



TOWN OF MANSFIELD
TOWN COUNCIL MEETING
MONDAY, April 10, 2006
COUNCIL CHAMBERS
AUDREY P. BECK MUNICIPAL BUILDING
7:30 p.m.

AGENDA

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ROLL CALL	
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EXECUTIVE SESSION

SPECIAL MEETING-MANSFIELD TOWN COUNCIL
March 27, 2006

Mayor Elizabeth Paterson called the special meeting of the Mansfield Town Council to order at 6:40 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. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

III. NEW BUSINESS

1. Distribution of FY 2006/2007 Proposed Budget

Martin Berliner, the Town Manager, turned over the presentation of the proposed budget to Assistant Town Manager Matt Hart, Director of Finance Jeffery Smith and Comptroller Cherie Trahan.

Mr. Hart thanked the staff for their work and outlined the proposal including a General Fund Budget (including Region 19's contribution) of \$39,125,200; a Capital Fund Budget of \$3,884, 500; and a Capital and Non-recurring Reserve Fund of \$2,077,640. He noted that the budget, as presented, reflects the Governor's proposed budget.

Mr. Hart itemized key policy initiatives in the budget including:

1. Clean energy and energy conservation
2. Community quality of life issues and community-campus relations
3. Emergency services operations
4. Housing code enforcement program
5. Independent/assisted living
6. Mansfield Community Center improvements
7. Mansfield Downtown Partnership's Storrs Center project
8. Open space acquisition
9. Strategic Planning

The budget message stresses the importance of the Town Council and the Boards of Education working together to balance the ability to provide quality services and the ability of the residents to support these services.

2. Issues and Options

Mr. Hart and Mr. Smith delivered a series of issue papers including:

1. Fund Balance
The budget includes a \$50,000 appropriation from the CNR Fund to the General Fund.
2. Revaluation
The majority of work is done in-house but this budget proposes that any consulting work be funded from the General Fund and have added \$7,500 for that purpose.
3. Fire Marshall/Inspector Certification
The cost of training four firefighters as Deputy Fire Marshals is included.
4. Volunteer Benefits Program
An appropriation of \$40,000 is included to support a "pay per call" program to reward volunteers.
5. Housing Code Enforcement Program
If the program is approved by the Council, this budget includes the staffing support needed to implement a Housing Code Program.
6. Contributions to Area Agencies
The itemized list indicates only those agencies whose proposed amount is other than that requested.
7. Debt Service Fund
An appropriation of \$250,000 from the CNR Fund is included for debt service payments.
8. Bonding
The Capital Fund Proposed Budget includes a \$1,000,000 Open Space appropriation and a \$1,250,000 appropriation for the Community Center.
9. Capital Improvement Program Funding
As Pequot/Mohegan Grants continue to decline adjustments have been proposed in this budget that will allow the town to fund technology and various capital improvements.

10. Mansfield Community Center/Department of Parks and Recreation

There are four major issues regarding the Community Center: member benefits, facility subsidies, improvements and Adult Education Programs. These items will be discussed in detail later in the process.

11. Ten year trend – education spending

IV. ADJOURNMENT

Mr. Paulhus moved and Ms. Blair seconded to adjourn the meeting at 7:32 p.m.

So passed unanimously

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk

**PAGE
BREAK**

REGULAR MEETING-MANSFIELD TOWN COUNCIL- MARCH 27, 2006

Mayor Elizabeth Paterson called the regular meeting of the Mansfield Town Council to order at 7:38 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. Hawkins moved and Mr. Paulhus seconded to approve the minutes of the March 13, 2006 meeting. Ms. Koehn requested that her comments thanking Mr. Long for his service on the Housing Authority be included.

Motion to approve as corrected passed.

III. MOMENT OF SILENCE

Mayor Paterson requested a moment of silence for all our armed service people serving both here and abroad.

IV. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COUNCIL

No comments

V. PUBLIC HEARING – AN ORDINANCE REGULATING BIKEWAYS

Ms. Koehn reported that she received a call from Sam Gordon, who was unable to attend the meeting, questioning allowing horses on the bikeways.

The hearing was closed at 7:45 p.m.

Mr. Clouette moved to move Item #9 Charter Revision Commission as the next on agenda item. Seconded by Ms. Blair, the motion passed.

Mr. Haddad moved to add under New Business Item #15 A Emergency Management and Homeland Security. Seconded by Mr. Hawkins, the motion passed.

9. Charter Revision Commission

Ms. Koehn moved the resolution to initiate the revision of the Mansfield Town Charter.

WHEREAS, Connecticut General Statutes § 7-188 provides that any action by a municipality to amend its charter shall be initiated by a resolution adopted by a two-thirds vote of the entire membership of the appointing authority of such municipality, which in the Town of Mansfield is the Town Council;

And WHEREAS, it has been more than ten years since the Town Council last voted to enact a resolution to initiate amendment of the Mansfield Town Charter;

And WHEREAS, it is the opinion of the members of the Special Committee Regarding the Establishment of a Charter Revision Commission that it is in the best interests of the people of the Town of Mansfield that the process of revision to the Mansfield Town Charter be initiated at this time:

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Town Council hereby initiates the process of amendment of the Mansfield Town Charter, in accordance with the provisions of § 7-188 of the Connecticut General Statutes, as amended.
2. This resolution shall take effect upon enactment.

Seconded by Ms. Blair, the motion passed.

Ms. Koehn moved the resolution to appoint members of the Charter Revision Commission.

WHEREAS, in accordance with Section 7-190(a) of the Connecticut Statutes the Town Council is charged with the authority to appoint the members of the Charter Revision Commission:

NOW, THEREFORE, BE IT RESOLVED TO:

Appoint a Charter Revision Commission of the Town of Mansfield with the following electors of the Town as its members:

- 1) Stephen Bacon
- 2) Aline Booth
- 3) Nancy Cox
- 4) David Dzurec
- 5) Lisa Eaton
- 6) Shawn Grunwald
- 7) Denise Keane
- 8) Henry Krisch
- 9) Gene Nesbitt
- 10) Sheila Quinn Clark
- 11) Lucinda Weiss

Seconded by Mr. Clouette the motion passed.

Ms. Koehn moved the resolution to charge the Charter Revision Commission to consider areas of the town charter, and to submit its draft report to the Town Clerk by a date certain.

WHEREAS, Section 7-190(b) of said Connecticut General Statutes authorizes the Town Council to make recommendations for amendment of the Town Charter to the Charter Revision Commission, and requires that the Commission comment in its report on each recommendation that it has been directed to consider by the Town Council;

And WHEREAS, the Commission may also consider other items for inclusion in the Charter, other changes to the Charter, and such other items as it deems desirable or necessary, and comments on such items and/or changes shall be included in its report;

And WHEREAS, said Section 7-190(b) also requires the Town Council to specify by resolution when the Commission shall submit its draft report to the Town Clerk, who, pursuant to General Statutes Section 7-191(b), shall then transmit such report to the Council:

NOW, THEREFORE BE IT RESOLVED THAT:

The Charter Revision Commission shall review and make recommendations in its report on each of the following sections of the Mansfield Town Charter and related subjects, and provide its draft report to the Town Clerk by April 2, 2007, for submission to the Town Council:

1. §C202 Elective Officers - review with regard to composition, organization and the best interests of the town.
2. §302(a) Organization and Procedure (Role of the Mayor) - review the role of the Mayor within the context of council manager form of government.
3. §C305(B)(C) Town Attorney - consider granting the Town Manager and/or the Town Attorney the ability to appoint special counsel.
4. §C306 Committees, Commissions and Boards - define more fully the role and relationship of these bodies to the Town Council and consider, in particular, the discretion that these bodies should have to establish and communicate policy on behalf of the town.
5. §C307, Introduction of Ordinances - update to reflect current practice.
6. §C405, Budget Town Meeting - review to determine the budget adoption procedure for the town and also define the term "item."
7. §C406, Appropriations Not in Budget and Budget Transfers — consider expanding the Town Council's authority to execute budget transfers.

8. §C407, Issuance of Bonds - consider increasing the threshold at which the Town Council can issue bonds without referendum. Also, for a bond referendum, consider a reasonable threshold of registered voters and options to arrive at that threshold.
9. §C502, Duties of the Town Manager –update the list of duties.
10. §C504-513, Administrative Departments - update various sections regarding municipal departments and consider establishment of municipal departments by ordinance.
11. §C506(B)(c)(2), Department of Finance - examine this section to assure that the language is consistent with best practice and also consider raising the threshold for which the sealed bid process is required.
12. §C510, Health Department - revise to reference the town's participation in the regional health district.
13. §C602, The Classified Service - revise to reflect that most employees are organized under collective bargaining agreements.
14. If allowable under the Connecticut General Statutes, consider a regular schedule for Charter Revisions.

Seconded by Mr. Hawkins the motion passed.

Ms. Koehn moved the resolution to budget funds to support the work of Charter Revision Commission

NOW, THEREFORE, BE IT RESOLVED:

To appropriate a budget of Fifteen Hundred (\$1,500.00) Dollars to the Mansfield Charter Revision Commission for the purpose of defraying necessary expenses incurred during the course of the Commission's deliberations.

Seconded by Mr. Hawkins, the motion passed.

Mr. Haddad expressed his appreciation to all who came forth and were willing to serve on the Commission. There were many well-qualified volunteers. He suggested that Ms. Koehn be authorized to send a letter of thanks to all who volunteered. In response to concerns regarding whether the appropriated \$1500 is sufficient, Mr. Hart noted that in the 2006/2007 budget there is an additional \$3000.

VI. OLD BUSINESS

2. An Ordinance Regulating Bikeways

Mr. Haddad moved and Mr. Paulhus seconded to adopt An Ordinance Regulating Bikeways, as amended by staff in its draft dated March 27, 2006, and which ordinance shall become effective 21 days after publication in a newspaper having circulation within the Town of Mansfield. In a friendly amendment by Mr. Hawkins it was agreed that "equestrians" would be eliminated in Section 9.

Mr. Clouette inquired as to the type of signs planned for the bikeways. Mr. Hultgren, Director of Public Works, stated that the plans are for informational signs only at the major entrances to the paths. Ms. Blair asked whether or not the town has a leash law. Mr. Hawkins noted that by state requirement all dogs must be under control at all times.

Motion so passed.

3. Housing Code for the Town of Mansfield

Mr. Hart, Assistant Town Manager, reported that there are some Section 8 matters that are being investigated and that the staff is in the process of making some changes based on Council comments at the last meeting. A public hearing is set for April 24, 2006.

4. Storrs Center Relocation Assistance Plan

Mr. Paulhus moved, seconded by Mr. Hawkins, effective March 27, 2006, to authorize staff to transfer \$30,000 from the Storrs Center area improvements account to the Mansfield Downtown Partnership to fund relocation agreements between the Mansfield Downtown Partnership and area local business.

Motion so passed.

5. Fenton River Study

The Town Manager, Martin Berliner, provided the Council with a couple sections of the study including a question and answer section and the executive summary. The Town Manager has additional copies of the entire study if anyone wants to read it. OPM has all this material and he expects that in the next 60 to 90 days they will make a determination on the report.

6. Campus Community Relations

Mayor Paterson reported that she and Tom Szigethy appeared on the "Talk of the Town" show to discuss Spring Weekend. Hopefully the show will be available for broadcast on the town station and the UConn station. The Mayor also reported that she, the Town Manager and the Assistant Manager met with the Police Commissioner today and that plans are in place for three DUI stops and an increase in State Trooper patrols for that weekend. She related that there is an active group of students who are trying to stage alternative events of interest. The Town Manager reported that there will be an upgraded triage area and that Dave Dagon, Fire Chief, has requested a 12 person medical unit for the event. A joint news conference is planned and members reported additional assistance from Windham hospital, the UConn School of Nursing and the state.

VII. NEW BUSINESS

7. Budget Transfers for FY 2005/06

Mr. Hawkins moved and Mr. Clouette seconded, effective March 27, 2006, to approve the Budget Transfers for FY 2005/2006, as presented by the Director of Finance in his correspondence dated March 14, 2006.

Mr. Hawkins noted that the ability of our new Fire Chief, Dave Dagon, to schedule firefighters and to bring in \$150,000 grants has been very helpful.

Motion so passed.

8. Fair Housing Policy and Proclamation

Mr. Clouette moved and Ms. Blair seconded, resolved, effective March 27, 2006, that the Mansfield Town Council hereby endorses a fair housing policy to ensure equal opportunity for all persons to rent, purchase and obtain financing for adequate housing of their choice on a nondiscriminatory basis; and, be it further resolved, that the Town Manager or his/her designated representative is responsible for responding to and assisting any person who alleges to be the victim of an illegal discriminatory housing practice in the Town of Mansfield. And, effective March 27, 2006 to authorize the Mayor to issue the attached proclamation designating the month of April as "Fair Housing Month" in Mansfield.

Motion so passed.

9. Completed

Mr. Haddad moved to recess as the Town Council and reconvene as the Water Pollution Control Authority. Seconded by Mr. Hawkins the motion passed

10. WPCA, Proposed FY 2005/2006 UConn Water/Sewer Budget

Mr. Haddad moved and Mr. Hawkins seconded, effective March 27, 2006, to adopt the proposed UConn Water/Sewer Budget for 2005/2006 as prepared by the Department of Finance.

Ms. Koehn questioned the feasibility of installing individual water meters in an effort to promote conservation. The Town Manager suggested that the staff would see if there are any studies which might contain relevant data.

Motion so passed.

11. WPCA, Proposed FY 2005/2006 Willimantic Sewer Budget

Mr. Haddad moved and Mr. Paulhus seconded, effective March 27, 2006, to adopt the proposed Willimantic Sewer Budget for 2005/2006 as presented by the Department of Finance.

Motion so passed

12. WPCA, Four Corners Sewer Study/Consulting Agreement

Mr. Haddad moved and Ms. Blair seconded, effective March 27, 2006, to authorize the Town Manager to execute the agreement between the Town of Mansfield and Connecticut and Earth Tech, Inc. for study and report phase professional services.

Lon Hultgren, Director of Public Works, described the bidding and funding process for the study. He noted that a large part of the study involves delineating the service area. Mr. Clouette questioned whether or not we are diffusing the commercial development in town by putting sewers in the 4-Corners area. Mr. Hultgren explained that the new Plan of Development has set this area aside for limited development. Mr. Berliner commented that the town is developing design standards for this area of town, which will give us some say in how our "front door" looks. Mr. Hultgren reiterated that there will be a large public input component of the study.

Motion so passed.

Mr. Haddad moved to recess as the WPCA and convene as the Mansfield Resource and Recovery Authority. Seconded by Mr. Clouette the motion passed.

13. MMRA, Rate Increase, Multi-family Collection

Mr. Hart noted that it would be appropriate to schedule a public hearing for the next meeting. Moved by Mr. Haddad, seconded by Mr. Clouette the motion passed.

Mr. Haddad moved to recess as the MRRA and to reconvene as the Town Council. Seconded by Mr. Hawkins the motion passed.

14. Independent/Assisted Living Project

The Town Manager reported that he is waiting for a response from UConn regarding possible land for the project.

15. Protection of Future Water Supplies and University of CT Water Advisory Board

The Town Manager is waiting for more information from UConn.

15a. Emergency Management and Homeland Security

Mr. Berliner reported that he just received a request for an extension to the Memorandum of Understanding between the Department of Emergency Management and Homeland Security and the Town of Mansfield. He feels that the September 1, 2006 deadline will be adequate.

Mr. Haddad moved and Mr. Hawkins seconded to authorize by resolution the Town Manager, under his signature, to extend the Memorandum of Understanding.

Motion so passed.

VIII. DEPARTMENTAL REPORTS

IX. REPORTS OF COUNCIL COMMITTEES

Ms. Redding moved the following recommendations from the Committee on Committees:

Solid Waste Advisory

Andrea Ames till 9/01/07

Anne Smith till 9/01/07

Dennis Roberts till 9/01/09

Maria Gogarten till 9/01/08

Jane Knox till 9/01/08

Commission on Aging

Susanna Thomas till 9/30/07

Mary Thatcher till 9/30/08

Sam Gordon till 9/30/08

Mansfield Advocates for Children

Maria Dickson till 6/30/07

Arts Advisory Committee

Kim Bova till 3/01/07

Blanche Serban till 3/01/01

Motion so passed.

Mr. Clouette reported that most of the conversation at the last Town/Gown meeting revolved around Spring Weekend, but that when asked Mr. Callahan reported that although he had not given much thought to public participation on The Water Advisory Board he will do so.

X. REPORTS OF COUNCIL MEMBERS

Ms. Koehn reported on a luncheon in Stamford on April 19th honoring Mansfield's participation in the Clean Energy Project.

The Mayor commented on her meeting with Senator Don Williams and was pleased to have an opportunity to meet with him in a small group and discuss issues of interest including unfunded mandates, tolls and property taxes.

The Mayor reminded members that the Board of Education is meeting on Wednesday and suggested that members consider attending. She is meeting this Tuesday with Dean Saddlemire and Dr. Julie Bell Elkins regarding the proposal for an off campus housing office.

Ms. Paterson reported on her attendance at the National League of Cities Conference. The speakers were excellent especially regarding the federal deficit.

The Mayor also participated in Mayor's Day for Meals on Wheels, noting that she was quite impressed with the program.

XI. TOWN MANAGER'S REPORT

The Town Manager reminded Council members that there are two budget hearings next week.

He reported on HB5842, An Act Lowering Property Taxes Through State Assumption of Municipal Liabilities. This bill would have the state assume responsibility for municipal and school employee health plans and in turn the municipalities would cut their budget by the same amount, and it would also have the state take over the cost of special education.

At some time during the budget discussion, the Town Manager suggest the Council might want to look at the issue of support for the Housing Authority and open up a discussion with them.

The Manager reported on the receipt of a copy of the letter from the Town of Coventry to CONNDOT refusing the streetscape grant. Mansfield is next on the list to receive the \$1,000,000.

Barbara Buddington, WINCOG Director, has communicated a request for support from the town regarding a CONNDOT request to the Federal Government to study the feasibility of user fees on the highways.

The Council had 2 tours of the town last week. Anyone still wanting a tour let him know.

UConn has agreed to participate in the free fare program.

XII. PETITIONS, REQUEST AND COMMUNICATIONS

16. R. Miller re: Zinc and Copper in Surface Water
17. Nation's Cities Weekly, "University Caucus Examines Student Housing Issues"
18. The Daily Campus, "Housing Code Discussed"

XIII. EXECUTIVE SESSION

Mr. Paulhus moved and Ms. Blair seconded to go into Executive Session

Motion so passed

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

Also Present: Berliner, Hart

Absent: Schaefer

Personnel Issues

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

Motion so passed.

Ms. Redding moved to appoint Richard Long to the Mansfield Housing Authority term ending 10/21/09. Seconded by Ms. Blair.

In favor: Blair, Clouette, Haddad, Koehn, Paterson, Paulhus, Redding
Opposed: Hawkins

Mr. Paulhus moved and Ms. Blair seconded to adjourn the meeting at 9:49 p.m.

Motion so passed.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk



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

March 27, 2006 Adopted

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.
- I. 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.

J. Owners walking a pet or animal companion along a Town bikeway shall pick up and properly dispose of any droppings left on the bikeway by his/her pet/animal companion.

Section 9. Permitted users on town bikeways.

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

Section 10. Prohibited uses on town bikeways.

Except for authorized repair vehicles **and motorized/powered wheel chairs or other similar equipment used by a person with a disability**, 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 11. 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 12. 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.

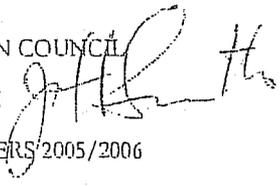
Section 13. Construction.

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

Section 14. 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.

INTEROFFICE MEMORANDUM

TO: MANSFIELD TOWN COUNCIL
FROM: JEFFREY H. SMITH 
SUBJECT: BUDGET TRANSFERS 2005/2006
DATE: 3/14/2006

The items listed below are for requested salary budget transfers for the fiscal year 2005/2006. A brief description of the requested transfers over \$1,000 is detailed below.

- Municipal Management Regular – Increase \$15,150 – Council had not approved Town Manager's salary increase at the time the budget was prepared.
- Town Clerk – Decrease \$2,520 – Due to retirement of Town Clerk and the filling of the position at a lower step.
- Revenue Collections – Increase \$6,330 – Increase due to Revenue Collector position being filled at a higher salary than budgeted.
- Property Assessment – Decrease \$12,330 – Decrease due to Assessor position becoming vacant and position filled at a lower rate of pay.
- Police Services – Increase \$29,810 – Increase mainly due to the payout of unused sick and vacation time to a Full-time Officer who retired.
- Animal Control – Increase \$2,710 – More Kennel Worker hours than budgeted, somewhat offset by Overtime being less than anticipated.
- Fire & Emergency Services Administration – Increase \$2,300 – Increase mainly due to position being upgraded to Fire Chief.
- ✓ ➤ Fire & Emergency Services – Decrease \$38,100 – Decrease due to resignation of a Full-time Firefighter and position remaining vacant for a period of time. In addition, replacement was hired at a lower rate of pay. Also less Overtime Time & ½ Hours required than anticipated.
- Road Services – Decrease \$8,070 – Less Overtime hours anticipated than budgeted. In addition, an employee was replaced at a lower rate of pay.
- Grounds Maintenance – Increase \$2,460 – Employee should have been budgeted at a higher step.

- Equipment Maintenance – Decrease \$2,340 – Less Overtime hours required than anticipated.
- Building Maintenance Personnel – Decrease \$1,060 – Decrease from not using Substitute Custodians and no Part-time Custodians being charged this fiscal year. These decreases were offset by an increase in Regular Salaries due to contract settlement.
- Social Services Administration – Increase \$1,770 - Employee should have been budgeted at a higher step.
- Youth Services – Decrease \$6,770 – Part-time Social Worker position vacant for most of the fiscal year.
- Senior Services – Decrease \$4,190 – Decrease mainly due to Part-time Kitchen-Aide position being filled later in the year than anticipated.
- Library Administration – Decrease \$3,930 – Library Assistant II position became vacant.
- Recreation Administration – Increase \$1,270 – Increase due to promotion of Administrative Office Supervisor to Administrative Services Manager.
- Planning Administration – Increase \$8,750 – Increase expected due to Secretary retiring and payout of unused sick and vacation time.



**Town of Mansfield
Proclamation**

**Designating the Month of April as Fair Housing Month in the Town of
Mansfield**

WHEREAS, the month of April is National Fair Housing Month; and

WHEREAS, the Town of Mansfield, Connecticut is steadfast in its long public commitment to the promotion of fair housing in the community; and

WHEREAS, the Town of Mansfield, Connecticut continues to be represented on the Windham Regional Fair Housing Task Force, which initiates actions and cooperates with housing related organizations in the promotion of the awareness of and compliance with fair housing laws; and

WHEREAS, the Town of Mansfield takes this opportunity to focus attention on the importance of fair housing by declaring April to be "Fair Housing Month" in Mansfield;

NOW, THEREFORE, I, Mayor Elizabeth Paterson, on behalf of the Town Council and the citizens of Mansfield officially proclaim the month of April as "Fair Housing Month" in the Town of Mansfield.

IN WITNESS WHEREOF, I have set my hand and caused the seal of the town of Mansfield to be affixed on this 27th day of March in the year 2006.

Elizabeth C. Paterson
Mayor, Town of Mansfield

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LEGAL NOTICE
TOWN OF MANSFIELD
PUBLIC HEARING
AMENDMENT TO SOLID WASTE REGULATIONS

The Town Council, acting as the Mansfield Resource Recovery Authority, will hold a public hearing at their regular meeting on April 10, 2006 at 7:45 p.m. to solicit public comment concerning the proposed rate increase for multi-family collection. This hearing will be held in the Council Chambers of the Audrey P. Beck Building, 4 South Eagleville Road.

At this hearing persons may address the Town Council and written communications may be received.

Copies of the proposed increases are on file and available at the Town Clerk's office.

Dated at Mansfield Connecticut this 30th day of March, 2006

Mary Stanton
Town Clerk

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LEGAL NOTICE
TOWN OF MANSFIELD
PUBLIC HEARING
FY 2006-2007 BUDGET

The Mansfield Town Council will hold a Public Hearing on the proposed 2006-2007 Budget on April 10, 2006 at 7:30 p.m. in the Council Chambers of the Audrey P. Beck Municipal Building, 4 South Eagleville Road.

At this hearing persons may be heard and written communication received

Dated at Mansfield, Connecticut, this 30th of March, 2006

Mary Stanton
Mansfield Town Clerk

The proposed Fiscal Year 2006/2007 Budget can be viewed at www.mansfieldct.org.

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**Town of Mansfield
Agenda Item Summary**

To: ~~Town Council~~
From: Martin Berliner, Town Manager
CC: Matt Hart, Assistant Town Manager
Date: April 10, 2006
Re: Issues Regarding the UConn Landfill

Subject Matter/Background

I have attached for your information recent correspondence regarding the UConn Landfill. The town council does not need to take any action on this item at this time.

Attachments

- 1) University of Connecticut re: Quarterly Progress Report, UConn Landfill



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

Office of Environmental Policy

Richard A. Miller
Director

March 30, 2006

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

**RE: CONSENT ORDER #SRD 101, STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION (CTDEP)
QUARTERLY PROGRESS REPORT – JANUARY, FEBRUARY AND MARCH 2006
UNIVERSITY OF CONNECTICUT LANDFILL, STORRS, CT
PROJECT # 900748**

Dear Mr. Frigon:

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

- Pre-Bid Conference
- Tentative Closure Schedule
- Discussion on Activities Completed in January 2006
- Discussion on Activities Completed in February 2006
- Discussion on Activities Completed in March 2006
- Long-Term Monitoring Plan (LTMP)
- Technical Review Session Information
- Background-Remedial Action Plan Implementation, Landfill and Former Chemical Pits
- UConn Landfill Interim Monitoring Program
- Closure Schedule Following CTDEP Approvals

An Equal Opportunity Employer

31 LeDoyt Road Unit 3055
Storrs, Connecticut 06269-3055

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

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- Hydrogeologic Investigation – UConn Landfill Project
- Other Project Permits
- UConn Project Web Site
- UConn’s Technical Consultants - Hydrogeologic Team
- Site Topographic Map
- Schedule for Compliance (Revision No. 3)
- UConn Landfill Field Program Summary
- Listing of Project Contacts
- Reports
- Certification

Attachments

- Invitation To Bid
- List of Reports Sent To Mansfield Public Library

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

Pre-Bid Conference

A Pre-Bid Conference was held by O&G Industries, Inc (CM) at UConn on February 10, 2006 for pre-qualified trade contractors. Bid due date was extended to March 10, 2006. Prevailing wage rates, affirmative action plan, and safety plans were discussed with pre-qualified trade contractors. For reference purposes, the advertisement for Trade Contractors as provided in the Hartford Courant is provided at the end of this progress report. Bids were opened privately at UConn offices by the CM and witnessed by UConn staff on March 15, 2006.

Tentative Closure Schedule

O&G Industries, Inc. (CM) has provided an updated schedule dated March 6, 2006 that is under review by UConn. The CM Phased Constriction Schedule is detailed as follows:

Tentative Construction Schedule - O&G Industries, Inc.- Rev. March 06, 2006

Construction Task	Start Date	Completion Date
Preparation of Bid Documents	Completed	Completed
Hire Project Construction Management	Completed	Completed
Pre-Qualified Trade Contractors Notifications	Completed	Completed
Review Contractor Submittals	Completed	Apr-06
Mobilization, Site Preparation, and Stormwater and Erosion Control	Apr-06	May-06
Construction of the leachate interceptor trenches (LITs)	May-06	June-06
Contaminated Sediment Removal and Relocation	Aug-06	Oct-06
Waste Consolidation	Aug-06	Oct-06
Land Reshaping and Grading	Nov-06	Jan-07

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Tentative Construction Schedule - O&G Industries, Inc.- Rev. March 06, 2006

Construction Task	Start Date	Completion Date
Installation of Monitoring Wells	Nov-06	Nov-06
Cover System Installation *	Mar-07	Apr-07
Road and Parking Lot Construction	June-07	Aug-07
Closeout - Project Completion, Demobilization	Aug-07	Sept-07
Preparation of closure certification report	Following Project Closeout	90 - 120 Days Following Project Closeout

* Contingent on ACOE and CTDEP approvals; construction bidding market; weather conditions; numerous permitting issues; along with State and local reviews and conditions.

Discussion on Activities Completed in January 2006

UConn:

- Reviewed landfill webpage text about remedial construction activities
- Discussion with CM regarding landfill closure
- Attended Trade Contractors Prebid Meeting

Haley & Aldrich:

- Reviewed landfill webpage text about remedial construction activities
- Discussion with CM regarding landfill closure.
- Attended Trade Contractors Prebid Meeting

Earth Tech

- Coordination to address Code Blue Phone and camera issues

Epona:

- No activity

USGS:

- No activity

Mitretek:

- Reviewed landfill webpage text about remedial construction activities

Phoenix:

- Analytical laboratory work

Regina Villa Associates (RVA):

- Reviewed landfill webpage text about remedial construction activities
- Continued to communicate with public and respond to public queries
- Updated website
- Provided information to UConn about Celeron Square
- Editing database after December 2005 *UConn Update* mailing

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Discussion on Activities Completed in February 2006

UConn:

- Reviewed landfill webpage text about remedial construction activities
- Discussion with CM regarding landfill closure
- Review of electrical addendum
- Review of CM's Dust Control Plan
- Discussions with CM regarding Trade Contractor Bidding
- Discussions with representatives of Celeron Square regarding lease agreement and Remedial Action Plan (RAP)

Haley & Aldrich:

- Reviewed landfill webpage text about remedial construction activities
- Discussions with UConn regarding Celeron Square lease agreement
- Review of CM's Dust Control Plan
- Discussion with CM regarding landfill closure
- Discussions with representatives of Celeron Square regarding lease agreement and RAP

Earth Tech

- Reviewed landfill webpage text about remedial construction activities
- Preparation of electrical addendum to CM contract

Epona:

- No activity

USGS:

- No activity

Mitretek:

- Reviewed landfill webpage text about remedial construction activities

Phoenix:

- No activity

RVA:

- Reviewed landfill webpage text about remedial construction activities

Discussion on Activities Completed in March 2006

UConn:

- Discussion with CM regarding landfill closure
- Trade Contractors Bidding Review

Earth Tech

- Contract administration services

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Haley & Aldrich:

- Discussion with CM regarding landfill closure
- Contract administration and inspection services
- Trade Contractors Bidding Review

Epona:

- No Activity

USGS:

- No Activity

Mitretek:

- Reviewed landfill webpage text about remedial construction activities

Phoenix:

- Analytical laboratory work

RVA:

- Reviewed landfill webpage text about remedial construction activities

Long-Term Monitoring Plan (LTMP)

UConn will soon be starting construction activities to remediate and close the landfill and former chemical pits in accordance with the closure plan approved by the CTDEP. During the past six years, an Interim Monitoring Plan (IMP) has been established to sample active residential water supply wells in the study area on a quarterly basis during the hydrogeologic investigation. Results from these sampling rounds have been forwarded to the homeowners and to CTDEP.

UConn has transitioned from the IMP sampling to the LTMP sampling. This means that some of the residential wells previously sampled are longer to be sampled and some other wells will be added to the LTMP. The active residential wells sampled under each plan are as follows:

IMP (Active)

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

LTMP (Active)

38 Meadowood Road
41 Meadowood Road
65 Meadowood Road
202 Separatist Road
206 Separatist Road
211 Separatist Road

LTMP (Inactive)

202 North Eagleville Road
156 Hunting Lodge Road

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During the transition period from August 2005 until the end of 2005, UConn conducted quarterly sampling of the IMP wells and initiated sampling of the LTMP wells in order to provide continuity and be protective of human health and the environment.

Beginning in January 2006 and thereafter, only the LTMP wells will be sampled. Haley & Aldrich, as representatives of UConn, will be collecting quarterly tap samples for water quality analyses from the residences noted above. UConn will continue to evaluate the results in coordination with CTDEP and Eastern Highland Health District (EHHD) and provide copies of the results to the homeowners.

Proposed Sampling Year 2006

UConn is utilizing Phoenix Laboratory (Phoenix) for project analytical analyses that include the following:

- LTMP Drinking Water Samples
- LTMP Surface Water Samples
- LTMP Monitoring Well Samples (existing)
- LTMP Monitoring Well Samples (to be installed)
- Stormwater Discharge & Frac Tank
- Remediation/Confirmation Sampling (Sediments)

Technical Review Session Information

General

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

Public Availability Review Session

There were no public sessions held during this period.

Background - Remedial Action Plan Implementation, Landfill and Former Chemical Pits

The CM represents UConn on the job and will also be the liaison for issues that may arise in the community during construction. While the design and implementation plan tried to anticipate problems during construction, if any problems arise the on-site manager will be the person to address them as quickly as possible.

Pre-Construction Phase Services required by UConn that are to be provided by the CM include the following tasks:

- Prepare and submit Preliminary Construction Cost Estimates
- Update project regarding cost and schedule impacts of additional work requested by UConn
- Update project regarding cost and schedule impacts based on CTDEP and Army Corps of Engineers New England District (ACOE NE) approved permit requirements when received including the wetland mitigation plan

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- Prepare and submit a Dust Control Plan and prepare and submit a Contractor Health & Safety Construction Safety Plan
- Prepare and Submit a CM Construction Schedule
- Preparation of Preliminary Construction Schedule
- Attend Pre-Construction Meetings
- Attend Public Meetings

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

Redevelopment

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

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

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

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

Conditional Approval Letter Received

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

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

Closure Plan

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

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

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

Narrative Report - Nature of Construction

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

Contaminated sediments will be remediated by excavation, dewatering and placement of sediments in the landfill prior to final grading and capping. Excavation, filling and construction activities will be required along the perimeter of the landfill to consolidate landfill refuse that was disposed of in areas now comprised of wetlands. The closure of the UConn landfill and former chemical pits is an integrated approach designed to manage contaminated sediments and solid waste through consolidation and capping, and collect leachate-contaminated groundwater to prevent discharge to waters of the State of Connecticut.

Intended Sequence of Operations

The following is a sequential list of the proposed operations:

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

Wetlands Mitigation

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

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

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

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

Hydrogeologic Investigation – UConn Landfill Project

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

Other Project Permits

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

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

UConn Project Web Site

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

UConn's Technical Consultants - Hydrogeologic Investigation Team

Technical Consultants Summaries

Haley & Aldrich: Haley & Aldrich is conducting monitor well samplings. Work also included technical input and the review of permitting and design work for landfill and former chemical pits remediation based on final RAP. Consultant prepared the submitted Closure Plan, provided construction drawings and specifications, and prepared the submitted Permit applications to CTDEP and ACOE. Consultant assisted in the preparation of the Comprehensive Hydrogeologic Report and RAP, as well as public meeting preparation.

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

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

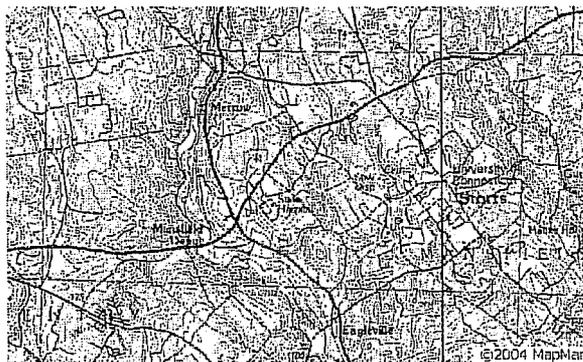
United States Geologic Survey: The USGS work tasks included Final Supplemental Hydrogeologic Investigation Scope of Work contribution and reviews. The USGS interpreted surface geophysical survey data, conducted and interpreted borehole geophysical surveys, and is collecting bedrock ground-water level information. USGS was also involved in hydrogeologic data assessment and evaluation.

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

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

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

Site Topographic Map



Site Topographic Map

Schedule for Compliance (Revision No. 3)

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

Schedule for Compliance (Revision No. 3) Hydrogeologic Investigation of UConn Landfill, F-Lot, and Former Chemical Pits, Storrs, CT (completed items in italics) Updated February 21, 2006		
Consent Order Deliverable	Contents	Dates of Presentations and Submittals to CTDEP
UConn Landfill and Former Chemical Pits — Ecological Assessment	<i>Results of Ecological Assessment and Implications of the Assessment on Evaluation of Remedial Alternatives</i>	<i>January 9, 2002 (presentation completed); April 11, 2002 (interim report submitted*)</i>

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Schedule for Compliance (Revision No. 3) Hydrogeologic Investigation of UConn Landfill, F-Lot, and Former Chemical Pits, Storrs, CT (completed items in italics) Updated February 21, 2006		
Consent Order Deliverable	Contents	Dates of Presentations and Submittals to CTDEP
UConn Landfill and Former Chemical Pits — Conceptual Site Model (CSM), impact on bedrock groundwater quality	<i>CSM details and supporting geophysical, hydrological, and chemical data</i>	<i>February 7, 2002 (presentation completed)</i> <i>April 8, 2002 (interim report submitted*)</i>
Remedial alternatives for the UConn Landfill, former chemical pits, F-Lot, and contaminated ground water	<i>Report will be included as the Remedial Action Plan in the Comprehensive Report</i>	<i>June 13, 2002 (presentation completed)</i>
Comprehensive Hydrogeologic Report and Remedial Action Plan - integration of information in all interim reports and all previous reports	<ul style="list-style-type: none"> ▪ <i>Results of Comprehensive Hydrogeologic Investigation</i> ▪ <i>Remedial Action Plan</i> ▪ <i>LTMP</i> ▪ <i>Schedule (to include public and agency review, permitting, design, and construction)</i> ▪ <i>Post-Closure</i> ▪ <i>Redevelopment Plan for the UConn Landfill and F-Lot</i> 	<i>August 29, 2002 (presentation **)</i> <i>October 31, 2002 (Comprehensive Report Submitted to CTDEP)</i>
Comprehensive Final Remedial Action Plan Report	<i>Release of Report and Plan for CTDEP and public review of remedial design</i>	<i>January 2003</i>
Remedial Action Design to include comprehensive interpretive design of the Landfill final cap	<i>Detailed design drawings and specifications of the preferred remedial alternative(s)</i>	<i>A Technical Review Committee Meeting was held Wednesday, June 25, 2003.</i> <i>Summer 2003 (Comprehensive Design Submittal)</i> <i>A public review session for the UConn landfill design took place at the Town of Mansfield, September 3, 2003.</i>
Implement Remedial Action Plan for the UConn Landfill, former chemical pits, F-Lot and contaminated groundwater	<i>Finalize detailed construction drawings, and specifications</i> <i>Develop bid packages based on approved Remedial Action Plan</i> - <i>Competitive Bidding Process</i> - <i>Select Contractor</i> - <i>Obtain Permits as detailed in the Remedial Action Plan</i> <i>Mobilization & Fieldwork</i>	<i>July 2003 through 2005</i> <i>(Contractor selection June/July 2004 Notice of Award Sent to O&G)</i> <i>REVISED ***</i>
Initiation of Construction of Approved Remedial Option	Selection of contractors and the beginning of Pre-Construction Phase Services and construction of approved remedial options	On-going 2006 Mobilize contractor(s) (Contingent on Construction Timetable ***) <i>REVISED ***</i>

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Schedule for Compliance (Revision No. 3) Hydrogeologic Investigation of UConn Landfill, F-Lot, and Former Chemical Pits, Storrs, CT (completed items in italics) Updated February 21, 2006		
Consent Order Deliverable	Contents	Dates of Presentations and Submittals to CTDEP
Initiation of Long Term Monitoring Plan (LTMP)	<i>IMP/LTMP</i> sampling continues quarterly.	<i>LTMP started January 2006</i> REVISED ***
Completion of Remedial Construction	Comprehensive final as-built drawings and closure report for the UConn Landfill, former chemical pit area.	August 2007- Anticipated completion of construction (Contingent on Construction Timetable ***) REVISED ***
Post-Closure Monitoring	Begin post-closure monitoring program of the Remedial Action upon approval from CTDEP	August 2007 (Contingent on Construction Timetable ***) REVISED ***

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

Listing of Project Contacts

Town of Mansfield Martin Berliner Town of Mansfield Audrey P. Beck Building 4 South Eagleville Road Mansfield, CT 06268-2599 (860) 429-3336	CT Department of Environmental Protection Raymond Frigon, Project Manager CT Department of Environmental Protection Water Management Bureau, 79 Elm Street Hartford, CT 06106-5127 (860) 424-3797
U.S. Environmental Protection Agency Chuck Franks U.S. Environmental Protection Agency Northeast Region 1 Congress Street (CCT) Boston, MA 02114-2023 (617) 918-1554	University of Connecticut Scott Brohinsky, Director University of Connecticut, University Communications 1266 Storrs Road, Unit 4144 Storrs, CT 06269-4144 (860) 486-3530
Haley & Aldrich, Inc. Rick Standish, L.E.P. Haley & Aldrich, Inc. 800 Connecticut Blvd. East Hartford, CT 06108-7303 (860) 282-9400	Richard Miller, Director University of Connecticut, Environmental Policy 31 LeDoyt Road, Unit 3038 Storrs, CT 06269-3038 (860) 486-8741
	James Pietrzak, P.E., CHMM, Senior Project Manager University of Connecticut, Architectural & Engineering Services 31 LeDoyt Road, Unit 3038 Storrs, CT 06269-3038 (860) 486-5836

CTDEP Consent Order
Quarterly Progress Report-January, February, and March 2006
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Reports

Copies of all project documents are available at:

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

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

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

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

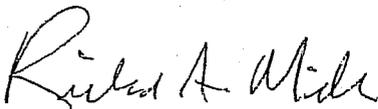
Certification:

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

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

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

Sincerely,



Richard A. Miller
Director, Office of Environmental Policy

RAM/JMP

Attachments

1. Invitation to Bid
2. List of Reports Sent To Mansfield Public Library

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March 30, 2006

cc:

Gail Batchelder, Loureiro
Martin Berliner, Town of Mansfield
James Bradley, UConn
Scott Brohinsky, UConn
Thomas Callahan, UConn
Marion Cox, Resource Associates
Brian Cutler, Loureiro
Elida Danaher, Haley & Aldrich
Nancy Farrell, RVA
Linda Flaherty-Goldsmith, UConn
Charles Franks, USEPA
Todd Green, GZA
Peter Haeni, F.P. Haeni, LLC
Rob Hall, O&G
Allison Hilding, Mansfield Resident
Traci Iott, CTDEP
Carole Johnson, USGS
Ayla Kardestuncer, Mansfield Common Sense
John Kastrinos, Haley & Aldrich
Alice Kaufman, USEPA
Wendy Koch, Epona
Prof. George Korfiatis, Stevens Institute of Technology
George Kraus, UConn
Dave Longo, O&G
Chris Mason, Mason & Associates
Peter McFadden, ERI
David McKeegan, CTDEP
Robert Miller, Eastern Highlands Health District
Greg Oneglia, O&G
Gregory Padick, Mansfield Town Planner
Elsie Patton, CTDEP
James Pietrzak, UConn
Susan Soloyanis, Mitretek
Rick Standish, Haley & Aldrich
Brian Toal, CTDPH
Bruce Turbacuski, O&G
William Warzecha, CTDEP

Attachment I

UNIVERSITY OF CONNECTICUT
REMEDIAL ACTION PLAN IMPLEMENTATION
LANDFILL AND FORMER CHEMICAL PITS
STORRS, CONNECTICUT
PROJECT NO. 900748
INVITATION TO BID

1. Sealed proposals for the trade contracts listed below addressed to O&G Industries, Inc., Attention: Rob Hall, 112 Wall Street, Torrington, CT 06790, will be received until **2:00 p.m. local time on the date listed below. ALL BIDS WILL BE OPENED PRIVATELY.**

Trade Description Bid Due

Package Date

Number

- 1.01P Site work 2/10/06 (Rev 3/13/06)
- 1.02 Geosynthetic Interface Strength Testing 2/10/06 (Rev 3/13/06)
- 1.03P Landscaping 2/10/06 (Rev 3/13/06)
- 1.04P Mechanical 2/10/06 (Rev 3/13/06)
- 1.05P Electrical 2/10/06 (Rev 3/13/06)

Trade package numbers containing a "P" suffix can only be bid by pre-qualified trade contractors. Pre-qualified trade contractors have been notified in writing of their prequalification approval. Bidders whose bid exceeds \$500,000 must be pre-qualified by State of Connecticut Department of Administrative Services for the classification of work that they are bidding on.

2. A pre-bid meeting will be held for all contractors on Wednesday, February 1, 2006 @ 10:00 a.m. in the Conference Room of the Office of Architectural and Engineering Services, 31 LeDoyt Road, Storrs, CT. All contractors are encouraged to attend the pre-bid meeting.

3. All technical scope questions shall be addressed to Bruce Turbacuski at O&G Industries, Inc. at fax number 203-573-8966 or email address: bruceturbacuski@ogind.com

4. Contractors who intend to bid are to contact **Customer Service** at the following location:

Joseph Merritt & Company
650 Franklin Avenue
Hartford, CT, 06114
Phone: (860) 296-2500
Fax: (860) 947-3288

5. Sets of the plans and specifications must be ordered and reserved prior to pick-up and may be obtained at Joseph Merritt & Company, 650 Franklin Avenue, Hartford, CT, 06114, Phone (860) 296-2500/Fax (860) 947-3288. **The non-refundable purchase price for bidding documents is \$100 plus tax & shipping made payable to Joseph Merritt & Company.** With the purchase of a full set of Plans and Specs, partial sets may be purchased from Joseph Merritt & Company at the cost of printing.

Plans and specifications may be seen at the following locations:

O & G Industries, Inc. Dodge Plan Room
112 Wall Street 101 Corporate Place
Torrington, CT 06790 Rocky Hill, CT 06067

Reed Construction Data www.cprojects.com
Attention: Diane www.jobs2bid.com
1275 Broadway
Albany, NY 12204

6. The Owner, University of Connecticut, has contracted with O & G Industries, Inc. to serve as the Construction Manager (CM). This project includes an affirmative action plan with a goal to award not less than 25% of the cost of the entire project to contractors and/or subcontractors who are certified as eligible under the Small Business "Set-Aside" program and of that amount 25% to small/minority/women business enterprises.

7. No oral, telephone or electronic mail proposals will be considered. All bids shall stand available for acceptance for a period of sixty (60) days from the date proposals are received. Notwithstanding the award of any bid, neither the Owner nor the Construction Manager shall be liable to any Bidder unless and until an executed contract or binding letter of intent is delivered to a Bidder.

8. No bid shall be accepted from any person/company who is in arrears to the Owner upon debt, or contract, or who is a defaulter as surety or otherwise upon obligations to the Owner.

9. The Construction Manager reserves the right to reject any or all bids, without stating reasons therefore, including without limitation the right to reject any or all nonconforming, non-responsive, unbalanced or unconditional bids and to reject the bid of any bidder if the Construction Manager believes that it would not be in the best interest of the Construction Manager or the project to make an award to that bidder, whether because the bid is not responsive or the bidder is unqualified or of doubtful financial ability or fails to meet any other pertinent standard or criteria established by the Construction Manager. The Construction Manager reserves the right to waive information and to negotiate contract terms with one or more bidders without reopening the bidding process insofar as such negotiations are not violative of applicable competitive bidding statutes or law.

In evaluating bids, the Construction Manager will consider the qualifications of bidder, whether or not the bids comply with the prescribed requirements, and such alternates, unit prices, and other data, as may be requested in the Form of Bid or prior to Notice of Award.

The Construction Manager may consider the qualification and experience of subcontractors and other persons and organizations proposed for those portions of the work as to which the identity of subcontractors and other persons and organizations must be submitted as provided by the bid documents.

The Construction Manager reserves the right to require, prior to Notice of Award, a statement of facts in detail of the business and technical organization and plant of the bidder available for the contemplated work, including financial resources, present commitments, and experience of the bidder in performance of comparable work.

10. Bid Security, Payment and Performance Bonds will be required.

11. As this project is receiving public funding, all bidders should note that they will have to comply with the requirements of Connecticut General Statutes 31-53 and 31-54 and Connecticut Public and Special Acts P.A. 02-69 with respect to payment of prevailing wages.

Appeared in: *The Hartford Courant* on Sunday, 1/22/2006

Attachment II

List of Reports Sent to Mansfield Public Library - UConn Landfill and Former Chemical Pits Remedial Action Plan Implementation, Storrs, CT - Project No. 900748

1. Draft Report, Comprehensive Hydrogeologic Investigation Report and Remedial Action Plan, University of Connecticut, Storrs, CT, Volumes I – VIII, dated October 2002, by Haley & Aldrich, Inc., Environmental Research Institute, Epona Associates, LLC, F.P. Haeni, LLC, and Regina Villa Associates, Inc., with technical oversight by Mitretek Systems, Inc.
2. Comprehensive Hydrogeologic Investigation Report and Remedial Action Plan Addendum, University of Connecticut, Storrs, Connecticut, dated January 2003, by Haley & Aldrich, Inc., Environmental Research Institute, Epona Associates, LLC, F.P. Haeni, LLC, and Regina Villa Associates, Inc., with technical oversight by Mitretek Systems, Inc.
3. Technical Memorandum, Supplemental Remedial Alternatives Analysis, University of Connecticut, Storrs, CT, dated July 2003, by Haley & Aldrich, Inc., Environmental Research Institute, Epona Associates, LLC, F.P. Haeni, LLC, and Regina Villa Associates, Inc., with technical oversight by Mitretek Systems, Inc.
4. Closure Plan, University of Connecticut, Storrs, CT, dated August 2003, by Haley & Aldrich, Inc., Environmental Research Institute, Epona Associates, LLC, F.P. Haeni, LLC, and Regina Villa Associates, Inc., with technical oversight by Mitretek Systems, Inc.
5. Closure Plan (revised), University of Connecticut, Storrs, CT, dated January 2004, by Haley & Aldrich, Inc., Environmental Research Institute, Epona Associates, LLC, F.P. Haeni, LLC, and Regina Villa Associates, Inc., with technical oversight by Mitretek Systems, Inc.
6. Responses to Comments on Closure Plan, dated 22 January 2004, by Haley & Aldrich, Inc.
7. Letter Report - Sediment Precharacterization Program and Revised Areas Proposed for Sediment Remediation, dated 27 April 2004, by Haley & Aldrich, Inc.
8. Wetland Mitigation Plan, Remedial Action Plan Implementation, University of Connecticut, Storrs, CT, dated June 2004, by Mason & Associates, Inc., Haley & Aldrich, Inc., Environmental Research Institute, Epona Associates, LLC, F.P. Haeni, LLC, and Regina Villa Associates, Inc., with technical oversight by Mitretek Systems, Inc.
9. Comprehensive Hydrogeologic Investigation and Remedial Action Plan Addendum No. 2, University of Connecticut, Storrs, CT, dated July 2004, by Haley & Aldrich, Inc., Environmental Research Institute, Epona Associates, LLC, F.P. Haeni, LLC, and Regina Villa Associates, Inc., with technical oversight by Mitretek Systems, Inc.
10. Supplemental Materials, Mitigation Plan, University of Connecticut, Storrs, CT, dated 12 November 2004, by Haley & Aldrich, Inc. and Mason & Associates, Inc.

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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; Lon Hultgren, Director of Public Works
Date: March 27, 2006
Re: MRRA, Rate increase, Multi-family collection (individual can services)

Subject Matter/Background

With the increase in the cost of fuel and the CPI, our collection contract costs increase each year. Periodically the rates charged to residents are adjusted so that the solid waste fund stays solvent. The individual can services for the Town's multi-family collection have not been adjusted since January 2003 (see attached memo).

Financial Impact

The solid waste fund relies on the revenue from refuse collection to pay the contractors and refuse tipping fees, as well as our administrative costs to run the refuse and recycling collection program. The impact of not raising fees periodically would be to run the solid waste fund into a deficit.

Legal Review

The rates are already described in the Mansfield Code and no wording changes are proposed, so no legal review has been sought.

Recommendation

It is recommended that the Town Council, acting as the Mansfield Resource Recovery Authority (MRRA), approve the fee increases as proposed.

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

Move, to approve the rate increase effective July 1, 2006 for multi-family collection, as recommended by the Director of Public Works in his memorandum dated March 21, 2006.

Attachments

- 1) L. Hultgren re: 2006 Rate Increase for Multi-Family Mini and 1-Can Services

TOWN OF MANSFIELD
MEMORANDUM
3/21/06

TO: Martin H. Berliner, Town Manager
 FROM: Lon R. Hultgren, Director of Public Works
 Virginia Walton, Recycling/Refuse Coordinator
 RE: 2006 Rate Increase for Multi-Family Mini & 1-Can Services

It has been several years since the multi-family "can" service rates (MF mini and MF 1-can) have been adjusted. We last increased the Town's multi-family mini and 1-can collection rates in January 2003. At the time when multi-family collection converted from weight-based to volume-based in December 1, 2003, the two multi-family "can" service fees were not changed since they had increased several months prior. In January 2006 the single-family collection rates increased 5% and the transfer station fees increased 8%. The multi-family can services were inadvertently excluded from this recent increase. The single-family monthly rates are now \$14.25 for mini service and \$20.00 for 1-can service.

After discussing the rates with the solid waste advisory committee (SWAC), we are recommending a fee increase just under 8% for the multi-family mini and 1-can services, which will make the fees similar to the single-family (SF) rates for the same service. They remain below the single-family rates as they are not billed individually.

Service Type	MF Current Charge	MF Proposed Charge	SF Charge
Mini Service	\$13.00	\$14.00	\$14.25
1-Can Service	\$16.75	\$18.00	\$20.00

In order to reflect this change, section A196-12 (G) of the solid waste regulations needs to be modified. Below is the proposed regulation change. We suggest the changes are made effective July 1, 2006.

G. Mini-service	Weekly pickup of 1 small garbage can (up to 20 gallons) or 1 standard size (35-gallon) garbage bag per dwelling unit at a designated area for said can or bag.	\$13.00 <u>\$14.00</u>
Individual Can	Weekly pickup of 1 standard-size garbage can (35-gallon) per dwelling unit at a designated area for said can.	\$16.75 <u>\$18.00</u>

Council's action, acting as the Mansfield Resource Recovery Authority, is respectfully requested to adopt this regulation change.

Cc: File



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: *Martin Berliner*
Martin Berliner, Town Manager
CC: Matt Hart, Assistant Town Manager; Gregory Padick, Director of Planning
Date: April 10, 2006
Re: Fenton River

Subject Matter/Background

Attached please find the meeting minutes from the February 28, 2006 meeting between the University of Connecticut, the State of Connecticut, and the Town of Mansfield on the Use and Management of Water Supply and Sewerage Systems.

Attachments

- 1) Meeting Minutes

Meeting Minutes
Use and Management of Water Supply and Sewerage Systems
The University of Connecticut, the State of Connecticut, and the Town of Mansfield

Location:

Aetna, Inc
151 Farmington Avenue
Hartford, CT

Date:

February 28, 2006

Participants:

Philip E. Austin
President
The University of Connecticut

Tom Callahan
Vice President
The University of Connecticut

Marty Berliner
Town Manager
Mansfield, Connecticut

Robert Galvin, MD
Commissioner of Public Health
State of Connecticut

Patricia Hassett
Vice President & Chief of Staff
Aetna Inc

Regina McCarthy
Commissioner
Department of Environmental Protection

Elizabeth Patterson
Mayor
Town of Mansfield

Thomas Ritter
Trustee & Chair of the Committee on Building, Grounds & the Environment

Board of Trustees
University of Connecticut

John W. Rowe, MD
Chairman
Board of Trustees
University of Connecticut

Remarks –

Dr. Rowe opened the second meeting of this group and introduced Tom Ritter, member of the UCONN Board of Trustees, as a new member. Mr. Ritter chairs a new UCONN Board of Trustees committee on Building, Grounds and the Environment. This committee will be responsible for a number of areas associated with the University's infrastructure including water and sewerage and related issues. Dr. Austin reported that the University is making considerable progress in addressing water related issues and that he is delighted that Mr. Ritter is chairing this new, important committee of the Board.

Consent Order Update –

Mr. Callahan reported that since the prior meeting, and in accordance with the Consent Order, with the Department of Public Health UCONN contracted with the Connecticut Water Company which is very effectively managing operations associated with water supply and distribution. A procurement process is underway to select a permanent vendor through a competitive bidding process.

Mr. Ritter reminded us that the Consent Order requires the University to prepare a master plan for the water supply system. All concurred with Ms. McCarthy when she pointed out that issues related to the Willimantic River need to be factored into the master planning process.

Local Water Supply Issues Fenton River Update –

Dr. Rowe offered that “the planning process should be informed by the cardinal findings of the Fenton River Study report”. Mr. Callahan indicated that the Fenton River report should be finalized in the next 60 to 90 days. He summarized the principle recommendations reflected in the draft report as follows: a) reductions in the level of the flow of the river should generate triggers determining the amount of water the University would be able to draw; b) the University should consider relocation of two wells inasmuch as positioning of these might have a more significant and favorable impact on stream-flow; c) the University should have a well field management program which would provide the operational intelligence necessary to draw water and attenuate the

impact. Mr. Callahan reported that the University uses 1.4 million gallons of water a day on average and stores up to 7.5 million gallons. This ratio of storage capacity when measured against our average daily use exceeds that of all other Connecticut suppliers.

Mr. Callahan reported that 2000 feet of new pipe has been installed in the Willimantic system and that two new pumps are being installed next week with an additional pump expected to be installed soon. Dr. Rowe indicated that study of the Willimantic River should occur after these new pumps have been installed.

Regarding the general issue of water supply, all participants agreed that we should aggressively pursue several goals: a) select a vendor for on-site operations via competitive bidding (process underway and term of contract to be determined); b) implement recommendations of the Fenton River Study; c) initiate a comprehensive master planning process involving stakeholders and key constituencies which would be informed by the Willimantic study and d) engage the State Water Planning Council in reviewing the University's five year water supply plan as we progress and e) seek guidance from the State Water Planning Council as we introduce solutions and commence the master planning process.

Department of Public Health –

Dr. Galvin reported satisfaction with the progress made to date concerning UCONN's compliance with the Consent Order. Dr. Galvin indicated how helpful it was to have these particular meetings where the key parties come together with an agreed upon agenda at hand and discuss various concerns. The communication has been very helpful. This form of communication is quite useful as the University continues to fulfill its Consent Order obligations and seeks to correct the inadequacies in its existing five year water supply plan.

Department of Environmental Protection –

Ms. McCarthy underscored that a study of the Willimantic should be conducted as soon as possible and must be factored in to the master planning processes.

Local Water Use Issues

University & Town Water/Waste Water Advisory Committee –

Mr. Berliner, Mayor Patterson, Dr. Galvin and Ms. McCarthy agreed that we have made "tremendous progress" in this area since the last meeting. Mr. Berliner indicated that the Town has had the opportunity to participate fully in both the ongoing studies and the procurement process. The Town, he said, appreciates being involved.

An Advisory Committee is being established that will deal with issues related to hook up to the existing water and sewerage systems. It will consist of representatives from the University and the Town. The Committee will report to the University's Chief Operating Officer and to the newly established Board of Trustee Committee, chaired by Mr. Ritter. Mr. Callahan indicated that the Committee will entertain all new requests for access to water and sewerage, adding that a number of requests are pending.

Town of Mansfield –

Mayor Patterson and Mr. Berliner reported that the “downtown” project continues to go well and noted the increased involvement of Mansfield in relation to the University on matters pertaining to water consumption, planning and development.

New UCONN BOT Committee –

A new UCONN Board of Trustees committee on *Building, Grounds and the Environment* is being formed in response to recommendations made by the Governor's Commission on UCONN Review and Accountability which examined UCONN 2000. Mr. Ritter will chair the committee and will announce its establishment and membership at the March 1, 2006 meeting of the University's Board of Trustees.

Closing –

Dr. Rowe summed up by highlighting the related issues this particular group is actively pursuing and addressing:

- 1) The effective management of local water supply including maintenance of facilities and operations, short term and long term;
- 2) Effective oversight of local water use, using a collaborative process involving key constituencies;
- 3) The development of a long term master plan that will permit us to capitalize on recent improvements and technological advances so that we may conserve precious resources and deploy them more intelligently.

Patricia Hassett

2/28/06

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
Martin Berliner
From: Martin Berliner, Town Manager
CC: Matt Hart, Assistant Town Manager; Mary Stanton, Town Clerk
Date: April 10, 2006
Re: Historic Documents Preservation Grant

Subject Matter/Background

Attached please find an application in the amount of \$7,000.00 to the state's Historic Documents Preservation Grant Program. As explained in the application, the grant funds would be used to hire Peter Bartucca of Document Management Consultants to assist with the implementation of the records management plan for the town. Peter will also prepare a records management survey which will assist the town with planning the care of current record material and evaluating our future record storage needs.

The state funds the grant program via a specific \$3.00 filing fee charged with the filing of land records, in which the town retains \$1.00 and remits the \$2.00 balance to the state. The State Library's Office of the Public Records Administrator oversees the fund and coordinates the grant program for Connecticut municipalities.

Financial Impact

The grant program does not require a local "match" or contribution from the town.

Recommendation

Staff recommends that the Council authorize the Acting Town Manager to submit the grant application on behalf of the town. If the Town Council supports this recommendation, the following resolution is in order:

Resolved, effective April 10, 2006, that Matthew W. Hart, Acting Town Manager, is empowered to execute and to deliver in the name of and on behalf of this municipality, an application and a contract with the State Library for a Historic Document Preservation Grant.

Attachments

- 1) Proposed Grant Application

**HISTORIC DOCUMENTS PRESERVATION
TARGETED GRANT APPLICATION -
FY2007
Connecticut Municipalities
GP-001 rev.**



**STATE OF CONNECTICUT
Connecticut State Library
231 Capitol Ave., Hartford, CT 06106
PUBLIC RECORDS ADMINISTRATOR**

Name of Municipality:	Mansfield		
Title and Name of Municipal CEO:	Martin H Berliner, Town Manager		
Address:	Town of Mansfield, 4 South Eagleville Road Mansfield, CT 06268		
Phone: 860-429-3336	FAX: 860-429-6863	e-mail: BerlinerMH@mansfieldct.org	
Name of Town Clerk:	Mary Stanton	Check if Designated Applicant <input type="checkbox"/>	
Phone: 860-429-3302	FAX: 860-429-7785	e-mail: StantonML@mansfieldct.org	

Grant Contract Period (Check One): Cycle 1 Begin: 8/1/06 End: 6/30/07
Cycle 2 Begin: 1/1/07 End: 6/30/07

Maximum Grant Allowed: \$ 7,000 Small Municipality (population less than 25,000)
\$12,000 Medium Municipality (population between 25,000 and 99,999)
\$17,000 Large Municipality (population 100,000 or greater)

Amount Requested:

Grant Categories: Inventory and Planning Organization and Indexing
Program Development Storage and Facilities
Preservation/Conservation

Budget Summary	Grant Funds (A)	Local Funds (B)	Total Funds (A+B)
1. Consultant(s)/Vendor(s) (Attach copy of any vendor quotes to detailed budget)	\$6500	\$	\$6500
2. Equipment (Total cost for approved items, i.e. shelving)	\$	\$	\$
3. Supplies (Total cost for approved items, i.e. archival supplies)	\$ 500	\$	\$500
4. Town Personnel Costs (Temporary help or additional hours)	\$ ¹	\$ ²	\$
TOTAL	\$7000	\$	\$7000

Narrative Description (On a separate sheet, please answer the following):

- Describe the project(s). Identify the specific records (type, dates, volumes, etc.) involved, what will be done and why. (A vendor prospectus may not be used in place of the applicant's own words)
- Identify the vendor(s) or employee(s) to be involved in the project. (For individuals, include job title(s) and estimated number of work hours.) Describe the duties assigned to each person.
- Describe what the town hopes to accomplish with the grant and how it will impact the records, the office and the town.

Detailed Budget: On a separate sheet provide an itemized list of expenses to be paid for by the grant. Group by the budget areas listed in the above table with a total for each. Include copies of any vendor quotes.

¹ Base pay only for personnel hired directly by the municipality. Personnel costs for Vendors should be listed under Vendor.
² Personnel taxes and benefits if grant funds used for base pay.

Project Description: A Records Management Plan has been developed for the Town of Mansfield and the town is in the process of implementing that plan. Working with our consultant, Peter Bartucca of Document Management Systems, the following elements of the implementation phase of the plan will be the focus of the town's records management activities in 2006/07:

- We will identify departmental representatives who will be responsible for the departmental maintenance of the records management plan.
- We will train the departmental representative in proper care of the records including foldering, boxing, labeling, inventory, and storage.
- During the initial phase of implementation we will be closely reviewing the policies and procedures articulated in the plan to determine their effectiveness, making adjustments, additions, and revisions where necessary.
- Peter Bartucca of Document Management Systems will prepare a records management survey for the town. The survey will assist the town with planning the care of current records materials and the future growth of those materials.
- We will continue the evaluation of documents that will include the elimination of non-record material and record material that has exceeded its retention period. We will also identify materials for permanent and long-term retention and properly folder, box, label, and store these materials.
- We will develop a format for an inventory of town records and begin the inventory process.
- Records to be evaluated include: audits, budgets, grand list, contracts and agreements, minutes, report studies, personnel and collective bargaining records, and Town Manager subject files.

Vendor: Peter Bartucca of Document Management Systems will serve as our records management consultant for the project described above. An estimated 160 hours of work will be needed to complete this phase of the project including the enterprise wide survey.

Town Employees: The Records Management Committee, chaired by Mary L. Stanton, Town Clerk, and departmental representatives will participate in the project activities. These individuals will be responsible for the implementation of the plan. All work by staff will be during normal working hours.

Benefits:

- The Records Management Plan establishes policies and procedures for the organization and care of town records going forward.

- Training of town personnel will insure compliance with the established policies and procedures.
- The evaluation of existing records will result in the elimination of unnecessary or obsolete records, which will increase ease of access to record materials.
- The improvements in storage will provide a greater degree of protection for the records.
- Improved organization and inventory of records will facilitate locating town records.
- Completion of a survey will help the town in evaluating the current situation and the best way to plan for the future.

Expenses:

Consultant: Peter Bartucca, Document Management Systems
162 hours @ \$40.00 per hour Total \$6500.00

Supplies: Record center boxes, archival folders, archival document cases, and additional
archival materials will be purchased for the project.
Total \$ 500.00

Project Total: \$7000.00

Certified Resolution (Step 1):

I, Mary Stanton (name), Town Clerk of the Municipality of Mansfield, do hereby certify that the following is a true and correct copy of a resolution duly adopted at a meeting of the Town Council / Board of Selectmen / Board of Aldermen (*select one*) duly held and convened on _____ (day of month) of _____ (month), _____ (year), at which a constituted quorum of the Town Council / Board of Selectmen / Board of Aldermen (*select one*) was present and acting throughout.

RESOLVED: That Martin H. Berliner (name of MCEO), Town Manager (title), or the Town Clerk as his/her designee is empowered to execute and deliver in the name of and on behalf of this municipality, an application and contract with the State Library for an Historic Document Preservation Grant.

In witness thereof, the undersigned has affixed his/her signature and the town seal this _____ (day of month) of _____ (month), _____ (year).

Signature of Town Clerk



Designation of Town Clerk as Applicant (Step 2):

This section to be completed only if the MCEO wishes to designate the Town Clerk to make the application for the grant and enter into a contract.

I hereby designate, _____, the Town Clerk, as the agent for making the above application.

Signature of MCEO

Date (*must be same as or later than above date*)

Certification of Application (Step 3):

I hereby certify that the statements contained in this application are true and that all eligibility requirements as outlined in the *Grant Guidelines 2006-2007* have been met. If this grant is awarded I agree to comply with the terms and conditions of the grant contract as outlined in this document.

Signature of MCEO (or Town Clerk if Designated Applicant)

Date (*must be same as or later than above date*)

Martin H Berliner
Typed name of MCEO (or Town Clerk if Designated Applicant)

Certification of Resolution (Step 4):

I certify that the above resolution remains in full force and effect.

Signature of Town Clerk

Date (*must be same as or later than above date*)

State Library Use Only

Grant Disposition:

- Approved
- Denied

Grant Award: \$ _____ Grant Number: _____

Signature (Public Records Administrator)

Date

Signature (State Librarian)

Date

TERMS/CONDITIONS

Executive Orders

1. This contract is subject to the provisions of Executive Order No. Sixteen of Governor John G. Rowland promulgated August 4, 1999, and, as such, the contract may be canceled, terminated or suspended by the state for violation of or noncompliance with said Executive Order No. Sixteen. The parties to this contract, as part of the consideration hereof, agree that said Executive Order No. Sixteen is incorporated herein by reference and made a part hereof. The parties agree to abide by such Executive Order.

This contract is subject to the provisions of Executive Order No. Three of Governor Thomas J. Meskill promulgated June 16, 1971, and, as such, this contract may be canceled, terminate or suspended by the State Labor Commissioner for violation of or noncompliance with said Executive Order No. Three, or any state or federal law concerning nondiscrimination, notwithstanding that the Labor Commissioner is not a party to this contract. The parties to this contract, as part of the consideration hereof, agree that said Executive Order No. Three is incorporated herein by reference and made a part hereof. The parties agree to abide by said Executive Order and agree that the State Labor Commissioner shall have continuing jurisdiction in respect to contract performance in regard to nondiscrimination, until the contract is completed or terminated prior to completion. The contractor, agrees, as part consideration hereof, that this contract is subject to the Guidelines and Rules issued by the State Labor Commissioner to implement Executive Order No. Three, and that he will not discriminate in his employment practices or policies, will file all reports as required, and will fully cooperate with the State of Connecticut and the State Labor Commissioner. This contract is also subject to provisions of Executive Order No. Seventeen of Governor Thomas J. Meskill promulgated February 15, 1973, and, as such, this contract may be canceled, terminated or suspended by the contracting agency or the State Labor Commissioner for violation of or noncompliance with said Executive Order No. Seventeen, notwithstanding that the Labor Commissioner may not be a party to this contract. The parties to this contract, as part of the consideration hereof, agree that Executive Order No. Seventeen is incorporated herein by reference and made a part hereof. The parties agree to abide by said Executive Order and agree that the contracting agency and the State Labor Commissioner shall have joint and several continuing jurisdiction in respect to contract performance in regard to listing all employment openings with the Connecticut State Employment Service.

This provision and its subsections are included in this Agreement in accordance with **Sections 6 and 11 of Governor M. Jodi Rell's Executive Order #7A, promulgated on August 15, 2005:**

(a) The State Contracting Standards Board (the "Board") may, for cause, review this Agreement and recommend to the contracting agency, for its consideration and final determination as required or permitted by and in accordance with this Agreement and applicable law, termination of this Agreement after providing fifteen days' prior written notice to the contracting agency and the applicable contractor that it will review the Agreement. The results of the Board's review, together with its recommendations, shall be provided to the contracting agency and any other affected party in a timely manner, provided that nothing shall be construed to limit the power of the commissioner or department head of the contracting agency to consider the recommendations of the Board, as required or permitted in accordance with applicable law. For the purpose of this provision, "for cause" means:

- (1) A violation of Sections 1-84, 1-86e or 4a-100 of the Connecticut General Statutes or
- (2) wanton or reckless disregard of any State contracting and procurement process by any person substantially involved in this Agreement or the contracting agency.

(b) The contractor shall disclose to the head of the contracting agency prior to its execution of this Agreement any items of value provided to any State employees for which full payment has not been made.

Non-discrimination

2. (a) For the purposes of this section, "minority business enterprise" means any small contractor or supplier of materials fifty-one percent or more of the capital stock, if any, or assets of which is owned by a person or persons: (1) who are active in the daily affairs of the enterprise; (2) who have the power to direct the management and policies of the enterprise; and (3) who are members of a minority, as such term is defined in subsection (a) of Conn. Gen. Stat. 32-9n; and "good faith" means that degree of diligence which a reasonable person would exercise in the performance of legal duties and obligations. "Good faith efforts" shall include, but not be limited to, those reasonable initial efforts necessary to comply with statutory or regulatory requirements and additional or substituted efforts when it is determined that such initial efforts will not be sufficient to comply with such requirements.

For purposes of this Section, "Commission" means the Commission on Human Rights and Opportunities.

For purposes of this Section, "Public works contract" means any agreement between any individual, firm or corporation and the state or any political subdivision of the state other than a municipality for construction, rehabilitation, conversion, extension, demolition or repair of a public building, highway or other changes or improvements in real property, or which is financed in whole or in part by the state, including but not limited to, matching expenditures, grants, loans, insurance or guarantees.

(b) (1) The Contractor agrees and warrants that in the performance of the contract such Contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of race, color, religious creed, age, marital status, national origin, ancestry, sex, mental retardation or physical disability, including, but not limited to, blindness, unless shown by such Contractor that such disability prevents performance of the work involved, in any manner prohibited by the laws of the United States or of the State of Connecticut. The Contractor further agrees to take affirmative action to insure that applicants with job related qualifications are employed and that employees are treated when employed without regard to their race, color, religious creed, age, marital status, national origin, ancestry, sex, mental retardation, or physical disability, including, but not limited to, blindness, unless it is shown by the Contractor that such disability prevents performance of the work involved; (2) the Contractor agrees, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, to state that it is an "affirmative action – equal opportunity employer" in accordance with regulations adopted by the Commission; (3) the Contractor agrees to provide each labor union or representative of the workers with which the Contractor has a collective bargaining agreement or other contract or understanding and each vendor with which the Contractor has a contract or understanding, a notice to be provided by the commission, advising the labor union or worker's representative of the Contractor's commitments under this section and to post copies of the notice in conspicuous places available to employees and applicants for employment; (4) the Contractor agrees to comply with each provision of this section and Conn. Gen. Stat. Sec. 46a-68e and 46a-68f and with each regulation or relevant order issued by said Commission pursuant to Conn. Gen. Stat. Sec. 46a-56, 46a-68e and 46a-68f; (5) the Contractor agrees to provide the Commission on Human Rights and Opportunities with such information requested by the Commission, and permit access to pertinent books, records, and accounts, concerning the employment practices and procedures of the Contractor as relate to the provisions of this section and section 46a-56. If the Contract is a public works contract, the contractor agrees and warrants that he will make good faith efforts to employ minority business enterprises as subcontractors and suppliers of materials on such public works projects.

(c) Determination of the Contractor's good faith efforts shall include, but shall not be limited to, the following factors: The Contractor's employment and subcontracting policies, patterns, and practices; affirmative advertising, recruitment and training; technical assistance activities and other such reasonable activities or efforts as the Commission may prescribe that are designed to ensure the participation of minority business enterprises in public works projects.

(d) The Contractor shall develop and maintain adequate documentation, in a manner prescribed by the Commission, of its good faith efforts.

(e) The Contractor shall include the provisions of subsection (b) of this Section in every subcontract or purchase order entered into order to fulfill any obligation of a contract with the State and such provisions shall be binding on a subcontractor, vendor or manufacturer unless exempted by regulations or orders of the Commission. The Contractor shall take such action with respect to any such subcontract or purchase order as the Commission may direct as a means of enforcing such provisions including sanctions for noncompliance in accordance with Conn. Gen. Stat. Sec. 46a-56; provided, if such contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the Commission, the Contractor may request the State of Connecticut to enter into any such litigation or negotiation prior thereto to protect the interests of the State and the State may so enter.

(f) The Contractor agrees to comply with the regulations referred to in this Section as they exist on the date of this contract and as they may be adopted or amended from time to time during the term of this contract and any amendments thereto.

(g) The Contractor agrees and warrants that in the performance of the agreement such contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of sexual orientation, in any manner prohibited by the laws of the United States or the State of Connecticut, and that employees are treated when employed without regard to their sexual orientation; the contractor agrees to provide each labor union or representative of workers with which such contractor has a collective bargaining agreement or other contract or understanding and each vendor with which such contractor has a contract or understanding, a notice to be provided by the commission on human rights and opportunities advising the labor union or workers' representative of the contractor's commitments under this section, and to post copies of the notice in conspicuous

places available to employees and applicants for employment; the contractor agrees to comply with each provision of this section and with each regulation or relevant order issued by said commission pursuant to Section 46a-56 of the general statutes; the contractor agrees to provide the commission on human rights and opportunities with such information requested by the commission, and permit access to pertinent books, records and accounts, concerning the employment practices and procedures of the contractor which relate to the provisions of this section and CGS Sec. 46a-56.

(h) The contractor shall include the provisions of the foregoing paragraph in every subcontract or purchase order entered into in order to fulfill any obligation of a contract with the state and such provisions shall be binding on a subcontractor, vendor or manufacturer unless exempted by regulations or orders of the commission. The contractor shall take such action with respect to any such subcontract or purchase order as the commission may direct as a means of enforcing such provisions including sanctions for noncompliance in accordance with section 46a-56 of the general statutes; provided, if such contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the commission, the contractor may request the state of Connecticut to enter into any such litigation or negotiation prior thereto to protect the interests of the state and the state may so enter.

3. The contractor agrees that while performing services specified in this agreement that he shall carry sufficient insurance (liability and / or other) as applicable according to the nature of the service to be performed so as to "save harmless" the State of Connecticut from any insurable cause whatsoever. If requested, certificates of such insurance shall be filed with the contracting State agency prior to the performance of services.

4. The State of Connecticut shall assume no liability for payment of services under the terms of this agreement until the contractor is notified that this agreement has been accepted by the contracting agency and, if applicable, approved by the Office of Policy and Management (OPM) or the Department of Administrative Services (DAS) and by the Attorney General of the State of Connecticut.

5. Grants funds will be expended for the project as described above according to the application budget and within the period of the agreement. Funds remaining unexpended at the end of the contract period must be returned to the State Library.

6. Payment to the contractor will be processed upon approval of this contract or upon the first day of the contract, whichever is later.

7. The contractor agrees to comply with Conn. Gen. Stat. Sec. 4-230 et. Seq. (The State Single Audit Act) and regulations promulgated there under.

8. The contractor agrees that it will refund any amounts found to be owing to the State as a result of an error or the discovery of any fraud, collusion, or illegal actions and shall make such refund within 30 days from the notice in writing by the State. In the case on any failure to make such refund, the contractor agrees that the State may deduct such amount from any current or future sums owing to said contractor on the part of the State from any source or for any purpose whatsoever.

9. The State reserves the right to terminate this contract upon 30 days notice in writing to the contractor if the contractor fails to comply with this agreement or time schedules to the satisfaction of the State. In the case of any such termination, the State will be responsible for no further payments to the contractor and may proceed to recover any payments already made by any available means whatsoever, including the withholding of grants of funds otherwise due the contractor from the State.

10. The contractor agrees to submit a final Project Evaluation/Expenditure Report and a copy of any consultant and/or vendor reports (if applicable) to the State Library by September 1, 2007. No additional grants will be awarded until the contractor has submitted all required reports and met all other requirements for this grant.

11. Failure to submit the completed Project Evaluation/Expenditure Report by September 1, 2007, may result in termination of the grant and the requirement that the town return the full grant amount as well as loss of eligibility for the next grant cycle. There is no statutory provision for extension of the filing deadline.

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Martin Berliner, Town Manager
CC: Matt Hart, Assistant Town Manager
Date: April 10, 2006
Re: Historic Preservation Grant Program 2006

Subject Matter/Background

The Mansfield Historical Society, in partnership with the Town of Mansfield, is seeking funding for replacement of the roof on the Old Town Hall and for the repair and repainting of water damaged interior walls and ceiling. The Town has taken many steps over the years to control the leakage problems, including replacing windows in the attic and cupola and repeatedly patching the roof. These actions have solved some of the problems but not all. The old asphalt shingles are deteriorating and nails are continually popping up, especially on the south side of the building. Replacing the roof appears to be the only way to completely stop the water damage. This work is necessary to further stabilize this significant historic building.

Financial Impact

The grant program requires a local "match" or contribution from the town. The repair and painting of the interior will be done by town staff and will cost approximately \$1,400. The replacement of the roof will be contracted out and will cost an estimated \$15,000.

Recommendation

Staff recommends that the Council authorize the Acting Town Manager to submit the grant application on behalf of the town. If the Town Council supports this recommendation, the following resolution is in order:

***Resolved**, effective April 10, 2006, that Matthew W. Hart, Acting Town Manager, is empowered to execute and to deliver in the name of and on behalf of this municipality, an application and any other grant related paperwork with the Quinebaug-Shetucket Heritage Corridor, Inc. for a Historic Preservation Grant.*

Attachments

1) Proposed Grant Application

For Office Use Only

Grant Number _____

Grant Amount _____

Quinebaug-Shetucket Heritage Corridor, Inc.

Historic Preservation Grant Program 2006

Deadline: applications must be postmarked no later than April 14, 2006

Project Title: Preservation of Old Town Hall in Mansfield, Connecticut

Amount requested: \$8,200 Start date Summer 2006 Completion date Winter 2006

Location (town, multi-community): Mansfield, Connecticut

Is it currently on historic register, in historic district, or on town green or common? Yes No

Sponsoring Organization: Mansfield Historical Society / Town of Mansfield

Project Director (responsible for project completion and financial accounting): Ann Galonska, Museum Director

Address: Mansfield Historical Society / P.O. Box 145 / Storrs, CT 06268-0145

Phone: (days) (860) 429-6575 (evenings) (860) 872-8558 (fax) (860) 429-6863

Email: mansfield.historical@snet.net

Signature of Project Director _____ Date _____

Submit 6 copies of all required documents and information only by mail.

Please provide the following information:

1. Project summary (describe the project - what it is, why it is needed). Is there an immediate threat?

The Mansfield Historical Society, in partnership with the Town of Mansfield, is seeking funding for replacement of the roof on the Old Town Hall and for the repair and repainting of water damaged interior walls and ceiling. The Town has taken many steps over the years to control the leakage problems, including replacing windows in the attic and cupola and repeatedly patching the roof. These actions have solved some of the problems but not all. The old asphalt shingles are deteriorating and nails are continually popping up, especially on the south side of the building. Replacing the roof appears to be the only way to completely stop the water damage. This work is necessary to further stabilize this significant historic building.

Located on Route 195 in the Spring Hill Historic District, the Old Town Hall is Mansfield's oldest extant public building. The "Town House" was completed in 1843. Previously town meetings had been held alternately in the meeting houses of the North and South Ecclesiastical Societies. Following some years of controversy between the two Societies, Spring Hill was chosen as the site for the new Town House, presumably because of its centralized location. A Town Office building was constructed next to the Town Hall in 1935. Spring Hill served as the seat of Mansfield's government and political life until 1971. By then the Town Hall could no longer accommodate town meetings so they were moved to larger venues. Following a referendum in 1977, the former Storrs Grammar School was renovated into a centralized town office building, now known as the Audrey Beck Municipal Building. The Mansfield Historical Society signed a lease with the Town in 1979 and moved its headquarters and museum to the former Town Office Building on Spring Hill. Ten years later, the Society entered into another lease agreement with the Town and added the Old Town Hall to its museum complex. The Old Town Hall now serves as exhibit space and as a place for Society meetings and public programs.

Both the Town and the Historical Society are committed to preserving this building that has played such an important role in the Town's political history. Following the failure of a support column in the basement two years ago, the building inspector condemned the building. Nevertheless the Town hired a contractor to add new support columns throughout the basement and to reinforce all the floor joists. This work was accomplished at the cost of \$10,000, a significant investment in the building. Replacing the roof will further stabilize the building and assure its continued use.

2. What are the history, purpose and accomplishments of the sponsoring organization?

The Mansfield Historical Society was founded in 1957 with the mission "to discover, collect and preserve whatever pertains to the history of the Town of Mansfield and the surrounding area; to promote and encourage historical research in all its aspects and to make available the results of this research." In 1962, the Society opened its first museum in the old schoolhouse in Eagleville. The museum was relocated to its present location in the former Town Office Building in 1980 and expanded to include the adjacent Old Town Hall in 1990. The Society's active publication program was initiated in 1963 when the Mansfield History Workshop was formed with the goal of writing a history of the town. Eleven years of research by this dedicated group resulted in the publication of the first edition of the Chronology of Mansfield in 1974. A revised and updated second edition was published in 2003 with a grant from the Quinebaug Shetucket Heritage Corridor. The Society has produced nine other publications and has another in the works. Eight awards of merit have been presented to the Society for its outstanding contributions to the development of interest in local history.

At the present the Society has over 450 members and operates with an Executive Council, a part-time Museum Director and an active group of volunteers. The Society holds regular meetings, sponsors historical research and presents educational programs and tours. As its major project, the Society maintains a museum and research library. The museum presents annually changing exhibits and has an active educational outreach program. Special tours and in-class programs are provided to local schools and to other schools and organizations in northeastern Connecticut. Each year the Society also presents four lectures by noted speakers and two bus tours to other historic sites. These are open to the general public and are always well attended.

3. Describe partner organizations involved, the relationship with the sponsoring organization, and how will communication be maintained between partners?

The Town of Mansfield owns the Old Town Hall building and leases it to the Mansfield Historical Society. The Historical Society utilizes the building for exhibit space and as a venue for its meetings and public programs. The Town and the Historical Society work cooperatively to maintain the historic building. The Town takes responsibility for the structure of the building, including its electrical and heating components, while the Historical Society maintains its interior and keeps the building secure. This has proved to be a successful partnership. The arrangement provides the historical society with much needed space for its exhibits and programs and ensures that this historically significant building remains in use rather than becoming a "white elephant" for the Town.

4. What are the goals and/or outcomes of the project?

The goal of the project is to replace the roof of the Old Town Hall to prevent further water damage to the structure. Once the roof is again secure, the water-damaged interior walls will be repaired and repainted. This project will ensure that this historic building will remain in active use and will continue to serve the community through the work of the Mansfield Historical Society.

5. What is the work schedule?

If funding is received, the roof of the Old Town Hall will be replaced during the summer of 2006. The interior repairs and re-painting will proceed after the museum closes for the season. Since the exhibits will remain up throughout the fall to accommodate school tours, the interior work will probably take place in early winter.

6. Who are the personnel involved, paid or unpaid, and what are their qualifications and tasks? List wage rates and dollar value of donated labor.

The interior work will be overseen William Hammon, Director of Building Maintenance for the Town of Mansfield and by Ann Galonska, who has been the Historical Society's museum director since 1991. In-kind work for interior repairs and painting will be 80 hours at \$17.50 per hour (\$1,400). Replacement of the roof by a licensed contractor will cost \$15,000.

7. Project budget (see page 7).

8. List the names and specific gifts of all contributors of cash, goods or services to this project, other than by the sponsoring organization.

The Town of Mansfield will contribute half of the cost for the roof replacement and Town employees will repair the water-damaged interior walls. The Mansfield Historical Society will seek donations from its members to help pay for the painting project. Historical Society volunteers will also take down the displays and clear out the building in preparation for the painting. Assistance may be sought as needed from the University of Connecticut's Office of Community Outreach. Student volunteers from the university have been very helpful with other Society projects that required extra manpower.

9. What are the plans for publicity, education and/or community outreach?

The Mansfield Historical Society will publicize the project through its newsletter and press releases to area newspapers. Following completion of the project, the Society will mount a permanent exhibit about the history of the Old Town Hall within the building. Signage will acknowledge the assistance of the Quinebaug-Shetucket Heritage Corridor, Inc. in the building's preservation.

10. How will the project be evaluated?

The project will be evaluated by the successful stoppage of all water leakage problems from the roof of the Old Town Hall and by the improved appearance of the interior and exterior of the building. The repaired walls and freshly re-painted surfaces will greatly enhance the Historical Society's exhibits and will provide a more attractive and pleasant venue for its meetings and programs.

11. What are the tangible results and lasting benefit to the community?

Replacing the roof will prevent further water damage and help stabilize this historic structure that served as the center of Mansfield's political life for 128 years. The interior repairs and re-painting will improve the appearance of the building. Successful completion of the project will enable the Historical Society to continue to use the Old Town Hall for its exhibits, educational programs and other public events that benefit the community. This will continue a long tradition of public service for the building that extends back to 1843. Even during its years as a Town Hall, the building served as a venue for public programs such as concerts, lectures and dances. The Historical Society's use of the building continues this tradition and ensures that the historic building will remain an important part of the community's life.

Attachments required: - See list under "*Application Process*"

Deadline: April 14, 2006

Project Budget: Please list all expenses and revenues of the project. (The addition of the contributions from other sources, sponsor's cash, sponsor's in-kind and grant funds requested should equal the cost, both by line item and totals.) The applicant must show a strong commitment to the project through matching funds or in-kind contributions.

Items (describe)	Cost =	Contribution from other + sources	Sponsoring Organization + Cash	Sponsoring Organization + In-kind Contribution	TLGV HP06 Grant Funds Requested
Repair and paint interior	\$1,400.00			\$700.00	\$700.00
Replace roof	\$15,000.00		\$7,500.00		\$7,500.00
	\$0.00				
	\$0.00				
	\$0.00				
	\$0.00				
	\$0.00				
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	\$0.00				
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	\$0.00				
	\$0.00				
	\$0.00				
Totals	\$16,400.00	\$0.00	\$7,500.00	\$700.00	\$8,200.00

Cost = other contribution + sponsor's cash + sponsor's in-kind + grant



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Martin Berliner, Town Manager
CC: Matt Hart, Assistant Town Manager; Lon Hultgren, Director of Public Works
Date: April 10, 2006
Re: Local Bridge Design Funding Agreements

Subject Matter/Background

The Town has applied for grants to replace the Stone Mill Road and Laurel Lane bridges under the DOT's local bridge program. Grant agreements with the DOT for the design funding for each bridge are now ready to sign.

Financial Impact

These grants are 80/20 and the Town will be responsible for 20% of the design costs. Funds are budgeted in the Town's capital budget.

Legal Review

These are standard agreements with the State of CT, and as such have not been reviewed separately.

Recommendation

Council's action to adopt the following resolutions authorizing the Acting Town Manager by name to execute the agreements is respectfully requested:

Resolved, by the Town Council of the Town of Mansfield that Matthew W. Hart, Acting Town Manager, is hereby authorized to execute the Agreement Between the State of Connecticut and the Town of Mansfield for the Development of Contract Plans, Specifications and Estimates in Conjunction with the Replacement of the Laurel Lane Bridge (Bridge No. 05366) over the Mt. Hope River Utilizing Federal Funds.

Resolved, by the Town Council of the Town of Mansfield that Matthew W. Hart, Acting Town Manager, is hereby authorized to execute the Agreement Between the State of Connecticut and the Town of Mansfield for the Development of Contract Plans, Specifications and Estimates in Conjunction with the Replacement of the Stone Mill Road #1 Bridge (Bridge No. 04731) over the Fenton River Utilizing Federal Funds.

Attachments

- 1) Excerpts from the two agreements.

AGREEMENT
BETWEEN THE STATE OF CONNECTICUT
AND
THE TOWN OF MANSFIELD
FOR THE DEVELOPMENT OF CONTRACT PLANS, SPECIFICATIONS AND ESTIMATES
IN CONJUNCTION WITH THE REPLACEMENT OF
THE STONE MILL ROAD #1 BRIDGE (BRIDGE NO. 04731)
OVER THE FENTON RIVER
UTILIZING FEDERAL FUNDS

State Project No.

Federal Project No. BRZ-6077(3)

THIS AGREEMENT, concluded at Newington, Connecticut, this _____ day of _____, 2006, by and between the State of Connecticut, Department of Transportation, Stephen E. Korta, II, Commissioner, acting herein by Arthur W. Gruhn, P.E., Chief Engineer, Bureau of Engineering and Highway Operations, duly authorized, hereinafter referred to as the State, and the Town of Mansfield, 4 Eagleville Road, Mansfield, Connecticut 06268, acting herein by Martin H. Beriner its Town Manager, hereunto duly authorized, hereinafter referred to as the Municipality.

WITNESSETH, THAT,

WHEREAS, the Municipality has requested that improvements be made to the Stone Mill Road #1 Bridge over the Fenton River; and

WHEREAS, said improvements include, but are not limited to, the replacement of the Stone Mill Road #1 Bridge and roadway construction related to the bridge approaches; and

WHEREAS, the federal Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU) provides funding for highways, bridges and mass transportation programs; and

WHEREAS, Section 13a-165 of the General Statutes of Connecticut, as revised, provides that the Commissioner of Transportation is authorized "... (b) to apply for and to obtain moneys, grants, or other benefits from the United States or any agency thereof in connection with roads, bridges or highways and (c) to approve all programs, conclude all agreements, accept all deeds, make all claims for payment, certify all matters and do any and all other acts and things necessary or desirable to meet the requirements of and obtain such moneys, grants or benefits from the United States or other agency thereof."; and

WHEREAS, the Municipality is qualified to receive Federal funding for the Project; and

WHEREAS, the Municipality has applied for and is eligible to receive SAFETEA-LU funds as a reimbursement for eighty percent (80%) of its preliminary engineering costs incurred in conjunction with the Project; and

WHEREAS, the State has issued a commitment to make available said SAFETEA-LU funds as a reimbursement for eligible Project costs by letter dated July 12, 2005; and

WHEREAS, the Municipality will provide local funds for its twenty percent (20%) share of said Project costs.

NOW, THEREFORE, KNOW YE THAT:
THE PARTIES HERETO AGREE AS FOLLOWS:

THE MUNICIPALITY SHALL:

1. Designate an individual to act as liaison with the State and consultant(s) to provide for the proper interchange of information concerning the Project. The signatory of this Agreement or successor thereto will be considered the liaison unless other provisions are made. The liaison will be responsible for coordination with Municipal agencies, monitoring consultant progress and assuring that prime consultants conform to disadvantaged business enterprise requirements.

2. Design the Project to standards acceptable to the State and the Federal Highway Administration and within the designated time frame established for the Project.

3. Use the "Consultant Selection, Negotiation and Contract Monitoring Procedures for Municipal Administered Projects," dated October 2001, to select and retain consultants for the development of the required contract plans, specifications and estimates, reports, statements, studies, and environmental permit applications. Written documentation of procedures utilized for selection and retention of consultants shall be provided to the State.

4. Submit to the State for review any proposed agreements between the Municipality and consultants to affirm compliance with State and Federal requirements prior to execution of same. Written approval of all agreements, supplements to agreements, and extra work claims pertaining to the Project must be obtained from the State before any work is authorized by the Municipality.

5. Pay for professional engineering services or other assistance in developing the construction contract plans, specifications, estimates, specialized reports, permits and preliminary right-of-way activities for the Project. Approved expenditures will be reimbursed by the State under the provisions of Articles 7, 16, and 23 of this Agreement.

6. Agree, in the event Municipal equipment is used to obtain test pit or other information for the development of plans, specifications and estimates, that equipment rates based on a Municipal audit acceptable to the State will be used for billing. In the absence of acceptable Municipal rates, the rental rate shall be established in accordance with Section 1.09.04(d) of the "State of Connecticut Department of Transportation, Standard Specifications for Roads, Bridges and Incidental Construction: Form 816," and Supplemental Specifications, as revised.

7. Submit invoices on an appropriate State voucher form (CLA-3) for reimbursement of participating costs and expenses incurred for the development of plans, specifications and estimates for maximum periods of sixty (60) days during active design periods of the Project. Invoices for Municipal payroll expenses shall be supported by payroll data, and supporting data shall be provided for all direct costs reimbursement. Each voucher submitted for payment must be accompanied by a progress report certified by the Municipality for the phase of work and percentage of work completed during the invoice period. Approved fees and expenses of consultants may be invoiced for reimbursement, but such invoices shall be separate from invoices for Municipal personnel or direct costs by the Municipality. Municipal costs shall be limited to actual payroll, fringe benefits associated with payroll and approved direct cost charges for the Project. A listing of all Municipal personnel to be assigned to engineering activities on the Project, including titles, salaries or rates of pay, and fringe benefit factors must be provided to the State by the Municipality prior to the start of work.

8. Reimburse the State for all expenditures incurred by the State on the Project in the event the Project is canceled by the Municipality without "good cause." However, the Municipality may request cancellation of the Project, and if determined by the State and the Federal Highway Administration to be justifiable and with "good cause," Federal participation in expenditures will be provided up to the percentage of acceptable work completed to the approved date of cancellation. A shift in Municipal priorities or lack of Municipal funding are considered to be within the control of the Municipality and will not be considered as "good cause".

9. Submit to the State for review any plans, specifications, estimates and other information developed for the Project by Municipal engineering forces or by its consultant. Design submittals will be in accordance with the Consulting Engineers Manual of the Department of Transportation, as revised.

10. Permit the State and/or the Federal Highway Administration to review, at any time, all work performed under the terms of this Agreement.

11. Issue an appropriate order to any utility to readjust or relocate or remove its utility facility located within the Municipal right-of-way and take all necessary legal action provided under Section 7-148 of the Connecticut General Statutes, as revised, to enforce compliance with the issuance of such order.

12. Conduct a public involvement program in compliance with the Department of Transportation "A Guide for Public Outreach" dated November 1995.

13. Assume full legal responsibility for the accuracy of all products of its work or that of its consultants under this Agreement and so indicate by having the signature and the Connecticut Professional Engineer's Seal of the Municipal Engineer and/or its Consultant Engineer in charge of the work performed under the terms of this Agreement affixed on the title sheet(s) of all plans. In addition, the title sheet(s) of all plans shall be signed by the authorized individual within the Municipality responsible for receipt of "official notices".

14. Agree that the State, on written notice, may suspend, postpone, abandon, or terminate this Agreement, and such action shall in no event be deemed a breach of contract. Such suspension, postponement, abandonment, or termination may come about for the convenience of the State or may become necessary as a result of the Municipality's and/or its consultant's failure to render to the State's satisfaction the services required under this Agreement, including the progress of work on such services. Upon receipt of written notification from the State that this Agreement is to be terminated, the Municipality and/or its consultant shall immediately cease operations on work being performed under this Agreement and shall assemble all material that has been prepared, developed, furnished, or otherwise obtained under the terms of this Agreement. Said materials shall include, but not be limited to, documents, plans, computations, drawings, notes, records and correspondence. The State shall review this material and will determine the amount of acceptable work performed under the terms of this Agreement. The Municipality agrees to accept the State's evaluation of the percent of work completed to the date of suspension, postponement, abandonment or termination.

15. Comply with the provisions contained in Exhibit A, entitled "Administrative and Statutory Requirements," a copy of which is attached hereto and hereby made part of this Agreement.

THE STATE SHALL:

16. Use apportionments made available to the State under the provisions of Title 23, Chapter 1, Section 144, United States Code, to reimburse the Municipality for the Federal share of the participating Project costs. Eighty percent (80%) of the certified amount expended by the Municipality and approved by the State as participating Project costs under the terms of this Agreement will be reimbursed by the State.

The State will reimburse the Municipality the maximum amount of One Hundred Forty-Four Thousand Dollars (\$144,000) for work performed under the terms of this Agreement unless revised under the provisions of Article 22 of this Agreement. A preliminary engineering cost estimate is shown in Article 23 of this Agreement.

17. Provide services which may include, but not be limited to, technical assistance, engineering reviews, cost estimate reviews, environmental reviews, public hearing assistance, contract development, and liaison with other government agencies that may be necessary for proper development of the Project.

THE STATE AND THE MUNICIPALITY MUTUALLY AGREE:

18. That final payments will be based on a post-engineering audit performed by the State using the percentages established herein (80% Federal share and 20% Municipal share). The Municipality is also required to perform an audit in accordance with Article 11 of Exhibit A.

19. To enter into agreements relative to the acquisition of rights-of-way, construction and utility adjustments with municipal-owned utilities and facilities as are necessary to complete the Project.

20. That this Agreement shall terminate when one of the following conditions is met:

- (a) Upon satisfactory completion of the conditions stated herein.
- (b) Upon mutual consent of the Municipality, the State and the Federal Highway Administration.
- (c) Upon written notice from the State that the Agreement is terminated, including cancellation or termination by the State Labor Commission under the terms of this Agreement.

21. That any official notice from one such party to the other such party, in order for such notice to be binding thereon, shall:

(a) Be in writing addressed to:

(i) When the State is to receive such notice-

Commissioner of Transportation
Connecticut Department of Transportation
2800 Berlin Turnpike
P.O. Box 317546
Newington, Connecticut 06131-7546

(ii) When the Municipality is to receive such notice-

Town Manager
Town of Mansfield
Audrey P. Beck Municipal Building
4 South Eagleville Road
Mansfield, Connecticut 06268
P.77

- (b) Be delivered in person or be mailed via United States Postal Service "Certified Mail" to the address recited herein as being the address of the party to receive such notice; and
- (c) Contain complete and accurate information in sufficient detail to identify and describe adequately and properly the subject matter thereof.

The term "official notice", as used herein, shall be construed to include, but not be limited to, any request, demand, authorization, direction, waiver, and/or consent of the party(ies) as well as any document(s) provided, permitted, or required for the making or ratification of any change, revision, addition to, or deletion from, the document, contract, or agreement in which this "official notice" specification is contained.

Further, it is understood and agreed that nothing hereinabove contained shall preclude the parties hereto from subsequently agreeing, in writing, to designate alternate persons (by name, title, and affiliation) to which such notice(s) is(are) to be addressed; alternate means of conveying such notice(s) to the particular party(ies); and/or alternate locations to which the delivery of such notice(s) is(are) to be made, provided such subsequent agreement(s) is(are) concluded pursuant to the adherence to this specification.

22. (a) That additional work authorized in writing by the State that results in an accumulative fee of less than ten percent (10%) of the "Estimated Municipal Cost," which cost is identified in Article 23 of this Agreement, shall be reimbursed under the terms of this Agreement.

(b) That additional work authorized in writing by the State that results in an accumulative fee of ten percent (10%) or more of the "Estimated Municipal Cost," which cost is identified in Article 23 of this Agreement, shall be reimbursed under a supplemental agreement.

23. That the Preliminary Engineering cost estimate for this Project is as follows:

A. Estimated Municipal Cost (Total Preliminary Engineering Cost)	\$ 180,000
B. Estimated Federal Share (80% of A)	\$ 144,000
C. Estimated Municipal Share (20% of A)	\$ 36,000
D. Estimated Reimbursement to the Municipality (80% of A)	\$ 144,000

24. That the State will assume no liability for payment under the terms of this Agreement until the State has received Federal authorization to proceed with the preliminary engineering phase of the Project and the Municipality is notified in writing by the State that said Agreement has been approved by the Attorney General of the State of Connecticut.

A written notice to proceed with design activities will be issued by the State upon execution of the Agreement.

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

WITNESSES:

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
STEPHEN E. KORTA, II
COMMISSIONER

Name:

By: _____ (Seal)

Arthur W. Gruhn, P.E.
Chief Engineer
Bureau of Engineering and
Highway Operations

Name:

Date: _____

WITNESSES:

TOWN OF MANSFIELD

Name:

By: _____ (Seal)

Martin H. Berliner
Town Manager

Name:

Date: _____

APPROVED AS TO FORM:

Attorney General
State of Connecticut

Date: _____

AGREEMENT
BETWEEN THE STATE OF CONNECTICUT
AND
THE TOWN OF MANSFIELD
FOR THE DEVELOPMENT OF CONTRACT PLANS, SPECIFICATIONS AND ESTIMATES
IN CONJUNCTION WITH THE REPLACEMENT OF
THE LAUREL LANE BRIDGE (BRIDGE NO. 05366)
OVER THE MT. HOPE RIVER
UTILIZING FEDERAL FUNDS

State Project No.

Federal Project No. BRZ-6077(6)

THIS AGREEMENT, concluded at Newington, Connecticut, this day of , 2006, by and between the State of Connecticut, Department of Transportation, Stephen E. Korta, II, Commissioner, acting herein by Arthur W. Gruhn, P.E., Chief Engineer, Bureau of Engineering and Highway Operations, duly authorized, hereinafter referred to as the State, and the Town of Mansfield, 4 Eagleville Road, Mansfield, Connecticut 06268, acting herein by Martin H. Beriner its Town Manager, hereunto duly authorized, hereinafter referred to as the Municipality.

WITNESSETH, THAT,

WHEREAS, the Municipality has requested that improvements be made to the Laurel Lane Bridge over the Mt. Hope River; and

WHEREAS, said improvements include, but are not limited to, the replacement of the Laurel Lane Bridge and roadway construction related to the bridge approaches; and

WHEREAS, the federal Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU) provides funding for highways, bridges and mass transportation programs; and

WHEREAS, Section 13a-165 of the General Statutes of Connecticut, as revised, provides that the Commissioner of Transportation is authorized "... (b) to apply for and to obtain moneys, grants, or other benefits from the United States or any agency thereof in connection with roads, bridges or highways and (c) to approve all programs, conclude all agreements, accept all deeds, make all claims for payment, certify all matters and do any and all other acts and things necessary or desirable to meet the requirements of and obtain such moneys, grants or benefits from the United States or other agency thereof."; and

WHEREAS, the Municipality is qualified to receive Federal funding for the Project; and

WHEREAS, the Municipality has applied for and is eligible to receive SAFETEA-LU funds as a reimbursement for eighty percent (80%) of its preliminary engineering costs incurred in conjunction with the Project; and

WHEREAS, the State has issued a commitment to make available said SAFETEA-LU funds as a reimbursement for eligible Project costs by letter dated July 12, 2005; and

WHEREAS, the Municipality will provide local funds for its twenty percent (20%) share of said Project costs.

NOW, THEREFORE, KNOW YE THAT:
THE PARTIES HERETO AGREE AS FOLLOWS:

THE MUNICIPALITY SHALL:

1. Designate an individual to act as liaison with the State and consultant(s) to provide for the proper interchange of information concerning the Project. The signatory of this Agreement or successor thereto will be considered the liaison unless other provisions are made. The liaison will be responsible for coordination with Municipal agencies, monitoring consultant progress and assuring that prime consultants conform to disadvantaged business enterprise requirements.
2. Design the Project to standards acceptable to the State and the Federal Highway Administration and within the designated time frame established for the Project.
3. Use the "Consultant Selection, Negotiation and Contract Monitoring Procedures for Municipal Administered Projects," dated October 2001, to select and retain consultants for the development of the required contract plans, specifications and estimates, reports, statements, studies, and environmental permit applications. Written documentation of procedures utilized for selection and retention of consultants shall be provided to the State.
4. Submit to the State for review any proposed agreements between the Municipality and consultants to affirm compliance with State and Federal requirements prior to execution of same. Written approval of all agreements, supplements to agreements, and extra work claims pertaining to the Project must be obtained from the State before any work is authorized by the Municipality.
5. Pay for professional engineering services or other assistance in developing the construction contract plans, specifications, estimates, specialized reports, permits and preliminary right-of-way activities for the Project. Approved expenditures will be reimbursed by the State under the provisions of Articles 7, 16, and 23 of this Agreement.
6. Agree, in the event Municipal equipment is used to obtain test pit or other information for the development of plans, specifications and estimates, that equipment rates based on a Municipal audit acceptable to the State will be used for billing. In the absence of acceptable Municipal rates, the rental rate shall be established in accordance with Section 1.09.04(d) of the "State of Connecticut Department of Transportation, Standard Specifications for Roads, Bridges and Incidental Construction: Form 816," and Supplemental Specifications, as revised.
7. Submit invoices on an appropriate State voucher form (CLA-3) for reimbursement of participating costs and expenses incurred for the development of plans, specifications and estimates for maximum periods of sixty (60) days during active design periods of the Project. Invoices for Municipal payroll expenses shall be supported by payroll data, and supporting data shall be provided for all direct costs reimbursement. Each voucher submitted for payment must be accompanied by a progress report certified by the Municipality for the phase of work and percentage of work completed during the invoice period. Approved fees and expenses of consultants may be invoiced for reimbursement, but such invoices shall be separate from invoices for Municipal personnel or direct costs by the Municipality. Municipal costs shall be limited to actual payroll, fringe benefits associated with payroll and approved direct cost charges for the Project. A listing of all Municipal personnel to be assigned to engineering activities on the Project, including titles, salaries or rates of pay, and fringe benefit factors must be provided to the State by the Municipality prior to the start of work.

8. Reimburse the State for all expenditures incurred by the State on the Project in the event the Project is canceled by the Municipality without "good cause." However, the Municipality may request cancellation of the Project, and if determined by the State and the Federal Highway Administration to be justifiable and with "good cause," Federal participation in expenditures will be provided up to the percentage of acceptable work completed to the approved date of cancellation. A shift in Municipal priorities or lack of Municipal funding are considered to be within the control of the Municipality and will not be considered as "good cause".

9. Submit to the State for review any plans, specifications, estimates and other information developed for the Project by Municipal engineering forces or by its consultant. Design submittals will be in accordance with the Consulting Engineers Manual of the Department of Transportation, as revised.

10. Permit the State and/or the Federal Highway Administration to review, at any time, all work performed under the terms of this Agreement.

11. Issue an appropriate order to any utility to readjust or relocate or remove its utility facility located within the Municipal right-of-way and take all necessary legal action provided under Section 7-148 of the Connecticut General Statutes, as revised, to enforce compliance with the issuance of such order.

12. Conduct a public involvement program in compliance with the Department of Transportation "A Guide for Public Outreach" dated November 1995.

13. Assume full legal responsibility for the accuracy of all products of its work or that of its consultants under this Agreement and so indicate by having the signature and the Connecticut Professional Engineer's Seal of the Municipal Engineer and/or its Consultant Engineer in charge of the work performed under the terms of this Agreement affixed on the title sheet(s) of all plans. In addition, the title sheet(s) of all plans shall be signed by the authorized individual within the Municipality responsible for receipt of "official notices".

14. Agree that the State, on written notice, may suspend, postpone, abandon, or terminate this Agreement, and such action shall in no event be deemed a breach of contract. Such suspension, postponement, abandonment, or termination may come about for the convenience of the State or may become necessary as a result of the Municipality's and/or its consultant's failure to render to the State's satisfaction the services required under this Agreement, including the progress of work on such services. Upon receipt of written notification from the State that this Agreement is to be terminated, the Municipality and/or its consultant shall immediately cease operations on work being performed under this Agreement and shall assemble all material that has been prepared, developed, furnished, or otherwise obtained under the terms of this Agreement. Said materials shall include, but not be limited to, documents, plans, computations, drawings, notes, records and correspondence. The State shall review this material and will determine the amount of acceptable work performed under the terms of this Agreement. The Municipality agrees to accept the State's evaluation of the percent of work completed to the date of suspension, postponement, abandonment or termination.

15. Comply with the provisions contained in Exhibit A, entitled "Administrative and Statutory Requirements," a copy of which is attached hereto and hereby made part of this Agreement.

THE STATE SHALL:

16. Use apportionments made available to the State under the provisions of Title 23, Chapter 1, Section 144, United States Code, to reimburse the Municipality for the Federal share of the participating Project costs. Eighty percent (80%) of the certified amount expended by the Municipality and approved by the State as participating Project costs under the terms of this Agreement will be reimbursed by the State.

The State will reimburse the Municipality the maximum amount of One Hundred Forty-Four Thousand Dollars (\$144,000) for work performed under the terms of this Agreement unless revised under the provisions of Article 22 of this Agreement. A preliminary engineering cost estimate is shown in Article 23 of this Agreement.

17. Provide services which may include, but not be limited to, technical assistance, engineering reviews, cost estimate reviews, environmental reviews, public hearing assistance, contract development, and liaison with other government agencies that may be necessary for proper development of the Project.

THE STATE AND THE MUNICIPALITY MUTUALLY AGREE:

18. That final payments will be based on a post-engineering audit performed by the State using the percentages established herein (80% Federal share and 20% Municipal share). The Municipality is also required to perform an audit in accordance with Article 11 of Exhibit A.

19. To enter into agreements relative to the acquisition of rights-of-way, construction and utility adjustments with municipal-owned utilities and facilities as are necessary to complete the Project.

20. That this Agreement shall terminate when one of the following conditions is met:

- (a) Upon satisfactory completion of the conditions stated herein.
- (b) Upon mutual consent of the Municipality, the State and the Federal Highway Administration.
- (c) Upon written notice from the State that the Agreement is terminated, including cancellation or termination by the State Labor Commission under the terms of this Agreement.

21. That any official notice from one such party to the other such party, in order for such notice to be binding thereon, shall:

(a) Be in writing addressed to:

(i) When the State is to receive such notice-

Commissioner of Transportation
Connecticut Department of Transportation
2800 Berlin Turnpike
P.O. Box 317546
Newington, Connecticut 06131-7546

(ii) When the Municipality is to receive such notice-

Town Manager
Town of Mansfield
Audrey P. Beck Municipal Building
4 South Eagleville Road
Mansfield, Connecticut 06268

- (b) Be delivered in person or be mailed via United States Postal Service "Certified Mail" to the address recited herein as being the address of the party to receive such notice; and
- (c) Contain complete and accurate information in sufficient detail to identify and describe adequately and properly the subject matter thereof.

The term "official notice", as used herein, shall be construed to include, but not be limited to, any request, demand, authorization, direction, waiver, and/or consent of the party(ies) as well as any document(s) provided, permitted, or required for the making or ratification of any change, revision, addition to, or deletion from, the document, contract, or agreement in which this "official notice" specification is contained.

Further, it is understood and agreed that nothing hereinabove contained shall preclude the parties hereto from subsequently agreeing, in writing, to designate alternate persons (by name, title, and affiliation) to which such notice(s) is(are) to be addressed; alternate means of conveying such notice(s) to the particular party(ies); and/or alternate locations to which the delivery of such notice(s) is(are) to be made, provided such subsequent agreement(s) is(are) concluded pursuant to the adherence to this specification.

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23. That the Preliminary Engineering cost estimate for this Project is as follows:

A. Estimated Municipal Cost (Total Preliminary Engineering Cost)	\$ 180,000
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C. Estimated Municipal Share (20% of A)	\$ 36,000
D. Estimated Reimbursement to the Municipality (80% of A)	\$ 144,000

24. That the State will assume no liability for payment under the terms of this Agreement until the State has received Federal authorization to proceed with the preliminary engineering phase of the Project and the Municipality is notified in writing by the State that said Agreement has been approved by the Attorney General of the State of Connecticut.

A written notice to proceed with design activities will be issued by the State upon execution of the Agreement.

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

WITNESSES:

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
STEPHEN E. KORTA, II
COMMISSIONER

Name:

By: _____ (Seal)
Arthur W. Gruhn, P.E.
Chief Engineer
Bureau of Engineering and
Highway Operations

Name:

Date: _____

WITNESSES:

TOWN OF MANSFIELD

Name:

By: _____ (Seal)
Martin H. Berliner
Town Manager

Name:

Date: _____

APPROVED AS TO FORM:

Attorney General
State of Connecticut

Date: _____

PAGE
BREAK

Mansfield Advisory Committee on Persons with Disabilities

Regular Meeting - Tuesday Feb. 28, 2006

2:30 PM - Conference Room C - Audrey P. Beck Building

I. Recording Attendance:

Present: K. Grunwald (staff), W. Gibbs, S. Hasson, J.S. Sidney, C. Vincente (staff), J. O'Keefe (staff).

Regrets: S. Thompson, T. Miller

II. Approval of the Minutes for the Informational Meetings, Nov. 29, 2005 and Jan. 24, 2006: the minutes of both of these meetings were approved as written.

III. New Business

a. Update on usage of Community Center – C. Vincente and J. O'Keefe attended to talk about issues related to the use of the Community Center. They displayed a copy of their Safety Manual, which includes policies for evacuation of all people in the case of an emergency. All staff are trained on these policies. Modifications have been made to the wheelchair-accessible shower in the women's locker room, and J. Sidney reports that these changes allow

her to be independent. She asked about the possibility of an emergency pull cord being installed near the shower, and also mentioned that accessible facilities continue to be used by people who appear to be able-bodied. Some suggestion was made about improved signage to address this. She also asked if the door to the pool could have an opener installed. This could be difficult, as the building utilizes negative-pressure, which makes it more difficult to open doors. C. Vincente acknowledged that all doors in the building cannot be customized, but he will explore suggestions. J. O'Keefe gave an overview on the Center's new "family friendly" policies and programs. C. Vincente reported on a grant application being submitted to improve handicapped accessibility to Mansfield's River Park. This advisory committee endorsed the application, and suggested that it be reviewed to insure that "people first" language is used throughout the application. C. Vincente also mentioned that they are in the process of putting a trail map on the Town's website, which includes handicapped-accessible parks. The group commented on the possibility of including a map of

the Town identifying all buildings and facilities that are accessible to people with disabilities.

IV. Old Business

- a. Continuing discussion on suggestions for disaster preparedness planning for persons with disabilities or similar limitations: no further discussion.
- b. Review of committee members' comments made regarding Town's ADA Policy and Grievance Procedure: the committee reviewed the proposed policy and approved it as written.
- c. Other: there was some discussion about the status of the proposed Storrs downtown project, and the committee continues to request that issues of accessibility be taken into account in the design of that project.

The meeting was adjourned at 3:30 PM

Respectfully submitted,

Kevin Grunwald

MINUTES

MANSFIELD ADVOCATES FOR CHILDREN

Tuesday, February 28, 2006

Mansfield Town Hall, Conference Room C

6:30-8:30 PM

PRESENT: K. Grunwald (staff), J. Buck (Chair), N. Hovorka, K. Vallo, B.

Lehmann, S. Daley, A. Bladen, D. McLaughlin, S. Baxter (Staff)

REGRETS: L. Bailey, S. Patwa, P. Wheeler, M.J. Newman, K. Stone

I. INTRODUCTIONS/MINUTES:

A. **Introductions:** members introduced themselves.

B. **Adoption of minutes of February 8, 2006:** the minutes were adopted with the following corrections: J. Buck added a correction to pg. 2 that her statement should read: "...businesses, local officials, and parents might act as advocates for more state funding around early care and education." K. Vallo pointed out that providers must submit an action plan to NAEYC (*not* the State) by September 16.

II. COMMUNICATIONS (Consent Agenda, unless otherwise noted)

A. **Discovery 2006 Action Plan and Budget**

III. NEW BUSINESS

A. **Review of Discovery 2006 Action Plan:** S. Baxter briefly outlined the Action Plan, which is the result of our work session earlier this month. She also mentioned that she and Kevin will be presenting to the Board of Education on March 9, and asked that MAC members attend that meeting. S. Daley raised a question about the role of EASTCONN as a collaborative agent. There was some discussion about this, and the general feeling was that they could be doing more in that role. Some suggestions were made regarding other organizations that might be able to fulfill this role. K. Grunwald will send information to K. Vallo and S. Daley re: the role of the collaborative agent. S. Baxter then went through the three objectives that have been identified for 2006, along with specific strategies to support those objectives.

B. **Small Group Break-Out Sessions:** S. Baxter introduced the idea of using this meeting differently by separating into small groups that produce some specific action.

The group then split into two small groups to focus on the following issues:

- **Promoting the March 18 Public Forum:** a list of ideas was generated that will be pursued for that event.
- **Including homecare providers in the March Fun Fair:** there was not geP.90l agreement among the group that

this is an appropriate venue to include homecare providers. It seems that the Center staff did not feel that this event is meeting their needs either, and there was some question raised as to why the needs of homecare providers are being addressed. It was agreed that this event needs to be reviewed in terms of its intended purpose. Early care providers may choose to no longer participate, and could look at the possibility of the Child Health Fair that is being hosted by the Community Center.

- Monthly MAC promotional activities: K. Grunwald gave a brief overview of some ideas about activities that members can participate in to maintain the visibility of MAC, including monthly articles in the WAM Horizons magazine.

IV. PROGRAM UPDATES

- A. School Readiness:** three additional slots have been filled; 2 at Willow House and one at CCC. S. Daley asked about continuation of the grant (years 2-5?). We anticipate that we will continue to be eligible to participate in this grant.

B. MAC Public Education Forums: There was a brief overview given on the Public Education Forum featuring Mayor DeStefano last Saturday. Some concern was expressed about maintaining choice for families, regardless of whether or not pre-school becomes a part of the public school system. B. Lehmann pointed out that families who can afford private care will always have choice. S. Daley suggested that MAC could host a forum later this year to solicit feedback on the experience of implementing full-day K. This could be done in partnership with the BOE to do a recap of what the first year's experience has been. J. Goldman stated strongly that she feels that this would have to be done collaboratively with the BOE for it to be effective. It may also be important to meet separately with teachers to solicit their thoughts about the first year experience.

V. OLD BUSINESS

- A. "Other":** J. Goldman mentioned that some of her graduate students are advisors at Northwood Apts., and she is exploring ways of planning activities with residents, who are international students. One thought was to look at the possibility of a story hour with the library staff. S. Baxter asked D. McLaughlin if she could speak at one of our meetings on Special Education laws, but Donna suggested that Rachel Leclerc would be more knowledgeable about this. J. Goldman suggested the CT Parent Advocacy Center or SERC as resources for this. Donna also mentioned that the interagency council of birth-

3 providers has put together some parent-parent matching opportunities.

VI. Next Meeting(s)- 3/22/06, 4/27/06, 5/24/06, 6/28/06, NO MEETING JULY, 8/23/06.

- Meetings are held from 6:30- 8:30 PM at a location to be determined. Additional meetings may be scheduled as needed, or removed as not needed.

VII. Adjournment: the meeting adjourned at 8:30 PM

Respectfully submitted,

Kevin Grunwald

**AGRICULTURE COMMITTEE
MINUTES OF FEBRUARY 1, 2006 MEETING**

PRESENT: Al Cyr, Charlie Galgowski, Bob Peters, Carol Stearns, Vicky Wetherell

1. Bob Peters was acting chairman.

2. Membership

Committee members agreed to create a larger committee representing various types of agricultural operations. There were suggestions for possible members to be contacted by the committee.

3. Open Space initiative

The committee is invited to a special meeting on an open space initiative on February 14. The committee discussed ways to inform the public about the need for open space preservation, including signs, a photo contest, possibly information on the Town website, a forum, and a video by EO Smith students. Al will represent the committee on the Open Space work group, and Carol will be a backup representative.

4. 2006 Agriculture Brochure

The committee discussed revisions to the 2005 brochure and will request that a letter be sent to those listed in 2005 about revisions for the 2006 edition. The letters will ask for a response before the next committee meeting.

5. Agriculture Leases

The committee recommended sending a second copy of the November questionnaire to the lessees who did not respond in the fall.

6. 2006 Projects

The committee discussed possible events to promote public appreciation for agriculture. The committee will consider sponsoring a one-day Barn Tour on local farms, with perhaps a barn dance in the evening.

Mansfield Commission on Aging Minutes

2:30 PM – Senior Center

Monday, March 13, 2006

Present: P. Hope (staff), T. Quinn, Samuel Gordon (guest), M. Thatcher, C. Phillips, B. Acebo, D. Mercier, E. Norris, J. Kenny (staff), K. Grunwald (staff), J. Brubacher

I. Call to Order - The meeting was called to order at 2:35 PM by Lib Norris, Interim Chair.

II. Appointment of Recording Secretary: K. Grunwald agreed to take minutes for the meeting.

Acceptance of **Minutes** of the January 9, and February 13, 2006 meeting: The minutes of the January meeting could not be accepted due to the lack of a quorum at the February 13 meeting. An informal discussion was held at that meeting with the following individuals: K. Grunwald (staff), E. Norris, M. Thatcher, C. Phillips, T. Quinn, K. Doeg, B. Acebo. The minutes of the January 9 meeting were approved as written.

III. Correspondence – Chair and Staff: none

IV. Optional Reports on Services/Needs of Town Aging Populations

A. Health Care Services

Wellness Center and Wellness Program – J. Kenny distributed copies of her reports for the months of January and February. She stated that she was very busy after the holidays. There are continued concerns re: Medicare D and confusion about Connpace prescription drug coverage. She also distributed information on proposed state legislation to license homecare service providers and conduct criminal background checks on providers.

Mansfield Center for Nursing and Rehabilitation – J. Kenny reported that they are doing additional training on wound care; using new equipment to treat incontinence. D. Mercier reported that they are trying to create a more compassionate care environment through a number of different programs. Edith Prague was recently visiting the Center, and had pointed out that there is a 6% provider tax charged to private care patients.

J. Kenny also handed out information on the passage of federal legislation to change Medicaid rules.

B. Social, Recreational and Educational

Senior Center – P. Hope distributed copies of her report. She also updated the Commission on the Town's application to the State Dept. of Transportation for additional funds for elderly and disabled transportation.

Senior Center Assoc. – J. Brubacher reported that a new shed should be installed this month. The Town has requested funding in this year's budget in the amount of \$3000 to analyze space needs for the Senior Center. On March 31 there will be an intergenerational dinner at E.O. Smith High School at 5:30; all are invited!

The cost is \$8 per person. The Association will sponsor a bazaar on May 6 at the Senior Center.

C. Housing

Assisted Living Project--- Copies of the Executive Summary of the market analysis were distributed at the last meeting, and are available at the Senior Center. Susan Brecht and Beth Wills delivered a presentation on the results of the study at the Town Council meeting on Feb. 27. K. Grunwald gave a brief summary, and J. Brubacher encouraged people to read the full report (copies available).

Juniper Hill: B. Acebo reported that they will be working over the next year to modify 12 apartments for assisted living and adding a sprinkler system. They are also installing heat sensors and an alarm system in the cottages. P. Hope announced that the meal price at Juniper Hill has increased; lunch is now \$5, and anyone can take meals there.

Jensen's Park, Other: B. Acebo heard that they are raising their monthly rent.

D. Related Town and Regional Organizations such as:

Advisory Committee on the Needs of People with Disabilities: no report

Town Plan of Conservation and Development: no report

Senior Resources of Eastern CT: no report

V. Old Business

Review of final version of the survey for the Long Range Plan - K. Grunwald distributed copies of the most recent version of the survey. It was accepted with some minor changes, and plans will be made to distribute it in the next month.

Requests from non-profit Agencies for Town funds – Community Companions and Homemakers (report from C. McMillan) requesting \$5300. Several members spoke highly of the agency. It was agreed unanimously to fund the agency at the level requested.

TVCCA Meals On Wheels: C. Phillips reported that they are requesting \$1460 for just the Meals On Wheels program. She reported that there are a minimal number of residents served; rated 26/30. P. Hope reported that some residents receive home-delivered meals from Windham Hospital. It was agreed unanimously to fund them at the level requested.

WRTD Dial-A-Ride: M. Thatcher reported that they are requesting less than last year due to a decrease in ridership. Recommendation unanimously to fund at the requested level of \$36,099 for Dial-A-Ride and \$29,636 for the ADA transportation, which was approved by the group.

McSweeney Regional Center: T. Quinn reported that they have requested an additional \$1000 to an amount of \$6000. He raised questions about whether or not the Town can afford the increase. He recommended that they be funded at the level requested, and this was unanimously approved by the group.

Review of Town's application for additional funds for transportation: an application has been submitted to the State Department of Transportation to

receive \$32,000 to provide additional transportation for seniors and disabled residents. This would be funded and implemented for July 1 of this year.

Update on the status of re-establishing a State Department of Aging: K. Grunwald mentioned that the advisory committee has completed their work. P. Hope reported that a recommendation is being drafted to be sent to the legislature. T. Quinn mentioned that all of the functions (along with funds) of the department have been allocated to other departments, and it would take 1-2 years to bring this back together under a separate department. It would also appear to add an administrative layer. Several members raised concerns about the need for a separate Department to advocate and provide oversight for the needs of seniors. J. Brubacher agreed to invite Rose Fowler to speak to the Commission to report on the recommendations of the advisory committee at our next meeting.

VI. New Business: none

VIII. Adjournment

The meeting was adjourned at 4:08 PM. The next meeting is scheduled for Monday, April 10, at 2:30 pm at the Senior Center

Respectfully submitted,

Kevin Grunwald



Mansfield Downtown Partnership

1244 Storrs Road
PO Box 513
Storrs, CT 06268
(860) 429-2740
Fax: (860) 429-2719

April 4, 2006

Board of Directors
Mansfield Downtown Partnership

Re: Item #3 - Meeting Minutes

Dear Board members:

Attached please find the minutes for the Board meeting held on March 7, 2006.

The following motion would be in order:

Move, to approve the minutes of March 7, 2006.

Sincerely,

A handwritten signature in cursive script that reads "Cynthia van Zelm".

Cynthia van Zelm
Executive Director

Attach: (1)

MANSFIELD DOWNTOWN PARTNERSHIP, INC.
BOARD OF DIRECTORS MEETING
Mansfield Downtown Partnership Office
Tuesday, March 7, 2006

MINUTES

Present: Stephen Bacon, Martin Berliner, Tom Callahan, Dianne Doyle, Mike Gergler, Al Hawkins, Janet Jones, Philip Lodewick, Betsy Paterson, Dave Pepin, Steve Rogers, Phil Spak, Betsy Treiber

Staff: Cynthia van Zelm

1. Call to Order

Philip Lodewick called the meeting to order at 4:00 pm.

2. Opportunity for Public to Comment (*occurred at end of meeting*)

Polik Grabowski introduced himself as a UConn student on leave to travel abroad. Mr. Grabowski said he thought that the membership dues should be decreased.

Mr. Grabowski said a major concern is that new business space be affordable. He has spoken with Lisa Israelovitch, the retail consultant with Live Work Learn Play on the phone and is gratified that they are focusing on small businesses. What steps are being taken to make the project affordable for small businesses?

Mr. Lodewick said that it is important that the project be viable economically. It is expected that 70 to 80 percent of the businesses will be local and regional businesses. The rent amounts have not been determined yet.

Mr. Grabowski asked who will set the rents. Mr. Lodewick said the rents will be set by the developer who will own the land and buildings.

Mr. Grabowski said his friend Jessie Olman is trying to put together a business plan for a small business. Mr. Lodewick said there will be a casting process for all potential businesses. Mr. Callahan said this process will take about 18 to 24 months.

Mr. Grabowski asked whether committee meetings are open. Mr. Lodewick replied in the affirmative.

3. Approval of Minutes

Al Hawkins made a motion to approve the minutes. Mike Gergler seconded the motion. The motion was approved unanimously.

4. Director's Report

Cynthia van Zelm said she, Mayor Paterson, and Macon Toledano had good meetings with Congressman Simmons, Senator Lieberman and their staffs as well as Senator Dodd's staff when they were in Washington DC last week to discuss funding for the parking garage.

Betsy Paterson said she and Philip Lodewick, Assistant Town Manager Matt Hart, Marty Berliner, Tom Callahan, and members of the LeylandAlliance team met with the Connecticut staffs of Congressman Simmons, and Senators Dodd and Lieberman before the trip to Washington, D.C.

Ms. Paterson said a contingent also met with the CT Department of Economic and Community Development (DECD) Deputy Commissioner Ron Angelo, his staff and State Representative Denise Merrill about the Town's Urban Action Grant for partial funding for the parking garage, Storrs Road, and relocation. Representative Merrill had called the meeting together. Mr. Lodewick noted that the Deputy Director said the project had been well thought out. A follow-up meeting with DECD will be scheduled in the next week and there will be regular meetings now with DECD.

Dianne Doyle arrived.

Ms. Paterson said she was pleased with the meetings in Washington, D.C. Congressman Simmons said he was committed to try and help with funding for the garage. Congressman Simmons, Senator Dodd, and Senator Lieberman said it is important for both the House and Senate to support the project and submit it to the Appropriations Committee as one of their requests.

Mr. Lodewick said the request is a total of \$18 million for the parking garage, with a \$6 million request at the federal level and a \$12 million request at the state level. He noted that the public portion of the project is only about 12 percent with the balance to be funded privately.

Ms. Paterson said another important message is the strong support received locally, and regionally (all unanimous votes) for the Municipal Development Plan.

Steve Rogers arrived.

Mr. Lodewick noted that the idea for the garage would be to front it with retail, partly to be more pleasing aesthetically. DECD wants to see the private financial commitment up front for the project.

Ms. Paterson said she made the point that the Storrs Center project is a smart growth project and that these are rare in New England but important for the

preservation of land. Constructing a garage helps preserve land instead of having to cover the entire project area with surface parking.

Dave Pepin asked if the other members of the Connecticut congressional delegation have impact on whether the parking garage request goes forward. Mr. Lodewick said it is important to get as many people statewide to support the project. Ms. van Zelm said she would talk to Preston Gates about this particularly about Rosa DeLauro who is on the House Appropriations Committee.

5. Update on Storrs Center Project and Next Steps

Ms. van Zelm reiterated that the next steps are to have new zoning regulations approved for the project by the Planning and Zoning Commission. The goal is that this would be completed in late spring/early summer. Ms. van Zelm has met with Planning Director Gregory Padick to review the draft changes. There is expected to be at least one more staff meeting on the changes before they are submitted to the Planning and Zoning Commission for discussion.

Ms. Paterson said that she had heard a lot of compliments from people on the newsletter that had just been produced. Ms. van Zelm said it will be distributed at the Town offices, the Library, the Community Center, the Lodewick Visitors Center, UConn Admissions, UConn Athletics, and UConn Alumni Association office, among other locations.

6. Recommendation to appoint Kelly Bourquin to the Advertising and Promotion Committee

Ms. Paterson made a motion to appoint Kelly Bourquin to the Partnership Advertising and Promotion Committee. Betsy Treiber seconded the motion. The motion was approved unanimously.

7. Connecticut Commission on Culture & Tourism Grant

Ms. van Zelm said that the Advertising and Promotion Committee recommended applying for a grant from the CT Commission on Culture & Tourism to produce an archival/promotional video CD on the Storrs Center project. The grant request is for \$3,000 and LeylandAlliance agreed to put up the match of \$3,000.

Mary Berliner made a motion to approve Mansfield Downtown Partnership, Inc., President Philip Lodewick signing a letter to allow the Partnership Executive Director Cynthia van Zelm to sign a grant contract on behalf of the Partnership for a CT Commission on Culture & Tourism grant, if awarded; and to approve a resolution that the Mansfield Downtown Partnership complies with all governmental regulations concerning Affirmative Action compliance and Title II of the Americans with Disabilities Act. Ms. Paterson seconded the motion. The motion was approved unanimously.

Ms. van Zelm will finalize the grant in the next few days. Grant awards will be made on May 15, 2006.

8. Review and Approval of Proposed Bylaws Changes

Mr. Lodewick asked for a motion to suspend the 14 day notice of Bylaws changes to the Board of Directors to consider the Bylaws changes recommended by the Nominating Committee. Dave Pepin made a motion to suspend the 14 notice to Board members for consideration of the Bylaws' changes. Mr. Berliner seconded the motion. The motion was approved unanimously.

Mr. Lodewick asked if there were questions on the recommended changes to the Bylaws as submitted by the Partnership Nominating Committee.

One of the changes was a requirement that all Committee members be members of the Partnership. Al Hawkins asked how many Committee members were not currently Partnership members. Ms. van Zelm she thought there were no more than three. Janet Jones said she favors drawing Committee members from people that are already members. Tom Callahan suggested that it would be ok not to be a member initially but that one would have to become a member soon after they were appointed to a committee. Ms. Jones noted the importance of Committee members investing in the Partnership by paying their membership. It shows commitment.

Mr. Lodewick made a motion to amend the Partnership Bylaws in the respects recommended in the March 2, 2006 DRAFT revisions recommended by Partnership attorney Lee Cole-Chu following revisions suggested by Executive Director Cynthia van Zelm on February 15, 2006, in light of Nominating Committee discussion on February 7, 2006, a copy to be attached to the Minutes of this meeting, and to submit the same for approval by the Members of the Partnership in accordance with Article XVII of the Bylaws. Ms. Paterson seconded the motion. The motion was approved unanimously.

Mr. Pepin noted that it was important for members to commit to higher levels of membership when they can. Ms. van Zelm said the renewal letters that go out do ask for people to commit to an additional donation or membership. Mr. Pepin said he thought at some point LeylandAlliance will ask for a commitment from the people who have expressed interest in the housing i.e., 10 percent down. He feels the commitment should start at the Partnership membership. (*conversation as a result of Bylaws change which deletes the specific categories of membership as part of the Bylaws*).

Mr. Callahan said he believes that most people know that the Partnership is running on a lean budget and said it is important to encourage people to make as strong a financial commitment as possible. He suggested that the membership

dues need to be reasonable and that at this point showing the number of members is most important. He expects that the membership numbers in the Partnership is one of the highest for Mansfield organizations.

Mr. Lodewick suggested reiterating the need for a greater financial commitment in the renewal letters is warranted.

9. Report from Committees

Festival on the Green

Ms. Paterson said the next Festival meeting is on March 13. The site is being condensed with most of the Festival in the back of the commercial buildings of Storrs Center.

She said that Janet Jones has offered to help with food and we will be working more with non-profits this year to provide food.

Ms. Paterson said that this year the art will be exhibited under a tent with the emphasis on Mansfield art to display rather than sell.

Ms. van Zelm said the Little Big Band was confirmed to play.

Ms. Paterson said there will be fireworks again with some food vendors at the fireworks site.

Mr. Callahan asked about the schedule for the Greek amphitheater. Mr. Berliner said the foundation should be put in this year but it would probably not be ready in the fall. Mr. Callahan thought if the amphitheater was ready, it could be part of the Festival.

Membership Development

Ms. Treiber said the Membership Development Committee met on February 27. There are 255 members, 42 of which are new as of July 2005 (the start of the fiscal year). Total memberships come to \$15,060 including \$1,245, which is donations beyond specified dues amount.

Committee members are making follow-up calls to members who have not renewed their membership yet.

Planning and Design

Steve Bacon said that Macon Toledano had presented the nearly last version of the Part One Design Guidelines to the Planning and Design Committee. The Committee gave Mr. Toledano verbal feedback and was asked to provide any

written feedback within 2 weeks of the meeting date, which is tomorrow. Mr. Callahan asked if Part One includes the sustainability guidelines. Mr. Bacon replied in the negative. Mr. Bacon said the hope was to bring Part One (land use) and Part Two (sustainability) of the design guidelines to the Board meeting in April for the Board's review.

10. Executive Session - Personnel

Mr. Lodewick said the Executive Committee had met about Ms. van Zelm's yearly evaluation and has a recommendation to the Board. He made a motion to go into Executive Session to discuss Ms. van Zelm's evaluation. Mr. Pepin seconded the motion. The motion was approved unanimously. The Board went into Executive Session.

Mr. Lodewick made a motion to come out of Executive Session. Mr. Callahan seconded the motion. The motion was approved unanimously.

Mr. Callahan made a motion to increase Ms. van Zelm's salary for the next fiscal year by \$4,000 over her current salary for excellent performance and allow her to carry over seven of her vacation days over to the next year (based on anniversary date). Ms. Paterson seconded the motion. The motion was approved unanimously.

11. Adjourn

Ms. Paterson made a motion to adjourn at 5:20 pm. Mr. Berliner seconded the motion. The motion was approved unanimously.

Meeting notes taken by Cynthia van Zelm.

MINUTES

MANSFIELD INLAND WETLAND AGENCY

Regular Meeting, Tuesday, March 6, 2006
Council Chambers, Audrey P. Beck Municipal Building

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

Chairman Favretti called the meeting to order at 7:05 p.m., noting that Alternates Stearns, Kusmer and Pociask would be designated to act in case of member disqualifications.

Minutes: 2/6/06 - Hall MOVED, Gardner seconding, to approve the Minutes as presented; MOTION CARRIED, all in favor except Goodwin, Holt and Kochenburger (disqualified).

2/14/05 field trip - Favretti MOVED, Ryan seconded to approve the Minutes as presented; MOTION CARRIED, Favretti, Gardner and Ryan in favor and all else disqualified.

2/21/06 special meeting - Gardner MOVED, Hall seconding, to approve the Minutes as presented; MOTION CARRIED, all in favor except Goodwin, Holt, Kochenburger, Plante, Ryan and Stearns.

Communications - Conservation Commission 2/15/06 Minutes re W1337 (Marquis), W1338 (Tolis), and W1339 (Shifrin); Wetlands Agent's 2/16/06 Monthly Business Memo.

Old Business

W1336, Kueffner, proposed 1-lot subdivision on Forest Rd. - The Wetlands Agent's 3/2/06 memo was noted. Engineer Michael Dilaj spoke for the applicant, noting that revised plans and reports from Northeast Aquatic Research (2/28/06) and Highland Soils, LLC (2/28/06) had been submitted and reviewed by staff, and that roofing drains would also be re-routed to comply with staff recommendations. Gardner MOVED, Ryan seconded to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to Christopher Kueffner (file W1336) for a single-family home and associated improvements on a 1.04-acre lot on the north side of Forest Rd., on property owned by the applicant located approximately 600 feet west of Baxter Rd., as shown on plans bearing latest revision date of February 6, 2006, 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. Brush trimmings and yard waste shall not be disposed of within the steep area at the rear of the lot or anywhere next to wetlands;
3. This approval is valid for a period of five years (until March 6, 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 CARRIED, all in favor except Goodwin, Holt and Kochenburger (disqualified).

W1338, Tolis, single-family house within buffer area, Hickory Ln./Elizabeth Rd. - Reports from the Wetlands Agent (3/2/06) and Windham Water Works (2/9/06), in addition to the Conservation Commission, were noted. The Wetlands Agent explained that this is a resubmission after previous IWA denial; the project has been relocated farther from wetlands. The applicant is arranging for testing for a septic system, and approval by the Eastern Highlands Health District will be needed, as well as revisions recommended in the Wetlands Agent's report. After discussion, Hall MOVED, Gardner seconding, to table action until the April 3, 2006 meeting on the application of Paul and Susan Tolis (file W1338) for a single-family house, freestanding garage and swimming pool, together with a studio/garage building, on land located at the intersection of Elizabeth Road and Hickory Lane, on property

owned by the applicants, in order to allow time for needed revisions to the plans as outlined in Wetlands Agent Meitzler's review memorandum dated March 2, 2006. MOTION CARRIED, all in favor except Holt (disqualified.)

Public Hearing, W1339, Shifrin, Mansfield Hollow Rd., proposed hydropower project – The Public Hearing was called to order at 7:20 p.m. Members and alternates present were Favretti, Gardner, Goodwin, Hall, Holt, Kochenburger, Plante, Ryan, Zimmer, Kusmer, Pociask and Stearns. The legal notice was read and the following communications were noted, as included in members' packets or submitted during the Hearing: Wetlands Agent (3/1/06); Windham Water Works (2/9/06, 10/28/05); ENSR (2/21/06); CT DOT (1/9/06); CT Dep't. Public Health (9/30/05); Aquatic Control Technology, Inc. (2/10/06). Neighborhood notification receipts were also submitted. It was agreed that, at Mr. Shifrin's request, testimony from this Hearing would be entered into the PZC Public Hearing scheduled for later in the evening. Mr. Shifrin explained that this proposal is for reconstruction of the Mill's original hydropower facility in order to produce clean, renewable, "green" energy, keeping as close to the original 1880's design as possible. Photographs of excavated and above-ground remaining elements of the original system and plans for the head-gate, trash-rack and other elements of the project were displayed. Mr. Shifrin stated that the State Office of Archaeology has been heavily involved and has approved the project up to this point. The Historic District Commission will be consulted to see if any physical descriptions of the former turbine building can be found exists in their records; failing that, the color and exterior treatment will come as close as possible to the Mill itself. The planned structure was described as having the size and appearance of a 3-car garage.

Mr. Shifrin displayed a plan of the proposed project, stating that only a standard green transformer box would be visible. He outlined the State and Federal permitting processes, noting that IWA/PZC approval is only one part of a process that sometimes takes up to 5 years to complete. He submitted comments and reports as noted above from various agencies, noting especially environmental studies that have been, are being or will be compiled on aquatic life and potential environmental impacts on the land along the river and the river itself, such as a report on one species of moth and another of snail which may be listed as "species of special concern." A "flow regimen" will be developed to control the amount of water flowing at any one time. He said some plan modifications may be requested in the future as a result of the ongoing State and Federal permitting processes. Construction may begin in the summer of 2008. Mr. Shifrin owns most of the lawn between the Mill and the Dam, which has traditionally been used by the public as a recreational area. He stated that this use will be allowed to continue, as no safety issues are anticipated other than those which currently exist. He said plans also provide for areas of safe public access to the riverbed for fishing and recreation.

Mr. Shifrin stated that the machinery would generate no more noise than the present rush and flow of the river itself. He said he had studied other hydropower sites and taken his observations into account in designing this project. Material to be excavated will either be used elsewhere on the project or removed from the site; a temporary onsite storage area is designated on the plan. Two of the existing parking spaces in the Mill parking lot will be used as a small equipment maintenance area.

Engineer Michael Dilaj discussed the construction of a proposed coffer dam and said there would be no real disturbance to the river bed. He submitted a construction manual for the gate and head-race, which is to be completely reconstructed. He estimated that construction would take about 60 days and would take place during a period of low flow sometime between June and September of 2008. A sedimentation basin which should be able to handle any sediment runoff would be constructed for that period and then removed at the completion of the project. Daily inspection of sedimentation and erosion controls and bi-weekly reports to be submitted to the Wetlands Agent/Ass't. Town Engineer and Zoning Agent are planned. Limits of disturbance to the river and clear indication that utilities would be underground and within the building will be added to the plans. An existing vegetated strip of between 10 and 30 feet would remain along the river bank or may be augmented with rip-rap.

Audience participation was then invited, but no one wished to speak. Mr. Zimmer asked the applicant to state some advantages of this project which might help to mitigate the proposed disturbance; Mr. Shifrin noted the anticipated supply of energy to approximately 200 neighboring homes and the Mill, and the anticipated improved fish habitat. Hall then MOVED, Ryan seconding, to close the Public Hearing; MOTION PASSED unanimously at 8:30 p.m.

New Business – The Wetlands Agent's 3/3/05 memo was noted.

W1341, Costello & Leta, Browns Rd./Candide Ln., proposed single-family house in buffer area – Goodwin MOVED, Holt seconded, to receive the application submitted by Datum Engineering & Surveying, LLC (file W1341) under Section 6 of the Wetlands and Watercourses Regulations of the Town of Mansfield for the

construction of a single-family residence at the corner of Candide Land and Browns Road, on property owned by Dan Costello and James Leta, as shown on a map dated January 31, 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.

W1342, Miner, barn in buffer area, Coventry Rd. - Goodwin MOVED, Holt seconded, to receive the application submitted by Spring Hill Properties (file W1342) under Section 6 of the Wetlands and Watercourses Regulations of the Town of Mansfield for the construction of an accessory building at 92 Coventry Road, on property owned by James and Nancy Miner, as shown on a map dated 3/25/05 revised through 2/8/06 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.

Field trip – By consensus, scheduled for 1:30 p.m., Monday, March 13th.

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

The meeting was adjourned at 8:33 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary

Town of Mansfield
Open Space Preservation Committee
Minutes of the February 21, 2006 meeting

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

1. Meeting called to order at 7:40.
2. Minutes of the January 17, 2005 meeting were approved on a motion by Lowrey/Feathers.
3. Vicky Wetherell added review of the Expansion of the Willimantic River Greenway/Blueway Trail and Public Information System at Mansfield's River Park to the agenda. On a motion by Feathers/Morrow, support for this project was approved.
4. A lengthy discussion and review of the special OSPC "summit" of 02/14 ensued. Direction and action steps made up the bulk of our comments. Bonding, public hearings, education of the public, targeted campaigns, separation of issues, selection of prioritized objectives and initiatives, management of what we have now, seeking guidance from the agriculture commission and the importance of trail connections were all discussed at great length. It was determined that another meeting to connect with other committees would be needed and inviting Greg Padick to our March meeting to discuss subdivision regs and open space dedications before the draft of regulations is formulated would be beneficial.
5. Field Trips and recommendations to Town Council: none.
6. Meeting adjourned at 9:25.

Respectfully submitted
Evangeline Abbott

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, March 6, 2005

Council Chambers, Audrey P. Beck Municipal Building

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

Chairman Favretti called the meeting to order at 8:40 p.m., appointing, in order, Alternates Stearns, Kusmer and Pociask to act in case of member disqualifications.

Minutes: 2/21/06 – Hall MOVED, Favretti seconded, to approve the Minutes as submitted; MOTION CARRIED, all in favor except Goodwin, Holt, Kochenburger, Plante, Ryan and Stearns (disqualified).

Public Hearing: Special permit application, proposed Mansfield Hollow hydropower project, S.&M. Shifrin, o/a, file 1243 – The Public Hearing was called to order at 8:41 p.m. Members and alternates present were Favretti, Gardner, Goodwin, Hall, Holt, Kochenburger, Plante, Ryan, Zimmer, Kusmer, Pociask and Stearns. The legal notice was read and communications noted from: Dir. of Planning (3/2/06); Ass't. Town Engineer (3/1/06). Applicant Sam Shifrin noted that neighborhood notification receipts from IWA and PZC abutters had been submitted. It was agreed that the testimony from the IWA Hearing earlier in the evening (which see) was to be entered into the record of this Public Hearing. Mr. Shifrin said he had nothing to add to that testimony.

Mr. Shifrin stated that the plans for the turbine structure's color and surface treatment have been submitted for Historic District Commission approval. He has agreed to provide heavier tree screening around the transformer.

In response to an inquiry regarding safety of the project for animals and humans, Mr. Shifrin responded that it will be constructed according to DEP Dep't. of Fish and Wildlife treatment standards and closely monitored by the applicant, the DEP and the Army Corps of Engineers.

Audience participation was invited, but no one wished to comment.

It is estimated that construction may begin in summer 2008, following receipt of all the necessary reports and approvals, and would take approximately two or three months; construction traffic would enter and exist off Bassetts Bridge Rd. Mr. Shifrin stated that construction debris will be kept neat and will be closely monitored. The applicant requested that hours of activity during construction be 7 a.m. to 9 p.m., Mon.-Sat.. Mr. Padick noted that they could be more restrictive, depending on the site. Mr. Shifrin asked for some flexibility from the Commission on this point. After brief (but pithy) discussion regarding the trash-rack, Hall MOVED, Holt seconded, to close the Public Hearing; MOTION PASSED unanimously at 8:55 p.m.

Public Hearing, special permit for fill activity on DeBoer property, Bassetts Bridge Rd., L. DeBoer, jr. appl., file 1242 - The Public Hearing was called to order at 8:58 p.m. Members and alternates present were Favretti, Gardner, Goodwin, Hall, Holt, Plante, Ryan, Zimmer, Kusmer, Pociask and Stearns. Kochenburger disqualified himself and Stearns was designated to act in his stead. The legal notice was read and the following communications noted: Dir. of Planning and Ass't. Town Engineer (both 3/3/06). Mr. Joseph Boucher, the applicant's engineer, Att'y. J. Low and the applicant, Mr. DeBoer, were present. The site was visited as part of the most recent field trip. Mr. Boucher described the character, location and use of the site, and explained that the fill, which was placed without town permission, was obtained from the University in order to build a berm bordering Mr. DeBoer's property. He is now seeking permission to complete the filling (Mr. Boucher called it a "reverse berm"), then seed and stabilize the area and continue his agricultural use of the site. There would be no excavation, and the operation, it was said, is basically landscaping. A septic system was approved in 2002. Mr. Boucher agreed to submit a planting and stabilization plan specifying the grass seed mixture and how the seeding will be stabilized after planting. The plan will also specify details of tree-planting locations. He stated that the proposed 4--5-ft. pine trees along areas visible to the public along Bassetts Bridge and Mansfield Hollow Rds. would be an appropriate tree species. A photo was presented of the existing row of pines used to buffer the road and adjoining residences along the two roads. The applicant had no further information to relate and no further questions were

asked. Because neighborhood notifications were not sent out in the required time frame, Holt MOVED, Gardner seconded, to recess the Public Hearing until the 3/20/06 meeting, to allow time for their receipt. MOTION PASSED unanimously at 9:10 p.m.

Zoning Agent's Report – Received without comment. Mr. Hirsch related that the restaurant use most currently occupying the former Rosal's site has closed, but there is a sign stating that the bar will be open on weekends. Since Mansfield does not allow the service of alcohol without a substantial food menu, Mr. Hirsch will be looking into the owner's plans.

Other Old Business

Kueffner proposed one-lot subdivision on Forest Rd., file 1239 – Memos were noted from the Dir. of Planning (3/3/06); Ass't. Town Engineer (3/2/06), and Eastern Highlands Health District (2/14/06, 2/6/06, 3/6/06). An Inland Wetland License was granted earlier in the evening. Revised plans have been submitted for PZC review. Pending staff review and reports, Mrs. Gardner volunteered to work on a motion for the 3/20/06 meeting.

Proposed retail/storage/office use at 699 Storrs Rd., GW Bldg. & Dev., LLC, file 554-3 (MAD 4/27/06) – Although a vote on the application could have been taken at this meeting, members discussed whether or not to do so, in light of the fact that so many members were absent from the 2/21/06 Public Hearing, which was closed on that date. Many of these members stated that they would like to familiarize themselves with the testimony from that Hearing and thereby be able to vote on the application. Noting that the mandatory action date is not until April 27th, Holt MOVED, Plante seconding, to table action on the application in order to allow members to familiarize themselves with the entire public record. MOTION PASSED unanimously.

Request for above-ground utilities at Lot 1, Hillyndale Rd., Lynwood subdivision, Sec. 7, Gankofskie, o/a, file 1146 – A memo from the Director of Planning was noted, and Mrs. Gankofskie was present during discussion. A three-quarters vote of the Commission would be necessary to approve this request. Mr. Padick noted that one additional pole would have to be added along the road in order to supply overhead utilities. Underground utilities installation would entail digging underneath the public road and on the neighbor's lot, according to CL&P, which recommends against this underground installation. Existing mature landscaping would be disturbed in the process. It was also noted that the surrounding houses all have overhead utilities. Holt MOVED, Plante seconding, that the Planning and Zoning Commission waive the requirement for underground utility installation for Lot 1 in the Lynwood, Sec. 7 subdivision and authorize overhead service as described in a 2/11/06 letter from Beth and Ken Gankofskie. This action is taken because the applicant has adequately addressed the waiver criteria of Section 11.2 of the Subdivision Regulations. MOTION PASSED unanimously.

Storrs Center Downtown project – Members had received copies of the Downtown Partnership's 2/7/06 Minutes and an agenda for the March 7th meeting, as well as a 1/25/06 memo from Cynthia van Zelm, Executive Director of the Partnership, outlining the proposed permitting process. The Municipal Development Plan has recently received State approval. Mr. Padick discussed the planned timing for necessary revisions to our Zoning Regulations and Zoning Map leading to the rezoning application to create the Special Design District for the project, and the processes that will follow. Preliminary development plans will be submitted as a part of this application. It is anticipated that a separate rezoning application will soon be submitted under our present Zoning Regulations to change the site of the present University parking lot behind 13 Dog Lane (east side) to Planned Business. This is preliminary to construction of a permanent so-called "relocation building" in order to accommodate tenants in the existing University-owned Market Place building on Rt. 195, which will be razed. The new building is expected to be constructed by the end of this year. Members discussed various aspects of the process as now planned. It was emphasized that there will be a need to make sure the entire process is clean, clear and legally sound.

2006 Plan of Conservation & Development final mapping and text – Mr. Padick reported that it is hoped that final mapping and text can be completed by April; this timing may coincide beneficially with the University of Connecticut's final Master Plan mapping.

Preliminary priority regulations revision recommendations from Regulatory Review Committee and planning schedule for implementation of top priorities – Mr. Padick's 3/3/06 memo was referenced; Regulatory Review Committee 3/1/06 Minutes were distributed at tonight's meeting. Mrs. Gardner and Mr. Padick explained that, at

its 3/15/06 meeting, the Committee hopes to prioritize a listing of recommended revisions to the Zoning and Subdivision Regulations which can become effective prior to the end of the June 1st subdivision moratorium. These will need full PZC review and support to bring them to Public Hearing, at the 3/20/06 meeting, if possible, in order to meet necessary referral, publication and legal deadlines.

PZC potential fee revisions – Mr. Kochenburger commented, and many agreed, that the ending of the subdivision moratorium seemed to be a good time to implement revised application fees which more accurately reflect the amount of time and expense spent by town staff on each application. Mr. Padick agreed to try to present a schedule of recommended revisions by the beginning of April.

Field trip – An IWA field trip was scheduled earlier in the evening for 1:30 p.m. on Monday, March 13th. There are no PZC items scheduled on this field trip.

Regional Planning Commission report – Noting the mandatory referral from the town of Windham regarding a 3/8/06 Public Hearing on a proposed zone change at Roanoak Avenue in Willimantic, Mrs. Gardner and Mrs. Holt commented that, although no comments from Mansfield are required, it might be advisable to communicate certain comments to Windham in time for the Public Hearing. It was therefore agreed by consensus to communicate the following to the Windham Zoning Commission: The Mansfield Planning and Zoning Commission has no comments directly related to the proposed zone change. However, the Commission does have concern that any projects within the above-referenced area may have the potential for undesirable drainage and environmental impacts within Mansfield. Any projects considered for this area in the future should be referred to the town of Mansfield for review. We feel that storm drainage and potential impacts on wetlands should be carefully considered with respect to current Connecticut Department of Environmental Protection Stormwater Management Guidelines.

Communications and Bills – As listed on the agenda.

The meeting was adjourned at 10:06 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting, Monday, March 20, 2006
Council Chambers, Audrey P. Beck Municipal Building

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

Chairman Favretti called the meeting to order at 7:05 p.m., appointing Alternate Kusmer to act in place of Mr. Zimmer and Alternate Pociask to act case of member disqualifications.

3/6/06 Minutes: Hall MOVED, Plante seconding, to approve the Minutes as presented; MOTION PASSED unanimously. It was noted that the tapes of the meeting had been heard by Plante, Holt, Kochenburger, Ryan and Stearns.

Zoning Agent's Report – The February Monthly Activity and Enforcement Reports were noted. Mr. Hirsch reported that Paideia has received all town permits for construction, and tree-clearing preliminary to construction for the Greek-style amphitheatre has begun.

Old Business

Kueffner proposed subdivision, 1 lot on Forest Rd., file 1239 – Mrs. Goodwin disqualified herself on this matter and was replace by Mr. Pociask. After discussion, Gardner MOVED, Hall seconding, to approve with conditions the one-lot subdivision application of Christopher Kueffner for Nelson Brook Estate subdivision, on property located on the northerly side of Forest Road, about 700 feet west of Baxter Road, in RAR-40/MF and Flood Hazard zones, as submitted to the Commission (file 1239) and shown on plans dated 1/23/05 as revised to 2/6/06. 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. Pursuant to Subdivision Regulations provisions, particularly Sections 7.5 and 7.6, this action specifically approves the depicted building area envelope. Unless revisions are specifically authorized by the Commission, the depicted building area envelope shall serve as the setback line for all future structures and site improvements, pursuant to Article VIII of the Zoning Regulations. This condition shall be noted on the final plans replacing Note 6 on sheet 3 and specifically Noticed on the Land Records;
3. This approval postpones any open space dedication until such time as the remaining land is subdivided. The final 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 121.8 acres;
4. The applicant is encouraged to:
 - A. re-orient the depicted house to enhance solar orientation. The current layout indicates that a garage area and the short axis of the house will be oriented to the south, and
 - B. shift the westerly building area envelope to the development area envelope line to enhance flexibility for siting accessory structures
5. Final plans shall be revised to address the following:
 - A. The addition of a map note clarifying whether the twin 18-inch oak trees adjacent to the new driveway need to be removed to achieve the proposed driveway sightlines;
 - B. The addition of map notes to ensure that the stone wall adjacent to CL&P pole 1631 will be reconstructed as necessary due to disturbances caused by underground utility construction;
 - C. The Erosion and Sedimentation Control Plan shall be revised to incorporate daily inspections until all disturbed areas are re-stabilized;
 - D. The chart on sheet 1 shall be revised to delete reference to a 150-foot wetland buffer. The Regulations do not require such a buffer and, in fact, proposed improvements are located closer than 150 feet to wetlands

6. The approved plans depict an existing 24-inch oak tree within the building area envelope (west of depicted house) and a 20" oak tree along the westerly development area envelope. Note 10 on sheet 3 indicates that these trees will be protected with a suitable barrier prior to the issuance of a Zoning Permit. This requirement shall also be specifically Noticed on the Land Records.
7. 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 Forest Road and a Notice to address conditions 2 and 6 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.

Proposed retail/office/storage use at 699 Storrs Rd. (G. W. Building & Development, LLC property), file 554-3 – Mrs. Goodwin also disqualified herself on this issue and was replaced by Mr. Pociask. Mr. Padick explained that soils at the site had earlier been tested for contaminants, including heavy metals and lead, but the well which would supply potable water was not tested. Eastern Highlands Health District now has requested that the well be tested also and, if test results are unacceptable, the applicant must provide an alternate source of drinking water.

Concern was also raised that the proposed sign depicted in the applicant's revised plans may be illegal under the Unfair Trade Practices Act, as it depicts the Great Seal of the United States, or something very close to it, and the firm would be called U.S. Building Suppliers. The Director of Planning was asked to consult with the Office of the State Attorney General on the issue. In addition, the State Highway Department must approve the location of the proposed sign.

Gardner MOVED, Hall seconding, to approve with conditions the special permit application (file 559-3) of G.W. Building & Development, LLC for retail/wholesale sales, storage and office uses on property located at 699 Storrs Rd., in an RAR-90 zone, as shown on site and landscape plans revised to 2/21/06 and other information submitted to the Commission, and as presented at Public Hearings on 2/6/06 and 2/21/06. This approval is granted because the application as hereby approved is considered to be in compliance with Article V, Section B, Article IX, Section D.3.b and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. This approval, which authorizes a change from one non-conforming commercial use to another non-conforming commercial use, is specifically tied to the applicant's proposed uses of the subject property and proposed site work. Except where modified through conditions of this approval, the authorized use of this property is limited to those uses and activities and site and building improvements described by the applicant as part of the current application. Any proposed changes regarding authorized uses of this property and associated site and building improvements shall be reviewed in advance with the PZC and any significant changes or expansions of use shall require additional special permit approval;
2. As per the 1/30/06 recommendation from Eastern Highlands Health District, the water supply well shall be tested for volatile organic compounds (VOC's) using EPA Method 524.2. The timing of this testing shall be coordinated with Eastern Highland Health District and appropriate action taken to ensure a safe water supply. All potability requirements of the State Health Code shall be addressed by the applicant;
3. The approved plans, including the sign reconstruction and parking layout, shall be reviewed with the State Dep't. of Transportation and all required DOT approvals shall be obtained. Any necessary revisions shall be submitted to the Commission for review and approval. All required zoning and building permits shall be obtained prior to any construction or renovation activity;
4. The applicant is encouraged to replace the existing septic system as soon as possible. Provided a new system does not conflict with approved parking and landscaping plans, additional PZC approval shall not be required for septic improvements. Any paving of the subject lot shall require approval of the Commission to help ensure that any drainage impacts are addressed;

5. This approval authorizes the 10-space parking layout submitted at the 2/21/06 Public Hearing. The depicted handicap parking space shall be signed and otherwise designated as per State requirements and this space and the area behind and adjacent to it shall be surfaced with compacted process gravel, aggregate, stone dust or composite mixture so as to create suitable year-round access between the handicap space and the building entry. All parking improvements shall be completed prior to the issuance of a Certificate of Compliance for the proposed uses;
6. The landscape plan submitted at the 2/21/06 meeting shall be revised to incorporate specific information including the size (at time of planting) and common and botanical names of all new plantings, landscape bed and mulch details, and information regarding the location, nature and number of containers and accent pieces to be utilized as part of the landscaping improvements. The final landscape plan shall be approved by the PZC Chairman, with staff assistance, and all landscape improvements shall be installed or bonded prior to the issuance of a Certificate of Compliance;
7. The proposed light grey-beige textured exterior treatment of the building façade and complimentary windows, doors and trim work as described in applicant submissions and presented at the 2/21/06 Hearing, shall be completed prior to the issuance of a Certificate of Compliance;
8. The proposed freestanding identity sign shall not exceed a size of 30 square feet, as authorized by the Zoning Board of Appeals. Sign details shall be submitted to the PZC and approved by the Commission prior to the issuance of a sign permit. Without prior PZC approval, there shall be no attached identity signs on the building;
9. Without prior authorization of the Commission, the following requirements shall be met:
 - A. Approved hours of operation for retail uses shall be 7 a.m. to 6 p.m. Monday through Friday, and 8 a.m. to 4 p.m. on Saturday. As proposed at the 2/21/06 meeting, no Sunday hours are authorized;
 - B. Other than during the temporary periods as described by the applicant when loading or unloading activities take place, there shall be no parking of delivery vehicles, trailers or use of storage containers;
 - C. Other than authorized store accent pieces and plant containers approved in association with the landscape plan, there shall be no outside storage of materials or products;
 - D. Lighting improvements shall be limited to installation of motion-detectors, light shields to direct lighting downward, and any necessary replacement of existing fixtures. No new lighting and no intensification of existing lighting has been authorized;
 - E. All waste material and refuse shall be stored inside the building, and no dumpsters or outside waste storage containers shall be utilized onsite.
10. This approval authorizes a number of site plan submission waivers. The information submitted by the applicant is considered adequate to address applicable approval criteria;
11. This permit shall not become valid until the applicant obtains the permit form from the Planning Office and files it on the Land Records. MOTION PASSED unanimously.

Hearing, DeBoer property on Bassetts Bridge Rd., file 1242 – The continued Public Hearing was called to order at 7:35 p.m. Members and Alternates present were Favretti, Gardner, Goodwin, Hall, Holt, Plante, Ryan, Kusmer, Pociask and Stearns; Mr. Kochenburger had previously disqualified himself, and Mr. Pociask acted in his stead. Since this was a continued Hearing, here was no legal notice; communications since the last session of the Public Hearing were: Dir. of Planning (3/16/06); Ass't. Town Engineer (3/17/06); undated letter from Getter, and revised plans submitted subsequent to the last meeting and dated as 3/15/06. Neighborhood return receipts were also submitted.

Project engineer Joseph Boucher reviewed the revisions, noting that plans for construction and landscaping, including species of grasses and trees and planting details, are specified. Mr. Boucher agreed to broaden the types of grasses to be used because of growing conditions at the site. He assured members that the applicant would see to grass growth in the site's existing soils or the soil would be otherwise stabilized. He stated that the southeast corner of the site would be planted with a row of white pines. Tree-planting details are also included in the revisions. Att'y. Jeffrey Low stated that construction would probably take no more than 40 hours and would be completed this July. He said the hours were planned as 7 a.m. to 7 p.m., Monday-Friday, and sometimes Saturday and Sunday. But, during discussion, he agreed that work could be limited to only one weekend day, and mentioned Saturdays, from 9 a.m. to 4 p.m. Audience participation was invited, but no one wished to speak. The Hearing was closed at 8:11 p.m., and Mr. Hall volunteered to work on a motion for the next meeting.

New Business

Proposed skate park west of Community Center, file 1173 – A 3/16/06 memo from the Dir. of Planning was noted. Recreation Director Curt Vincente was in the audience, but did not speak. Holt MOVED, Hall seconding, to refer the request for modification for a skate park at the west side of the Mansfield Community Center to staff for review and comment. MOTION PASSED unanimously, and members were asked to visit the site individually prior to the April 3rd meeting.

Old Business (continued)

Regulatory Review Committee-proposed priority revisions to the Zoning Map, Zoning Regulations and Subdivision Regulations, file 907-27 – Members noted memos from Mr. Padick (3/16/06, with associated draft 3/20/06 listing of proposed revisions) and Mr. Hirsch (3/9/06), and a draft revised Zoning Map, also dated 3/20/06, was distributed at the meeting. The 13-page set of proposed revisions (dated 3/20/06) had been identified by the Regulatory Review Committee as high-priority items to be brought to Public Hearing and, if possible, approved and effective by June 1st, the date the current subdivision moratorium ends. They are proposed as a result of recommendations contained in the town's newly-adopted Plan of Conservation and Development. The accompanying explanatory notes help to clarify the proposals, but are not part of the revisions. Mr. Padick explained that any action taken at tonight's meeting would only be to bring the proposed revisions, with any changes agreed upon at this meeting, to Public Hearing at the PZC's May 1st meeting. He explained that the proposals must be referred to various town and area boards and agencies and the Town Attorney for their review prior to the Public Hearing. Mr. Padick then explained the reasoning behind each proposed revision. The only revision made at the meeting was to Section I, Article VIII, Section B.6.a, (top of p. 8 of the 3/20/06 draft), which was revised to read, "All new subdivision lots [approved after June 30, 2002]..." Holt MOVED, Gardner seconding, that the Planning and Zoning Commission schedule a Public Hearing for May 1, 2006 on certain draft revisions to the Mansfield Zoning Map, Zoning Regulations and Subdivision Regulations, with the revision agreed upon at the 3/20/06 PZC meeting, and that the proposed revisions be referred to the Town Attorney, WINCOG Regional Planning Commission, Mansfield Town Council, Zoning Board of Appeals, Conservation Commission, Open Space Advisory Committee, Parks Advisory Committee, Design Review Panel, Eastern Highlands Health District, all abutting towns, and staff for review and comment. MOTION PASSED unanimously.

Downtown Storrs Center project – Mr. Padick plans to meet on 3/23/06 with the Downtown Partnership planners to review their estimated timing schedule and draft proposed regulations. He will be able to present more information at the next PZC meeting.

Plan of Conservation & Development final mapping and text – Mr. Padick is working closely with members of the WINCOG staff on final mapping and, as noted above, a 3/20/06 draft Zoning Map was distributed before tonight's meeting. It is expected that the University of Connecticut Board of Trustees will approve a final draft of their Master Plan in the near future, and it is hoped that University agreement with Mansfield's new Plan of Conservation and Development can be coordinated and our new Plan can be filed with the Town Clerk by April 15.

New Business (con't.)

Design Review Panel membership – As noted in Mr. Padick's 3/16/06 memo, present members' terms have ended, and they need to be reappointed or new members designated. Members I. Atwood, R. Gillard, P. Miniutti and J. Stephens have all agreed to serve for another 2-year term; the other member has moved away from Mansfield and another member must be designated. Mr. Lee Cox was suggested by Mr. Kochenburger, and this suggestion will be reported on at a future meeting. Holt MOVED, Hall seconded to reappoint, for 2-year terms ending 12/31/07, Jack Stephens, Isabelle Atwood, Peter Miniutti and Robert Gillard as members of Mansfield's Design Review Panel. MOTION PASSED unanimously.

Sunrise Estates subdivision, Mansfield City Rd., file 1214-2 – Reports were noted from the Dir. of Planning and Fire Marshal (both 3/16/06) and an 3/8/06 letter from Att'y. L. Jacobs advising the Commission that the developers would like to amend the name of the subdivision and its road to Hearthstone Ridge Rd. The Fire Marshal's memo states that the name is likely to be confused with several existing roads in Mansfield. For that reason, Mr. Padick's memo recommends that the proposed name change not be approved; members agreed by consensus, and no further action was taken.

Windswept Manor, Lot 4 resubdivision request for filing extension, file 1198-2 – A 3/10/06 letter from Stephen Filip, the applicant's representative, requests a second 90-day extension of the date for filing of final subdivision maps to allow for setting of monumentation. Gardner MOVED, Holt seconded to approve a second 90-day extension for submittal of final plans for the resubdivision of Lot 4, Windswept Manor subdivision, which was approved by the Commission on 11/29/05. MOTION PASSED unanimously. With this extension, the new deadline for submitting final plans becomes June 29, 2006.

Fellows Estates subdivision, request for revised letter of credit, file 1230 – Pursuant to a 3/13/06 letter from Att'y. Samuel Schrager and a 3/16/06 memo from the Dir. of Planning, Holt MOVED, Ryan seconding, that the PZC Chairman, with staff assistance, be authorized to accept a letter of credit from People's Bank for the Fellows Estates subdivision and to execute a revised bond agreement for this subdivision. This authorization is subject to compliance with the letter of credit requirements of Article VI, Section C.2 of the Zoning Regulations. MOTION PASSED unanimously. (This approval allows for the People's Bank letter of credit to replace a previous one from New Alliance Bank.)

Aurora Estates subdivision, request to alter lot lines for Lot 2, file 1198-2 – It was agreed by consensus to table this request pending staff review.

Reports of Chairman and Committees

Regulatory Review Committee – The next meeting will be scheduled at the May 1st PZC meeting.

Communications and Bills – As noted on the agenda.

Item #3, Proposed Town Housing Code – A Town Council Public Hearing has been scheduled for April 24th.

Item #2, Proposed Bikeways Ordinance – Members agreed that the Town Council should be advised that both motorized and non-motorized wheelchairs should be allowed on bikeways and sidewalks in town.

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

Respectfully submitted,
Katherine K. Holt, Secretary

To: Town Council/Planning & Zoning Commission
 From: Curt Hirsch, Zoning Agent
 Date: April 4, 2006



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

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	12	13	16	128	142
Certificates of Compliance issued	6	13	11	124	153
Site inspections	61	43	68	498	536
Complaints received from the Public	4	2	2	44	32
Complaints requiring inspection	4	2	1	28	25
Potential/Actual violations found	8	2	15	30	50
Enforcement letters	7	5	22	97	87
Notices to issue ZBA forms	1	3	2	11	6
Notices of Zoning Violations Issued	2	3	2	33	38
Zoning Citations issued	1	2	0	9	13

Zoning permits issued this month for single family homes = 3 multi-fm = 0
 2005/06 Fiscal year total: s-fm = 31 multi-fm = 13

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

Thursday, March 2, 2006

**PRESENT: K. Grunwald (staff), D. Eddy, B. Gouldsbrough, J. Heald (Chair),
K. Emery**

- I. **MINUTES:** the minutes of the February 2, 2006 meeting were accepted as written, with the correction of the spelling of R. Gouldsbrough's name.

- II. **NEW BUSINESS:**
 - A. Membership: Carolyn Viens has been suggested as a new member by R. Gouldsbrough. She is interested in joining and will attend our next meeting.
 - B. Quarterly Report: the Director's report for the fourth quarter of last year was included in the packet and discussed.
 - C. Assisted Living Market Analysis: copies of the Executive Summary of the market analysis were included in the packet. Members discussed next steps for the implementation of an independent/assisted living facility.
 - D. "Other": none

- III. **OLD BUSINESS:**
 - A. Agency Funding Requests: United Services- D. Eddy reported on this agency. There was some discussion regarding access to their services and availability (waiting list issues). The recommendation was that they be funded at the level requested. Safe Havens- K. Emery reported on this agency; the recommendation was that they be approved for funding at the level requested. CT Legal Services- D. Eddy reported that they have requested \$8500. This is seen as an essential service, and the funding request is for services to non-seniors. The funding from the Town was reduced in FY 2003/04. The recommendation was that funding be approved at the level requested. It was moved and seconded that all requests be approved.
 - B. "Wisdom Works" grant application: K. Grunwald reported on the letter of interest that was submitted. There was some discussion about attracting younger seniors to the Senior Center.
 - E. Department of Transportation State Matching Grant Program: copies of the grant application were made available. This will improve transportation options for seniors and residents with disabilities.

- F. Mansfield Advocates for Children: K. Grunwald reported on the Community Forums with gubernatorial candidates John DeStefano and Dannel Malloy.
- C. Other: none

IV. COMMUNICATIONS/REPORTS:

- A. Review of Department activity and other items in packet and discussion with SSD Director.
- B. Program updates
 - Early Care and Education
 - Adult Services
 - Senior Services
 - Youth Services
- C. Other: none.

V. PLANS FOR FUTURE MEETINGS

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

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

Respectfully submitted,

Kevin Grunwald

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 YSB Advisory Board
Meeting Minutes
Tuesday, March 7, 2006
12 Noon @ DCF
322 Main Street Willimantic, Ct 06226

In attendance were Jake Hovanic, grade 7, homeschooled; Brittany Cushman, grade 7, Mansfield Middle School; Kevin Grunwald, Director, Department of Social Services, town of Mansfield; Eileen Griffin, Clinical Social Worker/Altrusa Network Representative; Ethel Mantzaris, Resident/Chairperson; Janit Romayko, YSB Coordinator; Pat Michalak, YSB Counselor; Cheryl Smith, Social Work Supervisor/Training Coordinator, Department of Children and Families, State of Connecticut.

Regrets: Frank Perrotti, Shawnee Mason, Chris Marphy, Tom Miller

Agenda items included:

1. Update: February 2006 Activity Sheet attached: Comments: Dr. Haney spoke on Spectrum Disorders of which there are several. When they surface in the classroom, there are strategies for teachers. There have been advances in medications that are quite effective. The COVE meetings are in the evening in Manchester. The Juniper Hill Valentine bingo was a great success much in part to the appearance of Girl Scout Troop #5470. The Cultural Exchange trip was also a great success according to Brittany. She was one of the six Mansfield individuals chosen to participate. Game Night was highlighted with pizza and ice cream sundaes and visit to the Mansfield community Center. The next Special Education Parent dinner is at the end of March. The dinners have been well attended by both the students and their parents.
2. DCF Presentation: Cheryl Smith, Social Work Supervisor then spoke on the process by which abuse and neglect cases are processed. The mandated reporter (see attached list of mandated reporters) can call the 1-800 # at any time of the day/night. The toll free # is in Hartford and is staffed by 20 social workers per eight hour shift. The social worker takes the information and decides whether to open the case or not based on the information given by the caller. Most times, the case is opened, as most calls are serious enough. The mandated reporter may be in an outlying area and that worker is always communicated with about the deposition of the case. That caller receives a letter from DCF within 48 hours of the call. In the past, "new hires" were graduated with a non-specific undergraduate degree. Now, undergraduates who have in social work, sociology, psychology, human development and/or family therapy are hired. The probationary period is 10 months with a great deal of time for training. The investigations unit is usually made up of newer social workers that have less than 6 years of experience. The job is a difficult one as most of the time, clients are not cooperative and the police have to be called in to assist with the initial contact. DCF has under 30 days to determine whether a case should/should not be opened. If the case is opened, DCF has up to 45 days to make a determination about a course of action. If a case is opened, it then gets transferred to a treatment unit. Treatment unit cases typically have a "shelf life" of 6 to 9 months. Visits are made to the family twice a month. Every effort is made to have families remain together but

occasionally children are removed and placed in foster care. Foster care can last up to 24 months. There is now a newer federal mandate where an order of commitment for foster care can last only 18 months so social workers are scouring for adoptive families. There are 4 permanency/planning units in the Willimantic office and several social workers are busy with recruitment of foster and adoptive families. There is also an adolescent unit in the Willimantic office with an independent living skill course offered to 16-18 year olds. Most of the time, these cases are juvenile court related as parental rights have been terminated. The regional office also has a voluntary services unit with 5 social workers with 20-30 cases each. This unit serves those children/adolescents with a mental health diagnosis. These cases receive the maximum of resources in the community including Husky insurance. Approximately 75% of these cases are neglected and 25% are physically abused. The regional office has an adoptions unit and all cases are processed through municipal probate courts. Social workers investigate and determine appropriate homes of licensing. Background, life style and criminal records are also checked on each family. The YSB has worked extensively with adoptions and with Mansfield probate. This unit has 5 social workers with 12-15 cases each. Cheryl remarked that reduced caseloads are a more common practice for workers but there is no substitution for age, experience and maturity. These enhance workers' decision-making skills. At that point, Cheryl took questions about the interface of DCF with Juvenile Court. There are permanent DCF workers placed at Juvenile court to handle the "Families With Service Needs" petitions. This is an asset to clients as the communication flows directly from the judge to the worker and the decisions are handled in a timely manner at the court.

3. Other: Next meeting may be at the scheduled at the convenience of the speaker.
Meeting adjourned at 1pm.
Respectfully submitted,

Janit P. Romayko
Secretary

JR/jr

Practicing Civic Engagement

Expand to More Widespread Community Initiatives

- ▣ Identify organizations that already have working partnerships; look for ways to build on what already exists.
- ▣ Develop opportunities for disparate leaders to reflect together; build their shared understanding of what the community is saying.
- ▣ Plan for discussions within and across groups to make sure that all viewpoints are aired.
- ▣ Make plain from the beginning that solutions require all participants to roll up their sleeves; no one group can hold another responsible for creating change.
- ▣ Acknowledge that all groups have necessary resources; look for contributions from everyone.

In the longer journey, the goal is to make civic engagement a continuing practice and priority. This will take time; relationships and habits do not grow overnight. Some community groups may be suspicious if they have historically been excluded. Reaching across sectors and other lines and developing new ways of working together may feel awkward at the outset. In addition, institutions may move slowly, needing time to train people, to shift perspectives, and to re-align resources.

LEAGUE OF WOMEN VOTERS STATE OF CONNECTICUT, KEVIN GRUNWALD TOWN OF MANSFIELD, CONNECTICUT

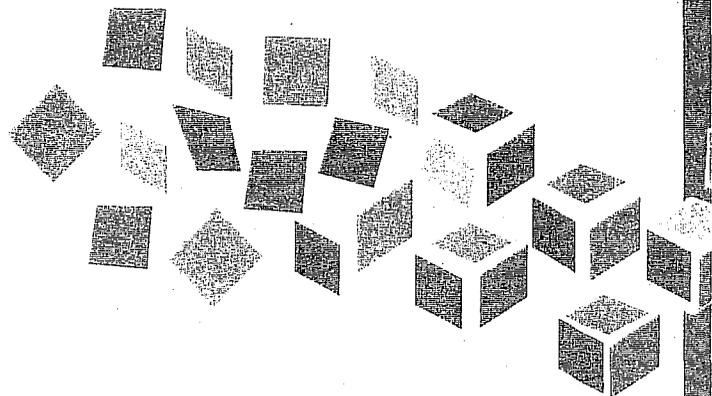
In partnership with the Connecticut-based Graustein Foundation, the state League of Women Voters has for a number of years administered a grant program—Community Conversations About Education—designed to initiate and support dialogue about current issues in Connecticut school districts. This program grew out of a survey conducted for Graustein in 1993 that showed “a big gulf in Connecticut between educators and the general public.” To begin to bridge that gulf, the League of Women Voters awards modest funds and provides support to communities in the state that seek to hold conversations on topics of local interest.

Kevin Grunwald, Director of Social Services in the Town of Mansfield, was the lead in a dialogue during 2003-2004 that responded to the local school system’s identification of full-day kindergarten as an issue. The organizing group decided to start with the issue of early care in education rather than push the school system’s agenda on the community. Notwithstanding this, the issue very quickly came back to full-day kindergarten, which was ultimately approved in the following year’s budget.

According to Grunwald, however, the most important outcome was the relationships that developed from the process. “The importance of relationship is critical,” he says. “People said explicitly that they wanted to be heard. It was not about being part of the process so much as an opportunity for them to come and state their feelings about something.”

Civic engagement can be initiated by any one of a number of citizens or institutions, including those whose focus is on a relatively large community such as a region or state, within which smaller communities are nested.

Defining an issue more broadly at the outset or staying open as to result can often elicit more viewpoints, more thoughtful insights, and more creative solutions. If a position is already staked out when a matter is first presented to the public, the result is often polarization and debate rather than discussion, group problem-solving, and relationship-building.



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TOWN OF MANSFIELD
MEMORANDUM
3/27/06

Item #11

TO: Martin H. Berliner, Town Manager
FROM: Lon R. Hultgren, Director of Public Works
Mark Kiefer, Superintendent of Public Works
RE: 2006 Force Account Work Schedule

Attached is a detailed listing of the work projects scheduled for the roads and grounds crews in the 2006 construction season. Bearing in mind this is a guide subject to weather, emergencies and unscheduled high-priority projects, we expect the following work to be prosecuted on a month-to-month basis:

APRIL

<u>Roads</u>	<u>Grounds</u>
Catch basin cleaning	Baseball fields & track preparation
Grade dirt roads	Soccer field preparation
Complaints & service requests	Maintain Town building planting areas
Sweeping	Separatist Road bikeway construction
Complete Maple Rd. Drainage	Trash removal - parks & public areas
Curbing & driveway lips	

MAY

Community Center parking lot	Turf mowing
Catch basin cleaning	Turf aeration, fertilization, overseeding
Ditch cleaning	Baseball field & track maintenance
Spring prep - Mansfield Center Walkway	Soccer field maintenance
Roadside mowing	Town building planting area maintenance
Complaints & service requests	Prep Bicentennial Pond for opening
Curbing & driveway lips	Trash removal
Sweeping	Priority park projects
	Separatist Road bikeway

JUNE

Leveling road surfaces	Turf mowing
Catch basin cleaning	Baseball field & track maintenance
Grade dirt roads	Soccer field maintenance
Roadside mowing	Town building planting area maintenance
Complaints & service requests	Trash hauls
	Separatist Road bikeway

JULY

Roads

Reconstruct Mountain Road drainage system outfall
Roadside mowing
Complaints & service requests
Rebuild Puddin Lane catch basin
Rebuild Hunting Lodge culvert headwall
Sweep chipsealed roads
Birch Road roundabout
Browns Rd./Rt. 195 ice problem (drainage)
Chaffeeville Road bridge scour remediation

Grounds

Turf mowing
Baseball field maintenance
Soccer field maintenance
Town building planting area maintenance
Trash hauls
Priority park projects

AUGUST

Catchbasin cleaning
Repair/replace guideposts
Roadside mowing
Complaints & service requests
Birch Road roundabout
Flush sewer lines
Stearns Road ice problem (drainage)
Screen loam

Turf mowing
Soccer field prep/maintenance
Baseball field maintenance
Lions Club field 4 construction
Town building planting area maintenance
Trash hauls
Day Care drainage project
Priority park project work
Field hockey/football field prep/maintenance
Merrow Meadows underdrain

SEPTEMBER

Catchbasin cleaning
Grade dirt roads
Roadside mowing
Complaints & service requests
Atwoodville Road bridge scour remediation
Fire pond access maintenance
Hillside Circle walkway (at new corner)
Begin Dodd Road bridge replacement

Turf area mowing
Soccer field maintenance
Football/field hockey field maintenance
Lions Club field 4 construction
Turf fertilization, aeration, overseeding
Town building planting area maintenance
Trash hauls

OCTOBER

Roadside brush removal
Complaints & service requests
Pleasant Valley Road ice problem (drainage)
Cedar Swamp/Rt. 44 ice problem (drainage)
Screen sand
Bassetts Bridge Road shoulder repairs
Dodd Road bridge replacement project

Turf area mowing
Soccer field maintenance
Lions Club field 4 maintenance
Trash hauls
Close Bicentennial Pond for season
Park priority project work

NOVEMBER

Roads

Catchbasin cleaning
Grade dirt roads
Complaints & service requests
Bike route inspection & maintenance
Fire pond access – Lynwood Road
Sediment removal – ponds
New curbing – Hillside Circle
Dodd Road bridge replacement

Grounds

Final mowing
Final soccer field maintenance
Lions Club field 4 construction
Trash hauls
Tree maintenance
Town buildings leaf pick-up
Outlet maintenance – Bicentennial Pond

We were not able to schedule the following projects, which will be completed on an overtime basis (if warranted) or worked into the schedule as other projects are delayed:

Plains Road canoe launch parking area
Mansfield City Road/Crane Hill intersection narrowing
Gurleyville Road/Bundy Lane intersection realignment
Hunting Lodge Road bikeway/walkway
Woodland Road ice problem (drainage)
Thornbush Road yard drainage problem
Pave Mansfield Center walkway
Sunny Acres dugout repairs

cc: Grant Meitzler, Assistant Town Engineer
Tim Veillette, Project Engineer
Ken Such, Engineering Technician
file

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APPLICATION REFERRAL

Mansfield Planning & Zoning Commission

- TO:
- Public Works Dep't., c/o Ass't. Town Eng'r.
 - Health Officer (E4HD)
 - Design Review Panel
 - Committee on Needs of Persons w/Disabilities
 - Fire Marshal
 - Traffic Authority
 - Recreation Advisory Committee
 - Open Space Preservation Committee
 - Parks Advisory Committee
 - Town Council
 - Conservation Commission
 - ZONING BOARD OF APPEALS

The Planning and Zoning Commission has received a PROPOSED ZONE CHANGES AND REVISIONS TO A NUMBER OF SECTIONS OF THE ZONING AND SUBDIVISION REGULATIONS application and will consider the application at a Public Hearing/regular meeting on MAY 1, 2006. Please review the application and ^{potential revisions} ~~submit any~~ ^{submit any} comments to the Planning Office before APRIL 27th. For more information, please contact the Planning Office, 429-3330. OR directly contact GREGORY PADICK at 429-3329.

APPLICATION INFORMATION

Applicant: MANSFIELD PLANNING AND ZONING COMMISSION

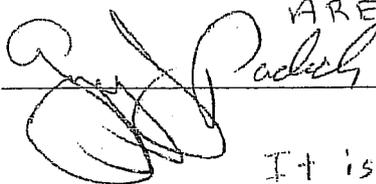
Owner: (1) A map depicting areas proposed to be rezoned from R-40 to R-90 and from RAR-40 and RAR-40/INF to RAR-90 is attached.

Agent(s):

Proposed use:

Location:

Zone-classification: (2) PROPOSED REVISIONS TO THE ZONING AND SUBDIVISION REGULATIONS WITH EXPLANATORY NOTES FOR EACH PROPOSED REVISION ARE ATTACHED. THE REVISIONS ARE DESIGNED TO IMPLEMENT RECOMMENDATIONS CONTAINED IN THE RECENT APPROVED PLAN OF CONSERVATION AND DEVELOPMENT UPDATE INCLUDING REVISIONS TO MINIMUM LOT SIZE REQUIREMENTS AND PROVISIONS DESIGNED TO IMPLEMENT "CLUSTER DEVELOPMENT" IN AREAS WITHOUT SEWER AND WATER SERVICE

signed 

date 3/23/06

It is noted that existing REGULATIONS PROVIDE SPECIAL P.R.1290WS FOR SETBACKS ASSOCIATED WITH CLUSTERING LOTS

March 20, 2006 draft

Proposed Revisions to Mansfield's Zoning Map, Zoning Regulations and Subdivision Regulations

(New provisions are underlined or otherwise indicated)

(Deletions are bracketed or otherwise indicated)

(Explanatory Notes are provided to assist with an understanding of the proposed revisions.

These notes are not part of the proposed zoning and subdivision revisions.)

1. Proposed Zoning Map revisions (depicted on attached 3/20/06 draft Map):

- A. Rezone all existing areas zoned Residence 40 (R-40) to a new Residence 90 (R-90) zone classification
- B. Rezone all existing areas zoned Rural Agricultural Residence 40 (RAR-40) to Rural Agricultural Residence-90 (RAR-90) zone classification
- C. Rezone all existing areas zoned Rural Agricultural Residence 40/Multi-Family (RAR-40/MF) to Rural Agricultural Residence 90 (RAR-90) zone classification

2. Proposed Zoning Regulations revisions:

- A. Revise Article II, Section A as follows:
 - 1. Delete from the current listing of zones:
 - a. R-40 (Residence 40)
 - b. RAR-40 (Rural Agricultural Residence 40)
 - c. RAR-40/MF (Rural Agricultural Residence 40/Multi-Family)
 - 2. Add to the current listing of zones:
 - R-90 (Residence 90)

Explanatory Note: These revisions are associated with and tied to the proposed Zoning Map revisions listed in item 1 above.

- B. Revise Article VII, Section F to read as follows:

F. Uses Permitted in the [R-40] R-90 Zone

The uses listed below in separate categories are permitted in the [R-40] R-90 Zones, subject to any requirements and standards set forth herein and any other applicable requirements of these Regulations:

- 1. One single-family dwelling [per 40,000 square foot lot];
- 2. One single-family dwelling with one efficiency dwelling unit [per 40,000 square foot lot], provided the requirements of Article X, Section M are met and provided special permit approval is obtained in accordance with Article V, Section B;

- [3. One single-family dwelling per 30,000 square foot lot, provided special permit approval is obtained [in accordance with Article X, Section B. and Article V, Section B];
- [4.] 3. Cemeteries, including the use of land acquired to expand existing cemeteries provided special permit approval is obtained in accordance with Article V, Section B;
- [5.] 4. Community residences for mentally retarded persons or childcare residential facilities for children with mental or physical disabilities, provided the use complies with the provisions of Section 8-3e of the State Statutes. To establish a community residence or childcare residential facility under this section within 1,000 feet of another community residence or childcare residential facility, special permit approval, in accordance with the provisions of Article V, Section B. shall be required;
- [6.] 5. State-licensed group day care homes as defined by the State Statutes, provided special permit approval is obtained in accordance with Article V, Section B. State-licensed family day care homes are specifically authorized in Article VII, Section D.

Explanatory Note: These revisions are associated with and tied to the proposed Zoning Map revision listed above as 1A. Lot size provisions for the R-90 zone are contained or referenced in Article VIII, Section A, and Article VIII, Section B.6, Schedule of Dimensional Requirements; efficiency unit acreage provisions are now contained in Article X, Section M and 30,000 square foot lot sizes pursuant to Article X, Section B are proposed to be deleted from the Zoning Regulations as special permit uses.

- C. Delete Article VII, subsections G, "Uses Permitted in the RAR-40 Zone" and H, "Uses Permitted in the RAR-40/Multi-Family Zone" in their entirety and re-letter/re-number remaining subsections as G through X.

Explanatory Note: These revisions are associated with and tied to the proposed Zoning Map revisions listed above as 1B and 1C.

- D. Revise Article VII, Section I (to be re-lettered Section G), "Uses permitted in the RAR-90 Zone" to read as follows:

[I.] G. Uses Permitted in the RAR-90 Zone

The uses listed below in separate categories are permitted in the RAR-90 zones subject to any requirements and standards set forth herein and any other applicable requirements of these Regulations:

1. One single-family dwelling [per 90,000 square foot lot];
2. One two-family dwelling per 120,000 square foot lot, provided the two-family structure is located a minimum of 75 feet from the front property line or, where applicable, the highway clearance setback (see Article VIII, Sec. B.7), provided the two-family structure and all parking areas are located 50 feet from side property lines, provided the subject lot has frontage on a street as defined in these Regulations, and provided a record owner of the subject dwelling shall reside in one of the subject dwelling units. This owner-occupancy requirement shall be recorded on the Land Records if the subject two-family dwelling receives a Zoning Permit and the record owner shall submit adequate proof of occupancy to the Zoning Agent every two years on the 1st of January of each even-numbered year;

3. One single-family dwelling with one efficiency dwelling unit [per 90,000 square foot lot], provided the requirements of Article X, Section M. are met and provided special permit approval is obtained in accordance with Article V, Section B;
4. Hospitals, sanitariums, nursing homes, convalescent hospitals and other residential treatment facilities that house and provide services to more than 6 individuals, provided the requirements of Article X, Section G are met and provided special permit approval is obtained in accordance with Article V, Section B. All changes in use within this subsection require special permit approval;
5. Community residences for mentally retarded persons or childcare residential facilities for children with mental or physical disabilities, provided the use complies with the provisions of Section 8-3e of the State Statutes. To establish a community residence or childcare residential facility under this section within 1,000 feet of another community residence or childcare residential facility, special permit approval in accordance with the provisions of Article V, Section B shall be required;
6. Community residences for mentally ill adults, provided the definitions and standards of Sections 19(a)-507(a and b) CGS are met.
7. Group homes (as defined in Article IV) provided the subject property is at least 3 acres in size, provided the residential character of the premises is maintained and the property is effectively buffered from adjacent properties by existing or proposed vegetation, topographic features, walls, fences or other measures and provided special permit approval is obtained in accordance with Article V, Section B;
- [8. Churches, other places of worship and identified accessory uses, provided special permit approval is obtained as per the provisions of Article VII, Section G.6 of these Regulations;]
8. Churches, other places of worship and identified accessory uses provided the requirements of Article X, Section P are met, and provided special permit approval is obtained in accordance with Article V, Section B. Buildings and uses that may be authorized under this section are limited to the following:
 - Churches, synagogues, temples and buildings used for religious services
 - Accessory rectory, parish house or residence for religious leader(s) or caretakers
 - Garages and accessory buildings used for the storage of maintenance equipment
 - Accessory Community Center utilized for meetings and religious instruction; day care and nursery school programs; and social and recreational activities clearly accessory to the religious use of the property
 - Children's playground and outdoor recreation facilities clearly accessory to the religious use of the property
 - Schools associated with the religious use of the property and conducted for the instruction of adults or children primarily 5 to 18 years of age and giving instruction at least 3 days a week for eight or more months of the year.
9. Schools, libraries, State-licensed group day care homes or State-registered child day care centers as defined by the State Statutes, and other educational facilities, provided special permit approval is obtained in accordance with Article V, Section B. All changes in use within this subsection require special permit approval. State-licensed family day care homes are specifically authorized in Article VII, Section D.
10. Recreational uses such as golf courses, cross-country skiing facilities, or day camps, provided the subject property is on or within 300 feet of an arterial or collector street as defined in these Regulations and provided special permit approval is obtained in accordance with Article V, Section B. All changes in use within this subsection require special permit approval.

11. Reservoirs, sewage treatment plants and related facilities, radio, television, and other communication facilities including microwave towers provided special permit approval is obtained in accordance with Article V, Section B. All changes in use within this subsection require special permit approval;
12. Cemeteries, including the use of land acquired to expand existing cemeteries, provided special permit approval is obtained in accordance with Article V, Section B;
- [13. Agricultural and horticultural uses such as field crops, orchards, greenhouses, fish harvesting, and accessory buildings and facilities provided all the standards and requirements of Article VII, Section G.12 are met.]
13. Agricultural and horticultural uses such as field crops, orchards, greenhouses, fish harvesting, and accessory buildings and facilities, provided the following standards are met:
 - a. There is no commercial production or commercial processing of fertilizers;
 - b. All State and Federal requirements, including pest control and provisions for the storage and use of fertilizers, pesticides, fungicides and other chemicals, are met. The Planning and Zoning Commission shall have the right to require from the subject property owner complete records and data required by State or Federal agencies that pertain to the subject agricultural or horticultural use, including information on fertilizers, pesticides, fungicides and chemical uses onsite. All agricultural and horticultural uses are expected to utilize "Best Management Practices" and "Integrated Pest Management" practices as recommended by the State Dept. of Agriculture, the University of Connecticut or the Connecticut Agricultural Experiment Station;
 - c. All other applicable sections of Mansfield's Zoning Regulations, including the Performance Standards cited in Article VI, Section B shall be met;
 - d. All agricultural or horticultural uses involving onsite display and sales of products, including temporary stands, pick-your-own operations or permanent retail sales outlets shall comply with the following standards. It is the intent of these standards to authorize the onsite retailing of agricultural or horticultural products primarily grown or produced on the subject property or other land owned, leased or used by the subject property owner. Furthermore, these standards are designed to prevent retail operations where a significant portion of the products displayed and sold are grown or produced on sites that are not owned, leased or used by the subject property owner, as this type of retail operation is more appropriately located in one of the Town's commercial zones. (Any questions regarding these provisions shall be reviewed with the Planning and Zoning Commission);
 1. The onsite display and sales of products shall be limited to agricultural and horticultural products grown on the premises or on other land owned, leased or used by the property owner, a limited amount of agricultural and horticultural products grown offsite on land not owned, leased or used by the property owner, and a limited amount of products that are accessory and associated with the agricultural or horticultural products sold on the subject site. Examples of accessory products include but are not limited to: wreaths or tree stands associated with a Christmas tree farm; jams, jellies, herb vinegars or cider associated with a fruit or vegetable farm; maple syrup associated with a sugar bush; and seeds, fertilizers or peat moss associated with shrub, tree and bedding plant farm;
 2. To address traffic safety concerns, adequate off-street parking shall be provided so that customers and employees do not park on Town or State roads. A minimum of one off street parking space for each five feet of stand or building length shall be provided pursuant to Article X, Section D. Unless waived by the Commission after consideration of potential neighborhood impacts and safety problems, all parking spaces shall meet the setbacks contained in the Schedule

of Dimensional requirements cited in Article VIII, Section A, or be 100 feet from existing dwelling units on adjacent properties, whichever setback is greater;

3. All driveway and parking areas shall be designed and constructed to promote vehicular and pedestrian safety and the proper discharge of stormwater runoff. Safe and adequate sightlines shall be provided at access drive intersections with Town or State streets. As required, a driveway permit shall be obtained from the Mansfield Public Works Department or the State Department of Transportation;
 4. In situations where sales or pick-your-own operations, parking areas, or access driveways are within one hundred (100) feet of an adjacent lot containing an existing residence, buffering through the use of fencing, berming or evergreen screening shall be considered, where appropriate, to help minimize neighborhood impacts;
 5. All signs shall comply with the provisions of Article X, Section C;
 6. Temporary stands (display tables, shelving carts, structures less than 100 sq. ft. in area, etc., that are readily movable and are only utilized seasonally during periods when agricultural or horticultural products are harvested onsite or on other land owned, leased or used by the property owner) and "pick-your-own" operations are permitted with Zoning Permit approval, provided the following criteria are met:
 - a. the temporary stand is on the same site as the agricultural or horticultural use;
 - b. the provisions of subsection d.1 through d.5 above are met;
 - c. Any structures shall be at least thirty (30) feet from any lot line. The Planning and Zoning Commission may waive this thirty-foot setback requirement, provided the structures are seasonal and removed every year to a location that meets all setback requirements of the Schedule of Dimensional Requirements cited in Article VIII, Section A, and provided there are no neighborhood impact or safety problems associated with locating the temporary stand within thirty (30) feet of a lot line.
 7. Permanent retail sales outlet (any fixture or structure other than a temporary stand as provided for in Subsection d.6 above) that is utilized for retail purposes either seasonally or for longer periods of time) are permitted, provided Special Permit approval is obtained in accordance with Article V, Section B and provided the following additional criteria are met:
 - a. the retail use is on the same site as the agricultural or horticultural use;
 - b. the provisions of subsection d(1) through d(5), above, are met
14. Dairies and the keeping, breeding and raising of cattle, sheep, poultry, pigs, goats, and horses, provided the lot size shall be at least five acres, except that no stable or manure pit may be located within 100 feet of any lot line;
- a. Breeding and raising of pigs; four head per animal unit:
 - 1) On five acres or more, up to five animal units may be kept in an enclosed building or buildings. No outside pens will be permitted. The buildings or parts of buildings used for housing must be at least 100 feet from the nearest lot line;
 - 2) If more than five animal units are kept, animals must be housed in totally environmentally controlled buildings with proper facilities for waste disposal, in accordance with State and local health codes
15. Keeping domestic animals and small pets for the following purposes, provided there is no accumulation of manure;
- a. Youth projects and shelter therefor:

1. Special requirements for pigs: One animal may be kept on two acres or more. The animal must be kept inside a building at all times. No outside pens are allowed. Buildings must be at least 100 feet from the nearest dwelling.

- b. One animal unit of avocational livestock per 40,000 square feet of land and shelter therefore:
1. Horses, ponies, burros, donkeys; one head per animal unit;
 2. Cows, bulls, steers; one head per animal unit;
 3. Calves; two head per animal unit;
 4. Sheep, goats; five head per animal unit
 5. Poultry; ten birds per animal unit

If the foregoing schedule of animal units per 40,000 square feet of land is exceeded, the venture shall be considered a commercial operation requiring five acres of land.

16. Other commercial agricultural operations (any agricultural or horticultural use that is not authorized by other provisions of these Regulations), provided special permit approval is obtained in accordance with Article V, Section B.
17. Conversions of existing dwelling to create additional dwelling units, provided the requirements of Article X, Section J are met and provided special permit approval is obtained in accordance with Article V, Sec. B

Explanatory Note: These revisions to the Permitted Use provisions for the RAR-90 zone are associated with and tied to the proposed Zoning Map revisions listed above as 1B and 1C. Lot size provisions for the RAR-90 zone are contained or referenced in Article VIII, Section A, Schedule of Dimensional Requirements and Article VIII, Section B.6; efficiency unit acreage provisions are now contained in Article X, Section M, and the new RAR-90 zone Permitted Use provisions for churches and other places of worship (subsection 8) and agricultural and horticultural uses (subsection 13) have not changed, but needed to be relocated in this section due to the proposed deletion of the RAR-40 zone Permitted Use provisions.

E. Revise Article VII, Section W (to be relettered Section U), "Uses Permitted in the Industrial Park Zone", as follows:

1. In subsection 2.s, replace "G.12" with "G.13"
2. In subsection 3.a, replace "G.12 through G.15" with "G.13 through G.16"

Explanatory Note: Change needed in conjunction with proposed revisions to listing of uses in RAR-90 zone.

F. Revise Article VII, Section X (to be relettered Section V), "Uses permitted in the RD/LI zone" as follows:

1. In subsection 4.a, replace "G.12" with "G.13"

Explanatory Note: Change needed in conjunction with proposed revisions to listing of uses in RAR-90 zone.

G. Revise Article VII, Section Y (to be relettered Section W), "Uses permitted in the Flood Hazard zone", as follows:

1. In subsection 1, replace "G.12 through G.14" with "G.13 through G.15"

Explanatory Note: Change needed in conjunction with proposed revisions to listing of uses in RAR-90 zone

H. Revise Article VIII, Section A, Schedule of Dimensional Requirements, as follows:

1. Delete from the Schedule the existing rows for the R-40 and RAR-40/RAR-40/MF zones
2. Revise the zone column for the RAR-90 zone to read "R-90/RAR-90"
3. Add a new footnote 18 to the LOT AREA/ACRES column. The new footnote 18 shall read as follows:
 18. For all subdivision lots in the R-90 and RAR-90 zones approved after June 1, 2006, the Planning and Zoning Commission shall have the right to authorize or require the minimum acreage for each new subdivision lot to be reduced to less than 90,000 square feet in size. (See Article VIII, Section B.6.b and applicable provisions of Mansfield's Subdivision Regulations.)

Explanatory Note: These revisions are associated with the proposed Zoning Map revisions listed in item I above and the incorporation of new subdivision provisions for the R-90 and RAR-90 zones that encourage or require, where physical conditions allow, reduced lot sizes and a corresponding increase in the amount of preserved open space and undeveloped land. Residential uses in the R-90 and RAR-90 zones primarily rely on onsite septic systems and individual wells.

I. Revise Article VIII, Section B.6 to read as follows:

6. Lot Area Exceptions --

a. Minimum lot area requirements for new lots:

To help ensure that all new residential lots have adequate land for a house, accessory structures, driveway, well, septic system and reserve area and accessory uses without inappropriate encroachment on natural resources and manmade resources such as stone walls and other historic structures, all residential lots created after the effective date of this regulation that are not served by a public sewer system, shall contain a contiguous area at least [30,000] 40,000 square feet in size (20,000 square feet in R-20 zones) that does not include visible ledge, existing slopes exceeding [twenty] fifteen percent, drainage easements, conservation easements or other easements that will limit or restrict onsite uses, or any watercourses, waterbodies or inland wetland soils as depicted on the Mansfield Inland Wetland & Watercourses Map and as may be modified by on site inspection and testing. Said [30,000] 40,000 square foot area (20,000 square feet in R-20 zones) must be defined with all portions of the defined area having a minimum depth or width of 75 feet, and this area must be [generally] suitable for the uses noted above. As deemed necessary by the Zoning Agent and/or the Commission, onsite testing by the property owner or his agents may be necessary to determine compliance with this requirement. All

new subdivision lots [approved after June 30, 2002] shall have a designated development area envelope (see definition in Subdivision Regulations) that meets the area and dimensional provisions of this section.

b. Subject to compliance with the minimum lot area provisions contained in subsection 6.a. above, the Planning and Zoning Commission shall have the right to authorize or require new subdivision lots in the R-90 and RAR-90 zones approved after June 1, 2006 to be less than 90,000 square feet in size. This provision is designed to implement, based on soil types, terrain and other natural or manmade resources on each subdivision site and based on goals, objectives and recommendations contained in Mansfield's Plan of Conservation and Development, the "cluster development" provisions of Sections 8-18 and 8-25(c) of the Connecticut General Statutes. More specific criteria for determining whether a reduction in lot sizes is appropriate is contained in Mansfield's Subdivision Regulations.

Accordingly, for all subdivision lots in the R-90 or RAR-90 zone approved after June 1, 2006, the minimum lot size shall be 90,000 square feet in size or the specific lot area depicted for each lot on an approved subdivision map as filed on the Land Records and as may be subsequently modified by the Planning and Zoning Commission, whichever is smaller.

Explanatory Note: Article VIII, Sections B.6.a and b are designed to implement specific recommendations contained in Mansfield's 2006 Plan of Conservation & Development. Section B. 6.a is designed to help ensure that each new lot has adequate area without significant physical limitations and without inappropriate encroachment on natural or manmade resources, for onsite sanitary needs and other residential use needs. The provisions are considered necessary, due to the overall physical character of Mansfield, as described in the town's Plan of Conservation and Development. Section B.6.b is designed to encourage cluster development as defined by the State Statutes and to provide the Commission the authority needed to establish appropriate minimum lot sizes in all new subdivisions.

- J. In Article VIII, add a new subsection B.7, "Effect of change in Subdivision or Zoning Regulations or boundaries of Zoning Districts after approval of a subdivision or resubdivision plan" and re-number existing subsections B.7 and B.8 as B.8 and B.9. The new subsection B.7 to read as follows:

B.7. Effect of change in Subdivision or Zoning Regulations or boundaries of Zoning Districts after approval of a subdivision or resubdivision plan.

For all approved subdivision or resubdivision lots filed or recorded with the Town Clerk, special provisions are contained in Section 8.26a of the Connecticut General Statutes.

Explanatory Note: This revision is designed to alert property-owners about special statutory provisions that were revised in 2004.

- K. In Article X, Delete in their entirety the existing provisions of subsection b, Open Space Subdivisions

Explanatory Note: This provision only applied in the R-40, RAR-40 and RAR-40/MF zones, which are proposed to be deleted, as noted in items 1 and 2A above. No subdivisions have ever been approved under this section.

L. Revise Article X, Section J (conversions of existing dwellings, subsection 2) to read as follows:

2. [In RAR-40 or RAR-40/MF zones, the subject dwelling shall be located on a lot of not less than 60,000 square feet in area and in the RAR-90 zone...] The subject dwelling shall be located on a lot of not less than [120,000] 90,000 square feet in area. Proposed conversions of existing dwellings shall not result in a total of more than three dwelling units;

Explanatory Note: The proposed conversion regulation revisions are tied to the proposed elimination of the RAR-40 and RAR-90 zones. The proposed 90,000 square foot minimum lot size has been proposed to provide an appropriate lot area standard for all areas to be zoned RAR-90.

M. Revise Article X, Section M, Efficiency Units, subsection 2.a(5) to read as follows:

- (5) The single-family residence with efficiency unit shall comply with the requirements of the use district in which such dwelling is located and shall also comply with the applicable height, area and yard requirements. All proposed efficiency units shall be located on a lot of not less than 40,000 square feet in area.

Explanatory Note: The proposed efficiency unit revision is tied to the proposed elimination of the R-40, RAR-40 and RAR-40/MF zones and the proposed 40,000 square foot minimum lot size has been proposed to retain an appropriate lot area standard for all areas to be rezoned R-90 or RAR-90.

N. In Article X, Section O, Home Occupations, replace R-40 in subsection 1a with R-90.

Explanatory Note: As noted in items 1 and 2A above, the R-40 zone is proposed to be rezoned as R-90.

3. Proposed Subdivision Regulations revisions:

A. Delete Section 4.8, Open Space Subdivision, in its entirety.

Explanatory Note: As listed above in 2.K, the existing provisions of Article X, Section B, Open Space Subdivisions, are proposed to be deleted. This provision only applied to R-40, RAR-40 and RAR-40/MF zones, which are proposed to be deleted. No subdivision has been approved under this zoning provision.

B. In Section 5.2, Preliminary Plan, Suggested Information, add the following subsection m. to read as follows:

- m. A conceptual yield plan to identify the number of potential lots that could be developed with standard frontage, lot size and configuration, taking into account the information noted above in this subsection, the subdivision design criteria of Section 7 and the open space dedication provisions of Section 13.

Explanatory Note: This revision is designed to emphasize, as part of any preliminary review, the importance of the yield plans that are required to address final application submissions.

C. Revise the first sentence of Section 6.5, Final Subdivision Maps, to read as follows:

- 6.5 Final Subdivision Maps** – The final maps shall take into account the yield plan requirements of Section 6.10a.6, the subdivision criteria of Section 7, the open space dedication requirements of Section 13 and other applicable provisions of these Regulations, and shall incorporate the following minimum features:

Explanatory Note: This revision is designed to incorporate appropriate reference to yield plan and open space dedication provisions of these Regulations.

D. Revise Section 6.10, Required Documentation, subsection a.6 to read as follows:

[6. In all situations where a proposed subdivision involves potential reductions or waivers of lot frontage and/or building setback lines pursuant to Section 7.6, a yield plan with adequate natural resource data and other information cited in Section 6.5 and onsite testing data to demonstrate the number of lots that could be developed under standard frontage, lot size and configuration (see Section 7.4) and setback requirements for the subject zone classification.]

6. Yield Plan – A yield plan depicting the number of potential lots that could be developed with standard frontage, lot size, setbacks and lot configuration, taking into account the information noted or referenced below, the subdivision design criteria of Section 7, the open space dedication provisions of Section 13 and other requirements of these Subdivision Regulations. At a minimum, the yield plan shall include all onsite testing data, site topography, delineation of wetlands, watercourses and exposed ledge and adequate additional information about onsite natural and manmade resources (see Section 6.5) to

determine that the yield plan is feasible. Although a yield plan need not be submitted to and approved by the Inland Wetland Agency, the Commission shall consider potential impacts on wetland and watercourse areas and must determine that the proposed development of roadways and development on yield plan lots would likely be approved by the Inland Wetland Agency.

The submitted yield plan shall be used by the Planning and Zoning Commission to determine the maximum number of lots that can be approved. Sections 7.4, 7.5 and 7.6 and other provisions of these Regulations shall be used to determine final lot sizes, lot frontages and development and building area envelopes for all approved subdivision lots. Acceptance of the yield plan shall be based on the standards contained in the Mansfield Subdivision and Zoning Regulations.

Explanatory Note: This revision significantly expands yield plan submission requirements and clarifies the importance of yield plans in determining compliance with regulatory provisions, including the maximum number of lots that can be approved. These provisions are associated with the objective of encouraging or requiring a cluster development pattern of land use.

E. Revise Section 7.2 to read as follows:

7.2 To address the objectives of Section 1, Section 7.1 and other provisions of these Regulations, it is recommended that subdivisions be designed in the following manner:

- a. Property boundaries, site topography soil types, natural and manmade features and scenic views and vistas should be delineated: (see provisions of 6.5.b through i);
- b. Significant natural and manmade features, including agricultural lands, hilltops or ridges, expanses of valley floors and features along existing roadways and scenic views and vistas and adjacent to the subdivision site, and scenic views and vistas and appropriate buffer areas should be incorporated into proposed open space areas
- c. A conceptual yield plan based on the information obtained in subsections a and b above and provisions of Section 5.2.m shall be prepared to initiate the process of identifying the maximum number of potential lots;
- d. Soil-testing should be conducted in conjunction with State Health Code requirements, potential building area envelopes shall be identified and, after consideration of grading, fill and removal activity that would be necessary to construct streets and proposed access driveways, and the minimum lot area provisions of the Zoning Regulations, a finalized yield plan shall be prepared based on the provisions of Section 6.10.a.6;
- [c. Potential building area envelopes should be identified and confirmed and/or revised after soil-testing in conjunction with State Health Codes requirements and after consideration of grading, fill and removal activity that would be necessary to safely access proposed house sites;]
- [d. Proposed street, driveway, lot lines and building setback lines based on proposed building area envelopes should be identified;]
- [e. Other details required by Section 6 and other provisions of these Regulations shall be added]

- e. Final subdivision plans shall be submitted depicting proposed streets, lot lines, building and development area envelopes, house locations, well and septic system locations, open space areas, natural and manmade resources and other details required by Section 6 and other provisions of these Regulations. The final subdivision plan shall address the minimum lot size provisions of the Zoning Regulations, and the number of proposed lots shall be no greater than the number depicted on the yield plan prepared pursuant to Section 6.10.a.6.

Explanatory Note: These revisions are designed to reference, in the recommended subdivision design process, the importance of yield plans and the proposed provisions that encourage or require a cluster development pattern of residential land use.

F. Revise Section 7.4.a to read as follows:

[a. **The size of the lots** shall be as required by Mansfield's Zoning Regulations.]

- a. Lot Size: All proposed subdivision lots shall meet the minimum lot size provisions of Article VIII of the Zoning Regulations of the town of Mansfield. Based on existing zoning regulations, all subdivision lots in the R-90 and RAR-90 zones shall be a minimum of 40,000 square feet in size. The Planning and Zoning Commission shall have the right to limit lot sizes to this minimum or the minimum size necessary to address all health and safety requirements. This lot size provision is designed to implement the "cluster development" provisions of Sections 8-18 and 8-25c of the Connecticut General Statutes and goals, objectives and recommendations contained in Mansfield's Plan of Conservation and Development. In determining an appropriate minimum lot size, the Commission shall consider the following:

- 1) All applicable zoning regulations and other provisions of these subdivision regulations, including the open space provisions of Section 13;
- 2) Soil types, terrain and other natural and manmade resources on the subject subdivision site;
- 3) The statutory provision of Section 8-26c where the Commission may require cluster development, which is defined as "a building pattern concentrating units on a particular portion of a parcel so that at least one-third of the parcel remains as open space to be used exclusively for recreational, conservation and agricultural purposes except that nothing herein shall prevent any municipality from requiring more than one-third open space in any particular cluster development."
- 4) Potential impacts of the proposed subdivision on offsite or onsite historic resources, historic village areas, agricultural and interior forest areas, undeveloped hilltops and ridges, scenic roadways, greenways and wildlife corridors, surface or groundwater resources or other identified natural or manmade resources;
- 5) The site's location with respect to the Willimantic Reservoir Watershed, existing public water supply wellfields or stratified drift aquifer areas that may serve as future public water supply wellfields;

- 6) The site's location with respect to areas depicted on Mansfield's Plan of Conservation and Development "Existing and Potential Conservation Areas" Map or areas designated for preservation or conservation on regional and State land use Plan.

Explanatory Note: This revision provides or references criteria to be utilized in determining minimum lot sizes. It is directly linked to the proposed revisions to Article VIII, Section B.6 of the Zoning Regulations. This revision is designed to promote cluster development and implement specific recommendations contained in Mansfield's 2006 Plan of Conservation & Development.

G. Revise Section 13.1, Dedication, to read as follows:

- [13.1.1 Except as exempted by Section 13.1.6 below, the Commission shall have the right to require up to fifteen (15) percent of property to be subdivided to be dedicated as open space, park or playground land. For subdivisions of multiple sections or resubdivisions where open space dedications were not previously made, the Commission shall have the right to base this fifteen (15) percent requirement on the area of land currently being subdivided plus the area of land of previous sections where an open space dedication was not made, provided:
- a. The previous subdivision/resubdivision was approved after February 20, 1991, and,
 - b. The previous subdivision map included a map note specifying a reservation of a right for open space, park or playground dedication

The actual land to be dedicated shall be within the current section or other nearby land owned or controlled by the subdivider.

Open space, park or recreation areas larger than the specified fifteen (15) percent may be proposed by a subdivider and accepted by the Commission.]

13.1.1 Except as exempted by Section 13.1.6 below, the Commission shall have the right to require up to fifteen (15) percent or, for cluster developments approved pursuant to Sections 8-26c and 8-18 of the Connecticut General Statutes and Section 7.4 and other provisions of these Regulations, up to forty (40) percent of the land to be subdivided, as open space, park or playground land to be used exclusively for recreational, conservation and/or agricultural purposes. Open space, park or recreation areas larger than specified above may be proposed by the subdivider and approved by the Commission.

13.1.2 The actual land to be dedicated as open space, park or recreation land shall be within the site currently being subdivided on nearby land owned or controlled by the subdivider.

13.1.3 For subdivisions of multiple sections or resubdivisions where open space dedication were not previously made, the Commission shall have the right to base the dedication requirement on the area of land currently being subdivided plus the area of land of previous sections where an open space dedication was not made, provided:

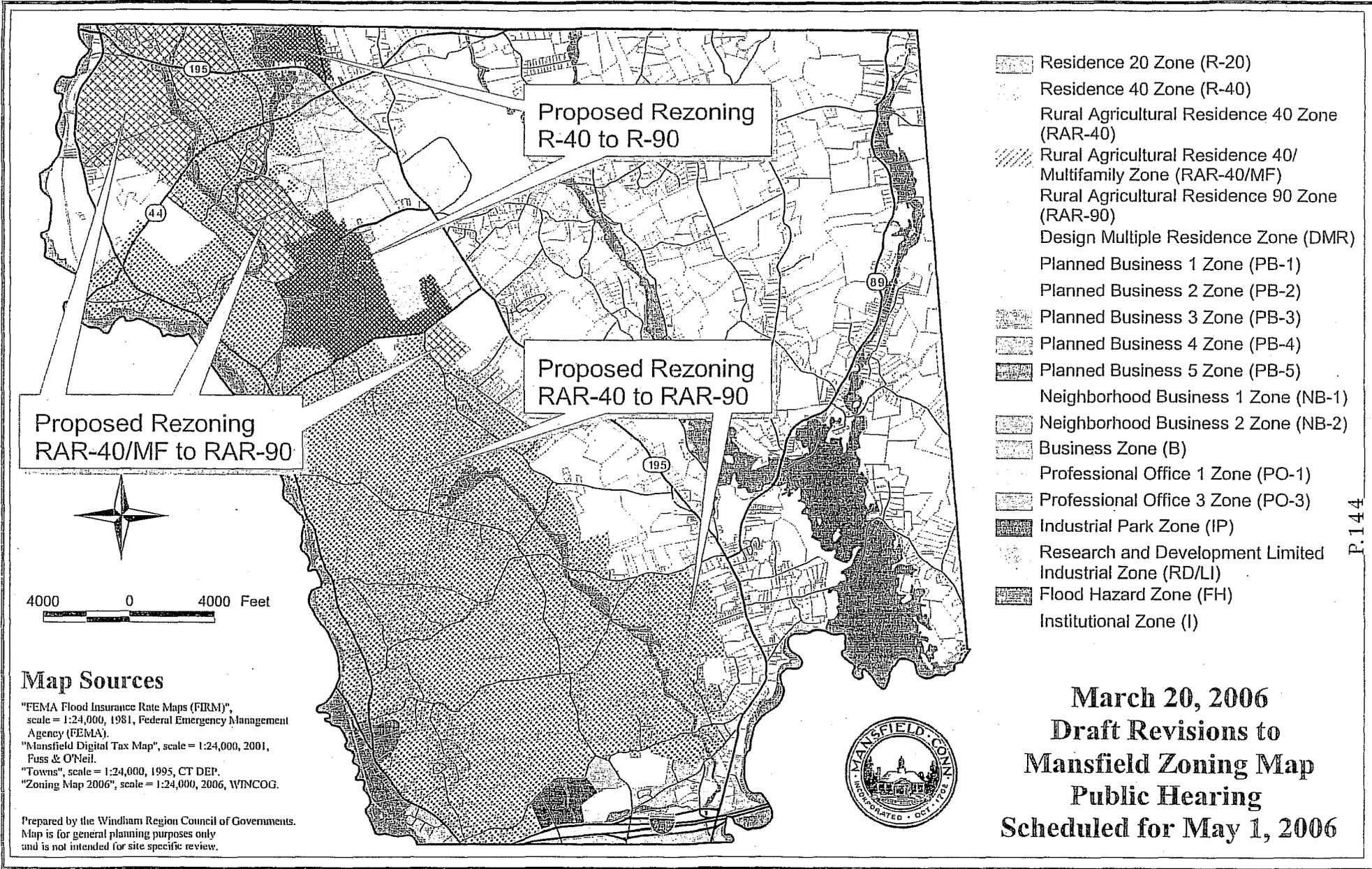
1. The previous subdivision/resubdivision was approved after February 20, 1991, and
2. The previous subdivision map included a map note specifying a reservation of a right for open space, park or playground dedication

Explanatory Note: These revisions are designed to be consistent with other revisions associated with promoting cluster development. The proposed forty percent dedication provision is directly tied to the statutory definition of cluster development, which states: "Nothing herein shall prevent any municipality from requiring more than one-third open space in any particular cluster development."

H. In Section 13.1.2, add a new subsection a and re-letter the existing subsections as b through g. The new subsection a shall read as follows:

- a. Promoting a cluster development building pattern as defined in Section 8-18 of the Connecticut General Statutes and addressing the minimum lot considerations cited in Section 7.4 of these Regulations.

Explanatory Note: This revision is associated with other proposed changes that promote cluster development. The addition adds another criterion for determining the appropriateness of an open space dedication.



University Communities Change Governance Structure

by Bonnie Mann and Alice Walkup

The 2006 Congressional City Conference was a time of important changes for the University Communities Caucus (UCC). After discussions between Caucus leadership and NLC staff over the past months about how to better serve the work of the university communities, the attendees at the meeting voted unanimously to embrace a motion from UCC's Board of Directors to change the caucus to a member council.

The overall focus of councils is to promote networking, research, projects, the sharing of best practices, training and outreach to similar cities.

The new name will be the University Communities Council. UCC will join the governance structure with the current member councils: Small Cities, First Tier Suburbs and Central Cities.

The membership also voted unanimously to make the current caucus' chairs and vice chairs the leadership of the council, and the remaining members of the board will become the council's steering committee members.

The meeting was also devoted to roundtable discussions about economic development, community arts and athletic



Members of the University Communities Council hold roundtable discussions during the Congressional City Conference./ Photo by Steve Schneider

ics, noise and other nuisances, housing and neighborhood concerns and promising partnerships.

The economic development group discussed promoting open dialogue between the university and the community, and creating jobs for students so that they can stay in the community upon graduation. The group emphasized that the private sector must have a role in economic development, and the importance of promoting entrepreneurship.

Those focusing on arts and athletics stressed that the sharing of plans for events and open communication between city and school officials would ensure better cooperation and smoother working relations. They also described how they felt the benefits of the cultural and athletic events their universities hosted outweighed the parking and traffic problems they can create.

Participants in the discussion for noise and other nuisances shared solutions that

have been effective in reducing noise in university communities. Some of the solutions discussed were: increased police patrol after 2 a.m.; councilmember ride-alongs with police officers to get a firsthand look at enforcement; and nuisance abatement task forces with participation by fire, police and other local elected officials.

People focusing on housing and neighborhood concerns covered the topics of over-occupancy, gentrification and low property values. Websites that showcase successful programs were also shared.

Those exploring promising partnerships considered ways that "town and gown" could work together to enhance the lives of students and residents.

Existing programs, such as a wireless Internet access program in Cambridge, Mass., were detailed, as well as examples of efforts to provide mortgage aid to university staff who move into blighted neighborhoods and funding assistance to cities from universities for fire protection.

Details: For more information about UCC and membership opportunities, contact Bonnie Mann at manna@nlc.org or (202) 626-3125, or visit NLC's website at www.nlc.org, under Inside NLC.

**PAGE
BREAK**

From: Gregory J. Padick
Sent: Tuesday, March 21, 2006 10:37 AM
To: Martin H. Berliner
Subject: Protection of future water supplies

In response to your inquiry regarding steps the Town is taking to protect potential water supply areas, please consider the following:

1. The recently approved Plan of Conservation and Development was amended before approval to modify and expand a stratified drift aquifer protection recommendation to include protection of aquifers serving existing public water supply wells and those stratified drift aquifer areas that could serve potential new wells. Mansfield's 2002 Water Study completed by Milone and MacBroom Inc. and the new plan provide mapping of stratified drift areas and potential new well sites. A next step by the PZC is to review existing regulations and Zoning and to propose appropriate revisions. This process is now underway. It is important to note that most if not all of the viable future well sites are in areas already zoned for low density development (1 or 2 acres per lot).

2. At their 3-20-06 meeting, the PZC voted to set a May 1st public hearing on a number of priority revisions to the Zoning Map, Zoning Regulations and Subdivision Regulations. The proposed revisions will be referred to the Town Council and others for review and comment and I would be pleased to attend a future TC meeting to explain the proposed revisions. These proposed revisions include a number of changes that will help preserve both existing and potential water supply areas. More specifically, the draft revisions if adopted would:

- A. Rezone all existing one acre minimum lot area zones to a new or existing two acre minimum lot zone;
- B. Authorize the PZC to approve or require one acre lots in the two acre zones as long as the # of new lots is no greater than could be achieved with two acre lots and standard setbacks/frontage etc. This proposed provision is designed to implement existing Statutory authority to require "Cluster Development" where at least one-third of a site is preserved for open space/recreation. There are a number of associated revisions to the subdivision regulations that provide criteria for such a lot size reduction and one of the draft criterion is to help protect existing or potential public water supplies;
- C. Revise the minimum development area envelope requirements to increase the minimum useable envelopes for new lots in area to 40,000 square feet in area. This will help protect surface and ground water quality throughout Town. Separate provisions apply to areas served by public sewer and water service;
- D. Revisions to the existing dimensional provisions to ensure continued protection for existing lots that become non-conforming due to the above potential revisions

It is important to emphasize that the PZC will be working on a number of other revisions over the next months and years to implement the new Plan. Many of the expected revisions will be designed to encourage, and to the degree legally appropriate, require new development to be concentrated in areas with public sewer and water services and to discourage, and to the degree legally appropriate, prohibit new development in areas with physical limitations and in areas with important historic resources, natural resources, agricultural resources, scenic resources. All existing multi-family regulations will be reviewed and most likely amended before September 1st and it is anticipated that through a specific application submission from the Storrs Downtown Partnership, new regulations and a special design district will be considered for the Storrs Center project. We expect to remain busy on many interrelated issues.

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 P. 152s,

- (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 P. 153g or finishing of leather, which activity involves the

(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

- (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, p. 15 and 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) yearP. 158 date the registration expires, the facility is no longer

- (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 used,

- (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 P. 163ation. 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

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.

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.

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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.

**PAGE
BREAK**

Martin H. Berliner

From: Matthew W. Hart
Sent: Thursday, March 30, 2006 4:29 PM
To: Martin H. Berliner
Subject: FW: Clean Energy Update - CCEO Enrollments & Task Force Information

FYI

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

From: Bob Wall [mailto:bwall@smartpower.org]
Sent: Monday, March 27, 2006 7:54 AM
To: 'Andy Bauer'; 'Bhupen Patel'; 'Carol Wilson'; 'Chris Marchand'; 'David Sinish'; 'Isabel Kearns'; 'Larry Kaley'; 'Lindsay Mathews'; Matthew W. Hart; 'Michael Schwartz'; 'Nancy Domiziano'; 'Perry Molinoff'; 'Phil Miller'; 'Ray Gorski'; 'Richard Johnson'; 'Rick Lopes'; 'Rob Smuts'; 'Ron Klattenberg'; 'Stephen Edwards'; 'Tim White'; 'Tom Ivers'
Cc: 'Bryan T. Garcia'; 'Brian F. Keane'; jedwards@smartpower.org; kenright@smartpower.org
Subject: Clean Energy Update - CCEO Enrollments & Task Force Information

Greetings

We are pleased to announce that Branford has become the twentieth municipality to join the SmartPower 20% by 2010 Campaign by a unanimous vote of the Representative Town Meeting. Collectively, your communities represent more than 27 percent of the state's population. Of the twenty cities and towns, ten have officially qualified as a Clean Energy Community by virtue of having at least 100 local residential or small business customers sign up for the CTCleanEnergyOptions program.

As we approach the first anniversary of the Options program, nearly 7,000 customers have signed up to support clean energy and many other towns have expressed desire to join the 20% by 2010 Campaign. There will be a new sign-up insert included with the April electric utility bills so this will be a critical month for all to encourage more enrollments. Here are the totals as of the end of February 28, 2006:

BILL_CITY	50% usage	100% usage	TOTAL
Bethany	4	20	22.0
Branford	17	74	82.5
Canton	16	56	64.0
Cheshire	14	58	65.0
Essex	6	19	22.0
Fairfield	52	106	132.0
Glastonbury	30	101	116.0
Hamden	37	139	157.5
Hartford	21	115	125.5
Mansfield	40	94	114.0
Middletown	41	159	179.5
Milford	33	94	110.5
New Britain	30	44	59.0
New Haven	58	401	430.0
Orange	14	17	24.0
Portland	15	50	57.5
Stamford	34	109	126.0
Trumbull	8	22	26.0
West Hartford	92	327	373.0

More significantly, most of the above towns have appointed a Clean Energy Task Force or designated an existing committee to research and make recommendations as to how the town can reach the 20% goal. Already, Portland, Middletown, Westport, Cheshire, Fairfield and West Hartford have agreed to sign up one or more municipal properties (or purchased Renewable Energy Certificates) with Community Energy or Sterling Planet. Other towns have installed or are planning to install on-site renewable generating systems. These towns are not only proving that clean energy is real, it's here and it's working but that it's possible to achieve energy independence even in the face of ever-tightening municipal budgets.

We will be reaching out to each of you to inquire as to the status of your town's progress towards the 20% goal. (The Connecticut Clean Energy Communities website, which will soon be available on the CT Clean Energy Fund website, will also track both the mandatory (i.e., RPS) and voluntary purchases by the respective towns.) In addition, plans are underway for a small community grants program that would provide modest financial assistance to a Task Force to raise awareness of clean energy and stimulate enrollments in the Options program. We have also discussed holding a workshop to provide all towns with information concerning the many opportunities that are now available to a town seeking to support clean energy. If anyone has any questions, please do not hesitate to contact us.

Once again, congratulations to all of you for the outstanding leadership you have demonstrated. We look forward to helping each of you become a clean energy community!

Best regards,

Bob

Robert B. Wall
New England Regional Director
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HANDOUTS FROM 3/16/06 meeting

Storrs Capital Project Planning Advisory Committee

Overview:

The Update to the Storrs' Campus Master Plan has been completed and the Master Planning Advisory Committee (MPAC) will see the Plan at its final meeting in February, 2006. The University is indebted to the participants of the MPAC, who for years, have provided important feedback for the capital planning process on the Storrs campus.

The current juncture is an excellent opportunity to reconfigure an advisory group to meet the changing landscape of UCONN 2000, Phase 3, also known as 21st Century UConn. To that end, a new Committee, with a slightly different charge and a smaller membership more representative of the various campus constituencies, is being formed. This Committee will provide input representative of the diverse needs and a comprehensive vision for this complex campus community.

Effective March 1, 2006, the Storrs Capital Project Planning Advisory Committee (CPPAC) will replace the MPAC. The Committee's charge follows.

Committee's Charge:

To provide broad-based advice to University Administration in implementing 21st Century UConn capital projects on the Storrs Campus. To discuss how construction plans fit into the overall UConn master plan.

Committee's Operational Principles:

The CPPAC will:

1. Be co-chaired by the Provost and Chief Operating Officer.
2. Have its activities scheduled and planned by a five member Steering Committee comprised of the Co-chairs (Provost and Chief Operating Officer), a faculty member, a Dean, and the Executive Director of Architectural & Engineering Services, who are members of the Storrs CPPAC.
3. Meet twice a semester on dates and times set in advance and published at the beginning of the academic year.
4. Be guided by a pre-published agenda established by the Steering Committee that is publicly announced at least one week in advance of the Storrs CPPAC meetings.
5. Act as a forum for planning so that all stakeholders in the university and larger community will have a regular opportunity to provide feedback on current projects and proposed plans.

6. Facilitate dialog and act as a direct means of communication to and from campus constituents.
7. Serve as the main advisory committee to the Buildings and Grounds Committee or its successor.
8. Provide a written report through the Co-chairs to the Senate once a year and an oral report to the Senate every semester.
9. Encourage members to send a designated alternate if they cannot attend a meeting; members must formally designate their alternates and only one alternate per member can be named.
10. Have all of its meetings open to the public.

Committee Composition:

It is envisioned that the CPPAC should have 25-30 voting members, plus pertinent designated ex-officio members. The length of the committee appointment of the individuals may vary, depending on the circumstances and nature of their appointments.

Committee Members:

- *Executive Director, Architectural and Engineering Services
- *Representative, Division of Athletics
- *Chief Financial Officer
- *Dean – (1 who is not on the Building & Grounds Committee, appointed by the Deans' Council)
- *Environmental Policy Officer
- *Representative, Office of the AVP for Environmental & Public Safety
- *Representative, School of Fine Arts Planning Committee
(Ted Yungclas, Assistant Dean of Fine Arts)
- *One graduate student
- *Registrar (or VP Enrollment Management)
- *Vice Provost for Research and Graduate Education
- *Vice President of Student Affairs (or designee)
- *Representative, Telecommunications

*One undergraduate student

*Chair, University Arboretum Committee

*University Senate – (11-12, at least 8 of whom will be faculty, appointed by Senate Executive Committee)

Ron Blei, Mathematics

Fred Carstensen, Economics

John Clausen, Natural Resources Management

Maureen Croteau, Journalism

John DeWolf, Civil & Environmental Engineering

Jennifer Fontanella, Political Science

Robert Henning, Psychology

Kent Holsinger, Ecology & Evolutionary Biology

Steven McDermott, Instructional Media & Technology

Andrew Moiseff, Physiology & Neurobiology

Kristin Schwab, Plant Science

Judith Thorpe, Art & Art History

Ex-officio nonvoting members: Mansfield Town Planner; Executive Director, Mansfield Downtown Partnership; Representative of the Board of Trustees; Manager of Parking; Director of UConn Welcome Center

Capital Project Planning Advisory Committee (CPPAC)
Member Listing

Linda Flaherty-Goldsmith & Peter Nicholls, Co-Chairs

<i>Member Name</i>	<i>Title/Area</i>	<i>Alternate</i>
Jim Bradley	Exec. Director A&ES	George Kraus
John Fuedo	Alumni Association	Michael Stenko
Jeff Hathaway	Director – Athletics	Neil Eskin
		Dean (to be appointed by P. Nicholls)
Rich Miller	Office of Environmental Policy	Stephanie Marks
Bob Hudd	AVP, Env. & Public Safety	Ron Blicher
Ted Yungclas	School of Fine Arts Planning Committee	Ann D'Alleva
James Bourbeau	President, Graduate Student Senate	Graduate Student
David Schroeder	Chair, Univ. Arboretum Committee	Mark Brand
Jeff von Munkwitz- Smith	Registrar	Laurie Best
Gregory Anderson	Vice Provost – Research & Graduate Education	James Henkel
John Saddlemire	Vice Pres – Student Affairs	David Clokey
Dan Mooney	Tech Development	
Mike Kerntke	Telecommunications	Elaine David
Sarah Domoff	Undergrad Student	Katherine Etter
Ron Blei	Senate Exec Committee	Reed Solomon
Fred Carstensen	Senate Exec Committee	
John Clausen	Senate Exec Committee	Glen Warner
John DeWolf	Senate Exec Committee	Rajeev Bansal
Jennifer Fontanella	Senate Exec Committee	
Karla Fox	Senate Exec Committee	Deb Kendall
Robert Henning	Senate Exec Committee	James Green
Kent Holsinger	Senate Exec Committee	Janine Caira
Steven McDermott	Senate Exec Committee	Keith Barker
Andrew Moiseff	Senate Exec Committee	Joseph Crivello
Kristin Schwab	Senate Exec Committee	Mark Westa
Judith Thorpe	Senate Exec Committee	Deborah Muirhead
Gregory Padick	Mansfield Director of Planning	Lon Hultgren
Cynthia van Zelm	Mansfield Downtown Partnership	
Ann Denny	Manager - Parking Services	Jeff Pasiuk
Meg Malmborg	Director – UConn Visitor's Center	

CONSTRUCTION STATUS REPORT
(For 01/31/06 BOT Meeting)

Project Name by Campus & Construction Phase	Architect	Contractor	Delivery Method	Project Budget	Budgeted Funding Source(s)	Previous Board Approval(s)	Expenditures & Encumbrances to Date	Scheduled Completion Date	% Complete	Litigation	Map Location
<u>Storrs & Regional Campuses:</u>											
<u>Design Phase</u>											
Lakeside (Apartments) Renovation	Allan Dehar	TBD	DBB	\$5,047,180	UCONN 2000, Phase III - \$3.8M Departmental Accts - \$1.3M	09/20/05 D	\$843,142	11/2006		None	1
Landfill Closure	Haley & Aldrich	O&G Industries (Current Phase Only)	CM@R	\$25,307,115	UCONN 2000, Phase II, DM - \$13.1M UCONN 2000, Phase III, DM - \$12.2M	09/20/05 D	\$14,263,014	03/2007		None	2
Museum of Natural History Completion	Arbonies King Vlock	TBD	DBB	\$976,775	UCONN 2000, Phase III - \$500K CLAS Dept Accts - \$277K Gifts - \$200K	09/20/05 P 01/31/06 D	\$106,622	08/2006		None	3
North Hillside Rd Completion	Fuss & O'Neill	TBD	DBB	\$11,500,000	UCONN 2000, Phase III - \$5.4M Federal Funds - \$6.1M	08/02/05 D 11/15/05 D	\$642,854	09/2006		None	4
Parking Garage Repairs: Stamford Campus	Macchi Engineering	TBD	DBB	\$500,000	UCONN 2000, Phase III - \$500K	09/20/05 D	\$14,000	Spring 2006		None	
<u>Final Phase</u>											
Cogeneration Facility	SECI	SECI	DB	\$81,900,000	Caterpillar Financial Capital Lease - \$81.9 M	01/14/03 P 05/07/03 F 04/12/05 R	\$79,808,098	03/2006	SC	None	
Intramural, Rec, & Intercollegiate Facility (Burton/Shenkman)	Jeter, Cook & Jepson	Dimeo Construction	CM@R	\$45,597,000	UCONN 2000, Phase III - \$31.0M Div of Athletic Dept Accts - \$4.8M Gifts - \$9.8M	06/22/04 P 08/03/04 EI 08/02/05 F	\$24,077,903	07/2006	50%	None	6
Monteith Hall - Roof Replacement	In-House	Silk Town Roofing	DBB	\$250,000	UCONN 2000, Phase III, DM - \$250K	09/20/05 P 11/15/05 F	\$199,726	02/2006	95%	None	7

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Project Name by Campus & Construction Phase	Architect	Contractor	Delivery Method	Project Budget	Budgeted Funding Source(s)	Previous Board Approval(s)	Expenditures & Encumbrances to Date	Scheduled Completion Date	% Complete	Litigation	Map Location
Student Union Addition, Phases I & II	Cannon Associates	Konover	CM@R	\$62,820,000	UCONN 2000, Phase I & II - \$39.8M UCONN 2000, Phase III - \$13.0M Univ Op Funds - \$10.0M	01/18/02 F - PI & II 02/14/02 F - PIV 03/23/04 R 02/03/05 R	\$59,534,798	06/2006	PI - 100% PII - 60-65%	None	8
Torrey Life Sciences Relocation	In-house	In-house	N/A	\$645,000	UCONN 2000, Phase III, DM - \$570K CLAS Dept. Acnts - \$75K	09/20/05 F	\$303,948	02/2006	85%	None	9
West Hartford Campus Parking Lot	Earth Tech	TBD	DBB	\$850,000	UCONN 2000, Phase III - \$500K Town of W Hartford - \$350K	08/02/05 F	\$92,035	Project on hold until Summer '06	N.A.	None	
Willimantic River Water Transmission Line - Partial Replacement	URS Engineering	Kronenberger & Sons Restoration, Inc.	DBB	\$657,000	UCONN 2000, Phase II, DM - \$33K UCONN 2000, Phase III, DM - \$400K COO Dept. Acnts - \$224K	11/15/05 F	\$601,046	02/2006	85%	None	
<i>Recently Completed Projects</i>											
Hilltop Apartments - (Corrective Action, Phase I)	URS Engineering	Dimeo Construction	CM@R	\$14,874,500	University Plant Funds - \$14.8M	03/11/05 F 08/02/05 F	\$14,453,205	09/2005	100%	(1)	10
Husky Village (100% Corrective Action)	Centerbrook Architects	Capstone Building Corp.	D B	None Established		N.A.	\$477,448	09/2005	100%	(2)	11
Law School - Chase Hall Elevator	Dubose Associates	Kronenberger & Sons	DBB	\$1,095,600	UCONN 2000, Phase III - \$1.0M Law School Oper Funds - \$96K	08/02/05 F	\$1,086,677	11/2005	100%	None	
North Hillside Road Tennis Courts	Fuss & O'Neill	O&G Industries	DBB	\$900,000	UConn Operating Funds - \$234K Athletic Dept Accounts - \$666K	08/02/05 F	\$877,922	09/2005	100%	None	12
PharmBio Bldg	Davis, Brody Bond	Gilbane Building	CM@R	\$94,609,000	UCONN 2000, Phase I & II - \$88.6M UCONN 2000, Phase III - \$6.0M	02/03/05 F 01/31/06 F	\$92,804,821	06/2005	100%	None	13

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Project Name by Campus & Construction Phase	Architect	Contractor	Delivery Method	Project Budget	Budgeted Funding Source(s)	Previous Board Approval(s)	Expenditures & Encumbrances to Date	Scheduled Completion Date	% Complete	Litigation	Map Location
<u>UCHC</u>											
<u>Planning Phase</u>											
Administrative Services Building (ASB) Renovation to Medical Services Building	TRO Ritchie of CT	TBD	DBB	\$13,000,000	UCHC Capital Budget - \$13M	(10/31/05*) 11/15/05	P P	\$0	05/2007	None	1
Campus Wide Security Project	DVS	TBD	DBB	\$1,750,000	State Bond Funds - \$1.75M	(10/31/05*) 11/15/05	P P	\$1,392,112	12/2006	None	2
Clinical Skills Renovation	Svigals & Partners	TBD	DBB	\$830,000	UCONN 2000, Phase III, DM - \$655K School of Medicine Capital - \$175K	09/20/05	P	\$83,100	TBD	None	3
Cooling Coil Conversion	TBD	TBD	DBB	\$650,000	UCONN 2000, Phase III, DM - \$650K	(09/08/05*) 11/15/05	P P	\$0	11/2006	None	4
Data Center Relocation to Munson Road	Perkins & Will	TBD	DBB	\$4,500,000	UCHC Capital Budget - \$4.5M	(10/31/05*) 11/15/05	P P	\$0	07/2007	None	5
Dental School Renovation - Pre-Clinical Labs	In-house	TBD	DBB	\$500,000	UCONN 2000, Phase III - \$500K	09/20/05	P	\$0	12/2006	None	6
John Dempsey Hospital Electro Physiology Lab & Catheterization Lab Renovation	In-house	TBD	DBB	\$3,500,000	UCHC Capital Budget - \$3.5M	(10/31/05*) 11/15/05	P P	\$2,245,347	02/2007	None	7
John Dempsey Hospital 2 nd Floor - ICU Renovation	TRO Ritchie of CT	TBD	DBB	\$1,546,000	UCHC Capital Budget - \$1.546M	(10/31/05*) 11/15/05	P P	\$0	11/2006	None	8
John Dempsey Hospital 4 th Floor Renovation	Moser Pilon Nelson	TBD	DBB	\$800,000	UCHC Capital Budget - \$800K	(10/31/05*) 11/15/05	P P	\$0	11/2006	None	9
Medical School Academic Building Renovation (Patterson & Massey Auditoria)	Svigals & Partners	TBD	DBB	\$3,400,000	UCONN 2000, Phase III - \$3.4M	09/20/05	P	\$136,459	01/2007	None	10
Research Tower	CUH2A Arch, Eng. & Planning	TBD	CM@R	\$60,000,000	UCONN 2000, Phase III - \$60M	09/20/05	P	\$3,336,851	2009	None	11

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Project Name by Campus & Construction Phase	Architect	Contractor	Delivery Method	Project Budget	Budgeted Funding Source(s)	Previous Board Approval(s)	Expenditures & Scheduled Encumbrances Completion	% Complete	Litigation	Map Location	
<u>Final Phase</u>											
Cooling Tower Replacement	BVH Integrated Services	Nutmeg Mechanical	DBB	\$1,818,600	UCONN 2000, Phase III, DM - \$1,050K UCHC Capital Budget - \$769K	(09/08/05*)	F	\$1,695,047	08/2006	None	12
						09/20/05	F				
Munson Road - Reconfiguration Phase 1	Perkins & Will	Sarazin	DBB	\$2,100,000	UCHC Capital Budget - \$2.1 M	(10/31/05*)	P	\$1,452,425	05/2006	None	13
						11/15/05	P				
						(11/30/05*)	F				
						01/31/06	F				

Definitions

CM@R = Construction Manager at Risk P = Planning Budget EI = Environmental Impact
 DB = Design Build D = Design Budget C = Complete
 DBB = Design - Bid - Build F = Final Budget SC = Substantial Completion
 TBD = To be determined R = Revised Budget

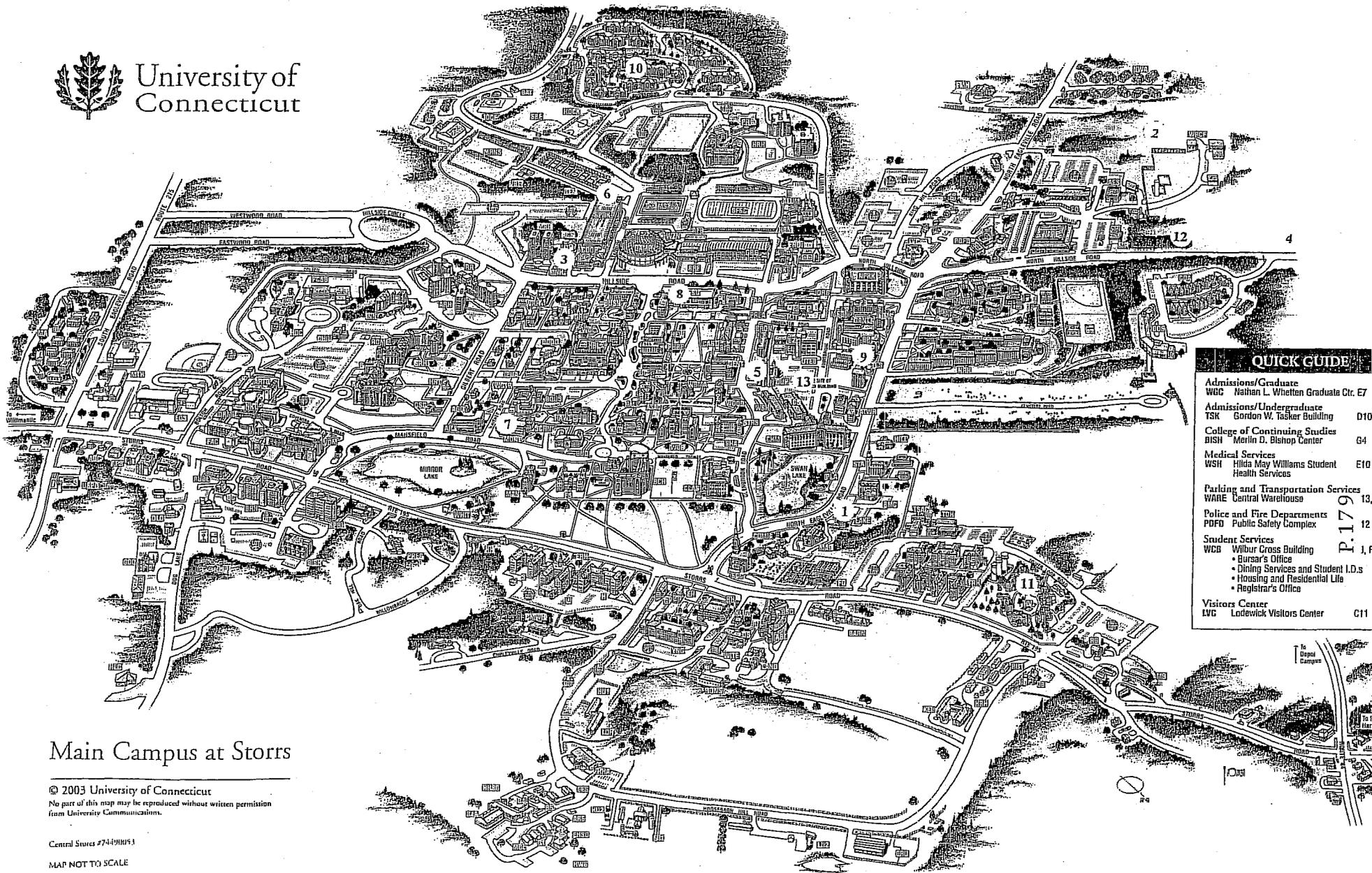
* University of Connecticut Health Center Board of Directors Finance Committee Reviewed and Recommended for Board of Trustee Approval

- ⁽¹⁾ The remediation work, to the extent necessary to permit fall 2005 occupancy, has been completed and is code compliant. Additional work, particularly with regard to stairway remediation, remains to be completed next summer. The costs incurred to date plus the cost to correct deficiencies in the stairwells will form the basis of the claim against the Design-Builder, Capstone Development Corp.
- ⁽²⁾ Capstone Building Corp. (CBC) remediated the deficiencies outlined in the Pierz Associates Report plus the stairwell deficiencies identified upon further investigation, bringing these facilities into full code compliance. The facilities have been occupied since August, 2005. Costs reflected in this report are those incurred by the University for independent assessments; preliminary corrections to keep the facilities safe until work could be completed in summer 2005; testing; design work prior to CBC agreeing to make the corrections; independent inspections of work performed by CBC, etc. and has been the subject of on-going mediation since November 29, 2005.
- ⁽³⁾ This budget is revised to reflect the actions taken at the Building and Grounds Committee meeting held on 10-14-05 reducing the budget from \$500,000 to \$250,000.

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University of
Connecticut



QUICK GUIDE

Admissions/Graduate	
WGC Nathan L. Whetten Graduate Ctr.	E7
Admissions/Undergraduate	
TSK Gordon W. Tasker Building	D10
College of Continuing Studies	
BISH Merlin D. Bishop Center	G4
Medical Services	
WSH Hilda May Williams Student Health Services	E10
Parking and Transportation Services	
WARE Central Warehouse	I3, I13
Police and Fire Departments	
PDFO Public Safety Complex	I2
Student Services	
WCB Wilbur Cross Building	P.1, 7, 9, I, F
• Bursar's Office	
• Dining Services and Student I.D.s	
• Housing and Residential Life	
• Registrar's Office	
Visitors Center	
LVC Lodewick Visitors Center	C11

Main Campus at Storrs

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Central Storrs #7449HM53

MAP NOT TO SCALE



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