850

Rainfall pH: 5.58

Approximate date of previous rainfall >0.1 inches: 12/09/05 (0.59")

Snowpack depth (inches) and description (if applicable): 4-6" of snow on ground.

Due to nature of storm: began as wintry mix, then freezing rain, then rain... the effect of the snow melt is assumed to be minimal. Freezing rain created a cap of ice over snowpack which minimized melting.

Additional comments:

Water flowing through sampling points DP-4 and DP-2 were cloudy brown with a lot of visible solids. More than ever encountered previously.

UCONN STORMWATER SAMPLING ON-SITE CHECKLIST

Discharge point #1 – detention basin outlet structure discharge

ID: DP1- 121605

Collection time: 0910

pH: 6.31 Temperature: 1.17 °C Dissolved oxygen: 16.80 mg/L

Filtered sample time: 0932 Un-filtered sample time: 0930

Water quality description: Slightly Cloudy with Trace Solids

Flow description/Time: Moderate (0900)

Sampling protocol: Samples temporarily collected in 5-gallon dedicated plastic bladder via peristaltic pump using dedicated, clean poly-tubing and latex sampling gloves. Preserved sample containers filled from plastic bladder. Filtered/unfiltered metals samples split from plastic bladder with filter inline to dedicated peristaltic pump apparatus. All samples placed in an iced cooler at approximately 4°C.

Discharge point #2 – combined flow headwall discharge

ID: DP2- 121605

Collection time: 0905

pH: 6.74 Temperature: 3.20 °C Dissolved oxygen: 19.44 mg/L

Filtered sample time: 0936 Un-filtered sample time: 0937

Water quality description: Cloudy with Visible Solids, Brown

Flow description/Time: Heavy (0905)

Sampling protocol: Samples temporarily collected in 5-gallon dedicated plastic bladder using a clean plastic transfer container, funnel and latex sampling gloves. Preserved sample containers filled from plastic bladder. Filtered/unfiltered metals samples split from plastic bladder with filter inline to dedicated peristaltic pump apparatus. All samples placed in an iced cooler at approximately 4°C.

UConn Stormwater Sampling On-site Checklist

Discharge point #3 – stream prior to combined flow

ID: DP4- 121605

Collection time: 0858

pH: 6.85 Temperature: 3.50 °C Dissolved oxygen: 19.99 mg/L

Filtered sample time: 0939 Un-filtered sample time: 0940

Water quality description: Very Cloudy with Visible Solids, Brown

Flow description/Time: Heavy (0855)

Sampling protocol: Samples temporarily collected in 5-gallon dedicated plastic bladder using a clean plastic transfer container, funnel and latex sampling gloves. Preserved sample containers filled from plastic bladder. Filtered/unfiltered metals samples split from plastic bladder with filter inline to dedicated peristaltic pump apparatus. All samples placed in an iced cooler at approximately 4°C.

VOC trip blank information:

ID: TB- 121505

Collection time: 1620

Field duplicate information:

ID: DP3- 121605

Duplicate of which sample: DP-2

Collection time: "0915"

Filtered sample time: "0940"

Un-filtered sample time: "0942"

Sampling notes/Comments:

APPENDIX C
Laboratory Reports



80 Lupes Drive
Stratford, CT 06615

Tel: (203) 377-9984
Fax: (203) 377-9952
e-mail: cet@cetlabs.com

February 1, 2006

Mr. Carl Mohrbacher
Charter Oak Environmental
33 Ledgebrook Drive
Mansfield, CT 06250

Project: UCONN Stormwater Sampling
Project #: 68.03.03
CET #: 05120570
Water: DP1-121605; DP2-121605; DP3-121605; DP4-121605; TB-121505
Collection Date(s): 12/16/2005

PREP ANALYSIS:

Acid Digestion of Waters [EPA 3005A]

	DP1-121605	DP2-121605	DP3-121605	DP4-121605
Acid Digestion of Waters	Completed [12/19/2005]	Completed [12/19/2005]	Completed [12/19/2005]	Completed [12/19/2005]

Acid Digestion of Waters [EPA 3005A]

	DP1-121605	DP2-121605	DP3-121605	DP4-121605
Acid Digestion of Waters	Completed [2/1/2006]	Completed [2/1/2006]	Completed [2/1/2006]	Completed [2/1/2006]

Liquid-Liquid Ext. PCBs & Pest. [EPA 3510]

	DP1-121605	DP2-121605	DP3-121605	DP4-121605
Liquid-Liquid Ext. PCBs & Pest.	Completed [12/20/2005]	Completed [12/20/2005]	Completed [12/20/2005]	Completed [12/20/2005]

Filtration for Dissolved Metals [Prep]

	DP1-121605	DP2-121605	DP3-121605	DP4-121605
Filtration for Dissolved Metals	Field Filtered	Field Filtered	Field Filtered	Field Filtered

NOTES:
[] Indicates Date Prep Test Completed; ND is Not Detected.

Project#: 68.03.03
 Cet#: 05120570
 Project: UCONN Stormwater Sampling

February 1, 2006

ANALYSIS:

Ammonia as N [EPA 350.3] Units: mg/l Analysis Date: 12/21/2005

	DP1-121605	DP2-121605	DP3-121605	DP4-121605
Ammonia as N	0.62	0.45	0.45	0.39

Nitrate as N [EPA 300.0] Units: mg/l Analysis Date: 12/17/2005

	DP1-121605	DP2-121605	DP3-121605	DP4-121605
Nitrate as N	0.65	0.81	0.81	1.1

Phosphorus, Total [EPA 365.2] Units: mg/l Analysis Date: 12/19/2005

	DP1-121605	DP2-121605	DP3-121605	DP4-121605
Phosphorus, Total	ND < 0.10	ND < 0.10	ND < 0.10	0.095

Sulfate [EPA 300.0] Units: mg/l Analysis Date: 12/20/2005

	DP1-121605	DP2-121605	DP3-121605	DP4-121605
Sulfate	32	26	26	20

Total Mercury [EPA 7470] Units: mg/l Analysis Date: 12/20/2005

	DP1-121605	DP2-121605	DP3-121605	DP4-121605
Total Mercury	ND < 0.002	ND < 0.002	ND < 0.002	ND < 0.002

Dissolved Mercury [EPA 245.2] Units: mg/l Analysis Date: 12/20/2005

	DP1-121605	DP2-121605	DP3-121605	DP4-121605
Dissolved Mercury	ND < 0.002	ND < 0.002	ND < 0.002	ND < 0.002

Biochemical Oxygen Demand, 5 Day [EPA 405.1] Units: mg/l Analysis Date: 12/22/2005

	DP1-121605	DP2-121605	DP3-121605	DP4-121605
Biochemical Oxygen Demand, 5 Day	15	11	9.1	7.1

Total Suspended Solids [EPA 160.2] Units: mg/l Analysis Date: 12/22/2005

	DP1-121605	DP2-121605	DP3-121605	DP4-121605
Total Suspended Solids	9.0	130	150	100

GC Analysis [GC/FID] Units: mg/l Analysis Date: 1/10/2006

	DP1-121605	DP2-121605	DP3-121605	DP4-121605
Glyphosate	ND < 0.013	ND < 0.013	ND < 0.013	ND < 0.013

Notes:

[] Indicates Date Prep Test Completed; ND is Not Detected.

Total Metals [EPA 200.8] Units: mg/l Analysis Date: 2/1/2006

	DP1-121605	DP2-121605	DP3-121605	DP4-121605
Lead	ND < 0.013	ND < 0.013	ND < 0.013	ND < 0.013
Selenium	ND < 0.01	ND < 0.01	ND < 0.01	ND < 0.01
Cadmium	ND < 0.0018	ND < 0.0018	ND < 0.0018	ND < 0.0018
Chromium	ND < 0.05	ND < 0.05	ND < 0.05	ND < 0.05
Arsenic	ND < 0.004	ND < 0.004	ND < 0.004	ND < 0.004
Silver	ND < 0.001	ND < 0.001	ND < 0.001	ND < 0.001
Copper	ND < 0.014	ND < 0.014	ND < 0.014	ND < 0.014
Nickel	ND < 0.05	ND < 0.05	ND < 0.05	ND < 0.05
Zinc	0.092	0.081	0.061	0.051
Beryllium	ND < 0.004	ND < 0.004	ND < 0.004	ND < 0.004
Antimony	ND < 0.006	ND < 0.006	ND < 0.006	ND < 0.006
Thallium	ND < 0.005	ND < 0.005	ND < 0.005	ND < 0.005
Manganese	0.36	0.66	0.40	0.75
Iron	0.83	9.0	0.11	14

Dissolved Metals [EPA 200.8] Units: mg/l Analysis Date: 1/31/2006

	DP1-121605	DP2-121605	DP3-121605	DP4-121605
Lead	ND < 0.013	ND < 0.013	ND < 0.013	ND < 0.013
Selenium	ND < 0.01	ND < 0.01	ND < 0.01	ND < 0.01
Cadmium	ND < 0.0018	ND < 0.0018	ND < 0.0018	ND < 0.0018
Chromium	ND < 0.05	ND < 0.05	ND < 0.05	ND < 0.05
Arsenic	ND < 0.004	ND < 0.004	ND < 0.004	ND < 0.004
Silver	ND < 0.001	ND < 0.001	ND < 0.001	ND < 0.001
Copper	0.016	ND < 0.014	ND < 0.014	ND < 0.014
Nickel	ND < 0.05	ND < 0.05	ND < 0.05	ND < 0.05
Zinc	0.10	0.055	0.066	0.048
Beryllium	ND < 0.004	ND < 0.004	ND < 0.004	ND < 0.004
Antimony	ND < 0.006	ND < 0.006	ND < 0.006	ND < 0.006
Thallium	ND < 0.005	ND < 0.005	ND < 0.005	ND < 0.005

EPA 8081A Chlorinated Pesticides [EPA 8081A] Units: ug/l Analysis Date: 12/21/2005

	DP1-121605	DP2-121605	DP3-121605	DP4-121605
4,4-DDD	ND < 0.015	ND < 0.015	ND < 0.015	ND < 0.015
4,4-DDE	ND < 0.10	ND < 0.10	ND < 0.10	ND < 0.10
4,4-DDT	ND < 0.10	ND < 0.10	ND < 0.10	ND < 0.10
4,4-Methoxychlor	ND < 0.20	ND < 0.20	ND < 0.20	ND < 0.20
Aldrin	ND < 0.20	ND < 0.20	ND < 0.20	ND < 0.20
Alpha-BHC	ND < 0.20	ND < 0.20	ND < 0.20	ND < 0.20
Beta-BHC	ND < 0.20	ND < 0.20	ND < 0.20	ND < 0.20
Chlordane	ND < 0.20	ND < 0.20	ND < 0.20	ND < 0.20
Delta-BHC	ND < 0.20	ND < 0.20	ND < 0.20	ND < 0.20
Dieldrin	ND < 0.002	ND < 0.002	ND < 0.002	ND < 0.002
Endosulfan I	ND < 0.10	ND < 0.10	ND < 0.10	ND < 0.10
Endosulfan II	ND < 0.10	ND < 0.10	ND < 0.10	ND < 0.10
Endosulfan Sulfate	ND < 0.20	ND < 0.20	ND < 0.20	ND < 0.20

Notes:
 [] Indicates Date Prep Test Completed; ND is Not Detected.

Project#: 68.03.03

February 1, 2006

Cer#: 05120570

Project: UCONN Stormwater Sampling

EPA 8081A Chlorinated Pesticides [EPA 8081A] Units: ug/l Analysis Date: 12/21/2005

	DP1-121605	DP2-121605	DP3-121605	DP4-121605
Endrin	ND < 0.09	ND < 0.09	ND < 0.09	ND < 0.09
Endrin Aldelyde	ND < 0.20	ND < 0.20	ND < 0.20	ND < 0.20
Endrin Ketone	ND < 0.20	ND < 0.20	ND < 0.20	ND < 0.20
Gamma-BHC	ND < 0.20	ND < 0.20	ND < 0.20	ND < 0.20
Heptachlor	ND < 0.20	ND < 0.20	ND < 0.20	ND < 0.20
Heptachlor Epoxide	ND < 0.20	ND < 0.20	ND < 0.20	ND < 0.20
Pendimethalin	ND < 500	ND < 500	ND < 500	ND < 500
Toxaphene	ND < 0.20	ND < 0.20	ND < 0.20	ND < 0.20

EPA 8151A Chlorinated Herbicides [EPA 8151A] Units: ug/l Analysis Date: 12/28/2005

	DP1-121605	DP2-121605	DP3-121605	DP4-121605
2,4,5-T	ND < 25.0	ND < 25.0	ND < 25.0	ND < 25.0
2,4-D	ND < 35.0	ND < 35.0	ND < 35.0	ND < 35.0
2,4-DB	ND < 250	ND < 250	ND < 250	ND < 250
3,5-Dichlorobenzoic acid	ND < 25.0	ND < 25.0	ND < 25.0	ND < 25.0
4-Nitrophenol	ND < 250	ND < 250	ND < 250	ND < 250
Dicamba	ND < 25.0	ND < 25.0	ND < 25.0	ND < 25.0
Dichloroprop	ND < 25.0	ND < 25.0	ND < 25.0	ND < 25.0
Dinoseb	ND < 7.0	ND < 7.0	ND < 7.0	ND < 7.0
PCP	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
Picloram	ND < 25.0	ND < 25.0	ND < 25.0	ND < 25.0
flvex	ND < 25.0	ND < 25.0	ND < 25.0	ND < 25.0

Conn. Extractable TPH [CT DEP] Units: mg/l Analysis Date: 12/22/2005

	DP1-121605	DP2-121605	DP3-121605	DP4-121605
ETPH	ND < 0.10	0.22*	0.22*	0.21*

*C₁₉-C₃₆ motor oil range

Notes:

[] Indicates Date Prep Test Completed; ND is Not Detected.

Volatile Organics [EPA 8260B] Units: ug/l Analysis Date: 12/23/2005

	DP1-121605	DP2-121605	DP3-121605	DP4-121605	TB-121505
Dichlorodifluoromethane	ND < 10	ND < 10	ND < 10	ND < 10	ND < 10
Chloromethane	ND < 2.7	ND < 2.7	ND < 2.7	ND < 2.7	ND < 2.7
Vinyl Chloride	ND < 1.6	ND < 1.6	ND < 1.6	ND < 1.6	ND < 1.6
Bromomethane	ND < 5.0	ND < 5.0	ND < 5.0	ND < 5.0	ND < 5.0
Chloroethane	ND < 5.0	ND < 5.0	ND < 5.0	ND < 5.0	ND < 5.0
Trichlorofluoromethane	ND < 25	ND < 25	ND < 25	ND < 25	ND < 25
1,1-Dichloroethene	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
Methylene Chloride	ND < 5.0	ND < 5.0	ND < 5.0	ND < 5.0	ND < 5.0
Methyl-t-Butyl Ether (MTBE)	ND < 5.0	ND < 5.0	ND < 5.0	ND < 5.0	ND < 5.0
trans-1,2-Dichloroethene	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
1,1-Dichloroethane	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
2,2-Dichloropropane	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
cis-1,2-Dichloroethene	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
Bromochloromethane	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
Chloroform	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
1,1,1-Trichloroethane	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
Carbon Tetrachloride	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
1,1-Dichloropropene	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
Benzene	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
1,2-Dichloroethane	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
Trichloroethene	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
1,2-Dichloropropane	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
Dibromomethane	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
Bromodichloromethane	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
cis-1,3-Dichloropropene	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
Toluene	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
trans-1,3-Dichloropropene	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
1,1,2-Trichloroethane	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
Tetrachloroethene	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
1,3-Dichloropropane	ND < 0.50	ND < 0.50	ND < 0.50	ND < 0.50	ND < 0.50
Dibromochloromethane	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
1,2-Dibromoethane	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
Chlorobenzene	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
1,1,1,2-Tetrachloroethane	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
Ethylbenzene	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
m+p Xylenes	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
o-Xylene	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
Styrene	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
Bromoform	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
Isopropylbenzene	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
1,1,2,2-Tetrachloroethane	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5	ND < 0.5
Bromobenzene	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
1,2,3-Trichloropropane	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
n-Propylbenzene	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
2-Chlorotoluene	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
4-Chlorotoluene	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
1,3,5-Trimethylbenzene	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
tert-Butylbenzene	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
1,2,4-Trimethylbenzene	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
sec-Butylbenzene	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0

Notes:

[] Indicates Date Prep Test Completed; ND is Not Detected.

Project#: 68.03.03
Cet#: 05120570
Project: UCONN Stormwater Sampling

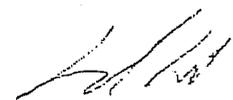
February 1, 2006

Volatile Organics [EPA 8260B] Units: ug/l Analysis Date: 12/23/2005

	DP1-121605	DP2-121605	DP3-121605	DP4-121605	TB-121505
1,3-Dichlorobenzene	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
4-Isopropyltoluene	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
1,4-Dichlorobenzene	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
1,2-Dichlorobenzene	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
n-Butylbenzene	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
1,2-Dibromo-3-Chloropropane	ND < 0.20	ND < 0.20	ND < 0.20	ND < 0.20	ND < 0.20
1,2,4-Trichlorobenzene	ND < 0.20	ND < 0.20	ND < 0.20	ND < 0.20	ND < 0.20
Hexachlorobutadiene	ND < 0.45	ND < 0.45	ND < 0.45	ND < 0.45	ND < 0.45
Naphthalene	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0
1,2,3-Trichlorobenzene	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0	ND < 1.0

Ref Lab EML

Sincerely,



David Ditta
Laboratory Director

Notes:

[] Indicates Date Prep Test Completed; ND is Not Detected.



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QA Report

Project: UCONN Stormwater Sampling
CET#: 05120570

QA Type: Nitrate as N Date Analyzed: 12/17/2005 QA Sample ID: AC75297

Analyte	SampRes	SpkAmt	SpkRes	SpkDupRes	Spk%Rec	Dup%Rec	RPD	Blank	LCS%Rec
Nitrate as N	0.81	10	12	12	112	112	0.00	ND<0.10	105

QA Type: Phosphorus, Total Date Analyzed: 12/19/2005 QA Sample ID: AC75139

Analyte	SampRes	SpkAmt	SpkRes	Spk%Rec	Blank	LCS%Rec
Phosphorus, Total	ND<0.10	0.33	0.34	103	ND<0.10	90

QA Type: Total Metals Date Analyzed: 12/19/2005 QA Sample ID: AC74806

Analyte	SampRes	SpkAmt	SpkRes	SpkDupRes	Spk%Rec	Dup%Rec	RPD	Blank	LCS%Rec
Lead	ND<0.013	0.20	0.212	0.212	106	106	0.00	ND<0.013	101
Selenium	ND<0.01	0.40	0.496	0.496	124	124	0.00	ND<0.01	101
Cadmium	ND<0.005	0.20	0.216	0.220	108	110	1.80	ND<0.005	101
Chromium	ND<0.05	0.20	0.199	0.203	100	102	2.50	ND<0.05	98
Arsenic	0.008	0.20	0.249	0.245	120	118	1.70	ND<0.004	104
Silver	ND<0.012	0.10	0.102	0.102	102	102	0.00	ND<0.012	92
Copper	ND<0.04	0.20	0.207	0.210	104	105	0.96	ND<0.04	94
Nickel	ND<0.05	0.20	0.206	0.209	103	104	0.97	ND<0.05	96
Zinc	ND<0.02	0.20	0.226	0.229	113	114	0.88	ND<0.02	102
Beryllium	ND<0.05	0.20	0.203	0.205	102	102	0.00	ND<0.05	100
Antimony	ND<0.05	0.10	0.0949	0.102	95	102	7.20	ND<0.05	91
Thallium	ND<0.05	0.20	0.215	0.214	108	107	0.93	ND<0.05	88

QA Type: Total Mercury Date Analyzed: 12/20/2005 QA Sample ID: AC75239

Analyte	SampRes	SpkAmt	SpkRes	SpkDupRes	Spk%Rec	Dup%Rec	RPD	Blank	LCS%Rec
Total Mercury	ND<0.002	0.005	0.005	0.005	100	100	0.00	ND<0.002	100

QA Type: Dissolved Mercury Date Analyzed: 12/20/2005 QA Sample ID: AC75295

Analyte	SampRes	SpkAmt	SpkRes	SpkDupRes	Spk%Rec	Dup%Rec	RPD	Blank
Dissolved Mercury	ND<0.002	0.005	0.005	0.005	100	100	0.00	ND<0.002

Project: UCONN Stormwater Sampling
 Cet#: 05120570

QA Type: Sulfate Date Analyzed: 12/20/2005 QA Sample ID: AC75471

Analyte	SampRes	SpkAmt	SpkRes	SpkDupRes	Spk%Rec	Dup%Rec	RPD	Blank	LCS%Rec
Sulfate	16	10	31	31	150	150	0.00	ND<0.10	95

QA Type: Dissolved Metals Date Analyzed: 12/20/2005 QA Sample ID: AC74842

Analyte	SampRes	SpkAmt	SpkRes	SpkDupRes	Spk%Rec	Dup%Rec	RPD	Blank	LCS%Rec
Lead	ND<0.013	0.20	0.170	0.195	85	98	14.00	ND<0.013	99
Selenium	0.027	0.40	0.395	0.459	92	108	16.00	ND<0.01	102
Cadmium	ND<0.005	0.20	0.173	0.200	86	100	14.00	ND<0.005	100
Chromium	ND<0.05	0.20	0.175	0.202	88	101	14.00	ND<0.05	100
Arsenic	0.0074	0.20	0.188	0.218	90	105	15.00	ND<0.004	100
Silver	ND<0.012	0.10	0.0853	0.0821	85	82	3.80	ND<0.012	94
Copper	ND<0.04	0.20	0.163	0.189	82	94	15.00	0.06	95
Nickel	ND<0.05	0.20	0.175	0.201	88	100	13.00	ND<0.05	97
Zinc	ND<0.02	0.20	0.194	0.222	97	111	13.00	0.03	100
Beryllium	ND<0.05	0.20	0.187	0.216	94	108	14.00	ND<0.05	102
Antimony	ND<0.05	0.10	0.0752	0.0713	75	71	5.30	ND<0.05	106
Thallium	ND<0.05	0.20	0.162	0.193	81	96	17.00	ND<0.05	93

QA Type: EPA 8081A Chlorinated Pesticides Date Analyzed: 12/21/2005 QA Sample ID: AC75297

Analyte	SampRes	SpkAmt	SpkRes	Spk%Rec	Blank	LCS%Rec
1,4-DDD	ND<0.015	0.080	0.070	88	ND<1.0	71
1-DDE	ND<0.10	0.080	0.071	89	ND<1.0	66
4,4-DDT	ND<0.10	0.080	0.080	100	ND<1.0	81
4,4-Methoxychlor	ND<0.20	0.080	0.083	104	ND<1.0	82
Aldrin	ND<0.20	0.080	0.064	80	ND<1.0	59
Alpha-BHC	ND<0.20	0.080	0.071	89	ND<1.0	58
Beta-BHC	ND<0.20	0.080	0.070	88	ND<1.0	88
Delta-BHC	ND<0.20	0.080	0.073	91	ND<1.0	75
Dieldrin	ND<0.002	0.080	0.064	80	ND<1.0	65
Endosulfan I	ND<0.10	0.080	0.078	98	ND<1.0	71
Endosulfan II	ND<0.10	0.080	0.072	90	ND<1.0	72
Endosulfan Sulfate	ND<0.20	0.080	0.084	105	ND<1.0	75
Endrin	ND<0.09	0.080	0.086	108	ND<1.0	71
Endrin Aldehyde	ND<0.20	0.080	0.061	76	ND<1.0	68
Endrin Ketone	ND<0.20	0.080	0.072	90	ND<1.0	70
Gamma-BHC	ND<0.20	0.080	0.070	88	ND<1.0	60
Heptachlor	ND<0.20	0.080	0.071	89	ND<1.0	62
Heptachlor Epoxide	ND<0.20	0.080	0.067	84	ND<1.0	66

QA Type: Ammonia as N Date Analyzed: 12/21/2005 QA Sample ID: AC75566

Analyte	SampRes	SpkAmt	SpkRes	Spk%Rec	Blank	LCS%Rec
Ammonia as N	ND<0.10	10	8.8	88	ND<0.10	100

QA Type: Conn. Extractable TPH Date Analyzed: 12/23/2005 QA Sample ID: AC75119

Analyte	SampRes	SpkAmt	Blank	LCS%Rec
TPH	33	10	ND<0.10	81

Project: UCONN Stormwater Sampling
 Cat#: 05120570

QA Type: Volatile Organics Date Analyzed: 12/23/2005 QA Sample ID: AC75297

Analyte	SampRes	SpkAmt	SpkRes	Spk%Rec	Blank	LCS%Rec
1,1-Dichloroethene	ND<1.0	50	44.1	88	ND<1.0	74
Benzene	ND<1.0	50	45.7	91	ND<1.0	75
Chlorobenzene	ND<1.0	50	40.3	81	ND<1.0	68
Toluene	ND<1.0	50	34.4	69	ND<1.0	59
Trichloroethene	ND<1.0	50	44.3	89	ND<1.0	80

QA Type: EPA 8151A Chlorinated Herbicides Date Analyzed: 12/28/2005 QA Sample ID: AC75295

Analyte	SampRes	SpkAmt	Blank	LCS%Rec
2,4,5-T	ND<25.0	0.250	ND<25	72
2,4-D	ND<35.0	0.250	ND<35	89
2,4-DB	ND<250	0.250	ND<250	90
3,5-Dichlorobenzoic acid	ND<25.0	0.250	ND<25	74
4-Nitrophenol	ND<250	0.250	ND<250	77
Dicamba	ND<25.0	0.250	ND<25	83
Dichloroprop	ND<25.0	0.250	ND<25	97
Dinoseb	ND<7.0	0.250	ND<25	59
PCP	ND<1.0	0.250	ND<25	59
Picloram	ND<25.0	0.250	ND<25	73
Silvex	ND<25.0	0.250	ND<25	68

ND is not detected

Location: UCONN
UCONN Retention Basin
Project: Biannual Stormwater Sampling
Contract #: 68.03.03

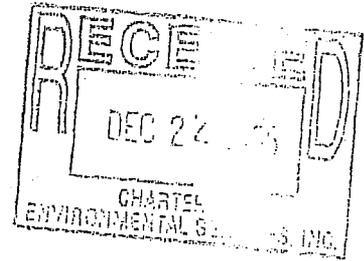
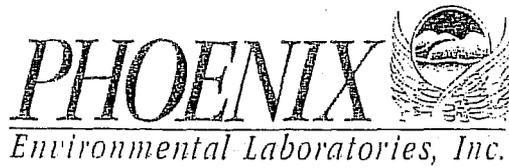
Sample ID	Sample Time		Matrix	Analytes												Containers/Preservative
	Date	Time		VOCs 8260	R-CI- PEST. 8081	R-CI- HERB. 8151	CT ETPH	PPM13 - Filtered	PPM13 - Unfiltered	Total Mn, Fe - Unfiltered	Ammonia, Tot. Phosphorus	Nitrate, Bod, TSS	Pendimethalin	Glyphosate		
121605	12/16/05	0910	H ₂ O	X	X	X	X	X	X	X	X	X	X	X	X	(Total containers)
121605	12/16/05	0905	H ₂ O	X	X	X	X	X	X	X	X	X	X	X	X	(10) 40mL glass vials, HCl
121605	12/16/05	0915	H ₂ O	X	X	X	X	X	X	X	X	X	X	X	X	(28) 1L amber glass, cool
121605	12/16/05	0858	H ₂ O	X	X	X	X	X	X	X	X	X	X	X	X	(8) 100mL plastic, HNO ₃
121505	12/15/05	1620	H ₂ O	X												(4) 250mL plastic, H ₂ SO ₄
																(4) 250mL plastic, cool

Comments/Instructions:	Relinquished by: <i>[Signature]</i>	Date/Time: 12/16/05 1200	Received by: <i>[Signature]</i>	Date/Time:
	Detection limits to be at or below Ground Water Protection criteria or levels indicated on the attached table		PRINT NAME: JR TAORMINA	PRINT NAME: COOLER (COES)
b QA/QC requested	Relinquished by: <i>[Signature]</i>	Date/Time: 12/16/05 1430	Received by: <i>[Signature]</i>	Date/Time: 12/16/05 1430
	In total metals for both filtered and unfiltered samples (e.g., 8 total metals analyses)		PRINT NAME: JR TAORMINA	PRINT NAME: Paul DiCicco
	Relinquished by: <i>[Signature]</i>	Date/Time: 12/16/05 1700	Received by: <i>[Signature]</i>	Date/Time: 12/16/05 1700

UCONN STORMWATER ANALYSIS DETECTION LIMITS

Parameter	Units	Requested Detection Limit
Metals		
Cadmium	mg/l	0.0018
Silver	mg/l	0.001
Copper	mg/l	0.014
Beryllium	mg/l	0.004
Antimony	mg/l	0.006
Thallium	mg/l	0.005
Pesticides		
4,4-DDD	ug/l	0.15
4,4-DDE	ug/l	0.10
4,4-DDT	ug/l	0.10
Chlordane	ug/l	0.30
Dieldrin	ug/l	0.002
Endosulfan I	ug/l	0.10
Endosulfan II	ug/l	0.10
Endrin	ug/l	0.09
Heptachor	ug/l	0.26
Heptachor Epoxide	ug/l	0.20
Toxaphene	ug/l	0.73
Herbicides		
Denoseb	ug/l	7.0
PCP	ug/l	1.0
Other Herbicides		
Glyphosate	ug/l	700
Volatiles		
Bromodichloromethane	ug/l	0.56
1,3-Dichloropropane	ug/l	0.5
1,2-Dibromo-3-Chloropropane	ug/l	0.2
Hexachlorobutadiene	ug/l	0.45

★ SEND TO CET ALONG WITH CHAIN OF CUSTODY.



Tuesday, December 20, 2005

Charter Oak Environmental
33 Ledgebrook Drive
Mansfield CT 06250

Attention: Mr JR Taormina
Sample ID#: AG90126-90129

This laboratory is in compliance with the QA/QC procedure outlined in EPA 600/4-79-019, Handbook for Analytical Quality in Water and Waste Water, March 1979, and SW846 QA/QC requirements of procedures used.

If you have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext. 200.

Sincerely yours,

A handwritten signature in cursive script that reads "Phyllis Shiller".

Phyllis Shiller
Laboratory Director

CT Lab Registration #PH-0618
MA Lab Registration #MA-CT-007
NY Lab Registration #11301
RI Lab Registration #63
NH Lab Registration #213693-A,B
ME Lab Registration #CT-007
NJ Lab Registration #CT-003
PA Lab Registration #68-03530



Environmental Laboratories, Inc.
 587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06040
 Tel. (860) 645-1102 Fax (860) 645-0823

Analysis Report
 December 20, 2005

FOR: Attn: Mr. JR Taormina
 Charter Oak Environmental
 Services, Inc.
 33 Ledgebrook Drive
 Mansfield, CT 06250

<u>Sample Information</u>	<u>Custody Information</u>	<u>Date</u>	<u>Time</u>
Matrix: WATER	Collected by:	12/16/05	9:10
Location Code: CHARTOAK	Received by: SW	12/16/05	13:00
Rush Request:	Analyzed by: see "By" below		
P.O.#: 68.03.03			

Laboratory Data

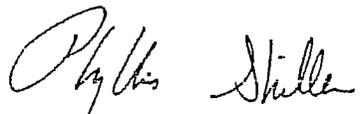
SDG I.D.: GAG90126
 Phoenix I.D.: AG90126

Client ID: BIENNIAL STORMWATER SAMPLING DP1-121605

Parameter	Result	RL	Units	Date	Time	By	Reference
Escherichia Coli	30	10	/100 mls.	12/16/05	14:30	RM	SM9222G
Fecal Coliforms	20	10	/100 mls.	12/16/05	14:30	RM	9222D
Total Coliform	360	10	/100 mls.	12/16/05	14:30	RM	SM 9222B

Comments: ND=Not detected BDL = Below Detection Limit RL=Reporting Limit

If there are any questions regarding this data, please call Phoenix Client Services at extension 200.


 Phyllis Shiller, Laboratory Director
 December 20, 2005



Environmental Laboratories, Inc.
 587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06040
 Tel. (860) 645-1102 Fax (860) 645-0823

Analysis Report

December 20, 2005

FOR: Attn: Mr. JR Taormina
 Charter Oak Environmental
 Services, Inc.
 33 Ledgebrook Drive
 Mansfield, CT 06250

Sample Information

Matrix: WATER
 Location Code: CHARTOAK
 Rush Request:
 P.O.#: 68.03.03

Custody Information

Collected by:
 Received by: SW
 Analyzed by: see "By" below

Date

12/16/05
 12/16/05

Time

9:05
 13:00

Laboratory Data

SDG I.D.: GAG90126
 Phoenix I.D.: AG90127

Client ID: BIANNUAL STORMWATER SAMPLING DP2-121605

Parameter	Result	RL	Units	Date	Time	By	Reference
Escherichia Coli	200	100	/100 mls.	12/16/05	14:30	RM	SM9222G
Fecal Coliforms	190	10	/100 mls.	12/16/05	14:30	RM	9222D
Total Coliform	500	100	/100 mls.	12/16/05	14:30	RM	SM 9222B

Comments:

ND=Not detected BDL = Below Detection Limit RL=Reporting Limit

If there are any questions regarding this data, please call Phoenix Client Services at extension 200.

Phyllis Shiller, Laboratory Director
 December 20, 2005



Environmental Laboratories, Inc.
 587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06040
 Tel. (860) 645-1102 Fax (860) 645-0823

Analysis Report
 December 20, 2005

FOR: Attn: Mr. JR Taormina
 Charter Oak Environmental
 Services, Inc.
 33 Ledgebrook Drive
 Mansfield, CT 06250

<u>Sample Information</u>	<u>Custody Information</u>	<u>Date</u>	<u>Time</u>
Matrix: WATER	Collected by:	12/16/05	9:15
Location Code: CHARTOAK	Received by: SW	12/16/05	13:00
Rush Request:	Analyzed by: see "By" below		
P.O.#: 68.03.03			

Laboratory Data

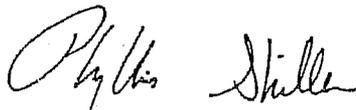
SDG I.D.: GAG90126
 Phoenix I.D.: AG90128

Client ID: BIANNUAL STORMWATER SAMPLING DP3-121605

Parameter	Result	RL	Units	Date	Time	By	Reference
Escherichia Coli	100	100	/100 mls.	12/16/05	14:30	RM	SM9222G
Fecal Coliforms	90	10	/100 mls.	12/16/05	14:30	RM	9222D
Total Coliform	700	100	/100 mls.	12/16/05	14:30	RM	SM 9222B

Comments: ND=Not detected BDL = Below Detection Limit RL=Reporting Limit

If there are any questions regarding this data, please call Phoenix Client Services at extension 200.


 Phyllis Shiller, Laboratory Director
 December 20, 2005



Environmental Laboratories, Inc.
 587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06040
 Tel. (860) 645-1102 Fax (860) 645-0823

Analysis Report
 December 20, 2005

FOR: Attn: Mr. JR Taormina
 Charter Oak Environmental
 Services, Inc.
 33 Ledgebrook Drive
 Mansfield, CT 06250

<u>Sample Information</u>	<u>Custody Information</u>	<u>Date</u>	<u>Time</u>
Matrix: WATER	Collected by:	12/16/05	8:58
Location Code: CHARTOAK	Received by: SW	12/16/05	13:00
Rush Request:	Analyzed by: see "By" below		
P.O.#: 68.03.03			

Laboratory Data

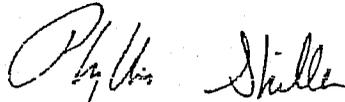
SDG I.D.: GAG90126
 Phoenix I.D.: AG90129

Client ID: BIANNUAL STORMWATER SAMPLING DP4-121605

Parameter	Result	RL	Units	Date	Time	By	Reference
Escherichia Coli	100	100	/100 mls.	12/16/05	14:30	RM	SM9222G
Fecal Coliforms	110	10	/100 mls.	12/16/05	14:30	RM	9222D
Total Coliform	900	100	/100 mls.	12/16/05	14:30	RM	SM 9222B

Comments: ND=Not detected BDL = Below Detection Limit RL=Reporting Limit

If there are any questions regarding this data, please call Phoenix Client Services at extension 200.


 Phyllis Shiller, Laboratory Director
 December 20, 2005

UCONN

UCONN Retention Basin

Biannual Stormwater Sampling

68.03.03

Sample ID	Sample		Matrix	FECAL COLIFORM			TOTAL COLIFORM			E COLI			Containers/Preservative
	Date	Time											
121605	12/16/05	0910	H ₂ O	X	X	X				90126			(Total containers)
121605	12/16/05	0905	H ₂ O	X	X	X				90127			(8) 100mL sterile plastic, Na ₂ SO ₃
121605	12/16/05	0915	H ₂ O	X	X	X				90128			
121605	12/16/05	0858	H ₂ O	X	X	X				90129			

P.196

Comments/Instructions:

Lab QA/QC requested

Expected range is 1,000 to 10,000 CFU/100 ml; do counts accordingly.

Relinquished by: <i>[Signature]</i>	Date/Time: 12/16/05 1300	Received by: <i>[Signature]</i>	Date/Time: 12/16/05 1300
PRINT NAME		PRINT NAME	
Relinquished by: <i>[Signature]</i>	Date/Time	Received by: <i>[Signature]</i>	Date/Time
PRINT NAME		PRINT NAME	
Relinquished by: <i>[Signature]</i>	Date/Time	Received of Laboratory by: <i>[Signature]</i>	Date/Time

February 12, 2006

Connecticut

Open Space: Preserving It Takes a Village

By GAIL BRACCIDIFERRO

FROM the banks of the Fenton River in Mansfield, a leaf-cushioned landscape rises first gently, then steeply past granite boulders, birch and maple trees, footpaths and the remnants of sheds and stone walls to a 1,000-foot-long ledge. Hikers who reach the top are rewarded with views of Mansfield Hollow Lake and the Town of Scotland's rolling hills about 10 miles away.

In 1927, when Mansfield's landscape of fields was beginning to sprout trees as the number of farms declined, schoolchildren in a contest picked this spot as one of the places in town they would most like to see preserved.

From 2001 to 2004, through the efforts of town officials, a local land trust and the State Department of Environmental Protection, more than 200 acres in an area now named Coney Rock Preserve were set aside as open space, said Vicky Wetherell, a member of the town's Open Space Preservation Committee.

"It's a very special place," Ms. Wetherell said. "The trails there are heavily used. There are tracks on those trails even when there's a foot of snow out there."

Mansfield is one of several rural towns in Connecticut to make open-space preservation a priority in the face of increasing development. In 2005, the town's Planning and Zoning Commission approved 80 new building lots in 8 subdivisions, up from 59 lots in 2004. The town's 10-year average from 1995 to 2004 was 20 lots a year. Last year the commission placed a moratorium on new subdivisions while it updates a development and conservation plan.

In Somers, residents unanimously passed an \$850,000 appropriation in December to help buy a 286-acre parcel known as Whitaker Woods. Woodstock voters on Wednesday approved in a referendum for the town to contribute up to \$275,000 to maintain the 94-acre Eddy farm as a working farm and prevent it from being developed.

In Tolland, voters have approved more than \$3 million in open-space acquisition bonds since 2000, and the town has bought more than 500 acres for preservation. Suffield's master plan has set a goal of preserving half the town's land as open space. In Willington, the town in November received a \$73,125 state grant to buy 28 acres for open-space preservation.

Elizabeth Brothers, assistant director of the Land Acquisition and Management Division of the D.E.P., said municipalities were increasingly interested in preservation. "We most definitely are seeing an increased interest," she said. "They are asking about the grant program. We hear over and over again, 'We have to save this property before it's developed.'"

The Legislature in 1998 set a goal of preserving 21 percent, or about 673,000 acres, of Connecticut's 3.2

million acres by 2023, Ms. Brothers said, and is at about 70 percent of its goal. She said about half the land would be owned by the state, and the rest by municipalities, land trusts and water utilities.

The most recent round of open-space grants, announced in November, totaled \$6.8 million for about 2,000 acres in 24 municipalities.

Ms. Brothers said the governor had proposed that the state earmark \$13 million for two open-space preservation grant programs in fiscal 2006 and another \$10 million in fiscal 2007. In addition, a new law took effect last October that provides money for preservation by setting aside part of the fees property owners pay to record land documents at town halls. The money is going to the D.E.P.'s open-space grant program, she said.

Town officials said such state support was essential because towns often combined their resources with private land trusts and state and federal agencies to cement land acquisition deals.

"Working with partners is the best way to make things happen," said Ms. Wetherell of Mansfield. "There are things that a land trust can do that a town can't."

In Somers, for example, the town joined with the Northern Connecticut Land Trust to buy the \$1.2 million Whitaker Woods parcel and will recoup most of its expenditures through a \$450,000 state grant and the sale of about five acres of the site for development, said David Pinney, the first selectman of Somers.

"Because we were successful in getting the state open-space grant, we were able to go forward," he said.

Culver Modisette, president of the Northern Connecticut Land Trust, said the town had asked the trust to raise half the cost of the property, which it did in about a year. Ultimately, the trust will be deeded the entire parcel, which is adjacent to the Shenipsit State Forest and also helps protect an aquifer, he said.

"To my knowledge, this was the first time we had this type of municipal involvement," Mr. Modisette said.

There was a proposal about 10 years ago to subdivide the property into about 100 housing lots, a proposal that sparked the efforts to preserve the land, Mr. Pinney said.

In Woodstock, it has also been a cooperative effort to save the Eddy farm. Town officials have worked with the national nonprofit Trust for Public Land and received state and federal grants totaling \$650,000 to help preserve the farm. There is also a private fund-raising campaign to raise money, said Dawn Adiletta, chairman of the town's Open Space Land Acquisition Committee.

"Starting in the late 90's, the town became more concerned about losing its farmland," she said.

The town has already preserved six farms, and the Eddy farm would be the seventh.

When town officials heard the farm would likely be put up for sale, they were concerned about the potential for development at the site, said Melissa Spear, a project manager for the Trust for Public Land. The trust has a contract with the farm's owners, Timothy and Marianne Eddy, to buy the \$1.65 million property and should close on it next month, she said. The trust will then look for someone to farm the property.

In Wednesday's referendum, residents voted 1,237 to 113 to provide \$275,000, an amount the town already has set aside in a municipal open-space and farmland-preservation fund, Ms. Adiletta said.

In Mansfield, the town has been receiving state open-space grants since the 1970's, said Gregory Padick, the town planner.

"Then, we realized we had to do more," he said.

Since voters approved \$1 million for open space in 1993, and another \$1 million in 2000, the town has acquired 650 acres of land, said Jennifer Kaufman, the town's parks coordinator.

In November 2005, voters rejected a referendum to provide more money for open space, but officials attributed the vote to low voter turnout.

Mr. Padick said that residents were concerned about maintaining the town's rural beauty and preventing potential groundwater pollution caused by development. Most residents have private wells for drinking water.

"Mansfield is very concerned about losing its rural character," he said. "There's also a dedication by residents and officials to protecting the groundwater. It takes the will of taxpayers to make the commitment to preserve land."

PAGE
BREAK

UCONN STUDENTS ENROLLED AT STORRS CAMPUS, 1985-2006*

<u>Academic Year</u>	<u>Undergrad. F/T</u>	<u>Undergrad. P/T</u>	<u>Total Undergrad.</u>	<u>Total Grad.</u>	<u>Total</u>
Spring, 1985	10,954	994	11,948	-----	
Fall, 1985	11,584	1,108	12,692	5,599	18,291
Spring, 1986	10,747	1,182	11,929	-----	
Fall, 1986	11,806	1,240	13,046	5,711	18,757
Spring, 1987	11,028	1,257	12,285	-----	
Fall, 1987	12,526	1,159	13,685	6,380	20,065
Spring, 1988	11,450	1,226	12,676	-----	
Fall, 1988	12,743	1,200	13,943	6,590	20,533
Spring, 1989	11,612	1,344	12,956	-----	
Fall, 1989	12,276	1,399	13,675	6,591	20,266
Spring, 1990	11,286	1,397	12,683	-----	
Fall, 1990	12,307	1,265	13,572	7,001	20,573
Spring, 1991	11,220	1,416	12,636	-----	
Fall, 1991	11,321	1,249	13,128	4,329	17,457
Spring, 1992	10,838	1,329	12,167	4,131	16,298
Fall, 1992	11,321	1,170	12,491	4,399	16,890
Spring, 1993	10,353	1,228	11,581	4,206	15,787
Fall, 1993	10,830	1,075	11,905	4,549	16,454
Spring, 1994	9,849	1,149	10,998	4,229	15,227
Fall, 1994	10,328	1,058	11,386	4,503	15,889
Spring, 1995	9,546	1,144	10,690	4,118 (est.)	14,808
Fall, 1995	10,271	1,059	11,330	4,405	15,735
Spring, 1996	9,475	1,184	10,629	4,068	14,697
Fall, 1996	10,271	1,059	11,330	4,405	15,735
Spring, 1997	9,557	1,106	10,663	3,882	14,545
Fall, 1997	10,362	956	11,318	3,863	15,181
Spring, 1998	9,567	1,142	10,709	3,287	14,355
Fall, 1998	10,740	942	11,682	3,646	15,328
Spring, 1999	9,894	732	10,626	3,187	13,813
Fall, 1999	11,411	576	11,987	3,347	15,334
Spring, 2000	10,662	718	11,380	3,152	14,532
Fall, 2000	12,234	728	12,962	3,246	16,708
Spring, 2001	11,309	728	12,037	3,222	15,259
Fall, 2001	13,017	571	13,588	3,367	16,955
Spring, 2002	12,103	928	13,031	2,867	15,898
Fall, 2002	13,688	525	14,213	3,705	17,918
Spring, 2003	13,136	869	14,005	3,539	17,865
Fall, 2003	14,318	845	15,163	3,927	19,090
Spring, 2004	13,642	899	14,541	3,815	18,507
Fall, 2004	14,752	508	15,222	3,692	19,857
Spring, 2005	14,170	937	15,107	3,807	19,073
Fall, 2005	15,277	814	16,091	4,031	20,122
Spring, 2006	14,482	847	15,329	3,851	19,180

As of 3/6/06, Off. of Inst. Resources

UCONN STUDENTS LIVING ON-CAMPUS AT STORRS, 1985-2006*

<u>Acad. Year</u>	<u>Undergrad/ Non-Degree</u>	<u>Grad.</u>	<u>Total</u>
Fall, 1985	9,233	440	9,673
Spring, 1986	8,847	432	9,279
Fall, 1986	9,300	455	9,755
Spring, 1987	9,070	442	9,512
Fall, 1987	9,566	419	9,985
Spring, 1988	8,969	417	9,348
Fall, 1988	9,464	429	9,893
Spring, 1989	8,911	437	9,348
Fall, 1989	8,772	432	9,204
Spring, 1990	8,067	425	8,492
Fall, 1990	8,655	433	9,088
Spring, 1991	7,915	405	8,320
Fall, 1991	8,191	441	8,632
Spring, 1992	7,437	430	7,867
Fall, 1992	7,628	424	8,052
Spring, 1993	6,889	428	7,317
Fall, 1993	7,152	465	7,615
Spring, 1994	6,390	456	6,846
Fall, 1994	6,702	421	7,123
Spring, 1995	6,100	414	6,514
Fall, 1995	6,567	390	6,957
Spring, 1996	6,020	410	6,430
Fall, 1996	6,675	414	7,089
Spring, 1997	6,089	372	6,471
Fall, 1997	6,473	418	6,819
Spring, 1998	5,969	378	6,347
Fall, 1998	7,212	414	7,626
Spring, 1999	6,635	417	7,052
Fall, 1999	7,818	430	8,248
Spring, 2000	7,142	411	7,553
Fall, 2000	8,259	440	8,699
Spring, 2001	7,952	421	8,373
Fall, 2001	9,247	543	9,790
Spring, 2002	8,223	425	8,648
Fall, 2002	9,868	449	10,317
Spring, 2003	9,409	560	9,969
Fall, 2003	10,567	423	10,990
Spring, 2004	10,257	485	10,742
Fall, 2004	10,658	497	11,155
Spring, 2005	10,323	509	10,832
Fall, 2005	11,010	514	11,524
Spring, 2006	11,631	416	12,047

*Northwood Apartments not included in totals

* As of 3/6/06, Off. of Resid. Life

Campus-wide efforts helping the environment

BY RICHARD VEILLEUX

Some 15 months after test running a campus shuttle bus on a mixture of petroleum diesel and biodiesel fuel, an interdisciplinary group of faculty and graduate students is nearly ready to start producing up to 50 gallons of biodiesel each week.

Fifty gallons of alternate fuel can be converted to about 250 gallons of a mixture of biodiesel and petroleum diesel that will be used to fuel campus shuttle buses. UConn's blend of biodiesel will be formulated using waste cooking oils from campus dining halls.

"Biodiesel burns cleaner and reduces our dependence on oil," says Richard Miller, director of environmental policy.

The next few weeks also will mark the start of a pilot program that officials hope will increase efforts on campus to recycle paper, plastic, and glass; a sneaker recycling program will begin anew in March; and several education programs to encourage environmental sensitivity, including Earth Day events in April, are being scheduled.

Many of the programs involve students, faculty, and staff, including the EcoHusky

Program. Involving others to participate in UConn's environmental efforts has been a hallmark of Miller's more than three years as head of environmental policy.

"I think it's vital to involve as many people on campus as possible in our sustainability efforts," Miller says. "Environmental stewardship isn't just the responsibility of one person or one office. There's too much to be done and we have to take advantage of all the opportunities for research projects, community service projects, and learning experiences."

When Miller was hired, the University and some local residents were at odds over UConn's failure to implement a formal closure plan for an obsolete landfill. Working with, among others, the state Department of Environmental Protection (DEP), a closure plan has been devised and the DEP has approved the final step. Work will soon begin to cap the landfill and build a 700-car parking lot on top of it.

During the remediation process, UConn will use about 7,000 cubic yards of peat-like soil to restore wetlands that have to be exca-

vated to remove contaminated sediment. The peat will not be trucked onto campus, but has been taken from the construction site of the Burton Family Football Complex and the Mark R. Schenkman Training Center – the only athletic facility nationwide to be LEEDS-certified as an environmentally friendly and energy-efficient facility.

As part of the landfill closure plan, UConn is required to set aside 60 adjacent acres of open space, including about 30 acres of wetlands, as a permanent preservation area. Miller and the advisory council hope this area will become a park-like area, with plantings, hiking trails, wildlife observation decks, and gathering spots, based on ideas created by landscape design students, led by plant science professor Kristin Schwab.

Schwab and her students also are looking at potential designs for Storrs Road leading into the planned Downtown Storrs.

"We're always trying to engage faculty and students in projects that can further integrate environmental sustainability considerations into decisions that affect the

... drug administration safety standards during the extensive clinical trial period.

The chair-holder will investigate new processes for evaluating experimental drugs and predictive methods for identifying compound toxicities, and educate students on how to successfully apply these techniques to develop potentially safer and more effective medications.

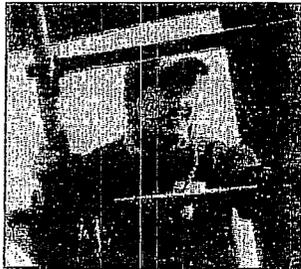
"The cost of drug development is skyrocketing because so many drugs fail in pre-clinical and clinical studies as a result of safety concerns," said Dr. Peter Farina, Boehringer Ingelheim Pharmaceuticals Inc.'s senior vice president of development. "Boehringer Ingelheim's investment in UConn and in the field of mechanistic toxicology will help to accelerate the next round of medical breakthroughs and ultimately lower the cost of life-saving medications.

"This partnership between the state's flagship public research university and Boehringer Ingelheim Pharmaceuticals Inc. positions the state of Connecticut at the

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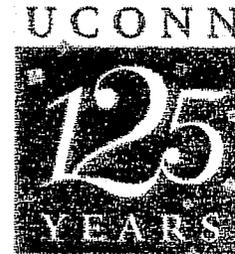
4 Melville expert



5 Cancer fatigue clinic



5 Entrepreneurship chair



Martin Bartineau
Town Manager
14 South Eagleville Road
Storrs, Mansfield, CT 06269

Lubatkin's research

At the first time Lubatkin's research has taken a new direction. His first job was his first professional pursuit. He holds a master's degree in elementary education, and has worked with third- and fifth-graders in the classroom, and calls a "previous lifetime." His career began in 1978 when he earned a doctorate in business administration from the University of Tennessee and worked for 10 years as an assistant professor at Wichita State University in Kansas.

At UConn, Lubatkin teaches undergraduate and graduate courses including a doctoral seminar in strategic management. He is a frequent speaker and presenter at regional, national, and international conferences, and has given lectures in M.B.A. programs in Israel, Switzerland, and

describes himself as "a social scientist that just happens to be interested in business organizations."

He has been named to the Wolff Chair, and says that family firms were the ones that drew his attention," he says. "You are dealing with bureaucratic systems of control, and create a sense of order and harmony through a multi-level, multi-product, global organization."

He says that medium-size private firms tend to have a less formal structure, he says, and thus have the potential for becoming erratic, unstable, and subject to crises.

Family firms are an extension of the family and the exchange of roles and responsibilities that define the firm," Lubatkin says. "They

are acted out in somewhat similar forms when the parent hires the children and extended family members to take privileged positions within the firms."

Some economists argue that the family firm represents an efficient form of governance, Lubatkin says, because the owners are also the managers, and the people they manage are those with whom they have a long history of contact. In these enterprises, according to economists, expensive controlling mechanisms and compensation incentives should be unnecessary, because conduct and behavior are likely to be somewhat predictable.

His research doesn't support this argument.

"Some of what my co-authors and I have theorized and then empirically found is that many family firms don't do well because they are vulnerable to the dark side of household altruism," he says.

"The parent-owner often has difficulty disciplining and setting expectations for family members because of how it might affect the family," Lubatkin says, "and creates a kind of environment where the family members draw on perquisites that drain the firm of the resources it requires to be a vital organization.

"The parent-owner is also prone to being confused in terms of the objectives of the firm," he says. "Is it to compete in the competitive market arena, or is it to provide secure employment for the family?"

Environmental efforts

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operations of the University," Miller says. "There's a lot of creativity that we hope to harness."

One of the creative ideas for the near future - which will also tap student design ideas - is to develop at least one "green roof," involving plantings and other environmentally friendly elements on wide expanses of cement. Currently, a workgroup is considering either the roof and plaza between the Biology/Physics Building and the Gant Complex, or the Dodd Center plaza.

Miller says the large, unprotected areas create runoff problems when it rains, and cause heat build-up on warm days and heat loss during winter. Creating a "green roof," he says, provides energy savings and reduces storm water runoff. The Soil and Water Conservation Society, another student group, is also participating in the process.

Other plans include an environmental careers panel, an April 9 road race on Horsebarn Hill, a Ride Your Bike to Class Week, and a second EcoHusky Mug Day, an effort to reduce the use of laminated, non-recyclable coffee cups. Additionally, the EcoHusky student group meets weekly, and is regularly involved in campus clean-up projects and invasive plant pulls.

Many hours have been devoted to water conservation, particularly in light of the past summer's drought, which, together with high demand for water from UConn's nearby well field, dried up parts of the Fenton River. Miller says a number of initiatives are under consideration to further conserve water on campus.