



TOWN OF MANSFIELD
TOWN COUNCIL MEETING
MONDAY, January 8, 2007
COUNCIL CHAMBERS
AUDREY P. BECK MUNICIPAL BUILDING
7:30 p.m.

AGENDA

	Page
CALL TO ORDER	
ROLL CALL	
APPROVAL OF MINUTES	1
MOMENT OF SILENCE	
OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL	
PUBLIC INFORMATION SESSION	
1. Four Corners Sewer Project.....	11
OLD BUSINESS	
2. Community/Campus Relations (Item #2, 12-11-06 Agenda) (Oral Report)	
3. Community Water and Wastewater Issues (Item #3, 12-11-06 Agenda).....	15
NEW BUSINESS	
4. Sprinkler System for Juniper Hill Village.....	95
5. Mansfield Community Center Membership Development and Marketing Strategies.....	97
6. Proclamation Designating February 2, 2007 as "Wear Red Day for Women"	99
7. Amendment to Flexible Benefits Plan.....	101
8. Town Sponsored Organic Land Care Effort	103
9. 2007 Child Day Care Application	105
10. Pre-Disaster Hazard Mitigation Plan Grant.....	109
QUARTERLY REPORTS (previously distributed)	
DEPARTMENTAL REPORTS	111
REPORTS OF COUNCIL COMMITTEES	
REPORTS OF COUNCIL MEMBERS	
TOWN MANAGER'S REPORT	
FUTURE AGENDAS	

PETITIONS, REQUESTS AND COMMUNICATIONS

11. CCM re: CCM Legislative Action Program..... 235

12. Chicago Sun-Times *'UConn Builds Its Own Town'*..... 245

13. Chronicle *'Military Gets Help From Local Teenager'*..... 247

14. Chronicle *'Storrs Project Plans Come Into Focus'* 249

15. ConnCAN *The State of Connecticut Public Education: A 2006 Report Card for Elementary and Middle Schools* (excerpt)..... 251

16. The Day *'Needed in Storrs: A College Town'* 253

17. Norwich Bulletin *'College-town Project Makes Sense for UConn'* 257

18. State of Connecticut Department of Environmental Protection re: Notice of Intent to Issue General Permits for Various Water Diversion Activities and to Waive Public Hearing..... 259

19. UConn Daily Campus *'Paterson Appointed As Board Member'* 261

20. T. Veillette re: Hunting Lodge Road Bikeway/Walkway 263

21. William Caspar Graustein Memorial Fund re: Mansfield Discovery Grant 265

EXECUTIVE SESSION

Personnel

REGULAR MEETING-MANSFIELD TOWN COUNCIL
December 11,2006

Mayor Elizabeth Paterson called the regular meeting of the Mansfield Town Council to order at 7:30 p.m. in the Council Chambers of the Audrey P. Beck Building.

I. ROLL CALL

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

II. APPROVAL OF MINUTES

Mr. Haddad moved and Mr. Hawkins seconded to approve the minutes of the November 27, 2006 meeting.

III. MOMENT OF SILENCE

Mayor Paterson requested a moment of silence in honor of and respect for our troops at home and abroad.

IV. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Sharry Goldman, 87 Browns Road, thanked the Council for making the assisted/independent living project a priority. She described the proposed approach as collaborative and well thought out.

V. PUBLIC INFORMATION SESSION

1. Connecticut Department of Transportation – Chaffeeville Road Project

Timothy Gaffey, DOT Project Manager, introduced the members of his team and briefly outlined the Chaffeeville/Clover Mill Road Project. The project was initiated to reduce the number of collisions by correcting a number of deficiencies such as inadequate sight lines. Mr. Gaffey gave a brief history of the project and stated that they were here tonight to hear from the town.

Susan Libatique, DOT Project Engineer, described the current situation and the proposed changes. These changes include lowering the crest vertical curve and regrading the slope embankment at the Chaffeeville intersection and providing bypass capabilities at both intersections.

Michael Marzi, DOT Representative of the Office of Rights Of Way, explained the process of acquiring the necessary easements and property stating that no families or business would be displaced.

Greg Padick, Mansfield Director of Planning, asked if the DOT was planning to include an area for a bike route along the affected area. Ms. Libatique said that if the town wished the shoulders could be widened a few more feet to make this possible. Mr. Padick stated that the Mansfield Planning and Zoning Commission is very supportive of the idea. Members also discussed the fate of the beacon light and possible input regarding the aesthetics of the project.

Meg Reich, Bassets Bridge Road, spoke in favor of the bikeway as did Karen Wyatt, Storrs Road, who is directly affected by this project. Keith Johnson, Mulberry Road, suggested that the town wait and see how things work before removing the beacon light.

Ms. Koehn put forth a motion to move Item 5 ahead of Item 4 on the agenda. Seconded by Mr. Clouette the motion passed.

VI. OLD BUSINESS

2. Community/Campus Relations

Matthew W. Hart, Town Manager, reported on a meeting he recently had with Sgt. Cox and Lt. Fox from Troop C regarding police staffing during the busy times of the year. In the last budget the Council provided funding for an additional officer later this year. The town will be hiring an additional state trooper to fill in until that position is staffed. The Manager also mentioned that the search for the Director of Off Campus Housing is progressing and that the Community/Campus Partnership is working on legislative proposals.

3. Community Water and Wastewater Issues

The Town Manager reminded members of the meeting of the Advisory Committee this Thursday at 5:30 p.m. at the Bishop Center. He will forward the agenda to members.

4. Department of Information Technology

Jeff Smith, Director of Finance, and Cherie Trahan, Comptroller, presented information on the proposed Department of Information Technology. They outlined the current structure, the future needs and the proposed sharing of a Director among the Boards of Education and the Town.

The plan will be presented to the Boards.

- By consensus the Council agreed to support the concept going forward.
5. Assisted/Independent Living Project

Mr. Clouette moved and Mr. Hawkins seconded, effective December 11, 2006, to endorse the proposed developer selection process for the assisted/independent living project, and to authorize staff to proceed with the process as presented.

Motion so passed.

VII. NEW BUSINESS

6. Nelson Brook Parcel Lease with State of Connecticut

Mr. Haddad moved and Mr. Hawkins seconded to approve the following resolution:

RESOLVED, that Matthew W. Hart, Mansfield Town Manager, be and hereby is authorized to execute on behalf of the Town of Mansfield a Lease Agreement Modification regarding State of Connecticut owned property located in northwestern Mansfield, Connecticut. Said property is situated south of Middle Turnpike (Route 44) and North of Birch Road and is locally known as the Nelson Brook parcel.

BE IT FURTHER RESOLVED that Matthew W. Hart be and is hereby authorized to execute any and all documentation necessary to consummate the transaction above contemplated.

Motion so passed.

7. Hunting Lodge Road Walkway/Bikeway

Mr. Haddad moved and Mr. Clouette seconded to schedule a public information session regarding the Hunting Lodge Road Walkway/Bikeway for 7:30 PM at the Town Council's regular meeting on January 22, 2007.

Tim Veillette, Project Engineer, described the pathway to the Council commenting that the construction should provide for a safer environment for both pedestrian and vehicular traffic.

Mr. Haddad requested that the intersection of Hunting Lodge and North Eagleville be made more pedestrian friendly, perhaps by narrowing the pavement area.

8. America the Beautiful Grant Program Downtown Partnership Streetscape

Mr. Clouette moved and Mr. Paulhus seconded, effective December 11, 2006, to authorize the Town Manager, Matthew W. Hart, to execute the attached personal service agreement for the America the Beautiful Grant Program Downtown Partnership Streetscape Extension and any related grant documents.

Motion so passed.

9. FY 2007/2008 Budget Process

In answer to a previously posed question the Town Manager presented a number of suggestions that would provide the Council and the community an opportunity for earlier input into the budget process. Policy should be reflected in the budget and therefore it is important that the Council have the opportunity to influence the budget earlier in the process. In future years this would occur in October before the Department Heads present their budgets, but for this cycle the Council will meet in January to agree on policies they would like to see included. Jeff Smith will make a presentation, similar to the one he presented to the Region 19 Board, outlining what goes into a good budget and how policy affects the budget. Additionally, the Town Manager suggested that workshops be held for the public explaining the budget process and how it works.

10. December 25, 2006 Regular Town Council Meeting

Mr. Paulhus moved and Ms. Koehn seconded, effective December 11, 2006, to cancel the December 25, 2006 regular meeting of the Mansfield Town Council.

Motion so passed

11. \$200,000 Community Center Gymnasium Air Conditioning Project

Mr. Clouette moved and Mr. Hawkins seconded a motion to approve the following resolution:

RESOLUTION REAPPROVING THE APPROPRIATION OF \$200,000 FOR INSTALLATION OF AIR CONDITIONING IN THE MANSFIELD COMMUNITY CENTER GYMNASIUM, AND AUTHORIZATION OF THE ISSUE OF BONDS, NOTES AND TEMPORARY NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION.

RESOLVED, in accordance with section 406 and 407 of the Town Charter, the Town Council hereby reapproves the resolution entitled

“Resolution Appropriating \$200,000 For Installation Of Air Conditioning In the Mansfield Community Center Gymnasium, And Authorizing The Issue Of Bonds, Notes, And Temporary Notes In The Same Amount To Finance The Appropriation” as originally adopted by the Town Council at a meeting held September 5, 2006 and approved by the voters of the Town at a referendum held November 7, 2006.

Motion so passed.

VIII. DEPARTMENTAL REPORTS

IX. REPORTS OF COUNCIL COMMITTEES

Mr. Haddad reported that the Personnel Committee met and began to set goals for the Town Manager for the next year.

X. REPORTS OF COUNCIL MEMBERS

Mayor Paterson attended the National League of Cities Conference in Reno and will report on the event at the next meeting.

Mr. Hawkins complimented the Downtown Partnership on their work saying that with every meeting the plans are better and better. The Council agreed that the developers and the Board have listened to the community and kept the process open.

XI. TOWN MANAGER'S REPORT

Attached

XII. FUTURE AGENDAS

Mr. Clouette suggested that at a future meeting a discussion of future economic development issues be undertaken.

XIII. PETITIONS, REQUEST AND COMMUNICATIONS

12. Advance 'University Recognized for Katrina Relief Effort'
13. Chronicle ' E. O. Smith Board Takes Home CABE Award'
14. Hartford Courant 'A Responsible Party'
15. Hartford Courant 'CCSU Tackles Rowdy Parties'
16. Planning and Zoning Application Referral
17. Press Release re: CCM Appointment

18. Press Release re: 2006 Distinguished Service Award\

XIV. EXECUTIVE SESSION

Mr. Paulhus moved and Ms. Koehn seconded to move into Executive Session
Motion so passed.

Issue: Litigation
Personnel

Present: Clouette, Haddad, Hawkins, Koehn, Paterson, Paulhus
Also Present: Matthew W. Hart, Town Manager

XV. ADJOURNMENT

Mr. Paulhus moved and Mr. Clouette seconded to adjourn the meeting.

Motion so passed.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk

Memo

To: Town Council
From: Matt Hart, Town Manager *M.H.*
CC: Town Employees
Date: December 11, 2006
Re: Town Manager's Report

Below please find a report regarding various items of interest to the Town Council, staff and the community:

- For his actions in saving the life of a Mansfield resident in May 2006, Mansfield Police Officer Keith Palmer was recently awarded a medal from Connecticut State Police Commissioner Leonard C. Boyle. Officer Palmer's actions are a credit to himself and the Mansfield Police, and I commend him for a job well done.
- I would like to congratulate Ms. Patricia Michalak upon her promotion to Youth Services Coordinator. Pat has served Mansfield's children since 1989, I know that she is very excited to begin her new role. I believe Pat will do a great job, and will prove a worthy successor to Janit Romayko, who served the town admirably for over 30 years.
- Donald Neborsky, who has served as a Mechanic with the town since 1996, was recently promoted to Lead Mechanic. I would like to congratulate Don upon his promotion, and am confident that he will do a fine job in his new position.
- I am pleased to announce that I have appointed Ms. Maria Capriola to serve as Mansfield's next Assistant to Town Manager. As you may recall, Maria interned with us while a graduate student at the University of CT. After she earned her MPA at UConn, she went to work for the City of Savannah, Georgia, and, most recently, the City of Newburyport, Massachusetts. Maria will be coming to us with some great experience, and I am confident she will do very well in her new role. Maria begins her new position on January 2, 2007, and I look forward to welcoming her back to our community.
- Our Mansfield Youth Service Bureau is busy helping to coordinate a number of community activities for December, including an intergenerational bingo night at Juniper Hill Village on December 20th. The event will kickoff at 6:00 PM, and children accompanied by a parent are welcome to attend. Santa will make an appearance and children and residents will also be making gingerbread houses. Please call 429-3317 to reserve your spot.

- Public Works reports that the Birch Road roundabout is open. It appears to be slowing traffic through this area quite well, however, some landscaping and final finish work may have to wait until spring.
- The town has been awarded a \$71,000 in grant for DUI enforcement for this holiday season and the upcoming months. I would like to thank the Mansfield Police, and SGT Sean Cox in particular, for their efforts in preparing the grant application and conducting the DUI enforcement activities.
- Upcoming meetings this week:
 - Town University Relations Committee, 4:00 PM, December 12, 2006, Audrey P, Beck Municipal Building, Council Chambers
 - Mansfield Charter Revision Commission, 7:00 PM, December 12, 2006, Audrey P, Beck Municipal Building, Council Chambers
 - School Building Committee, 5:00 PM, December 13, 2006, Audrey P, Beck Municipal Building, Conf. RM B
 - Regional School District 19 Budget Sharing Information Meeting, 7:00 PM, December 13, 2006, EO Smith High School Library Media Center
 - UConn Water and Wastewater Advisory Committee, 5:30 PM, December 14, 2006, Bishop Center, RM 7A/B
- I am in the process of inviting our state legislators to attend one of our January meetings and to discuss priorities for the upcoming session of the Connecticut General Assembly. I will have more to report on this item in the near future.
- In closing, I would like to wish the Town Council, staff and the community a very happy and safe holiday season, and a prosperous New Year for you and your families. Enjoy!

1/17/06 (DEP Standard Form)

1. THE STATE AGENCY AND THE CONTRACTOR AS LISTED BELOW HEREBY ENTER INTO AN AGREEMENT SUBJECT TO THE TERMS AND CONDITIONS STATED HEREIN AND/OR ATTACHED HERETO AND SUBJECT TO THE PROVISIONS OF SECTION 4-90 OF THE CONNECTICUT GENERAL STATUTES AS APPLICABLE.
2. ACCEPTANCE OF THIS CONTRACT IMPLIES CONFORMANCE WITH TERMS AND CONDITIONS STATED ON THE REVERSE SIDE OF THIS SHEET.

CHECK ONE:
 GRANT
 PERSONAL SERVICE AGREEMENT

(1) ORIGINAL AMENDMENT (2) IDENTIFICATION NO. P.S.

CONTRACTOR	(3) CONTRACTOR NAME Town of Mansfield		(4) ARE YOU PRESENTLY A STATE EMPLOYEE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
	CONTRACTOR ADDRESS 4 South Eagleville Road, Mansfield, CT 06268		CONTRACTOR TELEPHONE 06-6002032	
STATE AGENCY	(5) AGENCY NAME AND ADDRESS DEP - Forestry Division, 79 Elm Street, Hartford, CT 06106-5127			(6) AGENCY NO.
CONTRACT PERIOD	(7) DATE (FROM)	THROUGH (TO)	(8) INDICATE	
	October 28, 2005	June 15, 2007	<input type="checkbox"/> MASTER AGREEMENT <input type="checkbox"/> CONTRACT AWARD NO. _____ <input checked="" type="checkbox"/> MEMOR.	
CANCELLATION CLAUSE	This agreement shall remain in full force and effect for the entire term of the contract period stated unless cancelled by the State Agency giving the Contractor written notice of such intention (required days notice specified at right). State Agency reserves the right to recoup any deposits, prior payment, advance payment or down-payment made if the contract is terminated by either party. DEP reserves the right to cancel the contract without prior notice when the funding for the contract is no longer available, or for contractor performance.			(9) REQUIRED # OF DAYS WRITTEN NOTICE <u>30</u>

(10) CONTRACTOR AGREES TO: (Include special provisions - Attach additional blank sheets if necessary.)

This amendment provides for a no-cost extension, for a period of six months, to PSA # 2006-6151 dated October 28, 2005. All other provisions remain in effect.

Severability: The provisions of this Contract are severable. If any part of it is found unenforceable, all other provisions shall remain fully valid and enforceable, unless the unenforceable provision is an essential element of the bargain.

Choice of Law: This Contract shall be governed by the substantive laws of the State of Connecticut.

(11) PAYMENT TO BE MADE UNDER THE FOLLOWING SCHEDULE UPON RECEIPT OF PROPERLY EXECUTED AND APPROVED INVOICES.

The maximum amount payable by the Department of Environmental Protection (DEP) under this contract is \$3,000.00

Payment shall be made upon completion of the project and receipt of a detailed invoice with all required supportive documentation, subject to review and approval by the DEP.

(12) ACT CD	(13) DOC TYP	(14) CON. TYP	(15) USE TYP	(16) ORIG. AGENCY	(17) DOCUMENT NO.	(18) CONTR. AGENCY	(19) CONTR. #		
(20) COMMITTED AMOUNT				(21) OBLIGATED AMOUNT					
(22) Amount	(23) Dept	(24) Fund	(25) SID	(26) Program	(27) Project	(28) Bud Yr	(29) Agency Ct 1	(30) Agency Ct 2	(31) Account
\$3,000.00	DEP44161	12060	20281	65021	DEP000002011012	2006			55050

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

ACCEPTANCES AND APPROVALS	(32) STATUTORY AUTHORITY EGS Sec. 22a-6(a)(2) as amended 16 USC 2101-2114 Sec. 10(b)
(33) CONTRACTOR (OWNER OR AUTHORIZED SIGNATURE)	TITLE _____ DATE _____
(34) AGENCY (AUTHORIZED OFFICIAL)	TITLE Commissioner DATE _____
(35) ATTORNEY GENERAL (APPROVED AS TO FORM)	DATE _____

**PAGE
BREAK**



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *Matt*
CC: Maria Capriola, Assistant to Town Manager; Lon Hultgren, Director of Public Works; Greg Padick, Director of Planning
Date: January 8, 2007
Re: Four Corners Sewer Project – Public Information Session

Subject Matter/Background

As noted at the December 11th Council meeting, the Town's consultant has completed the data-gathering phase of the Four Corners sewer project and is ready to meet with the public to explain the progress to date. This meeting has been set for the beginning of the January 8th Council meeting and notices were sent to all the Four Corners property owners.

Financial Impact

As this is just a progress report, there is none. When/if the Town decides to proceed with the sewerage of this area, there will be some financial impact both to the properties in the service area and the Town as a whole.

Attachments

- 1) Letter sent to Four Corners property owners
- 2) Study update and map (also sent to property owners)



TOWN OF MANSFIELD
DEPARTMENT OF PUBLIC WORKS

Lon R. Hultgren, P.E., Director

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
MANSFIELD, CONNECTICUT 06268-2599
(860) 429-3331 TELEPHONE
(860) 429-6863 FACSIMILE

December 26, 2006

Dear Property Owner in the Four Corners area of Mansfield:

As you know, the Town of Mansfield has undertaken a study of sewerage disposal needs in the area surrounding Routes 195 and 44, generally known as the Four Corners area. Many properties in this area have had chronic wastewater disposal issues as a result of density of development, lot sizes and soil conditions.

The consultant firm hired by the Town, Earth Tech, Inc., has been studying sewage disposal in the vicinity of the Four Corners and has identified a proposed community wastewater disposal service area (see enclosed map and study update).

However, before continuing with the study, the consultant will present its findings in a public forum at the Town Council meeting on Monday, January 8 at 7:30 p.m. in the Council Chambers of the Audrey P. Beck Municipal Building, 4 South Eagleville Road in Storrs. Prior to this meeting, the study team will be available to meet with you one-on-one if you desire. This informal one-on-one session will take place in the Council Chambers from 6-7 p.m. on the 8th and can explain in more detail what has been done to date, allow you to review maps, answer questions, and allow us to listen to your concerns.

You are hereby invited to attend either the informal workshop (from 6 to 7pm) or the presentation/comment session at the Council meeting (after 7:30pm), or to make your comments on this subject known in writing to the Town at your convenience by the middle of January.

Sincerely,

Lon Hultgren
Director of Public Works
(860) 429-3332

enclosed: 2

cc: Matt Hart, Town Manager; Gregory Padick, Director of Planning; Grant Meitzler, Assistant Town Engineer; file



Town of Mansfield

Mansfield Four Corners Sewer Facilities Study

November 2006

The Town of Mansfield has initiated a study to determine the best means for sewage disposal in the Four Corners area, generally identified as the area surrounding the intersection of Routes 195 and 44. Earth Tech, Inc. of Glastonbury, Connecticut, has been retained to conduct the study and began work this past summer.

The first phase of this study is to evaluate current sewage disposal practices, future needs and determine the service area for community based wastewater disposal alternatives.

A review of prior studies, regulatory agency records, wetlands maps, surficial geology data, zoning regulations, conservation and development plans, and sensitive environmental area data has been undertaken and considered in development of a proposed community based service area.

The investigation has determined that numerous properties have had and continue to have chronic wastewater disposal difficulties due to a combination of density of development, lot size, or site constraint factors. Soils throughout the study area are consistently rated by the USDA Natural Resources Conservation Service to be "very limited" for septic tank absorptions fields. This rating indicates that the soil has one or more unfavorable features that cannot be overcome without major soil reclamation, special design or expensive installation procedures. Some of the properties within the

study area have lot sizes or configurations that do not allow sufficient room to site a water supply well and a septic tank absorption field in conformance with Connecticut Department of Health technical standards. Other parcels have existing development densities that cannot be supported within the parcel's site constraints.

The attached map indicates the proposed service area under consideration for a community solution to long term wastewater disposal needs in conformance with Department of Environmental Protection, and Department of Health regulations and consistent with the Town of Mansfield's recently updated Plan of Conservation and Development.

A public presentation to the Town Council will occur on January 8, 2007 to review the data gathered to date and to discuss a recommended service area prior to proceeding with the remainder of the study.

Future public presentations will be made regarding wastewater disposal alternatives, and associated costs. Notice of the dates and times of these presentations will be provided as these presentations are scheduled.

The Four Corners Sewer Facilities study is being funded by the Town of Mansfield, in cooperation with the State of Connecticut Department of Environmental Protection.

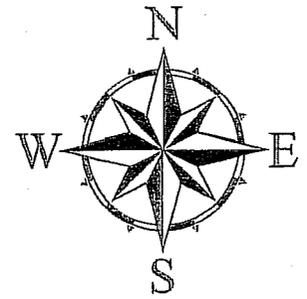
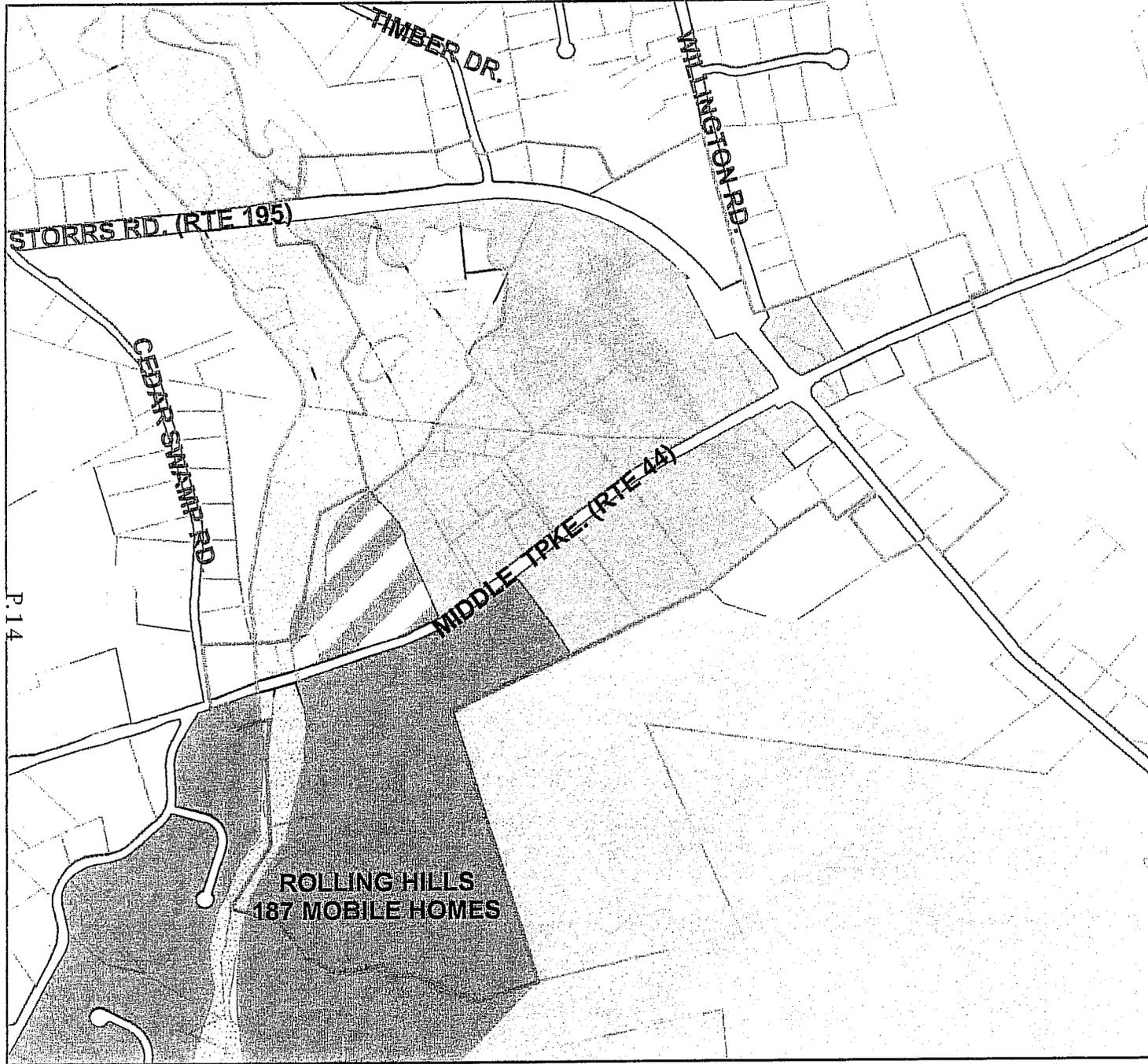


For more information ...

Contact:

Lon Hultgren, Director of Public Works
Audrey P. Beck Municipal Building
4 South Eagleville Road, Storrs, CT 06268-2599
Phone: (860) 429-3332
Fax: (860) 429-6863

HultgrenLF@MansfieldCT.org



Legend

-  Wetlands
- Planned Development Areas**
-  Flood Zone
-  Low Density Residential
-  Medium to High Density Age Restricted Residential
-  Medium to High Density Institutional/Mixed Use
-  Medium to High Density Residential
-  Planned Business/Mixed Use
-  Planned Office/Mixed Use
-  Proposed Service Area (Draft)



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to Town Manager; Lon Hultgren, Director of Public Works; Gregory Padick, Director of Planning
Date: January 8, 2007
Re: Community Water and Wastewater Issues, Four Corners Sewer Study

Subject Matter/Background

I have attached for your information recent correspondence regarding community water and wastewater issues. In particular, I would draw your attention to the information regarding the water and wastewater systems Master Plan, prepared by consultants Milone and MacBroom, and Tighe and Bond. At this time, the Town Council does not need to take any action on this item.

Attachments

- 1) University of Connecticut Water and Wastewater Policy Advisory Committee
December 14, 2006 Meeting Agenda Packet
- 2) Letter from the State of Connecticut Department of Public Health re: Consent Order
DWS-05-078-397a

AGENDA

Meeting of the

**UNIVERSITY OF CONNECTICUT WATER & WASTEWATER POLICY
ADVISORY COMMITTEE**

Thursday, December 14, 2006 at 5:30 PM

University of Connecticut

Room A/B Bishop Center

	Attachment
1) Opportunity for Public Comment	
2) Approval of September 14, 2006 Meeting Minutes	1
3) Water & Wastewater Systems Master Plan Milone & MacBroom/Tighe & Bond	2
4) Fenton River Invertebrate Re-colonization Study Michael B. Cole, PhD ABR Inc.	3
5) Review and Endorsement of University of Connecticut Sewer System Rules and Regulations	4
6) System Connection Requests	5
New Business	
Xxx South Eagleville Road	
Old Business	
EO Smith High School	
Knollwood Apartments	
7) Update and Communications	6
Water Planning Council MOA	
NPDES Permit Renewal	
Water Conservation Study	
Willimantic River Wellfield Level A Mapping	
9) Other Business	
10) Adjourn	

DRAFT

**University of Connecticut Water/Wastewater Systems Policy Advisory
Committee**

Meeting Notes/Summary

**September 14, 2006
Room 146, Bishop Center
University of Connecticut**

The meeting was convened at 5:33 PM.

Members in attendance: E. Roberts, R. Miller, S. Miller, L. Teal; M. Berliner; E. Pelletier;
G. Padick

Staff in attendance included T. Callahan, T. Tussing, P. Pezanko, L. Hultgren, M. Hart.

1. Opportunity for Public Comment

Ms. Jessica Neumuth and Mr. Pat Martin of 1254 and 1250 Stafford Road respectively, said they were experiencing periodic discoloration of the tap water at their homes. After identifying the primary cause of the intermittent discoloration as a connection to a dead end line, Mr. Pezanko and Mr. Tussing agreed to follow with Ms. Neumuth and Mr. Martin after the meeting.

Ms. Denise Burschsted, Executive Director of the Naubesatuck Watershed Council, asked the Policy Advisory Group to consider appointing an environmental representative to represent environmental interests. The Advisory Group agreed to take the matter under advisement.

2. Approval of the May 22, 2006 Meeting Minutes/Summary

On a motion by Mr. Miller and second by Mr. Berliner, the minutes were approved

3. University of Connecticut Sewer System Rules and Regulations

After a brief review and discussion of the proposed rules and regulations, the Committee agreed to table their adoption. Staff was asked to review comments made regarding Sections 4 g; 4 g 8 (iv); and 4 m and return to the next meeting with any revisions deemed appropriate for the Policy Advisory Group's consideration.

4. Information and Discussion Matters

Mr. Callahan briefly reviewed the status and highlights of several significant initiatives related to the University's water and waste water systems, including the following:

- A. Water Systems Operations, Management and Maintenance Contract
- B. Water & Wastewater systems Master Planning Process
- C. Recent Water System Improvements
- D. Proposed Memorandum of Understanding between the University and the Connecticut Water Planning Council
- E. 2004-2009 Water Supply Plan Approval
- F. Fenton River Aquatic Habitat Study Approval
- G. University of Connecticut Water Systems 2005 Consumer Confidence Report
- H. University of Connecticut Water System Update, Fall 2006

Mr. Miller asked that the Policy Advisory Group be provided a status report on the recolonization of Fenton River benthic organisms at the next meeting.

Mr. Hultgren provided a brief report on the status of a Town of Mansfield commissioned study of sewerage the Mansfield Four Corners area.

5. Adjournment

On a motion by Mr. Berliner and second by Mr. Pelliter, the meeting was adjourned at

Engineering,
Landscape Architecture
and Environmental Science



MILONE & MACBROOM®

November 14, 2006

Mr. Thomas Callahan
University of Connecticut
Office of the President
352 Mansfield Road
Storrs, CT 06269-2048

**RE: Master Plan for the University of Connecticut Water Supply and
Wastewater Treatment Systems
Storrs, Connecticut
MMI #1958-06-1**

Dear Tom:

We are pleased to be underway on the development of the Master Plan for UConn's water supply and wastewater systems. The information conveyed at yesterday's project kickoff meeting was extremely helpful.

As a follow-up to our discussions regarding schedule, we have prepared the attached proposed timeline for completion of significant milestones and deliverables. Public participation and input are intended to be integral components of the Master Plan development, with two public meetings programmed into the work scope. Accordingly, the project schedule has been evaluated in light of the University's academic calendar, recognizing that the majority of the service area population will be away on winter break from late December through late January. As such, the first public meeting is proposed to take place in December before the holiday break. The intent of that initial meeting will be to solicit public input and information to complete the data collection and review phase of this project.

We strongly recommend that the second public meeting take place after the spring semester resumes to increase the opportunity for participation by the local service area population. It is anticipated that the draft Master Plan will be made available for viewing prior to the second public meeting and then formally presented at that meeting. Following receipt of input and comments from the public, the draft Master Plan will be finalized for submission to the Connecticut Department of Public Health (DPH) in compliance with Consent Order No. DWS-05-078-397.

The current deadline for submission of the Water System Master Plan is February 1, 2007. Given the desire for public input and in recognition of the necessary time for internal project stakeholder review, we recommend requesting an extension of the submittal deadline to the DPH to April 1, 2007. The attached proposed schedule is consistent with that recommendation.

John M. Milone, P.E.
James G. MacBroom, P.E.
Vincent C. McDermott, FASLA, AICP
Robert A. Jackson, L.S.
John R. Gilmore, P.E.
Edward A. Hart, P.E.
Thomas R. Sheil, L.A.
Stephen R. Dietzko, P.E.
Jeanine A. Bonin, P.E.

David W. Dickson, L.A.
Thomas J. Daly, P.E.
W. Andrew Greene, P.E.
Davin L. Overton, P.E.
Anthony A. Cirtello, P.E.
Nicole Burnham, P.E.
Mark Arigoni, L.A.
Michael J. Joyce, P.E.
Michael F. Mansfield, L.S.
David Murphy, P.E.

Rodney I. Shaw, L.A.
David R. Bragg, P.E., L.S.
William A. Root, M.E.S.
Garret Harlow, L.A.
Thomas P. Balskus, P.E.
Paul F. Mills, P.E.
Ken W. Kloiber, P.E.
Penelope B. Saulnier, L.A.
Kishor Patel, P.E.
James F. Kulpa, P.E.
Ted G. Crawford, P.E.
Steven D. George, P.E.
Ryan R. Chmielewski, L.A.
Reuben S. Jones, III, P.E.

NOV 20 2006

Mr. Thomas Callahan
November 14, 2006

Again, we are very excited to be working with the university and other project stakeholders to complete the university's Master Plan. We are proceeding with the data collection and assessment phase of the work scope and preparation for the upcoming public meeting.

Very truly yours,

MILONE & MACBROOM, INC.



Jeanine Armstrong Bonin, P.E.
Vice President

Enclosure

cc: Mr. Timothy Tussing, University of Connecticut
Mr. Michael Pacholski, University of Connecticut
Mr. Gregory Padick, Town of Mansfield
Mr. Lon Hultgren, Town of Mansfield

1958-06-1-n1406-ltr.doc

University of Connecticut - Water and Wastewater Master Plan
 Proposed Schedule
 November 14, 2006

<i>Task/Deliverable</i>	<i>November</i>				<i>December</i>				<i>January</i>				<i>February</i>				<i>March</i>				<i>April</i>			
Project Kick-Off Meeting		•																						
Progress Meetings										•				•										
Public Meetings						•												•						
Data Collection & Review																								
Data Collection Summary Memo																								
Water System Evaluation																								
Wastewater System Evaluation																								
Draft Master Plan Development																								
Public Review Period																								
Master Plan Revisions																								
Submittal to DPH																								

Note:  Denotes Work Progress

 Denotes a Deliverable

PROJECT UNDERSTANDING AND APPROACH

Preface: In accordance with Section 7.4.A of the RFP, items in this Project Understanding and Approach are cross-referenced to the RFP as applicable.

Project Background and Understanding

History of Water Supply Planning at University of Connecticut (1989-2006)

Although the University is not legally defined as a water company, it has complied with various requirements of the DPH because it is a public water utility. As a result, Individual Water Supply Plans have been submitted to DPH in the past. The University's first Water Supply Plan was dated 1989. DPH recommended revisions to this plan in 1990, and a revised plan was submitted in 1993. A Water Conservation Plan and an Emergency Contingency Plan, each completed in 1991, were submitted in 1993 as well. The revised and updated plan was ultimately approved in 1994.

A second Water Supply Plan was submitted October 1999, five years after the prior approval. During the intervening period of time, many changes had occurred and the University was embarking on the "UConn 2000" initiative. Like the 1989 plan and its 1993 revision, the 1999 plan went through a period of review and was subsequently approved.

The University's most recent Water Supply Plan was dated November 2004. As before, the intervening period of time since the last plan approval was characterized by many significant changes on campus and in the Town of Mansfield. An extensive set of comments was generated by review agencies and other interested parties throughout 2005. As a result, modifications were submitted in January 2006. The plan was approved by DPH in May 2006. The approval letter, dated May 23, 2006, specifically states that "*We [DPH] consider this plan as one important step in the development of a more comprehensive master plan that the University will be preparing to take into account issues involving the Fenton River and future development in the Town of Mansfield.*"

On behalf of the Town of Mansfield, Milone & MacBroom, Inc. reviewed the record of comments and responses relative to the November 2004 Water Supply Plan. The University and its consultant responded to comments in a package of amended pages (dated January 25, 2006). The additional information and expanded analysis contained in the new material is very useful and it either directly addresses or provides a plan to address items of concern as follows:

- Of particular importance is the University's metering program. Given the complexity of a diverse and transient population, a complete metering program will provide much-needed data regarding the magnitude and distribution of water demands, both on- and off-campus. It will also enable a meaningful assessment of unaccounted-for water to assess potential leakage and loss.

PROJECT UNDERSTANDING AND APPROACH

- The adjusted demand projections appear to be congruent with other sources of information, including the adjusted projection for the proposed Storrs Center development. As in the previous edition of the Water Supply Plan, very little expansion of off-campus service is planned and, therefore, average day demands are not projected to increase significantly through time. Average day demand in 2003 was reported as 1.289 mgd. This value is projected to increase by approximately 0.5 million gallons per day to a projected 1.704 mgd in 2008 and 1.792 mgd by the year 2020. Given that available water is 2.85 mgd, this results in an average day margin of safety that is well above minimum industry recommendations. Similarly, peak month margin of safety is above the minimum that is typically recommended for water systems, both now and through the year 2020.

- The peak day demand for the system in 2003 was reported as 2.19 mgd. By the year 2008, projected peak day demands are forecast at 3.31 mgd, thus exceeding both the present day available water of 2.85 mgd and the registered diversion of 3.152 mgd, and will, therefore, need to rely on water that is stored in tanks in order to meet these demands. Careful consideration should be given to the trend of peak days, since these demands could not be sustained for an extended period of time. Additionally, consideration of alternate emergency or peaking supply sources would seem prudent.

- The University's commitment to evaluating its demands and capabilities in light of the Fenton River Study and near-term demand trends remains important. Implementation of a system-wide metering program, along with annual water balance assessments and completion of a comprehensive water audit (as planned) will serve to guide future supply alternatives and water conservation efforts.

History of Water Supply Planning in Mansfield (2001-2006)

From 2001 through 2002, the Town of Mansfield commissioned a water supply "study" that resulted in an informal water supply plan for the Town of Mansfield. The need for a town-wide water supply plan came, in part, from uncertainties associated with continued supply from the University of Connecticut water system. Some areas within the Town were (and are currently) served by public water supply systems. However, representatives of the University had indicated that extension of their system for provision of water off-campus may be limited in the future, particularly in light of plans for expansion and growth of the Storrs campus.

The majority of residents in Mansfield obtain their drinking water supplies from private on-site water supply wells. However, several areas with existing or potential future water demand may be better suited for service by public water systems for a variety of reasons. These can generally be grouped into Northern Mansfield, including Mansfield Four Corners and areas adjacent to UConn's main campus and Depot Campus; Northwest Mansfield, including the Village of

PROJECT UNDERSTANDING AND APPROACH

Merrow and the Route 195 corridor; and Southern Mansfield, from Perkins Corner to Conantville and the Eastbrook Mall. Future institutional, commercial, industrial and residential growth in Mansfield is expected to occur in each of the three identified geographical areas, potentially requiring extension or expansion of public water supply distribution systems.

A number of near-term, intermediate-term, and long-term action items were recommended in the Mansfield water supply plan. These included recommendations for addressing localized water quality problems in residential areas and at a school; recommendations for bringing water to the Town from adjoining communities while potentially developing a new source; recommendations for facilitating consolidation of small systems; and recommendations for formalizing water service area boundaries with Windham Water Works.

In late 2005, the Town of Mansfield retained Milone & MacBroom, Inc. to prepare a synopsis of public water supply service options, focusing on procedural and regulatory processes involved in various water utility ownership/operation scenarios, including an evaluation of timing implications, service area constraints and opportunities, potential water rate impacts, the role of regulatory program jurisdiction, and the advantages and disadvantages. The intent was to provide a concise summary of facts, issues, and baseline information to enhance the ongoing discussion of future public water supply in Mansfield, particularly at the University of Connecticut campus and surrounding areas. The following six options were evaluated for the Town: University water service, Town of Mansfield water service, private water company water service, establishment of a regional water authority, establishment of a non-regional water authority, and establishment of a public-private lease structure.

This effort was very similar to the "Water System Evaluation" conducted by Earth Tech in 2003. In that evaluation (conducted for the University), various combinations of the Town, the University, and Connecticut Water Company were evaluated with regard to water system ownership and management.

History of Wastewater Collection and Treatment Systems

A master plan developed in 1992 for the former Mansfield Training School (MTS), which is now known as the Depot Campus, concluded that it would be more cost-effective to pump wastewater from the MTS to the UConn wastewater treatment plant than it would be to upgrade the MTS wastewater treatment plant. A pump station and force main were subsequently designed and constructed to convey wastewater from the Depot Campus to the Main Campus.

The University of Connecticut's wastewater treatment plant was upgraded in 1995 to provide additional capacity to treat flows for both the Main and Depot Campuses. The wastewater treatment plant design capacity was increased from 2 to 3 MGD and the plant was also provided

PROJECT UNDERSTANDING AND APPROACH

with improved chlorination and dechlorination facilities to allow the plant to meet more stringent discharge permit limits for chlorine. The plant's treatment design includes a pair of EIMCO Carrousel Aeration Tanks and the plant effluent is discharged through a pipeline to the Mansfield River.

The plant also provides for partial nitrification and denitrification of the plant effluent. This has allowed the UConn plant to reduce its nitrogen discharges and keep its cost of complying with the Department of Environmental Protection's Nitrogen General Permit law. UConn's cost of purchasing nitrogen credits in 2005 was \$116, the lowest of any facility in Connecticut that purchased credits. As nitrogen limits decrease over the next ten years, these costs will rise. These costs and potential changes to the nitrogen general permit program may require improvements to the plant to increase its ability to remove nitrogen from the plant effluent.

The UConn wastewater treatment facility serves the Main Campus, the Depot Campus, and sewer portions of the Town of Mansfield and through a collection system which includes 20 pump stations. Two additional pump stations are under construction, one of which will convey water resulting from a landfill capping project. Wastewater services to the Town of Mansfield are provided based on a Sewer and Water Service Agreement between the University and the Town.

Surveys and studies conducted in the past by the Town of Mansfield have identified properties with failing on-site septic systems that would benefit from being connected to the University system. As recently as last year, the Town of Mansfield initiated a facilities planning effort to evaluate the options for sewerage in the "Four Corners" area of Town. This area is located at the intersection of Route 194 and Route 44, just northwest of the main campus. The plan will evaluate the sewage disposal needs for the businesses and residences in that area and identify the most cost-effective, environmentally-friendly option for treatment.

Current Status of University of Connecticut Water System

Throughout the progression of water supply planning by the University and the Town of Mansfield, the Town and the University have begun to understand the importance of working together to address water supply and distribution issues in this growing community. Ensuring that the water supply and wastewater systems will continue to meet the needs of the University, existing off-campus users, and adjacent off-campus development in the Storrs area is a shared objective of the Town of Mansfield and the University.

Coincident with the developing shared approach to solving water problems, DPH consent order DWS-05-78-397 was issued to the University several years ago. The consent order was issued to ensure that the University address several operational deficiencies identified by the Drinking

PROJECT UNDERSTANDING AND APPROACH

Water Division. Consent order DWS-05-78-397a was issued in 2006, replacing the previous consent order while maintaining its intent and requirements. In particular, the consent order requires the University to retain a consultant to complete a "master plan" for the University's water supply and wastewater systems.

Given the history and the objectives described above, the University and the Town of Mansfield have agreed to jointly commission the development of a Master Plan for the water supply and wastewater systems. This project is supported by DPH, the University's Board of Trustees, and the Mansfield Town Council. The subject proposal describes the scope of services offered for completion of the Master Plan.

Project Approach (RFP Sections 4.1.1 and 4.1.2)

As explained in the Qualifications section, Milone & MacBroom, Inc. is pleased to be affiliated with Tighe & Bond for this project. This team combines the water supply planning, educational and institutional development experience, and infrastructure engineering strengths of Milone & MacBroom, Inc. with the wastewater engineering strengths of Tighe & Bond. Milone & MacBroom, Inc. will act as the Prime consultant responsible to the University. Tighe & Bond will be a subconsultant to Milone & MacBroom, Inc. under the same terms and conditions specified in the prime contract.

The University is fortunate that a substantial amount of water system planning has occurred over the past 10 to 15 years. Because of this, Milone & MacBroom, Inc. and Tighe & Bond intend to rely on the strengths of previously-completed evaluations, studies, and assessments to provide much of the information needed for the Master Plan. For example, consider the recently-approved Individual Water Supply Plan. The approval letter (dated May 23, 2006) specifically states that "*We consider this plan as one important step in the development of a more comprehensive master plan that the University will be preparing to take into account issues involving the Fenton River and future development in the Town of Mansfield.*" Milone & MacBroom, Inc. concurs that the water supply plan was indeed an important step, and that it will play a large role in the development of the Master Plan.

Because Milone & MacBroom, Inc. has previously provided consulting services to the Town of Mansfield with regard to water supply planning, we have substantial knowledge of the issues within and surrounding the University's water system. While it will be important to utilize this knowledge and understanding, it will be necessary to re-apply this knowledge within the context of how the University can best be served by the water system, as well as how the water system can best serve the University and the Town. With regard to wastewater planning, Tighe & Bond is confident that it can work with the University and the Town of Mansfield, to identify and

PROJECT UNDERSTANDING AND APPROACH

provide a master plan for addressing their concerns regarding the wastewater collection and treatment systems.

Milone & MacBroom, Inc. prefers to include stakeholders in planning projects, and this philosophy would be applied to the Master Plan project. Specifically, two public meetings are proposed for the water and wastewater Master Plan project. Thus, Milone & MacBroom, Inc.'s experience working with the public and other stakeholders in the Town of Mansfield may be of particular interest to the University of Connecticut. During the Mansfield Water Supply Plan project, informational meetings were held with town residents, and separate meetings were held with stakeholders including the Mansfield Conservation Commission, the University of Connecticut, and Windham Water Works. Therefore, Milone & MacBroom, Inc. will be able to anticipate the nature of comments that may be received during the Master Plan project.

SCOPE OF SERVICES

Preface: The following Scope of Services incorporates Sections 2.1 through 2.12 and Resources 2.13 through 2.20 of the RFP. In accordance with Section 7.4.A of the RFP, items in this scope of services are cross-referenced to Sections 2.1 through 2.12 and Resources 2.13 through 2.20 of the RFP.

Task 1 – Data Collection and Review

At the onset of this project, Milone & MacBroom, Inc. and Tighe & Bond will meet with University of Connecticut and Town of Mansfield officials to coordinate data gathering, develop the project strategy, and set interim submission dates. Subsequent to this meeting, Milone & MacBroom, Inc. and Tighe & Bond will review the following documents and any others provided; some are listed in the RFP, while additional items listed below are believed to be potentially useful for development of the Master Plan:

- *University of Connecticut Individual Water Supply Plan, 2004 (approved 2006) – This plan will provide much of the basic information about the water utility that is needed to develop the Master Plan (RFP No. 2.13).*
- *Prior University of Connecticut Water Supply Plans, 1989, 1993, and 1999 – These plans will be helpful to demonstrate the evolution of the water utility and its intersection with various initiatives and projects over the last two decades (RFP No. 2.14).*
- *University of Connecticut Campus Master Plan, 1998, and University of Connecticut Outlying Parcels Master Plan, 2000 – These plans (and their updates, if applicable) provide information relative to future land use and expansions of the University. An understanding of future plans is essential for conducting a Master Plan for water and wastewater.*
- *DPH Consent Orders DWS-05-78-397 and DWS-05-78-397a*
- *DPH Sanitary Survey Report for the University of Connecticut Water System, all dates available, including the 2004 survey – Similar to the water supply plans listed above, the sanitary survey reports will provide basic information about the water utility that is needed to develop the Master Plan, and will be helpful to demonstrate the evolution of the water utility.*
- *Town of Mansfield Water Supply Plan, 2002 - This plan delineates some of the alternative scenarios for developing additional water sources and serving additional areas near the University; and provides some basic groundwork for evaluating management options for the water utility (RFP No. 2.15).*

SCOPE OF SERVICES

- *Water System Evaluation, 2003* – In this evaluation (conducted for the University), various combinations of the Town, the University, and Connecticut Water Company were evaluated with regard to water system ownership and management. Thus, the document will be helpful in assessing alternative ownership and/or governance options (RFP No. 2.16).
- *Synopsis of Public Water Supply Service Options, 2005* – In this evaluation (conducted for the Town of Mansfield), the following six options were evaluated for the Town: University water service, Town of Mansfield water service, private water company water service, establishment of a regional water authority, establishment of a non-regional water authority, and establishment of a public-private lease structure. Thus, the document will be helpful in assessing alternative ownership and/or governance options.
- *University of Connecticut/Mansfield Sewer and Water Service Agreement, 1989* – This agreement provides the current framework for the water and sewer service provided to the Town, and will provide a starting point for several evaluations conducted as part of the Master Plan (RFP No. 2.17).
- *Water System Basis of Design Report and Action Plan, 2004* – This plan was developed in response to the DPH sanitary survey dated April 2004, and discusses issues ranging from water treatment chemical usage and storage, water storage facilities, and pumping station performance. As such, it will provide information relative to the condition of water system components (RFP No. 2.18).
- *Pumping Stations and Sewer Force Main Mansfield Training School, 1999* – This document evaluated various alternatives for pumping wastewater from what is now called the Depot Campus to the UConn wastewater treatment facility (RFP No. 2.19).
- *Facilities Condition Assessment, 2006 (anticipated)* – This report will be based on interviews with university personnel and a review of existing system plans and equipment. It is likely to provide fundamental information for assessing existing conditions as part of the Master Plan (RFP No. 2.20).
- *The Connecticut Water Company's Individual Water Supply Plan for the Northern Region, 2005* – This water supply plan will provide information about the major public water supplier in the communities located north and west of the University of Connecticut system (Tolland and Coventry, for example) and the extent that the utility may affect water supply in Mansfield. This information may be relevant, even under the current belief that no interconnections are to be pursued in the near future.

SCOPE OF SERVICES

Public Meeting – Following the review of the above information, the first of two proposed public meetings will be conducted. The meeting will be used to present the scope and objectives of the project, and gather input from the public. This meeting will conclude the data collection task for the project.

Task 2 – Water System Evaluation

As required by the RFP Sections 2.1 and 2.2, Milone & MacBroom, Inc. will conduct a strategic assessment of (1) operational capacities/capabilities; (2) infrastructure conditions and limitations; (3) economic value; and (4) management capability of the existing water system. This assessment will include consideration of environmental and regulatory issues that are frequently related; an enterprise risk analysis of trends in the water and water infrastructure industries; and comparison to other institutional community water systems in a variety of municipalities across the nation. To conduct this assessment, Milone & MacBroom, Inc. will provide the following services:

- *Assess Existing Conditions, Strengths, and Limitations (RFP No. 2.5 and 2.6)* – Characterize the physical plant and the operations of critical system components, and identify and assess key system strengths and limitations. This subtask will take into account the opinions expressed in the DPH sanitary surveys, Facilities Condition Assessment, the Water System Basis of Design Report and Action Plan, and potentially other documents. DPH officials will be interviewed. A visual inspection of system components will also be undertaken.
- *Water System Value (RFP No. 2.10)* – Determine the monetary value of the existing water system. This subtask will include examination of University financial records related to the water system (as available), review of recent DPUC dockets for water utility applications and rate cases, and consultation with up-to-date references for infrastructure evaluation.
- *Management and Infrastructure Needs (RFP No. 2.7)* – Identify critical short-term and long-term management and infrastructure improvement needs. This subtask will rely on the findings of the above subtasks (RFP Nos. 2.5, 2.6, and 2.10), linking the assessment of strengths and limitations to the water system valuation and the content of the Facilities Condition Assessment and the Water System Basis of Design Report and Action Plan.
- *Progress Meeting* – The project team members will meet halfway through Task 2 to discuss the initial results of the water system evaluation. This meeting will also be utilized to discuss the initial results of the wastewater system evaluation (Task 3, below).
- *Requirements for Improving Operations or Facilitating Transfer (RFP No. 2.12)* – Identify the capital and financial operating options to strengthen the water system operations and/or facilitate negotiations for the potential transfer of assets. Consistent with the chronology

RFP No. SG52206-1

*Master Plan for the University of Connecticut
Water Supply and Wastewater Treatment Systems*

SCOPE OF SERVICES

developed within Task 2, this subtask will build upon the findings and conclusions of the above subtasks.

- *Ownership and Management Options (RFP No. 2.3 and 2.11)* – Identify and assess alternative ownership and/or governance options for the water system and its assets. This analysis has been substantially conducted for the University and the Town of Mansfield in two separate studies listed above under Task 1. However, the analysis must be repeated within the context of the full scope of study within the Master Plan project, taking into account the findings of the above subtasks.
- *Recommendations for Implementing Changes in Management (RFP No. 2.4)* – The assessment of alternative ownership and/or governance options for the water system will be followed with recommendations to guide deliberation and negotiation among the University; Town of Mansfield; and regulatory authorities regarding the intermediate and long-term ownership, operation, management and maintenance of the water system.
- *Options for Meeting Future Water Demand (RFP No. 2.8)* – Project and evaluate options for meeting future water demand over 10, 25, and 50-year horizons.
- *Additional Sources of Water (RFP No. 2.9)* – Identify alternatives for securing additional sources of supply as necessary. It is understood that water system interconnections and new sources of supply are not likely to be pursued for potable supply in the short-term, but may be considered for the long-term. Near-term solutions include conservation, reuse of wastewater for non-potable uses such as irrigation, and development of new supplies for non-potable usage such as cooling, etc.
- *Progress Meeting* – The project team members will meet to discuss the results of the water system evaluation. This meeting will also be utilized to discuss the results of the wastewater system evaluation (Task 3, below).

Task 3 – Wastewater System Evaluation

As required by the RFP Sections 2.1 and 2.2, Tighe & Bond will conduct a strategic assessment of (1) operational capacities/capabilities; (2) infrastructure conditions and limitations; (3) economic value; and (4) management capability of the existing wastewater system. This assessment will include consideration of environmental and regulatory issues that are frequently related; an enterprise risk analysis of trends in the wastewater infrastructure industry; and comparison to other institutional wastewater systems in a variety of municipalities across the nation. To conduct this assessment, Tighe & Bond will provide the following services:

SCOPE OF SERVICES

- *Assess Existing Conditions, Strengths, and Limitations (RFP No. 2.5 and 2.6)* – Characterize the physical plant and the operations of critical system components, and identify and assess key system strengths and limitations. This subtask will take into account the opinions expressed in the Facilities Condition Assessment and other documents.
- *Wastewater System Value (RFP No. 2.10)* – Determine the monetary value of the existing wastewater system. This subtask will include examination of University’s financial records related to the system (as available) and consultation with up-to-date references for infrastructure valuation.
- *Management and Infrastructure Needs (RFP No. 2.7)* – Identify critical short-term and long-term management and infrastructure improvement needs. This subtask will rely on the findings of the above subtasks (RFP Nos. 2.5, 2.6, and 2.10), linking the assessment of strengths and limitations to the wastewater system evaluation and the content of the Facilities Condition Assessment and the field observations.
- *Progress Meeting* – The project team members will meet halfway through Task 3 to discuss the initial results of the water system evaluation. This meeting will also be utilized to discuss the initial results of the water system evaluation (Task 2, below).
- *Requirements for Improving Operations or Facilitating Transfer (RFP No. 2.12)* – Identify the capital and financial operating options to strengthen the wastewater system operations and/or facilitate negotiations for the potential transfer of assets. Consistent with the chronology developed within Task 3, this subtask will build upon the findings and conclusions of the above subtasks.
- *Ownership and Management Options (RFP No. 2.3 and 2.11)* – Identify and assess alternative ownership and/or governance options for the wastewater system. The analysis must take into account the findings of the above subtasks. Although similar analyses have been performed for the water utility, no such evaluations have been performed for the wastewater system. However, similar ownership and management options will be considered.
- *Recommendations for Implementing Changes in Management (RFP No. 2.4)* – The assessment of alternative ownership and/or governance options for the wastewater system will be followed with recommendations to guide deliberation and negotiation among the University; Town of Mansfield; and regulatory authorities regarding the intermediate and long-term ownership, operation, management and maintenance of the wastewater system.

SCOPE OF SERVICES

- *Options for Meeting Future Wastewater Treatment Demand (RFP No. 2.8)* – Project and evaluate options for meeting future wastewater collection and treatment demand over 10, 25, and 50-year horizons.
- *Progress Meeting* – The project team members will meet to discuss the results of the wastewater system evaluation. This meeting will also be utilized to discuss the results of the water system evaluation (Task 2, above).

Task 4 – Master Plan Development and Submittal

The following subtasks will be conducted as part of the Master Plan development, editing process, and submittal to DPH:

- *Draft Master Plan* – Milone & MacBroom, Inc. and Tighe & Bond will develop a draft Master Plan for the University's water and wastewater systems. Upon completion of the draft Master Plan, five hard copies will be provided to the University of Connecticut and three hard copies will be provided to the Town of Mansfield (for distribution to the Department of Public Works, the Planning Department, and another Department or Commission of the Town's selection). Additional copies of the draft Master Plan may be emailed to the University and the Town as requested to facilitate its review.
- *Progress Meeting* – Within two weeks of submitting the draft Master Plan, a progress meeting with the project team will be held to present the draft Master Plan and receive comments from the University and the Town.
- *Public Meeting* – Following edits to the draft Master Plan, the second of two proposed public meetings will be conducted by Milone & MacBroom, Inc. and Tighe & Bond. The meeting will be conducted to present the findings and conclusions of the draft Master Plan, and gather input from the public that may be considered for incorporation into the plan. Given the compressed schedule, the meeting will be announced and advertised with the lead time required by the Town of Mansfield, but additional public comment periods of varying durations are not proposed.
- *Additional Plan Revisions* – Based on the public meeting, additional plan revisions may be authorized by the University and incorporated by Milone & MacBroom, Inc. and Tighe & Bond.
- *Submittal to DPH* – Upon approval from the University, three copies of the Master Plan will be submitted by Milone & MacBroom, Inc. and Tighe & Bond to DPH, consistent with the regulatory deadline of February 1, 2007. The document will be organized and bound in a

SCOPE OF SERVICES

manner which will allow for easy revision, without having to recopy the entire report. A total of five copies for the University and three copies for the Town will also be filed.

- *Updates* – A requirement for regular updating of the Master Plan has not been provided. However, in order to expedite this process if it is subsequently required, Milone & MacBroom, Inc. will develop a flex format that allows the Master Plan to be periodically edited and updated without having to start from scratch. Individual chapters could be revised in the future as needed and inserted. To aid in this effort, each chapter will be self-contained, a loose leaf (binder) format will be used, and files will be provided electronically for each chapter and for all tables included in the Plan. Text and graphs will be provided in Word and Excel format. Appendix pages will be scanned and provided as PDF (Adobe reader) files. All files will be copied to a CD.

Task 1-4 Meeting Summary

Team meetings and public meetings are described within Tasks 1 through 4 in the proposed chronological order. The purpose and number of meetings is summarized below.

- *Meetings with Project Team* – At the onset of this project, Milone & MacBroom, Inc. and Tighe & Bond team members will meet with University of Connecticut and Town of Mansfield officials to coordinate data gathering, develop the project strategy, and set interim submission dates. The second meeting will be held subsequent to the concurrent completion of Tasks 2 and 3; and the third will be held toward the end of Task 4. For budgetary purposes, it is assumed that a total of three meetings with the project team will be necessary.
- *Public Meetings* – Two public meetings are proposed, as described above under Tasks 1 and 4. The first will be conducted to present the scope and objectives of the project, and gather input from the public. The second will be conducted to present the findings and conclusions of the draft Master Plan.
- No separate meetings with DPH officials or review staff are proposed. It is anticipated that DPH officials and review staff may be invited to attend any of the project meetings.

Project Schedule

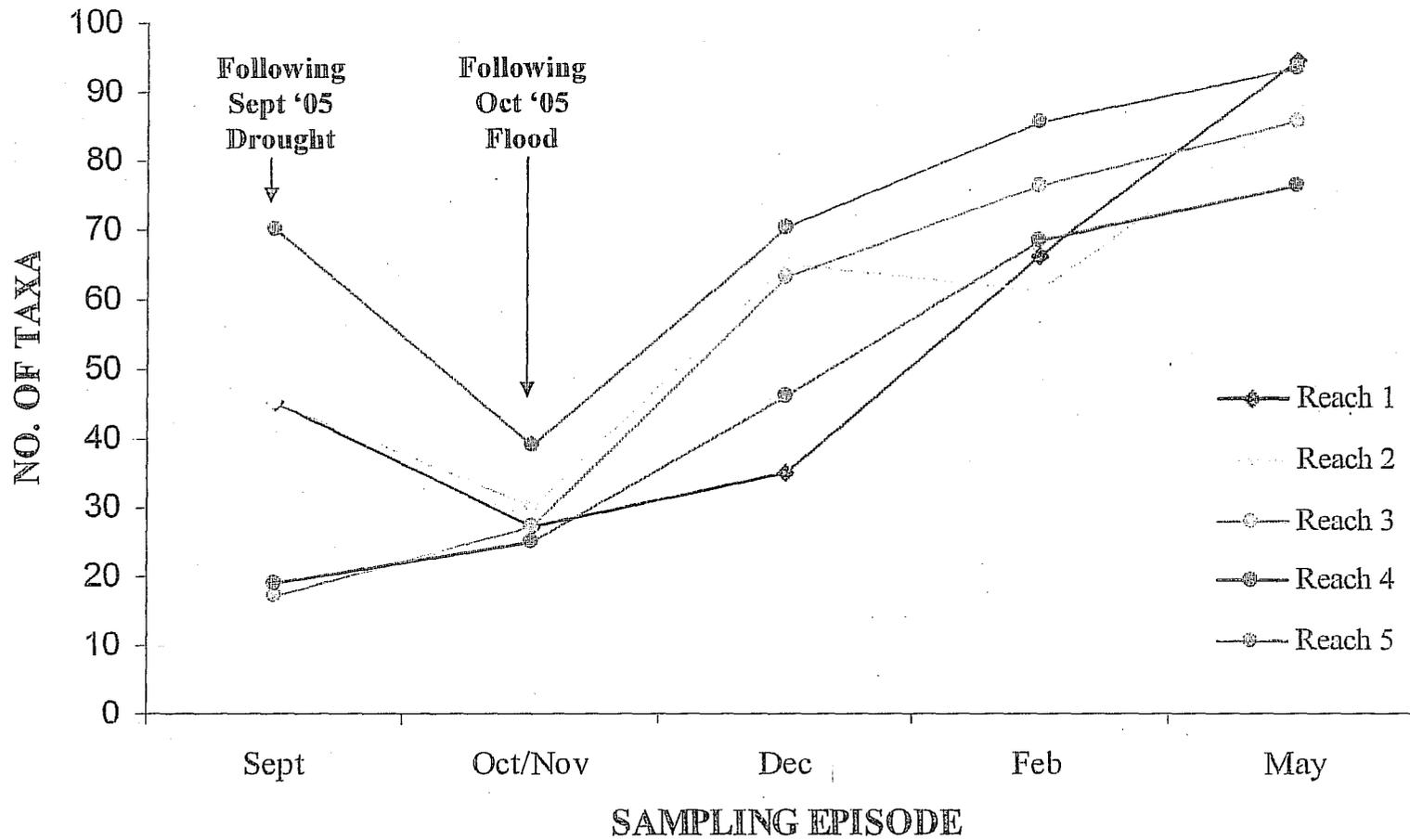
The consent order requires that the master plan be submitted to DPH by February 1, 2007. Therefore, Milone & MacBroom, Inc. will work diligently from October 1, 2006 (the anticipated start date) through February 1, 2007 to develop, edit, and submit the master plan. The Plan will be submitted to DPH as required, before February 1, 2007.

1958-06-0-tech.doc

*RFP No. SG52206-1
Master Plan for the University of Connecticut
Water Supply and Wastewater Treatment Systems*

SEPT '05 TO MAY '06 RESULTS

TOTAL TAXONOMIC RICHNESS



THE UNIVERSITY OF CONNECTICUT

SEWER SYSTEM

RULES AND REGULATIONS

As Approved By _____

Effective Date: _____

RULES AND REGULATIONS
OF
THE UNIVERSITY OF CONNECTICUT SEWER SYSTEM

TABLE OF CONTENTS

	<u>Page</u>
I. Intent	3
II. Definitions	3
III. Sewer Laterals and Connections	5
IV. Use of Sewers; Prohibited Waste	6
V. Billing; Collection; Termination of Service	10
VI. Meters for Billing	11
VII. Sewer System Ownership and Responsibility	12
VIII. Inspection; Penalties; Validity	13
IX. Fat, Oil and Grease; FOG Regulations	13

I. Intent

In order to (insure delete) ensure the proper removal and disposal of sewage within the geographic region supplied by the University of Connecticut's ("Supplier") Sewer Service and System; to insure the proper operation and maintenance and the protection of the Sewer System of the University of Connecticut; and to provide for the keeping of adequate records and for the reasonable and proper supervision of the use and operation of such Sewer System of the University of Connecticut, these rules and regulations are enacted, regulating and controlling the substances which may be discharged directly or indirectly into the Sewer System of the University of Connecticut and regulating and providing for the construction and maintenance of inspection, protective and treatment devices and facilities.

II. Definitions

"BOD" (denoting Biochemical Oxygen Demand) shall mean the quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedure in five days at 20°C, expressed in milligrams per liter (mg/l).

"COD" (denoting Chemical Oxygen Demand) shall mean the measure of the oxygen equivalent, expressed in milligrams per liter (mg/l) of that portion of the organic matter in a sample that is susceptible to oxidation.

"Customer" shall mean the person in contract with the Supplier for Sewer Services

"Garbage" shall mean solid wastes from the domestic and commercial preparation, cooking, and dispensing of food and from the handling, storage, and sale of produce.

"Industrial Wastes" shall mean the liquid wastes from industrial manufacturing processes, trade, or business as distinct from sanitary sewage.

"Natural Outlet" shall mean any outlet into a Watercourse, pond, ditch, lake or other body of surface or groundwater.

"Owner" shall mean the person or persons having title to the property to be served by a sewer.

"Person" shall mean any individual, firm, company, association, society, corporation or group.

"pH" shall mean the logarithm of the reciprocal of the weight of hydrogen ions in miles per liter of solution.

"Sanitary Sewer" shall mean a sewer which carries sewage and to which storm, surface, and groundwater are not intentionally admitted.

"Sewage" shall mean domestic sewage consisting of water and human excretions or other waterborne wastes incidental to the occupancy of a residential building or a non-residential, as may be detrimental to the public health or the environment, but not including manufacturing process water, cooling water, waste water from water softening equipment, blow down from heating and cooling equipment, water from cellar or floor drains or surface water from roofs, paved surface or yard drains.

"Sewer" shall mean a pipe or conduit for carrying sewage.

"Sewer Drain" shall mean that part of the lowest horizontal piping of a drainage system which receives the discharge from soil, waste, and other drainage pipes inside the walls of the building and conveys it to the Sewer Lateral, beginning five feet from the inner face of the building wall.

"Sewer Extension" shall mean the connecting pipes, if necessary, between Sewer Lateral and the Supplier Connection.

"Sewer Lateral" shall mean the extension from the sewer drain to the Sewer Extension, Supplier Connection, or other place of disposal.

"Sewer Service" shall mean the entire sewage disposal system operated by Supplier to provide sewage disposal to Customer.

"Sewer System" shall mean all facilities for collecting, pumping, treating, and disposing of sewage provided by Supplier to provide Sewer Services.

"Shall" is mandatory; "May" is permissive.

"Slug" shall mean any discharge of water, sewage or industrial waste which in concentration of any given constituent or in quantity of flow exceeds for any period of duration longer than 15 minutes more than five times the average 24 hour concentration of flows during normal operation.

"Storm Drain" (sometimes termed "Storm Sewer") shall mean a pipe or conduit which carries storm and surface waters and drainage, but excludes sewage and industrial wastes.

"Supplier" shall mean and refer to the University of Connecticut in its capacity as provider of Sewer Services through its Sewer System.

"Supplier Connection" shall mean the Supplier's main sewer connection to the Sewer Lateral, or to the Sewer Extension if necessary, including all piping and drainage necessary to effectuate a connection to the Supplier's existing Sewer System.

"Suspended Solids" shall mean solids that either float on the surface of, or are in suspension in water, sewage, or other liquids, and which are removable by laboratory filtering.

"Watercourse" shall mean a channel in which a flow of water occurs, either continuously or intermittently.

III. Sewer Laterals and Connections

- (a) Every person desiring to obtain sewage services from the University must submit an application and receive a permit for construction of necessary sewer pipelines and equipment. Such application is attached as [Exhibit A].
- (b) After a permit has been issued, all costs and expenses incident to the installation and connection of the Sewer Lateral to the Supplier Connection, shall be borne by the Owner including indemnifying the Supplier for any loss or damage that may directly or indirectly be occasioned by the installation of the Sewer Lateral.
- (c) If it is necessary for a Sewer Extension to be installed, such cost of installation shall be borne by the Owner, but such Sewer Extension, upon being hooked up to the Supplier Connection, will be owned, operated and maintained by the Supplier.
- (d) The Owner shall notify the Supplier when the Sewer Lateral is ready for inspection and connection to the Supplier Connection. The actual connection shall only be made under the supervision of an employee of the Supplier.
- (e) A separate and independent Sewer Lateral shall be provided for every building; except where one building stands at the rear of another on the interior lot and no private sewer is available or can be constructed to the rear building, the Sewer Lateral from the front of the building may be extended to the rear building and the whole considered one Sewer Lateral.

- (f) The size, slope, alignment, materials of construction of a Sewer Lateral, and the methods to be used in excavating, placing of the necessary pipes, jointing, testing, and backfilling the trench, shall all conform to the requirements of building and plumbing codes in effect in the State of Connecticut, in the town in which the Sewer Lateral is installed, and to the applicable rules and regulations of the Supplier.

[A SECTION CAN BE ADDED ESTABLISHING SPECIFICATIONS FOR BUILDING SEWER LATERALS IF DESIRED]

IV. Use of Sewers; Prohibited Waste

- (a) No unauthorized person shall uncover, make any connections with or opening into, discharge any waste into, alter or disturb any Supplier Sewer System or appurtenance thereof without first obtaining a written permit from the Supplier.
- (b) Any person proposing a new discharge into the system or a substantial change in the volume or character of pollutants that are being discharged into the system shall notify the Supplier at least thirty (30) days prior to the proposed change or connection.
- (c) No person shall make sewer connections of roof downspouts, exterior foundation drains, areaway drains, yard drains, or other sources of surface runoff or groundwater to a Sewer Lateral or sewer drain which is connected to the Supplier Connection at some point.
- (d) No person shall discharge or cause to be discharged any storm water, surface water, ground water, cellar drainage, roof runoff, subsurface drainage, or uncontaminated cooling water, or grease from a commercial facility to any sanitary sewer.
- (e) Storm water, uncontaminated cooling water, and all other unpolluted drainage shall be discharged to such pipes or conduits as are specifically designated as a Storm Drain, or to an approved natural outlet approved by the Town of Mansfield.
- (f) No person shall discharge or cause to be discharged any of the following described waters or wastes to any public sewer:
 - (1) Any gasoline, kerosene, alcohol, formaldehyde, benzene, naphtha, fuel oil, or other flammable or explosive liquid, solid, or gas, or any solid, liquid, or gas which by interaction with other substances may cause fire or explosion hazards.

- (2) Any waters or wastes containing toxic or poisonous solids, liquids, or gases in sufficient quantity either single or by interaction with other wastes, to injure or interfere with any sewage treatment process, constitute a hazard to humans or animals, create a public nuisance, or create any hazard in the receiving waters of the sewage treatment plant.
 - (3) Any waters or wastes having a pH lower than 6.0 or greater than 9.0 having any other corrosive property capable of causing damage or hazard to the sewage works, or personnel of the sewage works.
 - (4) Solid or viscous substances in quantities or of such size capable of causing obstruction to the flow in sewers, or other interference with the proper operation of the sewage works such as but not limited to sand, mud, straw, shavings, metal, glass, rags, feathers, ashes, cinders, tar, plastics, wood, unground garbage, whole blood, paunch manure, hair and fleshings, entrails and paper dishes, cups, grease, milk containers, etc., either whole or ground by garbage grinders.
- (g) No person shall discharge or cause to be discharged the following described substances, materials, water, or wastes if it appears likely, in the opinion of the Supplier, that such wastes can harm either the sewers, sewage treatment process or equipment, have an adverse effect on the receiving stream, or can otherwise endanger life, limb, public property, or constitute a nuisance. In forming an opinion as to the acceptability of these wastes, the Supplier will give consideration to such factors as the quantities of subject wastes in relation to flows and velocities in the sewers, materials of construction of the sewers, nature of the sewage treatment process, capacity of the sewage treatment plant, degree of treatability of wastes in the sewage treatment plant, and other pertinent factors. The substances prohibited are:
- (1) Any liquid or vapor having a temperature higher than 150° F.
 - (2) Any water or waste containing fats, wax, grease, or oils, whether emulsified or not, in excess of 100 mg/l or containing substances which may solidify or become viscous at temperatures between 32 ° and 150° F.
 - (3) Any garbage that has not been properly shredded. The installation and operation of any garbage grinder equipped with a motor of three-fourths horsepower or greater shall be subject to review and approval of the Supplier.

- (4) Any waters or wastes containing strong acids, pickling wastes, concentrated plating solutions and/or subsequent plating rinses whether neutralized or not.
- (5) Any waters or wastes which are listed as hazardous materials by the Environmental Protection Agency.
- (6) Any waters or wastes containing phenols or other taste-or odor producing substances, in such concentrations exceeding limits which may be established by the Supplier as necessary, after treatment of the composite sewage, to meet the requirements of the State, Federal, or other public agencies.
- (7) Any radioactive wastes or isotopes of such half-life or concentration as may exceed limits established by the Supplier in compliance with applicable State or Federal Regulations.
- (8) Materials which exert or cause:
 - (i) Concentrations of inert Suspended Solids (such as, but not limited to, Fullers earth, lime slurries and lime residues) or of dissolved solids (such as, but not limited to, sodium chloride, and sodium sulfate) in excess of 350 mg/l.
 - (ii) Excessive discoloration (such as but not limited to dye wastes and vegetable tanning solutions).
 - (iii) A BOD in excess of 300 mg/l or a COD in excess of 600 mg/l or a chlorine requirement in excess of 15 mg/l or in such quantities as to constitute a significant load on the wastewater plant.
 - (iv) Unusual volume of flow or concentration of wastes constituting Slugs, including backwash from swimming pools.
- (9) Waters or wastes containing substances which are not amenable to treatment or reduction by the sewage treatment processes employed, or are amenable to treatment only to such degree that the sewage treatment plant effluent cannot meet the requirements of other agencies having jurisdiction over discharge to the receiving waters.

- (10) Privy, septic tank or cesspool wastes. However the Supplier shall require haulers to discharge at a designated facility if one is developed within the Town or region.
- (h) If any waters or wastes are discharged, or are proposed to be discharged to the public sewers which waters contain the substances or possess the characteristics enumerated in Section (f) of this Section, and which is the judgment of the Supplier may have a deleterious effect upon the treatment plant or collection system, processes, equipment, or receiving waters, or which otherwise create a hazard to life or constitute a public nuisance, the Supplier may:
- (1) Reject the wastes.
 - (2) Require pretreatment to an acceptable condition for discharge, to the public sewers.
 - (3) Require control over the quantities and rates of discharge and/or
 - (4) Require payment to cover the added cost of handling and treating the wastes not covered by existing taxes or sewer charges.
- (i) Grease, oil and sand interceptors shall be provided for all commercial establishments with cooking facilities or dishwashers, or any flammable wastes, sand, or other harmful ingredients; such interceptors may be required for private living quarters or dwelling units. All interceptors shall be located as to be readily and easily accessible for cleaning and inspection.
- (j) Where preliminary treatment or flow-equalizing facilities are provided for any waters or wastes, they shall be maintained continuously in satisfactory and effective operation by the Owner at his expense.
- (k) When required by the Supplier, the owner of any property serviced by a building sewer carrying industrial wastes shall install a suitable control manhole or manholes together with such necessary meters and other appurtenances in the control manholes to facilitate observation, sampling, and measurement of wastes. Control manholes shall be located and built in a manner acceptable to the Supplier. If measuring devices, meters, and other appurtenances are to be permanently installed they shall be of a type acceptable to the Supplier. All sampling, measuring, and other procedures must be acceptable to and approved by the Supplier. Control manholes, access facilities and all related equipment shall be installed by the person discharging the

waste, at his expense, and shall be maintained by him at his expense so as to be in safe condition, accessible and in proper operating condition at all times. Plans for the installation of the control manholes, access facilities and related equipment shall be approved by the Supplier prior to the beginning of construction.

- (l) No statement contained in this Article shall be construed as prohibiting any special agreement or arrangement between the Supplier and any person whereby a waste of unusual strength or character may be admitted to the sewage disposal works, either before or after pre-treatment provided that there is no impairment of the functioning of the sewage disposal works by reason of the admission of such wastes, and no extra costs are incurred by the Supplier without recompense by the person.
- (m) Sewer Extensions must comply with all Federal, State and local regulations, including but not limited to Plan of Development, Zoning, Coastal Area Management and Inland Wetlands regulations

V. **Billing; Collection; Termination of Service**

(a) Sewer Charges.

- (1) All Customers shall pay to Supplier, when due, a monthly **sewer use charge** at a flat rate of [\$] per hundred cubic feet based upon water consumption as indicated on the meter horn installed in the building. If a Customer does not currently have a water meter, then one must be installed by Supplier, at the Customers expense, before connection can be made to the Sewer System. See Section VI for more information on meters.
- (2) In addition to the above sewer use charge, each property owner shall pay a **sanitary sewer outlet charge**, paid at the time of connection, in the amount of [\$] per acre of land calculated to the nearest 1/10 of an acre, with a minimum [\$] charge.

(b) Billing; Payment.

Separate premises shall be separately billed. Supplier shall provide each Customer with a statement for Sewer Services in accordance with Supplier's standard billing practices for its customers. Bills are payable when rendered, which are normally quarterly or semi-annually with the frequency for an accounted determined by the Supplier based on the days of service, classification and consumption. Failure of the Customer to receive the bill does not relieve him/her from the obligation of payment or from the consequences of its non-payment.

(c) Default of Payment.

Sewer use charges, together with interest, shall constitute a lien upon the property on which the building is located. Such lien shall take precedence over all other liens and encumbrances except taxes and may be foreclosed in the same manner as a lien for property taxes. However, the Supplier maintains the alternative right, in lieu of foreclosing on the property, and with proper notice, to terminate the Customer's Sewer Services until such time as payment is received. If the Supplier chooses to terminate the Customer's Sewer Service, a fee for reconnection may be charged.

VI. Meters for Billing

Occasionally sewer charges are calculated through the use of meters. If a building is not already outfitted with a meter, then a meter must be installed before the connection to the Supplier's Sewer System. In some cases where it is impractical to install a meter in the sewer line billing will be done according to water usage please see billing section V. And it maybe necessary to install a water meter instead. Such installation will be at the Customer's expense and subject to the following terms:

- (a) The meters will be owned, tested and removed by the Supplier. Damage due to freezing, hot water, faulty connections, or customer's own negligence shall be paid for by the Customer.
- (b) No person, other than the Supplier, shall break seals or disconnect meters unless specifically authorized in writing by the Supplier to do so. If any person takes such action without authorization from the Supplier, that person will be liable for damages which may result there from, and shall be billed on the basis of Sewer Services used in a similar period.
- (c) The Customer will provide, at their expense, an accessible and protected location for the meter, which location shall be subject to the approval of the Supplier at the time of service pipe installation.

The meter may be located inside a building when, in the opinion of the Supplier, an inside setting will provide adequate accessibility, protection against freezing or other damage to the meter, and when the Sewer Lateral does not exceed 150 feet in length. A setting within a building shall be located just inside the cellar wall at a point which will control the entire supply to the premise.

When no suitable place inside the building is available, or the Sewer Lateral exceeds 150 feet in length, the Supplier may require that the meter be set near the street shutoff with suitable valve in a pit at least five feet deep, with a cover. Pit and cover shall be approved by the Supplier. Meter pits and vaults, including the meter vault cover, become the property of the Customer upon installation, and the Customer is responsible for the maintenance and repair of the vaults as needed from time to time. Meter pits and vaults should be accessible and free of debris, which will help prevent the meter from freezing or otherwise damaged.

- (d) The Customer is responsible for maintaining piping on either side of the meter in good condition and valved on both side of the meter so that the meter may be removed or replaced conveniently and without damage to such piping.
- (e) The Customer is requested to notify the Supplier promptly of any defect in or damage to the meter or its connections.
- (f) In order to assure accuracy, the Supplier may at any time remove a meter for tests, repairs or replacement. At a minimum, meters will be tested periodically with the testing schedule adopted by the Supplier. Customers shall allow the Supplier access to their property for such periodic meter tests.
- (g) Upon written request of Customer, the Supplier will test without charge to the Customer, the accuracy of a meter in use at his premises provided the meter has not been tested by the Supplier within one year prior to such request. If the Customer desires to be present for the meter test, he shall notify the Supplier within ten (10) days of receipt of the written notification granting such test by the Supplier.
- (h) The Supplier can assume no responsibility for clogging of interior house plumbing or flooding which may occur during or after interruption of service or repairs to services, meters or mains.
- (i) The Supplier may not be required to install a meter until all requirements for connection to the Supplier Connection have been met, including inspection of the Sewer Later by Supplier.

VII. Sewer System Ownership and Responsibilities

The Supplier shall operate, maintain, service, and repair the Sewer System that it owns, at its sole cost, excluding any repairs, replacements and maintenance required within one year of completion of its installation. The

Supplier shall have the sole and exclusive right to operate and control the Sewer System in such manner to provide Sewer Services to Customers and to other projects now or hereafter owned or served by the Supplier. Subject to its obligations hereunder, the Supplier shall have no obligation with regard to repairs, replacements or maintenance of the Sewer Laterals and appurtenances thereto, which are the property of the Person who owns the Property served.

The Supplier shall not be liable for any damage to person or property, sustained as a result of any break, failure or accident in or to its system or any part thereof, which is not due to the Supplier's negligence, or which, being known to the customer, was not reported by that customer in time to avoid or mitigate such damage.

VIII. Inspection, Penalties, and Validity

- (a) Any representative of the Supplier, bearing proper credentials, must be permitted to enter all properties for the purposes of inspection, observation, measurement, sampling, and testing in accordance with the provisions of these regulations.
- (b) Any person violating any provision of these regulations shall be served by the Supplier with written notice stating the nature of the violation and providing a reasonable time limit for the satisfactory correction thereof. The Owner shall, within the period of time stated in such notice, permanently cease all violations. Any person violating any of the provisions of these regulations shall become liable to the Supplier for any expense, loss or damage occasioned by reason of such violation.
- (c) The invalidity of any one section, clause, sentence, or provision of these regulations shall not affect the validity of any other part of these regulations which can be given effect without such invalid part or parts.

IX. Fat, Oil and Grease; FOG Regulations

TABLE 1
Fats, Oils, and Grease Pretreatment Ordinance Sections

- Section 1. Purpose.
- Section 2. Definitions.
- Section 3. Application to Install a FOG Pretreatment System.
- Section 4. Discharge Limits.
- Section 5. Pretreatment System Requirements.
- Section 6. Alternate FOG Pretreatment System.
- Section 7. Pretreatment Equipment Maintenance.
- Section 8. FOG Minimization

Fats, Oils, and Grease Pretreatment Ordinance
[Adopted {Date}]

Section 1. Purpose.

The purpose of this ordinance is to outline the wastewater pretreatment requirements for Food Preparation Establishments and other commercial facilities that discharge fats, oils, and grease in their wastewater flow. All new and existing facilities that generate and discharge fats, oils, and grease in their wastewater flow shall install, operate, and maintain a FOG pretreatment system. The requirements of this ordinance shall supplement and be in addition to the requirements of the Town, University or the {WWTP} Wastewater Treatment Plant Sewer Use Ordinances.

Section 2. Definitions.

{AGENT} – Authorized representative of the Town, University or {WWTP}.
Wastewater Treatment Plant.

CONTACT PERSON - The Contact Person shall mean the individual responsible for overseeing daily operation of the Food Preparation Establishment and who is responsible for overseeing the Food Preparation Establishment's compliance with the FOG Pretreatment Program.

FOG - FATS, OILS, AND GREASE - Animal and plant derived substances that may solidify or become viscous between the temperatures of 32°F and 150°F (0°C to 65°C), and that separate from wastewater by gravity. Any edible substance identified as grease per the most current EPA method as listed in 40-CFR 136.3.

FOG INTERCEPTOR - A passive tank installed outside a building and designed to remove fats, oils, and grease from flowing wastewater while allowing wastewater to flow through it, and as further defined herein.

FOG RECOVERY UNIT - All active indoor mechanical systems designed to remove fats, oil, and grease by physical separation from flowing wastewater, as further defined herein.

FOG PRETREATMENT SYSTEM - Refers to properly installed and operated FOG Interceptors and FOG Recovery Units as approved by the {Agency}.

FOOD PREPARATION ESTABLISHMENTS - means Class III and Class IV food service establishments and any other facility determined by the {Agency} to discharge FOG above the set limits in Section 5(b)(2) of the Department of Environmental Protection's General Permit for the Discharge of Wastewater Associated with Food Preparation Establishments. These facilities shall include but not be limited to restaurants, hotel kitchens, hospital kitchens, school kitchens, bars, factory cafeterias, and clubs. Class III and Class IV food service establishments shall be as defined under Section 19-13-B42 of the State Of Connecticut Public Health Code.

NON-RENDERABLE FATS, OILS, AND GREASE – Non-renderable fats, oils, and grease is food grade grease that has become contaminated with sewage, detergents, or other constituents that make it unacceptable for rendering.

NOTIFICATION OF APPROVED ALTERNATE FOG PRETREATMENT SYSTEM - Written notification from the {Agency} for authorization to install and/or operate an alternate FOG Pretreatment System.

RENDERABLE FATS, OILS, AND GREASE – Renderable fats, oils, and grease is material that can be recovered and sent to renderers for recycling into various usable products. Renderable grease is created from spent products collected at the source, such as frying oils and grease from restaurants. This material is also called yellow grease.

RENDERABLE FATS, OILS, AND GREASE CONTAINER - Refers to a closed, leak- proof container for the collection and storage of food grade fats, oil, and grease.

REGIONAL FOG DISPOSAL FACILITY - A facility for the collection and disposal of non-renderable FOG approved by the Connecticut Department of Environmental Protection.

Section 3. Application to Install a FOG Pretreatment System.

- A. FOG Pretreatment Systems shall be provided for:
- (1) All new and existing Food Preparation Establishments, including restaurants, cafeterias, diners, and similar non-industrial facilities using food preparation processes that have the potential to generate FOG in wastewater at concentrations in excess of the limits defined in this ordinance.
 - (2) New and existing facilities which, in the opinion of the {Agency}, require FOG Pretreatment Systems for the proper handling of wastewater containing fats, oils, or grease, except that such FOG Pretreatment Systems shall not be required for private living quarters or dwelling units.
- B. All new Food Preparation Establishments which generate and discharge wastewater containing fats, oils, and grease and which will require a FOG Pretreatment System, as determined by the {Agency}, shall include the design and specifications for the FOG Pretreatment System as part of the sewer connection application as described in the {Town, University or WWTP} Sewer Use Ordinance.
- C. All existing Food Preparation Establishments which generate, and discharge wastewater containing fats, oils, and grease, and which require a new FOG Pretreatment System, as determined by the {Agency}, shall submit an application for the installation of a new FOG Pretreatment System within twelve (12) months of adoption of this ordinance. The application shall be in accordance with {Town, University or WWTP} Sewer Use Ordinance. The approved FOG Pretreatment System shall be installed within three (3) years of adoption of this ordinance.
- D. Existing Food Preparation Establishments which generate, and discharge wastewater containing fats, oils, and grease, and which have an existing non-complying FOG Pretreatment System may, as determined by the {Agency}, operate the existing FOG Pretreatment System. Such facilities shall submit an application for an "Alternate FOG Pretreatment System" as described in {Section 6 C}. Such application shall be submitted within twelve (12) months of adoption of this ordinance.
- E. All costs and related expenses associated with the installation and connection of the FOG Interceptor(s) or Alternate FOG Pretreatment System(s) shall be borne by the Food Preparation Establishment. The

Food Preparation Establishment shall indemnify the {Town, University or WWTP} and it's Agents for any loss or damage that may directly or indirectly occur due to the installation of the FOG Pretreatment System.

Section 4. Discharge Limits.

- A. No facility shall discharge or cause to be discharged any wastewater with a FOG concentration in excess of one hundred (100) milligrams per liter, as determined by the currently approved test for total recoverable fats and grease listed in 40 CFR 136.3, or in concentrations or in quantities which will harm either the sewers, or Water Pollution Control Facility, as determined by the {Agency}.

Section 5. Pretreatment System Requirements.

- A. An application for the design and installation of a FOG Pretreatment System shall be subject to review and approval by the {Agency} per the {Town, University or WWTP} Sewer Use Ordinance, and subject to the requirements of all other applicable codes, ordinances, and laws.
- B. Except as provided by {Section 6}, the wastewater generated from Food Preparation Establishments shall be treated to remove FOG using a FOG Interceptor.
- C. Every structure at the subject facility shall be constructed, operated, and maintained, in a manner to ensure that the discharge of food preparation wastewater is directed solely to the FOG Interceptor, or Alternate FOG Pretreatment System. No valve or bypass piping that could prevent the discharge of food preparation wastewater from entering appropriate pretreatment equipment shall be present.
- D. The Contact Person at each Food Preparation Establishment shall notify the {Agency} when the FOG Pretreatment System is ready for inspection and connection to the public sewer. The connection and testing shall be made under the supervision of the plumbing inspector, and/or {Agent}.
- E. All applicable local plumbing/building codes shall be followed during the installation of the FOG Pretreatment System.
- F. FOG Interceptor Requirements.
 - (1) The FOG Interceptor shall be installed on a separate building sewer servicing kitchen flows and shall only be connected to those fixtures or drains which can allow fats, oils, and grease to be discharged into the sewer. This shall include:

- (a) Pot sinks;
 - (b) Pre-rinse sinks, or dishwashers without pre-rinse sinks;
 - (c) Any sink into which fats, oils, or grease may be introduced;
 - (d) Soup kettles or similar devices;
 - (e) Wok stations;
 - (f) Floor drains or sinks into which kettles may be drained;
 - (g) Automatic hood wash units;
 - (h) Dishwashers without pre-rinse sinks; and
 - (i) Any other fixtures or drains that can allow fats, oils, and grease to be discharged into the sewer.
- (2) No pipe carrying any wastewater other than from those listed in the Paragraph above shall be connected to the FOG Interceptor.
- (3) No food grinder (garbage disposal) shall discharge to the FOG Interceptor.
- (4) The FOG Interceptor shall be located so as to maintain the separating distances from well water supplies set forth in Section 19-13-B51d of the Public Health Code.
- (5) The following minimum-separating distances shall be maintained between the FOG Interceptor and the items listed below.
- | | |
|---|-------|
| (a) Property line | 10 ft |
| (b) Building served (no footing drains) | 15 ft |
| (c) Ground water intercepting drains, footing drains and storm drainage systems | 25 ft |
| (d) Open watercourse | 50 ft |
- (6) The FOG Interceptor shall have a retention time of at least twenty-four (24) hours at the maximum daily flow based on water meter records or other calculation methods as approved by the {Agency}. The FOG Interceptor minimum capacity shall be 1,000 gallons. FOG Interceptors shall have a minimum of two compartments. The two compartments shall be separated by a baffle that extends from the bottom of the FOG interceptor to a minimum of five (5) inches above the static water level. An opening in the baffle shall be located at mid-water level. The size of the opening shall be at least eight (8) inches in diameter but not have an area exceeding 180 square inches.
- (7) FOG Interceptor shall be watertight and constructed of precast concrete, or other durable material.

- (8) FOG Interceptors constructed of precast concrete, shall meet the following requirements:
 - (a) The exterior of the FOG Interceptor, including the exterior top and bottom and extension to grade manholes, shall be coated with a waterproof sealant.
 - (b) All concrete FOG Interceptors shall be fabricated using minimum 4,000-psi concrete per ASTM standards with 4 to 7 percent air entrainment.
 - (c) All structural seams shall be grouted with non-shrinking cement or similar material and coated with a waterproof sealant.
 - (d) Voids between the FOG Interceptors walls and inlet and outlet piping shall be grouted with non-shrinking cement and coated with a waterproof sealant.
- (9) All non-concrete septic tanks must be approved for use by the {Agency}.
- (10) The FOG Interceptor shall be accessible for convenient inspection and maintenance. No structures shall be placed directly upon or over the FOG Interceptor.
- (11) The FOG Interceptor shall be installed on a level stable base that has been mechanically compacted with a minimum of six (6) inches of crushed stone to prevent uneven settling.
- (12) Select backfill (Recommended material, sand) shall be placed and compacted around the FOG Interceptor in a manner to prevent damage to the tank and to prevent movement caused by frost action.
- (13) The outlet discharge line from the FOG Interceptor shall be directly connected to the municipal sanitary sewer.
- (14) The FOG Interceptor shall have a minimum liquid depth of thirty-six (36) inches.
- (15) Separate clean-outs shall be provided on the inlet and outlet piping.
- (16) The FOG Interceptor shall have separate manholes with extensions to grade, above the inlet and outlet piping. FOG Interceptors installed in areas subject to traffic shall have manhole extensions to grade with ductile iron frames and round manhole covers. The word "SEWER" shall be cast into the manholes

covers. FOG Interceptors installed outside areas subject to traffic may have concrete risers with lids either having a minimum weight of 59 lbs or shall be provided with a lock system to prevent unauthorized entrance. All manholes and extensions to grade providing accesses to the FOG Interceptor shall be at least seventeen (17) inches in diameter.

- (17) Inlet and outlet piping shall have a minimum diameter of four (4) inches and be constructed of schedule 40 PVC meeting ASTM 1785 with solvent weld couplings.
- (18) The inlet and outlet shall each utilize a tee-pipe on the interior of the FOG Interceptor. No caps or plugs shall be installed on the tee-pipes. The inlet and outlet shall be located at the centerline of the FOG Interceptor and at least twelve (12) inches above the maximum ground water elevation. The inlet tee shall extend to within 12 inches of the bottom of the FOG Interceptor. The inlet invert elevation shall be at least three (3) inches above the invert elevation of the outlet but not greater than four (4) inches. The outlet tee-pipe shall extend no closer than twelve (12) inches from the bottom of the FOG Interceptor and the diameter of this tee-pipe shall be a minimum of four (4) inches.
- (19) The diameter of the outlet discharge line shall be at least the size of the inlet pipe and in no event less than four (4) inches.
- (20) When necessary due to installation concerns, testing for leakage will be performed using either a vacuum test or water-pressure test.
 - (1) Vacuum Test - Seal the empty tank and apply a vacuum to two (2) inches of mercury. The tank is approved if 90 percent of the vacuum is held for two (2) minutes.
 - (2) Water-Pressure Test - Seal the tank, fill with water, and let stand for twenty-four (24) hours. Refill the tank. The tank is approved if the water level is held for one (1) hour.

Section 6. Alternate FOG Pretreatment System.

- A. When it is not practical for the Food Preparation Establishment to install an outdoor in-ground FOG Interceptor per {Section 5}, an Alternate FOG Pretreatment System may be utilized upon approval by the {Agency} and upon receiving a "Notification of Approved Alternative FOG Pretreatment System." Approval of the system shall be based on demonstrated (proven) removal efficiencies and reliability of operation.

The {Agency} will approve these systems on a case-by-case basis. The Contact Person may be required to furnish the manufacturer's analytical data demonstrating that FOG discharge concentrations do not exceed the limits established in this ordinance.

- B. Alternate FOG Pretreatment Systems shall consist of a FOG Recovery Unit meeting the requirements of {Paragraph D below}, unless there are special circumstances that preclude such installation, as approved by the {Agency}, and in accordance with {Paragraph E}.
- C. Alternate FOG Pretreatment Systems shall meet the requirements of {Section 5, A through E}, and {Section 5 F. (2) and (3)} and shall be installed immediately downstream of each of the fixtures and drains listed in {Section 5 F. (1)}.
- D. Alternate FOG Pretreatment System Requirements.
 - (1) FOG Recovery Units shall be sized to properly pretreat the measured or calculated flows using methods approved by the {Agency}.
 - (2) FOG Recovery Units shall be constructed of corrosion-resistant material such as stainless steel or plastic.
 - (3) Solids shall be intercepted and separated from the effluent flow using a strainer mechanism that is integral to the unit.
 - (4) FOG Recovery Units shall operate using a skimming device, automatic draw-off, or other mechanical means to automatically remove separated FOG. This skimming device shall be controlled using a timer, FOG sensor, or other means of automatic operation. FOG Recovery Units operated by timer shall be set to operate no less than once per day.
 - (5) FOG Recovery Units shall be included with an internal or external flow control device.
 - (6) FOG Recovery Units shall be located to permit frequent access for maintenance, and inspection.
- E. Other Alternate FOG Pretreatment System
 - (1) Other Alternate FOG Pretreatment Systems that do not meet the requirements of {Section 5 F or Section 6 D}, may be considered for approval by the {Agency} on a case-by-case basis. The application shall include:

- (a) Documented evidence that the Alternate FOG Pretreatment System will not discharge FOG concentrations that exceed the discharge limits per {Section 4}.
 - (b) Plans and specifications for the proposed system including plans and profile of system installation, manufacturer's literature, documentation of performance and any other information detailing the alternate system.
 - (c) A written Operation and Maintenance Plan, which shall include the schedule for cleaning and maintenance, copies of maintenance log forms, a list of spare parts to be maintained at the subject facility, and a list of contacts for the manufacturer and supplier. Following receipt of written Notification of Approved Alternate FOG Pretreatment System from the {Agency}, the Operation and Maintenance Plan shall be maintained on the premises. The plan shall be made available for inspection on demand by the {Agent}.
 - (d) A written FOG Minimization Plan, which shall include procedures for all Food Preparation Establishment employees to minimize FOG entering the wastewater collection system.
 - (e) Description of a FOG Pretreatment Training Program for Food Preparation Establishment employees in minimization procedures.
- (2) A Notification of Approved Alternate FOG Pretreatment System may be granted for a duration not to exceed three (3) years, with extensions, when demonstrated to the satisfaction of the {Agency} that the Alternate FOG Pretreatment System, Operation and Maintenance Plan, FOG Minimization Plan and FOG Pretreatment Training Program are adequate to maintain the FOG concentration in the wastewater discharge below the limits set in {Section 4}.

Section 7. Pretreatment Equipment Maintenance

- A. The FOG Pretreatment System shall be maintained continuously in satisfactory and effective operation, at the Food Preparation Establishment's expense.
- B. The Contact Person shall be responsible for the proper removal and disposal, by appropriate means, of the collected material removed from the FOG Pretreatment System.
- C. A record of all FOG Pretreatment System maintenance activities shall be maintained on the premises for a minimum of five (5) years.

- D. The Contact Person shall ensure that the FOG Interceptor is inspected when pumped to ensure that all fittings and fixtures inside the interceptor are in good condition and functioning properly. The depth of grease inside the tank shall be measured and recorded in the maintenance log during every inspection along with any deficiencies, and the identity of the inspector.
- E. The Contact Person shall determine the frequency at which its FOG Interceptor(s) shall be pumped according to the following criteria:
- (1) The FOG Interceptor shall be completely cleaned by a licensed waste hauler when 25% of the operating depth of the FOG Interceptor is occupied by grease and settled solids, or a minimum of once every three (3) months, whichever is more frequent.
 - (2) If the Contact Person can provide data demonstrating that less frequent cleaning of the FOG Interceptor will not result in a grease level in excess of 25% of the operating depth of the FOG Interceptor, the {Agency} may allow less frequent cleaning. The Contact Person shall provide data including pumping receipts for four (4) consecutive cleanings of the FOG Interceptor, complete with a report from the FOG hauler indicating the grease level at each cleaning, and the FOG Interceptor maintenance log.
 - (3) A maintenance log shall be maintained on the premises, and shall include the following information: dates of all activities, volume pumped, grease depth, hauler's name, location of the waste disposal, means of disposal for all material removed from the FOG Interceptor, and the name of the individual recording the information. The maintenance log and waste hauler's receipts shall be made available to the {Agent} for inspection on demand. Interceptor cleaning and inspection records shall be maintained on file a minimum of five (5) years.
- F. All removal and hauling of the collected materials must be performed by State approved waste disposal firms. Pumped material shall be disposed of at a Regional FOG Disposal Facility. Pumping shall include the complete removal of all contents, including floating materials, wastewater and settled sludge. Decanting back into the FOG Interceptor shall not be permitted. FOG interceptor cleaning shall include scraping excessive solids from the wall, floors, baffles and all piping.
- G. The Contact Person shall be responsible for the cost and scheduling of all installation and maintenance of FOG Pretreatment System components. Installation and maintenance required by the {Agent} shall be completed within the time limits as given below:

Violation	Days from inspection to Correct Violation
Equipment not registered	30 days
Installation violations (outdoor and indoor)	90 days
Operational violations	30 days

Section 8. FOG Minimization.

- A. The Contact Person shall make every practical effort to reduce the amount of FOG contributed to the sewer system.
- B. Renderable fats, oils, and grease shall not be disposed of, in any sewer or FOG Interceptor. All renderable fats, oils, and grease shall be stored in a separate, covered, leak-proof, Renderable FOG Container, stored out of reach of vermin, and collected by a renderer.
- C. Small quantities of FOG scraped or removed from pots, pans, dishes and utensils shall be directed to the municipal solid waste stream for disposal.

August 31, 2006

Thomas Q. Callahan
University of Connecticut
Office of the President
352 Mansfield Road
Storrs, CT 06269-2048

Dear Mr. Callahan:

As we discussed earlier this month, CME Associates is conducting engineering services for NCR Group, a company that has a purchase agreement for a property located at Maple Road in Mansfield, Connecticut. NCR Group plans to develop the property with age-restricted housing (age 55 and older), which is consistent with the Town of Mansfield's Plan of Conservation and Development. Our client's plan calls for the new housing development to connect to the Town of Mansfield public sanitary sewer system along South Eagleville Road. As you requested, we are writing this letter to provide you with information that can be used to evaluate our request for a connection to the Town Sewer and UCONN wastewater treatment facility.

Applicant Name and Address:

NCR Group
143 Maynard Road
Framingham, MA 01701
Attn: Matthew Barach
(508) 653-3939

General Project Description

The proposed age-restricted housing development will consist of a approximately 153 individual units with two bedrooms each. The total number residents is estimated at approximately 225. Construction will be conducted in phases of approximately 30 housing units per phase. The development will include a small clubhouse and may include one full-time, non-resident employee. The design wastewater flow for the full-scale development is approximately 23,000 gallons per day.

Wastewater will be pumped from the residences via underground sewer lines to a point near the crest of the hill on the property, where lines will join to a single sewer pipe. From here, wastewater will flow through the underground sewer line by gravity downhill to the north, where it will enter the Juniper Hill Village property. We have asked permission of the Board of Directors of the Juniper Hill Village to request access to their sewer line. The Chairman of the Board of Directors of Juniper Hill has indicated that

Mr. Thomas Callahan
August 31, 2006

they are willing to allow such a sewer connection on their property, providing all engineering is satisfactory. Currently, the Mansfield Center for Nursing and Rehabilitation, located southwest of the Juniper Hill/Glen Ridge Community, has a similar agreement in place and pumps its wastewater uphill to the Juniper Hill facility, whereupon the wastewater enters the gravity-flow portion of the sewer line.

From the Juniper Hill/Glen Ridge Community, wastewater flows by gravity to the north and west, and enters the Town of Mansfield's South Eagleville Road pump station. From the pump station, the wastewater is pumped eastward along South Eagleville Road, where it enters the University-owned sewer line at Westwood Road.

According to Lon Hultgren, Director of Public Works for the Town of Mansfield, the additional wastewater flows represented by our client's proposed development may require modifications to the South Eagleville Road pump station, such as construction of an auxiliary wet well. Alternatively, the additional flows could be accommodated by timing the pumped wastewater discharge from our client's proposed development to coincide with off-peak periods, such as during the middle of the night. Our client will upgrade infrastructure and/or incorporate such design elements, as needed, to ensure that the added wastewater flows are compatible with private and Town-owned sewers.

We are interested in obtaining the University's approval to connect to the UCONN sewer. We understand that such approval is required before we can obtain approval from the Town of Mansfield and develop the Community Sewer System Agreement that will be required per state law. Please call me at 860-928-7848 to arrange a meeting or if you need any additional information about our proposed project.

Thank you for your assistance in this matter. We look forward to hearing from you.

Sincerely,



Wayne H. Bugden, LEP
Director of Environmental Services

- c. Lon Hultgren, Mansfield Department of Public Works
Matthew Barach, NCR Group

**MEMORANDUM OF AGREEMENT
BETWEEN THE
UNIVERSITY OF CONNECTICUT AND
THE DEPARTMENTS OF ENVIRONMENTAL PROTECTION, HEALTH AND
PUBLIC UTILITY CONTROL AND THE OFFICE OF POLICY AND
MANAGEMENT ACTING AS THE WATER PLANNING COUNCIL**

Whereas, the University of Connecticut is a Land Grant and Sea Grant College and the State's flagship institution of higher learning whose main campus in Storrs, Connecticut has had its water supply needs served historically from wellfields along the Fenton and Willimantic Rivers.

Whereas, campus growth and development has relied upon the development and operation by the University of water supply and distribution systems requiring sustainable, reliable and safe sources of water which must be provided consistent with the state's policies to protect its water related resources and watershed lands.

Whereas, section 25-32d of the Connecticut General Statutes (CGS) and the regulations thereunder establish a comprehensive framework and process for developing and submitting for state review and approval a water supply plan.

Whereas, the University of Connecticut is not a water company as defined in CGS section 25-32a based on an opinion of the Attorney General and thus not subject to the requirements of CGS section 25-32d and the regulations thereunder for such a water supply plan.

Whereas, the University has nevertheless regularly prepared water supply plans for its water supply systems and submitted them to the Department of Public Health for review.

Whereas, the University of Connecticut has made certain commitments to the Department of Public Health pursuant to Consent Order DWS-05-078-397 and in Consent Order DWS-05-078-397a (attached) including the execution of a procurement process that will result in the retention of a qualified contractor to operate and manage the University's drinking water systems and a qualified contractor to prepare a water systems master plan.

Whereas, the University of Connecticut has made certain commitments to the Department of Environmental Protection through its letter of September 23, 2005 (attached) regarding use of the Fenton River and Willimantic River wellfields including restorative actions and studies, conservation measures and infrastructure evaluations and improvements.

Whereas, the University of Connecticut is committed to setting a high standard for sustainable development and providing the leadership and example for forward thinking environmental stewardship.

Whereas, the Water Planning Council is constituted pursuant to CGS section 25-33o to address issues involving water companies, water resources and state policies regarding the future of the state's drinking water supply and is comprised of representatives of the Public Utility Control Authority, Departments of Environmental Protection and Public

Health and Office of Policy and Management each of which otherwise has separate jurisdiction with regard to water resources, supply and use by the University.

Therefore, the University of Connecticut agrees that it shall:

- Develop a comprehensive water supply strategy for the period 2007-09 and submit said comprehensive strategy to the Water Planning Council by February 28, 2007 for review. Such strategy shall include:
 - A description of the how the results and recommendations of the Fenton River Study required by the OPM Record of Decision for the University's North Campus Master Plan Environmental Impact Evaluation will be addressed, including an implementation schedule;
 - A drought response plan including environmental condition trigger events and specific actions to be taken by University plant managers, grounds and athletic field managers, and students, and, communication strategies for students;
 - a schedule for preparing and implementing a comprehensive water conservation plan to: meter all customers, buildings, grounds and fields; provide water efficiency in new construction, and replace and retrofit fixtures in existing buildings; utilize water reuse and recycling options; conduct water use audits in conjunction conservation education; undertake recommendations of an expert water conservation consultant;
 - A long term protection plan for sources of drinking water along the Fenton and Willimantic Rivers including the Fenton River water supply reservoir watershed area;
 - A schedule for preparing and implementing the recommendations of a hydraulic study of the water distribution system describing flow characteristics and operation efficiencies, a description of how the recommendations of the study will be addressed and an implementation schedule;
 - A completion schedule of the Level A aquifer protection area mapping for the Willimantic River wellfield;
 - A scope and schedule for completing an instream flow study of the Willimantic River similar in purpose to that conducted on the Fenton River to define and evaluate the linkage between the pumping of the supply wells and impacts to the Willimantic River. The study will also evaluate management of the pumping from the wells to optimize withdrawals while minimizing impacts to the stream habitat (to be used to determine a safe withdrawal rate for the Willimantic wellfield),
 - The results of the Willimantic River study and description of how the recommendations of the study together with the Fenton River results will be used to shape a comprehensive well field/withdrawal management plan to be incorporated in the next plan period.

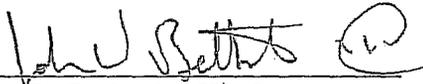
The Water Planning Council agrees that it will review the University's water supply strategy, that it will consult with the appropriate authorities in the Town of Mansfield regarding the strategy, and shall provide opportunities for public comment on said

strategy prior to making a determination of their concurrence with the strategy. The Water Planning Council shall then provide an advisory opinion to the Department of Public Health as to the appropriateness of the water supply strategy for incorporation into the University's water supply plan per CGS 25-32d.

The Water Planning Council and the University further agree that they will work together to assure that the strategy is expeditiously implemented to guide the future conservation and development decisions of the University and its surrounding communities and that such plan is updated consistent with CGS 25-32d(a).

Signed:

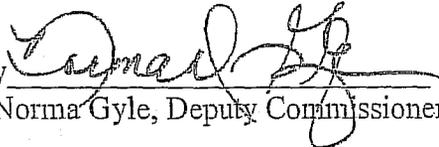
State of Connecticut
Department of Public Utility Control

by 
John W. Betkoski, III, Commissioner

11-6-06

Date

State of Connecticut
Department of Public Health

by 
Norma Gyle, Deputy Commissioner

11-6-06

Date

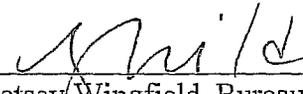
State of Connecticut
Office of Policy and Management

by: 
David LeVasseur, Under Secretary

11-6-06

Date

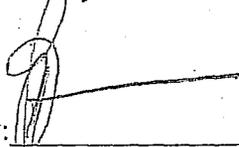
State of Connecticut
Department of Environmental Protection
Bureau of Water Protection and Land Reuse

by 
Betsey Wingfield, Bureau Chief

11/06/06

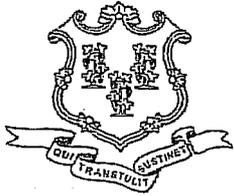
Date

State of Connecticut
University of Connecticut

By: 
Barry Feldman, Vice President

25 Oct 06

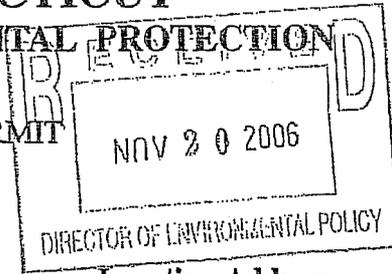
Date



STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION



MUNICIPAL NPDES PERMIT



issued to

Permittee:

University of Connecticut
31 LeDoyt Road, Box U-38
Storrs, Connecticut 06268

Location Address:

University of Connecticut
31 LeDoyt Road, Box U-38
Storrs, Connecticut 06268

Facility ID: 078-005

Permit ID: CT0101320

Permit Expires: November 12, 2011

Receiving Stream: Willimantic River

Design Flow Rate: 3.0 MGD

SECTION 1: GENERAL PROVISIONS

- (A) This permit reissued in accordance with Section 22a-430 of Chapter 446k, Connecticut General Statutes ("CGS"), and Regulations of Connecticut State Agencies ("RCSA") adopted thereunder, as amended, and Section 402(b) of the Clean Water Act, as amended, 33 USC 1251, et seq., and pursuant to an approval dated September 26, 1973, by the Administrator of the United States Environmental Protection Agency for the State of Connecticut to administer a N.P.D.E.S. permit program.
(B) University of Connecticut, ("permittee"), shall comply with all conditions of this permit including the following sections of the RCSA which have been adopted pursuant to Section 22a-430 of the CGS and are hereby incorporated into this permit. Your attention is especially drawn to the notification requirements of subsection (i)(2), (i)(3), (j)(1), (j)(6), (j)(8), (j)(9)(C), (j)(10)(C), (j)(11)(C), (D), (E), and (F), (k)(3) and (4) and (l)(2) of Section 22a-430-3. To the extent this permit imposes conditions more stringent than those found in the regulations, this permit shall apply.

Section 22a-430-3 General Conditions

- (a) Definitions
(b) General
(c) Inspection and Entry
(d) Effect of a Permit
(e) Duty to Comply
(f) Proper Operation and Maintenance
(g) Sludge Disposal
(h) Duty to Mitigate
(i) Facility Modifications; Notification
(j) Monitoring, Records and Reporting Requirements
(k) Bypass
(l) Conditions Applicable to POTWs
(m) Effluent Limitation Violations
(n) Enforcement
(o) Resource Conservation
(p) Spill Prevention and Control
(q) Instrumentation, Alarms, Flow Recorders
(r) Equalization

Section 22a-430-4 Procedures and Criteria

- (a) Duty to Apply
(b) Duty to Reapply
(c) Application Requirements
(d) Preliminary Review
(e) Tentative Determination
(f) Draft Permits, Fact Sheets
(g) Public Notice, Notice of Hearing

- (h) Public Comments
 - (i) Final Determination
 - (j) Public Hearings
 - (k) Submission of Plans and Specifications. Approval.
 - (l) Establishing Effluent Limitations and Conditions
 - (m) Case-by-Case Determinations
 - (n) Permit Issuance or Renewal
 - (o) Permit or Application Transfer
 - (p) Permit Revocation, Denial or Modification
 - (q) Variances
 - (r) Secondary Treatment Requirements
 - (s) Treatment Requirements
 - (t) Discharges to POTWs - Prohibitions
- (C) Violations of any of the terms, conditions, or limitations contained in this permit may subject the permittee to enforcement action including, but not limited to, seeking penalties, injunctions and/or forfeitures pursuant to applicable sections of the CGS and RCSA.
- (D) Any false statement in any information submitted pursuant to this Section of the permit may be punishable as a criminal offense under Section 22a-438 or 22a-131a of the CGS or in accordance with Section 22a-6, under Section 53a-157b of the CGS.
- (E) The permittee shall comply with Section 22a-416-1 through Section 22a-416-10 of the RCSA concerning operator certification.
- (F) No provision of this permit and no action or inaction by the Commissioner shall be construed to constitute an assurance by the Commissioner that the actions taken by the permittee pursuant to this permit will result in compliance or prevent or abate pollution.
- (G) Nothing in this permit shall relieve the permittee of other obligations under applicable federal, state and local law.
- (H) An annual fee shall be paid for each year this permit is in effect as set forth in Section 22a-430-7 of the RCSA. As of August 20, 2003 the annual fee is \$ 4485.00.

SECTION 2: DEFINITIONS

- (A) The definitions of the terms used in this permit shall be the same as the definitions contained in Section 22a-423 of the CGS and Section 22a-430-3(a) and 22a-430-6 of the RCSA, except for "Composite", "No Observable Acute Effect Level (NOAEL)" and "Grab Sample Average" which are redefined below.
- (B) In addition to the above, the following definitions shall apply to this permit:
- "-----" in the limits column on the monitoring tables in Attachment 1 means a limit is not specified but a value must be reported on the DMR, MOR, NAR, and/or the ATMR.
- "Average Monthly Limit" means the maximum allowable "Average Monthly Concentration" as defined in Section 22a-430-3(a) of the RCSA when expressed as a concentration (e.g. mg/l); otherwise, it means "Average Monthly Discharge Limitation" as defined in Section 22a-430-3(a) of the RCSA.
- "Bi-Weekly" in the context of any sampling frequency, shall mean once every two weeks.
- "Composite" or "(C)" means a sample consisting of a minimum of eight aliquot samples collected at equal intervals of no less than 30 minutes and no more than 60 minutes and combined proportionally to flow over the sampling period provided that during the sampling period the peak hourly flow is experienced.
- "Critical Test Concentration" or "(CTC)" means the specified effluent dilution at which the permittee is to conduct a single-concentration Aquatic Toxicity Test.

"Daily Composite" or "(DC)" means a composite sample taken over a full operating day consisting of grab samples collected at equal intervals of no more than sixty (60) minutes and combined proportionally to flow; or, a composite sample continuously collected over a full operating day proportionally to flow.

"Daily Concentration" means the concentration of a substance as measured in a daily composite sample, or, arithmetic average of all grab sample results defining a grab sample average.

"Daily Quantity" means the quantity of waste discharged during an operating day.

"Geometric Mean" is the "n"th root of the product of "n" observations.

"Infiltration" means water other than wastewater that enters a sewer system (including sewer system and foundation drains) from the ground through such means as defective pipes, pipe joints, connections, or manholes. Infiltration does not include, and is distinguished from, inflow.

"Inflow" means water other than wastewater that enters a sewer system (including sewer service connections) from sources such as, but not limited to, roof leaders, cellar drains, yard drains, area drains, drains from springs and swampy areas, cross connections between storm sewers and sanitary sewers, catch basins, cooling towers, storm waters, surface runoff, street wash waters, or drainage. Inflow does not include, and is distinguished from, infiltration.

"Instantaneous Limit" means the highest allowable concentration of a substance as measured by a grab sample, or the highest allowable measurement of a parameter as obtained through instantaneous monitoring.

"In-stream Waste Concentration" or "(IWC)" means the concentration of a discharge in the receiving water after mixing has occurred in the allocated zone of influence.

"Maximum Daily Limit" means the maximum allowable "Daily Concentration" (defined above) when expressed as a concentration (e.g. mg/l), otherwise, it means the maximum allowable "Daily Quantity" as defined above, unless it is expressed as a flow quantity. If expressed as a flow quantity it means "Maximum Daily Flow" as defined in Section 22a-430-3(a) of the RCSA.

"Monthly Minimum Removal Efficiency" means the minimum reduction in the pollutant parameter specified when the effluent average monthly concentration for that parameter is compared to the influent average monthly concentration.

"NA" as a Monitoring Table abbreviation means "not applicable".

"NR" as a Monitoring Table abbreviation means "not required".

"No Observable Acute Effect Level" or "(NOAEL)" means any concentration equal to or less than the critical test concentration in a single concentration (pass/fail) toxicity test, conducted pursuant to Section 22a-430-3(j)(7)(A)(i) of the RCSA, demonstrating 90% or greater survival of test organisms at the CTC.

"Quarterly" in the context of any sampling frequency, shall mean sampling is required in the months of January, April, July, and October.

"Range During Sampling" or "(RDS)" as a sample type means the maximum and minimum of all values recorded as a result of analyzing each grab sample of; 1) a Composite Sample, or, 2) a Grab Sample Average. For those permittees with pH meters that provide continuous monitoring and recording, Range During Sampling means the maximum and minimum readings recorded with the continuous monitoring device during the Composite or Grab Sample Average sample collection.

"Range During Month" or "(RDM)" as a sample type means the lowest and the highest values of all of the monitoring data for the reporting month.

"MGD" means million gallons per day.

"Sanitary Sewage" means wastewaters from residential, commercial and industrial sources introduced by direct connection to the sewerage collection system tributary to the treatment works including non-excessive inflow/infiltration sources.

"ug/l" means micrograms per liter

"Work Day" in the context of a sampling frequency means, Monday through Friday excluding holidays.

SECTION 3: COMMISSIONER'S DECISION

- (A) The Commissioner of Environmental Protection ("Commissioner") has issued a final decision and found continuance of the existing system to treat the discharge will protect the waters of the state from pollution. The Commissioner's decision is based on application # 200501343 for permit reissuance received on May 17, 2005 and the administrative record established in the processing of that application.
- (B) The Commissioner hereby authorizes the Permittee to discharge in accordance with the provisions of this permit, the above referenced application, and all approvals issued by the Commissioner or his authorized agent for the discharges and/or activities authorized by, or associated with, this permit.
- (C) The Commissioner reserves the right to make appropriate revisions to the permit, if required after Public Notice, in order to establish any appropriate effluent limitations, schedules of compliance, or other provisions which may be authorized under the Federal Clean Water Act or the CGS or regulations adopted thereunder, as amended. The permit as modified or renewed under this paragraph may also contain any other requirements of the Federal Clean Water Act or CGS or regulations adopted thereunder which are then applicable.

SECTION 4: GENERAL LIMITATIONS AND OTHER CONDITIONS

- (A) The Permittee shall not accept any new sources of non-domestic wastewater conveyed to its POTW through its sanitary sewerage system or by any means other than its sanitary sewerage system unless the generator of such wastewater; (a) is authorized by a permit issued by the Commissioner under Section 22a-430 CGS (individual permit), or, (b) is authorized under Section 22a-430b (general permit), or, (c) has been issued an emergency or temporary authorization by the Commissioner under Section 22a-6k. All such non-domestic wastewaters shall be processed by the POTW via receiving facilities at a location and in a manner prescribed by the permittee which are designed to contain and control any unplanned releases.
- (B) No new discharge of domestic sewage from a single source to the POTW in excess of 50,000 gpd, whichever is less should be inserted may be authorized by the permittee until the discharger has registered the discharge under the "General Permit for Domestic Sewage" reissued by the Commissioner on June 12, 2002 pursuant to Section 22a-430b of the CGS.
- (C) The permittee shall maintain a system of user charges based on actual use sufficient to operate and maintain the POTW (including the collection system) and replace critical components.
- (D) The permittee shall maintain a sewer use ordinance that is consistent with the Model Sewer Ordinance for Connecticut Municipalities prepared by the Department of Environmental Protection. The Commissioner of Environmental Protection alone may authorize certain discharges which may not conform to the Model Sewer Ordinance.
- (E) No discharge shall contain or cause in the receiving stream a visible oil sheen, floating solids, visible discoloration, or foaming.
- (F) No discharge shall cause acute or chronic toxicity in the receiving water body beyond any Zone Of Influence (ZOI) specifically allocated to that discharge in this permit.
- (G) The permittee shall maintain an alternate power source adequate to provide full operation of all pump stations in the sewerage collection system and to provide a minimum of primary treatment and disinfection at the water pollution control facility to insure that no discharge of untreated wastewater will occur during a failure of a primary power source.
- (H) The average monthly effluent concentration shall not exceed 15% of the average monthly influent concentration for BOD₅ and Total Suspended Solids for all daily composite samples taken in any calendar month.
- (I) Any new or increased amount of sanitary sewage discharge to the sewer system is prohibited where it will cause a dry

weather overflow or exacerbate an existing dry weather overflow.

(J) Sludge Conditions

- (1) The permittee shall comply with all existing federal and state laws and regulations that apply to sewage sludge use and disposal practices, including but not limited to 40 CFR Part 503.
- (2) If an applicable management practice or numerical limitation for pollutants in sewage sludge more stringent than existing federal and state regulations is promulgated under Section 405(d) of the Clean Water Act (CWA), this permit shall be modified or revoked and reissued to conform to the promulgated regulations.
- (3) The permittee shall give prior notice to the Commissioner of any change(s) planned in the permittees' sludge use or disposal practice. A change in the permittees' sludge use or disposal practice may be a cause for modification of the permit.
- (4) Testing for inorganic pollutants shall follow "Test Methods for Evaluating Solid Waste, Physical/Chemical Methods", EPA Publication SW-846 as updated and/or revised.

(K) The limits imposed on the discharges listed in this permit take effect on the issuance date of this permit, hence any sample taken after this date which, upon analysis, shows an exceedence of permit limits will be considered non-compliance.

(L) When the arithmetic mean of the average daily flow from the POTW for the previous 180 days exceeds 90% of the design flow rate, the permittee shall develop and submit within one year, for the review and approval of the Commissioner, a plan to accommodate future increases in flow to the plant. This plan shall include a schedule for completing any recommended improvements and a plan for financing the improvements.

(M) When the arithmetic mean of the average daily BOD₅ or TSS loading into the POTW for the previous 180 days exceeds 90% of the design load rate, the permittee shall develop and submit for the review of the Commissioner within one year, a plan to accommodate future increases in load to the plant. This plan shall include a schedule for completing any recommended improvements and a plan for financing the improvements.

(N) On or before July 31st of each calendar year the main flow meter shall be calibrated by an independent contractor in accordance with the manufacturer's specifications. The actual record of the calibration shall be retained onsite and, upon request, the permittee shall submit to the Commissioner a copy of that record.

(O) The permittee shall operate and maintain all processes as installed in accordance with the approved plans and specifications and as outlined in the associated operation and maintenance manual. This includes but is not limited to all recycle pumping systems, aeration equipment, aeration tank cycling, mixing equipment, anoxic basin, chemical feed systems, effluent filters or any other process equipment necessary for the optimal removal of pollutants. The permittee shall not bypass or fail to operate any of the approved process equipment without the written approval of the Commissioner.

(P) The temperature of any discharge shall not increase the temperature of the receiving stream above 85°F, or, in any case, raise the normal temperature of the receiving stream more than 4°F.

SECTION 5: SPECIFIC EFFLUENT LIMITATIONS AND MONITORING REQUIREMENTS

(A) The discharge(s) shall not exceed and shall otherwise conform to the specific terms and conditions listed in this permit. The discharge is restricted by, and shall be monitored in accordance with Tables A through E incorporated in this permit as Attachment 1.

(B) The Permittee shall monitor the performance of the treatment process in accordance with the Monthly Operating Report (MOR) and the Nutrient Analysis Report (NAR) incorporated in this permit as Attachment 2.

SECTION 6: SAMPLE COLLECTION, HANDLING and ANALYTICAL TECHNIQUES

(A) Chemical Analysis

- (1) Chemical analyses to determine compliance with effluent limits and conditions established in this permit, shall be performed using the methods approved pursuant to the Code of Federal Regulations, Part 136 of Title 40 (40 CFR 136) unless an alternative method has been approved in writing pursuant to 40 CFR 136.4 or as provided in Section 22a-430-3-(j)(7) of the RCSA. Chemicals which do not have methods of analysis defined in 40 CFR 136 or the RCSA shall be analyzed in accordance with methods specified in this permit.
- (2) All metals analyses identified in this permit shall refer to analyses for Total Recoverable Metal, as defined in 40 CFR 136 unless otherwise specified.
- (3) Grab samples shall be taken during the period of the day when the peak hourly flow is normally experienced.
- (4) Samples collected for bacteriological examination shall be collected between the hours of 11 a.m. and 3 p.m. or at that time of day when the peak hourly flow is normally experienced. Chlorine residual sample must be taken at the same time and the results recorded.
- (5) The Minimum Levels specified below represent the concentrations at which quantification must be achieved and verified during the chemical analyses for the parameters identified in Attachment 1, Tables A and B. Analyses for these parameters must include check standards within ten percent of the specified Minimum Level or calibration points equal to or less than the specified Minimum Level.

<u>Parameter</u>	<u>Minimum Level</u>
Antimony, Total	0.010 mg/l
Arsenic, Total	0.005 mg/l
Beryllium, Total	0.001 mg/l
Cadmium, Total	0.0005 mg/l
Chlorine, Total Residual	0.050 mg/l
Chromium, Total	0.005 mg/l
Chromium, Total Hexavalent	0.010 mg/l
Copper, Total	0.005 mg/l
Cyanide, Total	0.010 mg/l
Lead, Total	0.005 mg/l
Mercury, Total	0.0002 mg/l
Nickel, Total	0.005 mg/l
Selenium, Total	0.005 mg/l
Silver, Total	0.002 mg/l
Thallium, Total	0.010 mg/l
Zinc, Total	0.020 mg/l

- (6) The value of each parameter for which monitoring is required under this permit shall be reported to the maximum level of accuracy and precision possible consistent with the requirements of this Section of the permit.
- (7) Effluent analyses for which quantification was verified during the analysis at or below the minimum levels specified in this Section and which indicate that a parameter was not detected shall be reported as "less than x" where 'x' is the numerical value equivalent to the analytical method detection limit for that analysis.
- (8) Results of effluent analyses which indicate that a parameter was not present at a concentration greater than or equal to the Minimum Level specified for that analysis shall be considered equivalent to zero (0.0) for purposes of determining compliance with effluent limitations or conditions specified in this permit.

(B) Acute Aquatic Toxicity Test

- (1) Samples for monitoring of Acute Aquatic Toxicity shall be collected and handled as prescribed in "Methods for Measuring the Acute Toxicity of Effluents and Receiving Waters to Freshwater and Marine Organisms" (EPA-821-R-02-012).

- (a) Composite samples shall be chilled as they are collected. Grab samples shall be chilled immediately following collection. Samples shall be held at 0 - 6°C until Acute Aquatic Toxicity testing is initiated.
- (b) Effluent samples shall not be dechlorinated, filtered, or, modified in any way, prior to testing for Aquatic Toxicity unless specifically approved in writing by the Commissioner for monitoring at this facility. Facilities with effluent dechlorination and/or filtration designed as part of the treatment process are not required to obtain approval from the Commissioner.
- (c) Samples shall be taken after dechlorination for Acute Aquatic Toxicity unless otherwise approved in writing by the Commissioner for monitoring at this facility.
- (d) Chemical analyses of the parameters identified in Attachment 1, Table B shall be conducted on an aliquot of the same sample tested for Acute Aquatic Toxicity.
 - (i) At a minimum, pH, total alkalinity, total hardness, and total residual chlorine shall be measured in the effluent sample and, during Acute Aquatic Toxicity tests, in the highest concentration of the test and in the dilution (control) water at the beginning of the test and at test termination. If total residual chlorine is not detected at test initiation, it does not need to be measured at test termination. Dissolved oxygen, pH, and temperature shall be measured in the control and all test concentrations at the beginning of the test, daily thereafter, and at test termination.
- (e) Tests for Acute Aquatic Toxicity shall be initiated within 36 hours of sample collection.
- (2) Monitoring for Acute Aquatic Toxicity to determine compliance with the permit condition on Acute Aquatic Toxicity (invertebrate) shall be conducted for 48 hours utilizing neonatal (less than 24 hours old) *Daphnia pulex*.
- (3) Monitoring for Acute Aquatic Toxicity to determine compliance with the permit condition on Acute Aquatic Toxicity (vertebrate) shall be conducted for 48 hours utilizing larval (1 to 14-day old with no more than 24 hours range in age) *Pimephales promelas*.
- (4) Tests for Acute Aquatic Toxicity shall be conducted as prescribed for static non-renewal acute tests in "Methods for measuring the Acute Aquatic Toxicity of Effluents and Receiving Waters to Freshwater and Marine Organisms" (EPA/821-R-02-012); except as specified below.
 - (a) For Acute Aquatic Toxicity limits, and for monitoring only conditions, expressed as a NOAEL value, Pass/Fail (single-concentration) tests shall be conducted at a specified Critical Test Concentration (CTC) equal to the Aquatic Toxicity limit, (100% in the case of monitoring only conditions), as prescribed in Section 22a-430-3(j)(7)(A)(i) of the RCSA.
 - (b) Organisms shall not be fed during the tests.
 - (c) Synthetic freshwater prepared with deionized water adjusted to a hardness of 50±5 mg/L as CaCO₃ shall be used as dilution water in the tests.
 - (d) Copper nitrate shall be used as the reference toxicant.
- (5) For monitoring only conditions, toxicity shall be demonstrated when the results of a valid pass/fail Acute Aquatic Toxicity indicates less than 90% survival in the effluent at the CTC (100%).
- (C) Chronic Aquatic Toxicity Test
 - (1) Chronic Aquatic Toxicity testing of the discharge shall be conducted annually during July, August, or September of each year.
 - (2) Chronic Aquatic Toxicity testing shall be performed on the discharge in accordance with the test methodology established in "Short-Term Methods for Estimating The Chronic Toxicity of Effluents and Receiving Water to Freshwater Organisms" (EPA-821-R-02-013) as referenced in 40 CFR 136 for *Ceriodaphnia* survival and reproduction and Fathead minnow larval survival and growth.

- (a) Chronic Aquatic Toxicity tests shall utilize a minimum of five effluent dilutions prepared using a dilution factor of 0.5 (100% effluent, 50% effluent, 25% effluent, 12.5% effluent, 6.25% effluent).
 - (b) Willimantic River water collected immediately upstream of the area influenced by the discharge shall be used as control (0% effluent) and dilution water in the toxicity tests.
 - (c) A laboratory water control consisting of synthetic freshwater prepared in accordance with EPA-821-R-02-013 at a hardness of 50±5 mg/l shall be used as an additional control (0% effluent) in the toxicity tests.
 - (d) Daily composite samples of the discharge (final effluent following disinfection) and grab samples of the Willimantic River, for use as site water control and dilution water, shall be collected on day 0 for test solution renewal on day 1 and day 2 of the test; day 2, for test solution renewal on day 3 and day 4 of the test; and day 4, for test solution renewal for the remainder of the test. Samples shall not be pH or hardness adjusted, or chemically altered in any way. Samples shall not be pH or hardness adjusted, or chemically altered in any way.
- (3) All samples of the discharge and Willimantic River water used in the Chronic Aquatic Toxicity test shall, at a minimum, be analyzed and results reported in accordance with the provisions listed in Section 6(A) of this permit for the following parameters:

- pH
- Hardness
- Alkalinity
- Conductivity
- Nitrogen, ammonia (total as N)
- Solids, Total Suspended
- Copper (total recoverable and dissolved)
- Zinc (total recoverable and dissolved)

SECTION 7: RECORDING AND REPORTING REQUIREMENTS

- (A) The results of chemical analyses and any aquatic toxicity test required above in Section 5 and the referenced Attachment 1 shall be entered on the Discharge Monitoring Report (DMR) and reported to the Bureau of Water Protection and Land Reuse. The report shall also include a detailed explanation of any violations of the limitations specified. The DMR must be received at the following address by the 15th day of the month following the month in which samples are collected.
- ATTN: Municipal Wastewater Monitoring Coordinator
Connecticut Department of Environmental Protection
Bureau of Water Protection and Land Reuse, Planning and Standards Division
79 Elm Street
Hartford, Connecticut 06106-5127
- (1) For composite samples, from other than automatic samplers, the instantaneous flow and the time of each aliquot sample collection shall be recorded and maintained at the POTW.
- (B) Complete and accurate test data, including percent survival of test organisms in each replicate test chamber, LC₅₀ values and 95% confidence intervals for definitive test protocols, and all supporting chemical/physical measurements performed in association with any aquatic toxicity test, shall be entered on the Aquatic Toxicity Monitoring Report form (ATMR) and sent to the Bureau of Water Protection and Land Reuse at the address specified above in Section 7 (A) of this permit by the 15th day of the month following the month in which samples are collected.
- (C) The results of the process monitoring required above in Section 5 shall be entered on the Monthly Operating Report (MOR) and Nutrient Analysis Report (NAR) forms, included herein as Attachment 2, and reported to the Bureau of Water Protection and Land Reuse. The MOR report shall also be accompanied by a detailed explanation of any violations of the limitations specified. The MOR and NAR must be received at the address specified above in Section 7 (A) of this permit by the 15th day of the month following the month in which the data and samples are collected.
- (D) A complete and thorough report of the results of the chronic toxicity monitoring outlined in Section 6(C) shall be prepared as outlined in Section 10 of EPA-821-R-02-013 and submitted to the Department for review on or before

December 31st of each calendar year to the address specified above in Section 7 (A) of this permit.

SECTION 8: RECORDING AND REPORTING OF VIOLATIONS, ADDITIONAL TESTING REQUIREMENTS, BYPASSES, MECHANICAL FAILURES, AND MONITORING EQUIPMENT FAILURES

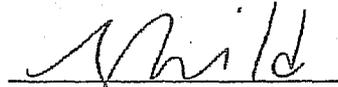
- (A) If any Acute Aquatic Toxicity sample analysis indicates toxicity, or that the test was invalid, a second sample of the effluent shall be collected and tested for Acute Aquatic Toxicity and associated chemical parameters, as described above in Section 5 and Section 6, and the results reported to the Bureau of Water Protection and Land Reuse (Attn: Aquatic Toxicity) via the ATMR form (see Section 7 (B)) within 30 days of the previous test. These test results shall also be reported on the next month's DMR report pursuant to Section 7 (A). The results of all toxicity tests and associated chemical parameters, valid and invalid, shall be reported.
- (B) If any two consecutive Acute Aquatic Toxicity results or any three Acute Aquatic Toxicity test results in a twelve month period indicates toxicity, the permittee shall immediately take all reasonable steps to eliminate toxicity wherever possible and shall submit a report, to the Bureau of Water Protection and Land Reuse (Attn: Aquatic Toxicity), for the review and written approval of the Commissioner in accordance with Section 22a-430-3(j)(10)(c) of the RCSA describing proposed steps to eliminate the toxic impact of the discharge on the receiving water body. Such a report shall include a proposed time schedule to accomplish toxicity reduction and the permittee shall comply with any schedule approved by the Commissioner.
- (C) Section 22a-430-3(k) of the RCSA shall apply in all instances of bypass including a bypass of the treatment plant or a component of the sewage collection system planned during required maintenance. The Department of Environmental Protection, Bureau of Water Protection and Land Reuse, Planning and Standards Division, Municipal Facilities Section (860) 424-3704, the Department of Public Health, Water Supply Section (860) 509-7333 and Recreation Section (860) 509-7297, and the local Director of Health shall be notified within 2 hours of the permittee learning of the event by telephone during normal business hours. If the discharge or bypass occurs outside normal working hours (8:30 a.m. to 4:30 p.m. Monday through Friday), notification shall be made within 2 hours of the permittee learning of the event to the Emergency Response Unit at (860) 424-3338 and the Department of Public Health at (860) 509-8000. A written report shall be submitted to the Department of Environmental Protection, Bureau of Water Protection and Land Reuse, Planning and Standards Division, Municipal Facilities Section within five days of the permittee learning of each occurrence, or potential occurrence, of a discharge or bypass of untreated or partially treated sewage.
- The written report shall contain:
- (a) The nature and cause of the bypass, permit violation, treatment component failure, and/or equipment failure,
 - (b) the time the incident occurred and the anticipated time which it is expected to continue or, if the condition has been corrected, the duration,
 - (c) the estimated volume of the bypass or discharge of partially treated or raw sewage,
 - (d) the steps being taken to reduce or minimize the effect on the receiving waters, and
 - (e) the steps that will be taken to prevent recurrence of the condition in the future.
- (D) Section 22a-430-3(j) 11 (D) of the RCSA shall apply in the event of any noncompliance with a maximum daily limit and/or any noncompliance that is greater than two times any permit limit. The permittee shall notify in the same manner as in paragraph C of this Section, the Department of Environmental Protection, Bureau of Water Protection and Land Reuse, Planning and Standards Division, Municipal Facilities Section except, if the noncompliance occurs outside normal working hours (8:30 a.m. to 4:30 p.m. Monday through Friday) the permittee may wait to make the verbal report until 10:30 am of the next business day after learning of the noncompliance.
- (E) Section 22a-430-3(j) 8 of the RCSA shall apply in all instances of monitoring equipment failures that prevent meeting the requirements in this permit. In the event of any such failure of the monitoring equipment including, but not limited to, loss of refrigeration for an auto-sampler or lab refrigerator or loss of flow proportion sampling ability, the permittee shall notify in the same manner as in paragraph C of this Section, the Department of Environmental Protection, Bureau of Water Protection and Land Reuse, Planning and Standards Division, Municipal Facilities Section except, if the failure occurs outside normal working hours (8:30 a.m. to 4:30 p.m. Monday through Friday) the permittee may wait to make the

verbal report until 10:30 am of the next business day after learning of the failure.

- (F) In addition to the reporting requirements contained in Section 22a-430-3(i), (j), and (k) of the Regulations of Connecticut State Agencies, the permittee shall notify in the same manner as in paragraph C of this Section, the Department of Environmental Protection, Bureau of Water Protection and Land Reuse, Planning and Standards Division, Municipal Facilities Section concerning the failure of any major component of the treatment facilities which the permittee may have reason to believe would result in an effluent violation.

This permit is hereby issued on

November 13, 2006



Betsy Wingfield
Bureau Chief
Bureau of Water Protection and Land Reuse

CERTIFIED TO BE A TRUE COPY
Connecticut Department of
Environmental Protection

NAME:

TITLE:

Pamela D. Burney
Processing Technician

ATTACHMENT 1

Tables A through E

TABLE A

Discharge Serial Number (DSN): 001-1						Monitoring Location: 1				
Wastewater Description: Sanitary Sewage										
Monitoring Location Description: Final Effluent										
Allocated Zone of Influence (ZOI): 13.10 cfs						In-stream Waste Concentration (IWC): 26.17 %				
PARAMETER	Units	FLOW/TIME BASED MONITORING				INSTANTANEOUS MONITORING			REPORT FORM	Minimum Level Analysis See Section 6
		Average Monthly Limit	Maximum Daily Limit	Sample Freq.	Sample type	Instantaneous Limit or Required Range ³	Sample Freq.	Sample Type		
Alkalinity	mg/l	NA	NA	NR	NA	----	Monthly	Grab	MOR	
Biochemical Oxygen Demand (5 day) (Oct 1 st - June 30 th) (See remark D)	mg/l	15 mg/l and 10% of Influent ¹	30 mg/l	3 per week	Daily Composite	NA	NR	NA	DMR/MOR	
Biochemical Oxygen Demand (5 day) (July 1 st - Sept. 30 th) (See remark D)	mg/l	10 mg/l and 10% of Influent ¹	20 mg/l	3 per week	Daily Composite	NA	NR	NA	DMR/MOR	
Chlorine, Total Residual April 1 st through October 31 st see remark A below.	mg/l	0.034 ⁴	0.069 ⁴	4/Work Day	Grab	0.138	4/ Work Day	Grab	DMR/MOR	*
Copper, Total	kg/d	0.518	1.116	Weekly	Daily Composite	NA	NA	NA	DMR/MOR	*
Cyanide (amenable)	kg/d	0.204	0.306	Weekly	Daily Composite	NA	NA	NA	DMR/MOR	*
Fecal Coliform April 1 st through October 31 st	Colonies per 100 ml	NA	NA	NR	NA	see remarks (B) and (C) below	3 per week	Grab	DMR/MOR	
Flow, Average Daily	MGD	3.0	----	Continuous ²	Daily flow	NA	NR	NA	DMR/MOR	
Lead, Total	kg/d	----	----	Weekly	Daily Composite	NA	NA	NA	MOR	*
Nitrogen, Ammonia (total as N) (Nov. 1 st - May 31 st) (June 1 st - Oct. 31 st)	mg/l	20	----	Weekly	Daily Composite	NA	NR	NA	DMR/MOR/NAR	
		2.0	----	Weekly	Daily Composite	NA	NR	NA	DMR/MOR/NAR	
Nitrogen, Nitrate (total as N)	mg/l	----	NA	Monthly	Daily Composite	NA	NR	NA	NAR	
Nitrogen, Nitrite (total as N)	mg/l	----	NA	Monthly	Daily Composite	NA	NR	NA	NAR	
Nitrogen, Total Kjeldahl	mg/l	----	NA	Monthly	Daily Composite	NA	NR	NA	NAR	
Nitrogen, Total	mg/l	----	NA	Monthly	Daily Composite	NA	NR	NA	DMR/NAR	
Oxygen, Dissolved	mg/l	NA	NA	NR	NA	----	Work Day	Grab	MOR	

P. 76

pH	S.U.	NA	NA	NR	NA	6 - 9	Work Day	Grab	DMR/MOR	
Phosphate, Ortho	mg/l	---	NA	Monthly	Daily Composite	NA	NR	NA	DMR/NAR	
Phosphorus, Total	mg/l	---	NA	Monthly	Daily Composite	NA	NR	NA	DMR/NAR	
Solids, Settleable	ml/l	NA	NA	NA	NA	---	Work Day	Grab	MOR	
Solids, Total Suspended, See remark D	mg/l	15 mg/l and 10% of Influent ¹	30	3 per week	Daily Composite	NA	NA	NA	DMR/MOR	
Temperature	°F	NA	NA	NR	NA	---	Work Day	Grab	MOR	
Turbidity	NTU	NA	NA	NA	NA	---	Work Day	Grab	MOR	
Zinc	kg/d	0.047	0.136	Weekly	Daily Composite	NA	NA	NA	DMR/MOR	*

TABLE A - CONDITIONS

Footnotes:

- ¹ The discharge shall meet the more stringent of 15 mg/l or 10% of the average monthly influent BOD₅ from October 1st to June 30th and 10 mg/l or 10% of the average monthly influent BOD₅ from July 1st to September 30th and 15 mg/l or 10% of the average monthly influent Suspended Solids (Table C, Monitoring location G).
- ² The permittee shall record and report on the monthly operating report the minimum, maximum and total flow for each day of discharge and the average daily flow for each sampling month. The permittee shall report, on the discharge monitoring report, the average daily flow and maximum daily flow for each sampling month.
- ³ The instantaneous limits in this column are maximum limits.
- ⁴ The Maximum Daily Concentration to be reported shall be determined by mathematically averaging the results of the four grab samples required above. The Average Monthly Concentration shall be determined by mathematically averaging the results of the Maximum Daily Concentrations required above.

Remarks:

- (A) The use of chlorine for disinfection sodium bisulfite for dechlorination shall be discontinued from November 1st through March 31st except that chlorination and dechlorination equipment may be started and tested no earlier than March 15th, and residual chlorine gas or liquid and sodium bisulfite may be used up until, but no later than, November 15th. During these times in March and November the total residual chlorine of the effluent shall not be greater than 0.138 mg/l, as an instantaneous limit, and 0.069 mg/l, as a maximum daily limit. The analytical results shall be reported on the MOR for the months of March and November.
- (B) The geometric mean of the fecal coliform bacteria values for the effluent samples collected in a period of thirty (30) consecutive days during the period from April 1st through October 31st shall not exceed 200 per 100 milliliters.
- (C) The geometric mean of the fecal coliform bacteria values for the effluent samples collected in a period of seven (7) consecutive days during the period from April 1st through October 31st shall not exceed 400 per 100 milliliters.
- (D) The Average Weekly discharge Limitation for BOD₅ and Total Suspended Solids shall be 1.5 times the Average Monthly Limit listed above.

P.77

TABLE B

Discharge Serial Number (DSN): 001-1			Monitoring Location: T			
Wastewater Description: Sanitary Sewage						
Monitoring Location Description: Final Effluent after dechlorination						
Allocated Zone of Influence (ZOI): 13.10 cfs			In-stream Waste Concentration (IWC): 26.17 %			
PARAMETER	Units	Maximum Daily Limit	Sampling Frequency	Sample Type	Reporting form	Minimum Level Analysis See Section 6 .
Antimony, Total	mg/l	-----	Quarterly	Daily Composite	ATMR	*
Aquatic Toxicity, <i>Daphnia pulex</i> ¹ (See new DMR reporting remark below)	%	-----	Quarterly	Daily Composite	ATMR/DMR	
Aquatic Toxicity, <i>Pimephales promelas</i> ¹ (See new DMR reporting remark below)	%	-----	Quarterly	Daily Composite	ATMR/DMR	
Arsenic, Total	mg/l	-----	Quarterly	Daily Composite	ATMR	*
Beryllium, Total	mg/l	-----	Quarterly	Daily Composite	ATMR	*
BOD5	mg/l	-----	Quarterly	Daily Composite	ATMR	
Cadmium, Total	mg/l	-----	Quarterly	Daily Composite	ATMR	*
Chromium, Hexavalent	mg/l	-----	Quarterly	Daily Composite	ATMR	*
Chromium, Total	mg/l	-----	Quarterly	Daily Composite	ATMR	*
Chlorine, Total Residual	mg/l	-----	Quarterly	Daily Composite	ATMR	*
Copper, Total	mg/l	-----	Quarterly	Daily Composite	ATMR	*
Cyanide, Amenable	mg/l	-----	Quarterly	Daily Composite	ATMR	
Cyanide, Total	mg/l	-----	Quarterly	Daily Composite	ATMR	*
Lead, Total	mg/l	-----	Quarterly	Daily Composite	ATMR	*
Mercury, Total	mg/l	-----	Quarterly	Daily Composite	ATMR	*
Nickel, Total	mg/l	-----	Quarterly	Daily Composite	ATMR	*
Nitrogen, Ammonia (total as N)	mg/l	-----	Quarterly	Daily Composite	ATMR	
Nitrogen, Nitrate, (total as N)	mg/l	-----	Quarterly	Daily Composite	ATMR	
Nitrogen, Nitrite, (total as N)	mg/l	-----	Quarterly	Daily Composite	ATMR	
Phenols, Total	mg/l	-----	Quarterly	Daily Composite	ATMR	
Selenium, Total	mg/l	-----	Quarterly	Daily Composite	ATMR	*
Silver, Total	mg/l	-----	Quarterly	Daily Composite	ATMR	*
Suspended Solids, Total	mg/l	-----	Quarterly	Daily Composite	ATMR	
Thallium, Total	mg/l	-----	Quarterly	Daily Composite	ATMR	*
Zinc, Total	mg/l	-----	Quarterly	Daily Composite	ATMR	*
TABLE B - CONDITIONS						
Remarks: ¹ The results of the Toxicity Tests are recorded in % survival. The permittee shall report % survival on the DMR based on criteria in Section 6(B) of this permit.						

TABLE C

Discharge Serial Number: 001-1		Monitoring Location: N		
Wastewater Description: Activated Sludge				
Monitoring Location Description: Each Aeration Unit				
PARAMETER	REPORTING FORMAT	INSTANTANEOUS MONITORING		REPORTING FORM
		Sample Frequency	Sample Type	
Oxygen, Dissolved	High & low for each WorkDay	4/WorkDay	Grab	MOR
Sludge Volume Index	WorkDay	WorkDay	Grab	MOR
Mixed Liquor Suspended Solids	WorkDay	WorkDay	Grab	MOR

TABLE D

Discharge Serial Number: 001-1			Monitoring Location: G				
Wastewater Description: Sanitary Sewage							
Monitoring Location Description: Influent							
PARAMETER	Units	DMR REPORTING FORMAT	FLOW/TIME BASED MONITORING		INSTANTANEOUS MONITORING		REPORTING FORM
			Sample Frequency	Sample Type	Sample Frequency	Sample Type	
Alkalinity, Total	mg/l		Monthly	NA	Monthly	Grab	MOR
Carbonaceous Biochemical Oxygen Demand (5 day)	mg/l	Monthly	3 per Week	Daily Composite	NA	NA	DMR/MOR
Nitrogen, Ammonia (total as N)	mg/l		Monthly	Daily Composite	NA	NA	MOR/NAR
Nitrogen, Nitrate (total as N)	mg/l		Monthly	Daily Composite	NA	NA	NAR
Nitrogen, Nitrite (total as N)	mg/l		Monthly	Daily Composite	NA	NA	NAR
Nitrogen, Total Kjeldahl	mg/l		Monthly	Daily Composite	NA	NA	NAR
Nitrogen, Total	mg/l		Monthly	Daily Composite	NA	NA	NAR
PH	S.U.		NA	NA	Work Day	Grab	MOR
Solids, Total Suspended	mg/l	Monthly	3 per Week	Daily Composite	NA	NA	DMR/MOR
Temperature	°F		NA	NA	Work Day	Grab	MOR

TABLE E

Discharge Serial Number: 001-1		Monitoring Location: S	
Wastewater Description: Dewatered Sludge			
Monitoring Location Description: Dewatered Sludge			
PARAMETER	INSTANTANEOUS MONITORING		REPORTING FORM
	Units	Grab Sample Freq.	
Arsenic, Total	mg/kg	Quarterly	DMR
Beryllium, Total	mg/kg	Quarterly	DMR
Cadmium, Total	mg/kg	Quarterly	DMR
Chromium, Total	mg/kg	Quarterly	DMR
Copper, Total	mg/kg	Quarterly	DMR
Lead, Total	mg/kg	Quarterly	DMR
Mercury, Total	mg/kg	Quarterly	DMR
Nickel, Total	mg/kg	Quarterly	DMR
Nitrogen, Ammonia *	mg/kg	Quarterly	DMR*
Nitrogen, Nitrate (total as N) *	mg/kg	Quarterly	DMR*
Nitrogen, Organic *	mg/kg	Quarterly	DMR*
Nitrogen, Nitrite (total as N) *	mg/kg	Quarterly	DMR*
Nitrogen, Total *	mg/kg	Quarterly	DMR*
pH *	S.U.	Quarterly	DMR*
Polychlorinated Biphenyls	mg/kg	Quarterly	DMR
Solids, Fixed	%	Quarterly	DMR
Solids, Total	%	Quarterly	DMR
Solids, Volatile	%	Quarterly	DMR
Zinc, Total	mg/kg	Quarterly	DMR
(*) required for composting or land application only Testing for inorganic pollutants shall follow "Test Methods for Evaluating Solid Waste, Physical/Chemical Methods", EPA Publication SW-846 as updated and/or revised.			

ATTACHMENT 2

MONTHLY OPERATING REPORT FORM AND NUTRIENT ANALYSIS REPORT

Nutrient Analysis Report

for compliance with NPDES permit

University of Connecticut

Permit # CT0101320

Flow Rate _____ mgd

Sampling Date ___/___/___

Parameter	Raw Influent		Primary Effluent		Final Effluent		Plant Efficiency
	mg/l	Lbs/day	mg/l	lbs/day	mg/l	lbs/day	%
Ammonia							
Nitrite							
Nitrate							
TKN							
Total Nitrogen = TKN + nitrite + nitrate							
Orthophosphates							
Total Phosphorus							

Notes: lbs/day = 8.34 x flow (mgd) x mg/l of pollutant

Flow = Total daily flow on sampling date (mgd)

Plant Efficiency = 100% x (raw influent - final effluent) / raw influent

P.84

The University of Connecticut-Storrs

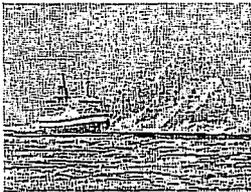


Water Conservation Project Kick-off
November 15, 2006

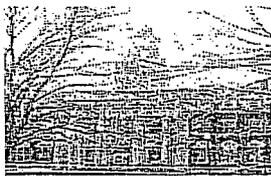
Water Management, Inc.
Amy Vickers & Associates, Inc.
Resource Wise

What runs but never walks?

Is used but never destroyed?



Water



UConn

Scope of Work
Contract UC-06-SG42806-1

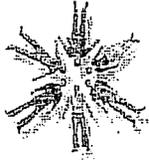


1. Water use analysis of the Storrs and Depot campuses & surrounding areas
2. Identify feasible water conservation measures
3. Analyze potential water savings and cost-effectiveness of water conservation measures
4. Rank conservation options
5. Recommendations

Water Management, Inc.

Consultant Project Team

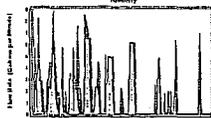
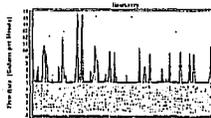
- **Water Management, Inc.**
 - Russ Horner Zach Milam
 - Francis Wheeler Cable Jones
- **Amy Vickers & Associates, Inc.**
 - Amy Vickers
- **Resource Wise**
 - Lonnie Burke



Water Management, Inc.

Ranking Water Conservation Options Three Main Techniques

1. **Water Use Analysis:** Conduct a baseline water demand analysis and create a UConn-Storrs/Depot water profile ("Water Balance")
2. **Identify Feasible Hardware Conservation Measures** for "End Uses"
3. **Cost-effectiveness Analysis:** Based on existing water use inefficiencies and water conservation options, identify costs and benefits of potential water savings and related benefits. Incorporate existing and future operating costs, technical and regulatory issues.



Water Management, Inc.

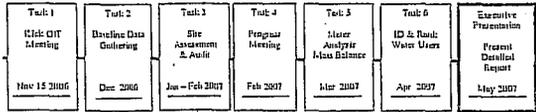
Tasks / Scope of Work

- Task 1: Kick-Off Meeting (11/15/06)
- Task 2: Baseline Data & Information Gathering
- Task 3: Assessment & Ranking Water Use Analysis
- Task 4: Progress Meeting
- Task 5: Meter Analysis & Mass Balance (filling the gaps)
- Task 6: ID and rank Users of UConn's well fields
- Task 7: Reports and Presentation

Water Management, Inc.



Water Management, Inc. Project Timeline



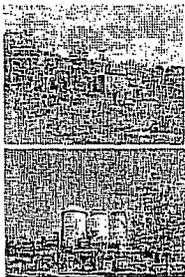
Any windows of unavailability
For UCcas (breaks, holidays)

Focus:
High
Use facilities
High volume
Process areas

Focus:
Filling in the gaps between
The lines and the meters

Water Management, Inc.

UConn Water Supply System

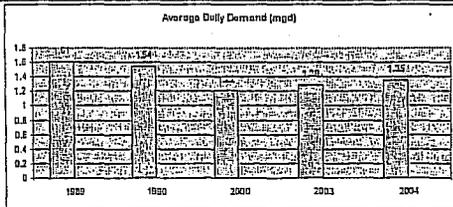


- 2 Major Wellfields
 - Fenton (0.844 MGD)
 - 4 wells, installed 1926-59
 - Willimantic (2.3 MGD)
 - 4 wells, installed 1970-98
- 8 Million Gallons Emergency Storage
- Regulated by DEP, DPH, EPA as Public Water Supply System
- ~25,000 Population Served (90% On-Campus)
 - 1.35 MGD avg day demand
 - 2.1 - 2.2 MGD peak day demand Sept. 2005

Water Management, Inc.

Task 2 Baseline Data Gathering

UConn Water Supply Average Daily Demand

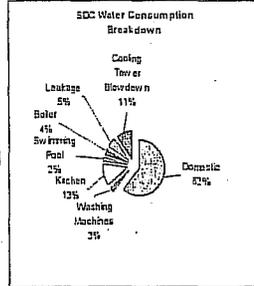


UConn 2000: 1995-2005 - Water conservation achieved by installing low-flow fixtures, repairing and replacing leaky water supply distribution infrastructure

Water Management, Inc.

Task 3: Water Audit & Analysis

- By conducting an extensive baseline investigation we can determine:
- All areas of water consumption
- How much water is being used based on analytical practices
- How much water is really needed based on the demographics and user types
- Input data into computerized model to determine how much water can be saved per measure



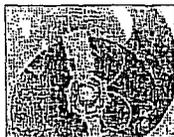
Task 4: Progress Meeting

Focus on:

- o Task 2 findings review
- o Task 3 assessments and its relationship to subsequent project measurement activities
- o Task 3 identification of buildings and facilities that require further metering in preparation for Task 5
- o Update on the analysis plan
- o Identifying any additional assistance required from members of the UConn staff
- o Other project implementation issues

Water Management, Inc.

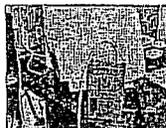
Task 5 Meter Analysis & Mass Balance



Logger placed inside pit for overnight monitoring



Water Management, Inc.

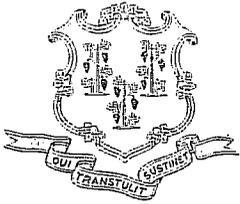


Logger connects to P.C. for downloading data

Consultant Project Team Contact Info.

- Water Management, Inc.
 - Russ Horner
- Russ_Horner@watermgt.com, tel 703-370-8070 x13
 - Francis Wheeler
- Francis_Wheeler@watermgt.com, tel 713-454-4285
- Amy Vickers & Associates, Inc.
 - Amy Vickers
- ava-inc@amyvickers.com tel 413-253-1520
- Resource Wise
 - Lonnie Burke
- lburke@resource-wise.com tel 505-258-7102

Water Management, Inc.



STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC HEALTH

Cc: G. Roberts
M. Pacholski
G. Paddick
M. Hart
L. Hultgren

December 14, 2006

REC'D DEC 26 2006

Mr. Thomas Q. Callahan
Associate Vice President
University of Connecticut
Administration and Operations Services
352 Mansfield Road, Unit 2072
Storrs, CT 06269-2072

DEC 15 2006

PUBLIC WATER SYSTEMS: University of Connecticut – Main Campus & Depot Campus
CLASSIFICATION: Community
TOWN: Mansfield
PWSIDS: CT0780011 & CT0780021

Subject: Consent Order DWS-05-078-397a

Dear Mr. Callahan:

This office is in receipt of your request to extend the compliance date of Item 12 of the subject Consent Order to allow for adequate time to complete the Water System Master Plan for the University. Pursuant to Item 16 of the Consent Order, your request is hereby granted. The Department looks forward to receiving your completed plan by **June 1, 2007**.

If you have any questions regarding this matter please give me a call at (860) 509-7333.

Sincerely,

Gerald R. Iwan, Ph.D.,
Section Chief
Drinking Water Section
Regulatory Services Branch
Department of Public Health

c: Ellen Blaschinski, DPH
Darrell Smith, DPH
Gary Johnson, DPH
Tim Tussing, UCONN

s:\MREUnit\gary\UCONN extension 12_12_06

Phone: (860) 509-7333

Telephone Device for the Deaf: (860) 509-7191

410 Capitol Ave P. 9 1MS # 51WAT

P.O. Box 340308 Hartford, CT 06134





University of Connecticut
Administration and Operations Services

REC'D DEC 26 2006

December 19, 2006

Mr. Gary Johnson
Supervising Environmental Analyst
Connecticut Department of Public Health
Drinking Water Section
410 Capitol Avenue, MS#512WAT
P.O. Box 340308
Hartford, CT 06134-0308

Re: Consent Order DWS-05-078-397a – University of Connecticut

Dear Mr. Johnson:

Paragraph 9 of the above referenced order requires the University to submit bi-monthly reports to you outlining our progress in complying with certain of the order's provisions, more specifically those contained in Paragraphs 10, 12, and 14. The purpose of this letter is to meet that obligation for the January 1, 2007 reporting period.

Paragraph 10. New England Water Utilities Services, Inc. (NEWUS) continues to totally operate, manage, and maintain the University's water supply systems pursuant to terms of the contract that was previously submitted to the Department.

Paragraph 12. The team of Milone & MacBroom/Tighe & Bond has initiated the master planning process. The first public participation session was convened on December 14th and progress continues consistent with the schedule that was submitted to the Department last month. We are in receipt of Dr. Iwan's December 14th letter granting an extension of the University's deadline for submitting Master Plan to the Department to June 1, 2007.

The University continues to explore a land transaction that would result in long-term protection of two large tracts of land totaling approximately 500 acres in the Fenton River watershed. The University will consult with the Department prior to finalizing the negotiations.

An Equal Opportunity Employer

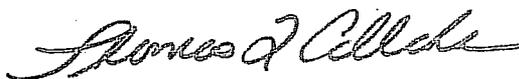
352 Mansfield Road Unit 2072
Storrs, Connecticut 06269-2072

Telephone: (860) 486-4340
Facsimile: (860) 486-1070

December 19, 2006

Our next bi-monthly report is due March 1, 2007. Please don't hesitate to contact me in the meantime if you have any questions or need additional information.

Sincerely,



Thomas Q. Callahan
Associate Vice President

TQC/mjfs

Cc: J. R. Galvin
N. Gyle
E. Blachinski
G. Iwan
D. Smith
D. Cooley
D. Levasseur
J. Smith
G. McCarthy
B. Wingfield
M. Hart
L. Hultgren
G. Paddick
R. Urban
R. Lynch
P. Austin
B. Feldman
E. Roberts
M. Pacholski
T. Tussing
R. Miller
T. O'Neill
P. Pezanko

PAGE
BREAK



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MH*
CC: Maria Capriola, Assistant to Town Manager; Sean Cox, Resident State Trooper Supervisor; David Dagon, Fire Chief; Kevin Grunwald, Director of Social Services; John Jackman, Deputy Chief/Director of Emergency Management
Date: January 8, 2007
Re: Sprinkler System for Juniper Hill Village

Subject Matter/Background

As you know, on December 26, 2006 we had another fire at Juniper Hill Village, almost two years from the date of the last occurrence. The fire started in one of the units, and that unit will need extensive renovation. Fortunately, we had no fatalities.

The damage caused by this fire would have been much more limited with an effective sprinkler system. While the main building and newer units are sprinklered, the cottages at Juniper Hill are not. (The cottages contain 36 units overall.) Mayor Paterson and I have spoken with Marcia Zimmer, the Executive Director at Juniper Hill, about the importance of installing sprinklers in the cottages. I have offered the town's assistance with reviewing the options that are available, and we are going to start by looking at the possibility of obtaining funding under the small cities community development program, which currently funds our housing rehabilitation program. Juniper Hill has received funding under this program before, and I am optimistic that we would be able to submit an application for this project. If we were unsuccessful, I would plan to explore other options with Ms. Zimmer, and report back to the Town Council as appropriate.

As usual, our public safety and social services personnel did a fine job in responding to the incident, and I thank them for their efforts.

Please let me know if the Town Council has any comments, concerns or questions at this time.

PAGE
BREAK



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *Matt*
CC: Maria Capriola, Assistant to Town Manager; Curt Vincente, Director of Parks and Recreation; Jay O'Keefe, Assistant Director of Parks and Recreation; Sherry Benoit, Administrative Services Manager; Heather DeCarli, Member Service Coordinator
Date: January 8, 2007
Re: Mansfield Community Center Membership Development and Marketing Strategies

Subject Matter/Background

The Mansfield Community Center recently completed its third year of operation. In order to keep Council members up-to-date, we thought it would be worthwhile to provide a brief presentation to review the third year and current membership and marketing strategies.

PAGE
BREAK



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to Town Manager
Date: January 8, 2007
Re: Proclamation Designation February 2, 2007 as "Wear Red Day for Women"

Subject Matter/Background

Attached please find a proposed proclamation designating February 2, 2007 as "Wear Red for Women Day." Heart disease and stroke are the leading causes of death for women. These two diseases kill more than 480,000 women in the U.S. every year; more than the next five causes of death combined, including all cancers. In Connecticut, more than 6,000 women die of heart disease and stroke each year. The "Wear Red Day for Women" is part of the American Heart Association's campaign to increase the awareness and proper treatment of heart disease in women.

Recommendation

Staff recommends that the Council adopt the proclamation as presented. If the Council supports this recommendation, the following motion is in order:

Move, effective January 8, 2007, to designate February 2, 2007 as "Wear Red Day for Women" in the Town of Mansfield and to authorize the Mayor to issue the proclamation as presented by town staff.

Attachments

1) Proclamation Designation February 2, 2007 as "Wear Red Day for Women"



*Town of Mansfield
Proclamation
Wear Red Day for Women*

Whereas, diseases of the heart are the nation's leading cause of death, and stroke is the third leading cause of death; and

Whereas, more than 6,000 women in Connecticut die of cardiovascular disease each year; and,

Whereas, cardiovascular diseases (CVD) are the leading cause of death among women; and

Whereas, cardiovascular disease and stroke kill more than 480,000 women in the U.S. every year; more than the next five causes of death combined, including all cancers; and,

Whereas, of every five people who die from stroke, about two are men and three are women; and

Whereas, one in 2.6 deaths in women are from cardiovascular disease (CVD); and,

Whereas, about 46,000 more women than men have a stroke each year; and,

Whereas, the American Heart Association is continuing their Go Red For Women movement to encourage women to pay attention to their hearts and help them live longer, stronger lives by reducing their risk for cardiovascular disease;

NOW, THEREFORE, I, Elizabeth C. Paterson, Mayor of the Town of Mansfield, Connecticut, in recognition of the importance of the ongoing fight against heart disease and stroke, do hereby proclaim February 2, 2007, to be "Wear Red Day for Women" in Mansfield and urge all citizens to wear red in recognition of family, friends and neighbors who have suffered from heart disease, and as a show of support to fight it. By increasing awareness of the risk factors for this devastating disease and taking actions to reduce them, we can save thousands of lives each year.

IN WITNESS WHEREOF, I have set my hand and caused the seal of the Town of Mansfield to be affixed on this 8th day of January in the year 2007.

Elizabeth C. Paterson
Mayor, Town of Mansfield



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to Town Manager; Jeffrey Smith, Director of Finance; Cherie Trahan, Controller/Treasurer
Date: January 8, 2007
Re: Amendment to Flexible Benefits Plan

Subject Matter/Background

The Town in cooperation with Region 19 School Board and the Mansfield School Board sponsors a Section 125 benefits plan for its employees. Section 125 plans allow, among other things, for employees to pay for supplemental medical expenses not covered by health insurance with pre-tax dollars. Our plan has limited the amount an employee may set aside for these expenditures to \$3,000 per year for many years. This amendment to our plan would increase that limit from \$3,000 to \$6,000 per year.

Financial Impact

There is no financial impact on the Town.

Legal Review

Shipman and Goodwin, the Town's labor counsel, prepared the resolutions and addendum to the plan.

Recommendation

It is respectfully recommended that the Town Council adopt following resolutions:

Resolved, effective January 1, 2007, pursuant to Section 9.01 of the Town of Mansfield Supplemental Medical Expense Reimbursement Plan ("Plan"), the Town hereby amends Section 5.02(b) of the Plan by increasing the maximum benefit amount limit eligible for reimbursement for a Plan Year (January 1-December 31) to \$6,000 from the current limit of \$3,000.

Resolved, that the Town Manager of the Town, or any officer of the Town he designates, is authorized to execute whatever written plan amendment is necessary to amend the Plan in accordance with the above resolution.

Attachments

1) Plan amendment

**2007-First Amendment
to the
Town of Mansfield Supplemental Medical Expense Reimbursement Plan**

Pursuant to Section 9.01 of the Town of Mansfield Supplemental Medical Expense Reimbursement Plan ("Plan"), the Plan is hereby amended, effective January 1, 2007, as follows:

(1) Section 5.02, Maximum Benefit Amount, is deleted in its entirety and replaced with a new Section 5.02, as follows:

5.02 Maximum Benefit Amount. The amount of Medical Expenses that will be reimbursed under this Plan in any Plan Year shall not exceed the lesser of the following amounts:

(a) The amount elected by the Participant to be allocated to his/her Supplemental Medical Expense Reimbursement Flexible Spending Account in accordance with Section 4.02(c) of the Section 125 Plan, or

(b) \$6,000.00.

In no event may the amount of reimbursement hereunder in any Plan Year exceed the amount of Medical Expense actually incurred by the Participant during such Plan Year after the effective date of his/her first election to receive Supplemental Medical Expense Reimbursement.

Dated this _____ day of _____, 2007.

TOWN OF MANSFIELD

By _____

Its _____



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *mh*
CC: Maria Capriola, Assistant to Town Manager; Lon Hultgren, Director of Public Works; Virginia Walton, Solid Waste/Recycling Coordinator; Curt Vincente, Director of Parks and Recreation; Jennifer Kaufman, Parks Coordinator
Date: January 8, 2007
Re: Town Sponsored Organic Land Care Effort

Subject Matter/Background

In conjunction with the Connecticut Department of Environmental Protection, we plan to sponsor a program to make organic land care (land care minus the use of toxics) more prominent in Mansfield. As such a series of workshops, announcements, contact with retailers and landscapers is envisioned.

Financial Impact

Costs for organic land care trainers, public announcements, etc. would be charged to existing training and education line items in the general fund and solid waste fund. No additional expenditures (other than previously budgeted amounts) are anticipated for these items. If the Town pursues organic land care for its own turf areas, its cost of fertilizers and other materials would increase slightly over time, as these materials can have a higher first-cost than traditional (petroleum-based) products.

Recommendation

This item is informational only, and the Town Council does not need to take any action on this item. However, staff would appreciate any comments or questions you may have on this issue.

Attachments

1) Program outline memo

12/21/06

PROPOSED MANSFIELD ORGANIC LANDCARE PROGRAM

1. Municipality – train staff in organic land care practices
 - One day Organic Lawn & Turf Management training in February
 - Invite – other municipalities and landscapers; Min. & max. registrants - 25 to 50
 - Publicize – mailing to mid & eastern CT DPWs; CT NOFA will also publicize
 - Trainers – Northeast Organic Farming Association, Bill Duesing and accredited organic landscape professional
 - Cost - \$1,200 two speakers, travel; lunch at \$7.50/person; with minimum registration the Town's cost will be approx. \$200
 - Charge - \$50 per person

2. Local lawn and garden retailers - sign-on as organic land care suppliers
 - Use the model that Grassroots Environmental Education has developed for lawn and garden retailers.
 - Participating stores will agreed to carry information about organic land care (we will supply), household hazardous waste brochures, sell compost bins, basic products used for natural lawn care
 - Contact – Willards, Mansfield Supply, Thompson's, Mackey's
 - Cost – mailing and staff time

3. Local landscapers – encourage organic accreditation
 - December mailing to 28 local landscapers and lawn services with training brochure
 - Offer one day Organic Lawn & Turf Management training to landscape professionals (see #1 above)
 - Cost – mailing and staff time

4. Residential practices – educational program
 - a. Create literature on seasonal care
 - b. Provide listing of accredited organic landscapers and suppliers
 - c. Conduct a workshop series –
 - i. Organic lawns (NOFA CT & landscape practitioner) – 9 to 12; 3/24
 - Cost - \$600 (2 lecturers – NOFA and landscape practitioner); with minimum registration of 20 the Town's cost will be \$300
 - Charge - \$15 per person
 - ii. Composting workshop – discount on a compost bin for attendees (Ginny)
 - 10- 11; 3/31
 - Cost – staff time
 - iii. Native Alternatives to Invasive Plants (Charlotte Pyle) – 9 to 12; 4/7
 - Cost – staff time; speaker from Natural Resource Conservation Service
 - iv. Ecological landscaping (Vivian Felton-NRCS) – 9:30 to 11; 4/21
 - Cost – staff time; speaker from Natural Resource Conservation Service

Publicity- through trash bill inserts, Parks & Rec Spring brochure for residential program, website, meta mail, press releases, newspaper ads



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to Town Manager; Mary Jane Newman, Director of Mansfield Discovery Depot, Inc.
Date: January 8, 2007
Re: 2007 Child Day Care Application

Subject Matter/Background

Attached please find excerpts from the town's Child Day Care Contract Application to the Connecticut Department of Social Services to provide funding for the Mansfield Discovery Depot. The reimbursement rates for childcare slots for calendar year 2007 will remain at the current rate for an award of \$244,348. As detailed in the contract application, the Discovery Depot is seeking funding to provide five slots for full time infant and toddler care, and 35 slots for full time preschool care.

Recommendation

Staff requests that the Council authorize the Town Manager to execute the contract application, which grant award provides the bulk of the funding for the operation of the Mansfield Discovery Depot. If the Council supports this recommendation, the following resolution is in order:

Resolved, that the Town Manager, Matthew W. Hart, is empowered to enter into and amend contractual instruments in the name and on behalf of the Town of Mansfield with the Department of Social Services of the State of Connecticut for a Daycare Services Grant Program for the Mansfield Discovery Depot, and to affix the corporate seal of the Town.

Attachments

- 1) Excerpts from the 2007 Child Day Care Application

CHILD DAY CARE CONTRACT APPLICATION/DATA FORM

(PLEASE SIGN AND DATE AS APPROPRIATE – correcting incorrect and adding missing information)

SINCE, IN THE PAST, MANSFIELD HAS USED A SUBCONTRACTOR TO PROVIDE CHILD CARE SLOTS, PLEASE REVIEW THE FOLLOWING CORRECTING ANY INCORRECT AND ADDING ANY MISSING INFORMATION:

The **SUBCONTRACTOR** will be:

Mansfield Discovery Depot, Inc. (hereinafter referred to as MDD)

Subcontractor Legal Name

50 Depot Road

Subcontractor Street Address

Storrs, CT 06268-5106

Subcontractor City, State and Zip Code

Mary Jane Newman, Director

Subcontractor Child Care Contact and Title

(860) 487-0062

Subcontractor Contact Telephone

newmanmj@mansfieldct.org

Subcontractor Contact e-mail address

The subcontractor has agreed to provide the following number of child day care slots for the service categories of care identified:

- | | | | | |
|----|-----------|---|-------------|------------|
| a. | <u>5</u> | slots of full time infant and toddler care | <u>52</u> | # of weeks |
| b. | <u>35</u> | slots of full time preschool care | <u>52</u> | # of weeks |
| c. | <u>0</u> | slots of wraparound infant and toddler care | <u> </u> | # of weeks |
| d. | <u>0</u> | slots of wraparound preschool care | <u> </u> | # of weeks |
| e. | <u>0</u> | slots of full-time school age care | <u> </u> | # of weeks |
| f. | <u>0</u> | slots of part-time school age care | <u> </u> | # of weeks |

The child care slots identified above will be provided at the facilities listed below as identified by Department of Public Health (DPH) license number(s):

please mark each box that applies

	DPH Lic Number center	Infant/Toddler	Preschool	School Age	Meets Acc. Contract Req. ¹ Accredited	unaccredited facilities only	
						Contracted for in 2006	Date Accreditation Began
1.	13856 mdd	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

¹ is accredited or a waiver request is attached to this application

CHILD DAY CARE CONTRACT APPLICATION/DATA FORM

(PLEASE SIGN AND DATE AS APPROPRIATE -- correcting incorrect and adding missing information)

BUDGET	COLUMN	A (Weekly)	B (Weekly)	C	D
CATEGORIES OF CARE		MAXIMUM RATE	CONTRACT RATE	UNITS	TOTAL
1	Infant/Toddler (Std) (ft)	\$444.231	\$147.40		
2	Infant/Toddler (Title 1) (ft)	\$444.231	\$165.90		
3	Infant/Toddler (Accredited) (ft)	\$0.00	\$0.00		
4	Preschool (Std) (ft)	\$288.462	\$113.20		
5	Preschool (Title 1) (ft)	\$288.462	\$126.10		
6	Preschool (Accredited) (ft)	\$0.00	\$0.00		
7				Weekly Total	\$
8				Number of Weeks	x
9				SUBTOTAL	\$
10	Infant/Toddler (Std) (wa)	\$444.231	\$53.10		
11	Infant/Toddler (Title 1) (wa)	\$444.231	\$59.70		
12	Infant/Toddler (Accredited) (wa)	\$0.00	\$0.00		
13	Preschool (Std) (wa)	\$288.462	\$40.80		
14	Preschool (Title 1) (wa)	\$288.462	\$45.30		
15	Preschool (Accredited) (wa)	\$0.00	\$0.00		
16				Weekly Total	\$
17				Number of Weeks	x
18				SUBTOTAL	\$
19	Infant/Toddler (Std) (wa) (ft)	\$444.231	\$147.40		
20	Infant/Toddler (Title 1) (wa) (ft)	\$444.231	\$165.90		
21	Infant/Toddler (Accredited) (wa) (ft)	\$0.00	\$0.00		
22	Preschool (Std) (wa) (ft)	\$288.462	\$113.20		
23	Preschool (Title 1) (wa) (ft)	\$288.462	\$126.10		
24	Preschool (Accredited) (wa) (ft)	\$0.00	\$0.00		
25				Weekly Total	\$
26				Number of Weeks	x
27				SUBTOTAL	\$
28	School Age (Std) (ft)	\$127.818	\$113.20		
29	School Age (Title 1) (ft)	\$127.818	\$126.10		
30	School Age (Accredited) (ft)	\$0.00	\$0.00		
31				Weekly Total	\$
32				Number of Weeks	x
33				SUBTOTAL	\$
34	School Age (Std)	\$127.818	\$54.80		
35	School Age (Title 1)	\$127.818	\$61.10		
36	School Age (Accredited)	\$0.00	\$0.00		
37				Weekly Total	\$
38				Number of Weeks	x
39				SUBTOTAL	\$
40				GRAND TOTAL (lines 9+18+27+33+39) round total to the nearest whole dollar	\$ 244,348.00

**PAGE
BREAK**



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to Town Manager; Lon Hultgren, Director of Public Works; John Jackman, Fire Marshal; Curt Vincente, Director of Parks and Recreation; Jennifer Kaufman, Parks Coordinator
Date: January 8, 2007
Re: Pre-Disaster Hazard Mitigation Plan Grant

Subject Matter/Background

We have recently learned of a FEMA pre-disaster mitigation grant administered by the DEP to purchase or protect properties in flood-prone areas. A minimum of \$500,000 is available to the State of CT in the coming Federal fiscal year (2007). The DEP has set a priority on property purchases for this year. Mansfield has at least 7 properties near the West end of Thornbush Road that are flooded frequently by the Willimantic River that appear to be eligible for this grant program. We are in the process of contacting some of these property owners to determine if there is any interest in participating in this voluntary program, which we can report at the Council meeting (property owner consent is required, but not at the application stage). The grant would fund the appraisals, purchases and demolition of these structures. The properties could be made into a riverside park which would compliment the park area near Plains Road along the Willimantic in Northern Mansfield.

Financial Impact

A 25% local match is required. Our preliminary conversations with the Town's Open Space Committee indicate their willingness to use open space funds for the local match. If the Town decides to use the area for an additional canoe launching area, some local costs for this improvement may be required in the future.

Legal Review

Legal title searches, appraisals and closings will all be required, but should be covered by the grant and matching funds.

Recommendation

Staff requests that the Council authorize the Town Manager to execute the grant application. If the Council supports this recommendation, the following motion is in order:

Move, effective January 8, 2007, to authorize the Town Manager, Matthew W. Hart, to execute on behalf of the Town of Mansfield the Pre-Disaster Hazard Mitigation Plan Grant application and any related grant documents.

Attachments
To be distributed.

**Mansfield Advisory Committee on Persons with
Disabilities**

Regular Meeting - Tuesday, Nov. 28, 2006 *

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

(Please advise this office if you cannot attend)

***NOTE: No meeting in December**

- I. Recording Attendance
- II. Approval of the Minutes for the Meeting, Oct. 24, 2006
- III. New Business (other added by majority vote)
 - a. Informational review of PZC Application Referral (Gibbs Oil) - (DeWolf)
- IV. Old Business
 - a. Membership status – (ongoing)

Minutes

Mansfield Advisory Committee on Persons with Disabilities

Regular Meeting - Tuesday, October 24, 2006

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

- I. Recording Attendance: Present: K. Grunwald (staff), S. Thompson (staff), Wade Gibbs, S. Hasson
- II. Approval of the Minutes for the Meeting, June 27, 2006: the minutes were accepted as written.
- III. New Business - none
- IV. Old Business
 - a. Membership status – Letters of interest have not been received. The committee will continue to develop contacts with interested persons.
 - b. Information – The committee reviewed the approvals of two permits which had been reviewed by John DeWolf on behalf of the committee. The River Park and Plains Road development and the Special Permit Application for Regional School District #, Depot Road, were reviewed and approved respectively on August 1, 2006 and Sept. 16, 2006.
 - b. Information was distributed on a disabilities transportation forum to be held October 25, 2006 at the Mansfield Senior Center.

c. The meeting was adjourned at 3:15 PM
Next Meeting: Tuesday, Nov. 28, 2:30 PM

Respectfully submitted,
Sheila Thompson

AGENDA

MANSFIELD ADVOCATES FOR CHILDREN
Wednesday, December 6, 2006
Mansfield Town Hall, Conference Room C
6:30-8:30 PM

PLEASE CALL 429-3315 ASAP IF YOU ARE
UNABLE TO ATTEND THE MEETING

I. INTRODUCTIONS/MINUTES:

A. Introductions

B. Adoption of minutes of November 1, 2006.

C. Thank You:

Week of the Young Child Committee: Joan Buck, Ande Bloom, Pam Wheeler, Judy Stoughton

CAN Meeting Attendants: Rachel Leclerc, Susan Smith-CCC, Erin Bundy-CCC, Jen Gonzales-MDD, Marie Liebman-S.E. School, Holly Harakaly-S.E., Alyssa Ruggiero-S.E. School

Special School Readiness Task Force: Anne Bladen, Lisa Dahn, Susan Daley, Mary Jane Newman, Katherine Paulhus, Jane Goldman,

Northwood Apartments Outreach: Jane Goldman, Louisa Kimball-UConn

II. COMMUNICATIONS (Consent Agenda, unless otherwise noted)

A. Slate Article: "Sharing at the Sand Table 101",

B. CT Voices for Children, Feb. 06 article: "Investing in the Early Years: Great Returns over the Short and Long Haul"

C. "What is This Thing Called EARLY CARE AND EDUCATION?"

III. NEW BUSINESS AND OLD BUSINESS: COMPLETE the Graustein Discovery Assessment and Planning Tool (Please bring your Assessment and Planning Tool to the meeting)

IV Next Meeting(s)- Wednesday, January 3, 2006.

- 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.

V. Adjournment

MINUTES

MANSFIELD ADVOCATES FOR CHILDREN

Wednesday, November 1, 2006

Mansfield Town Hall, Conference Room C

6:30-8:30 PM

PRESENT: K. Grunwald (staff), J. Buck (Chair), A. Bloom, S. Baxter (staff), M.J. Newman, S. Tucker, K. Stone, A. Bladen, J. Goldman, J. Stoughton, M. Esquilin (Graustein Foundation), B. Lehmann

REGRETS: N. Hovorka, P. Wheeler, L. Dahn, K. Paulhus

I. INTRODUCTIONS/MINUTES:

A. Introductions: The meeting was called to order at 6:35 PM; members introduced themselves.

B. Adoption of minutes of October 4, 2006: J. Buck passed on a correction from K. Paulhus regarding her comment that she had suggested adding another member to the decision-making process. Her corrected comment is, "K. Paulhus made an off-handed remark, not intended as a suggestion, that perhaps four additional members of MAC might not be too many." With that correction the minutes were accepted as written.

C. Thank You:

Movement and Music for Young Children -Connections Team Event:
Kate Vallo, Judy Stoughton, Barbara Giardina

Northwood Apartments Last Event: Jane Goldman, Becky Lehmann,
and People's Bank Storrs Manager Kathleen Caron

School Readiness Special Task Force: Lisa Dahn, Mary Jane
Newman, Katherine Paulhus, Susan Daley, Anne Bladen, Jane
Goldman

Week of the Young Child Sub-Committee: Ande Bloom, Joan Buck,
Pam Wheeler, Ande Bloom, Becky Lehmann, Community Center
Staff: Curt Vincente, Bette Day Stern, Jay O'Keefe,

II. COMMUNICATIONS (Consent Agenda, unless otherwise noted)

A. Discovery Assessment and Planning Tool

B. School Readiness Space Allocation Policy with amendment for
final approval vote on 11/1/06

C. Additional Child/ren in Care Policy Draft: this was distributed to
members to consider for future work by the Task Force, and
eventual vote by this Council.

D. Janice Grundel: CT Early Childhood Cabinet -Ready by 5 Fine by
9 Update.

E. Email from Kristine Stone re: the need for Before School
Programs: S. Baxter explained that she agreed to include the
letter in the Communications, but that we would not have the time
to consider this issue at this meeting. K. Stone provided some

school program at Goodwin Elementary School. She is requesting that MAC undertake a survey prior to March 2007 to determine the need for a before school program at Goodwin. B. Lehmann has done some work on this issue before, and expressed a willingness to work with K. Stone on this. A. Bloom suggested that K. Stone could explore this with a potential provider and bring this to the principal regarding the commitment of interested parents. J. Goldman stated that she feels that MAC should advocate for changes around this issue for the sake of equity. J. Buck, K. Stone and B. Lehmann will meet around this issue and report back to the Council.

III. NEW BUSINESS:

A. **Discovery Assessment and Planning Tool:** this process was facilitated by M. Esquilin. She explained that the tool focuses on the Collaborative to assess our work around our primary mission (collaboration). The Memorial Fund has asked liaisons to get involved in this process partly due to the potential for continued funding after 2007. This is intended to give the group the opportunity to look at the kind of work that we need to do in 2007 to position ourselves for continued funding. Trustees and staff will be looking at how the assessment tool is incorporated into our action plan for 2007. S. Tucker suggested that our Council should be more involved with the Town Council so that if we need their resources, we have them 'embedded in our work'. K. Grunwald mentioned that the Town Council will be embarking on a town-wide strategic planning process, and that will provide an opportunity for this group to have input regarding the needs of young children in the community.

B. Small Groups Short Reports:

- **Northwood Apartments Outreach Group-Event 10/7/06:** this activity was not successful, although the branch manager of a local bank attended as a volunteer. No parents attended and only two middle school students. The group will continue to work to conduct outreach to other apartment complexes. Through Northwood they have explored possible ways of contacting residents. M. Esquilin encouraged the group to ask UConn to send a letter to residents as a partner to get information out. A. Bloom also suggested contacting the Office of Graduate Studies, and J. Stoughton encouraged attaching something to an existing communication vehicle.
- **Week of the Young Child:** J. Buck reported on meetings with Parks and Recreation, Advertising and Scheduling and request for Volunteers: She referred to minutes from the meeting with the Community Center staff that were distributed to members. While NAEYC has designated a different week in April as the week of the young child, it would be feasible to use the Community Center to offer

activities planned over the month of April. Please let Joan know if you would like to be involved in any of these activities. A. Bladen suggested that we may want to consider changing the name to differentiate it from NAEYC's week.

- C. School Readiness Task Force Policy on Space Allocations:
 - MAC to vote on the adoption of this new policyQuestions re: Policy on Additional Child/ren in Care Policy draft: S. Baxter pointed out that there was a change in the wording regarding the addition of a member selected by MAC. The Council voted to accept this policy with the noted corrections.

IV. Next Meeting(s)- December 6, 2006, Wednesday. The primary focus will be the completion of the Discovery Planning & Assessment Tool.

- 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.

V. Adjournment: the meeting adjourned at 8:35 PM.

Respectfully submitted,
Kevin Grunwald

AGENDA

MANSFIELD ADVOCATES FOR CHILDREN
Wednesday, January 3, 2007
Mansfield Town Hall, Conference Room C
6:30-8:30 PM

PLEASE CALL 429-3315 ASAP IF YOU ARE
UNABLE TO ATTEND THE MEETING

- I. INTRODUCTIONS/MINUTES:
 - A. Introductions/ Thank You: Goodwin Before School Group, Kristine Stone, Joan Buck, Becky Lehmann
Northwood Apartments Outreach: Jane Goldman, Louisa Kimball
 - B. Adoption of minutes of December 6, 2006.

- II. COMMUNICATIONS (Consent Agenda, unless otherwise noted)
 - A. Courant Article: "State Panel Seeks Hike in Preschool Spending" 12/07/06
 - B. Courant Article: "Now VIPs Care About the ABCs" 12/08/06
 - C. Final Assessment and Planning Tool as submitted 12/13/06
 - D. Discovery 2006 Action Plan
 - E. 2006 MAC Accomplishments
 - F. Draft of Letter to Goodwin Principal re: Before School Program

- III. NEW BUSINESS
 - A. Discovery 2007 Renewal Packet-Mayra Esquilin
 - B. Goodwin Before School Program-Small group
 - C. Week/Month of the Young Child-Updates and Organizing-Small group (B and C done simultaneously)

- IV. PROGRAM UPDATES
 - A. School Readiness Update
 - B. Discovery – See above

- V. OLD BUSINESS
 - A. Northwood Apartments Parent Outreach – Jane and Sandy

- III. NEXT MEETING: Feb. 7, 2007, with a possible interim meeting to complete the Discovery 07-08 Action Plan Packet
 - 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

MINUTES

MANSFIELD ADVOCATES FOR CHILDREN

Wednesday, December 6, 2006

Mansfield Town Hall, Conference Room C

6:30-8:30 PM

PRESENT: K. Grunwald (staff), S. Baxter (staff), J. Buck (Chair), M. Esquillin (Discovery Liaison), S. Daley, B. Lehmann, A. Bloom, M.J. Newman, M. Dickson, R. Leclerc (staff), N. Hovorka, K. Mahoney, J. Goldman
REGRETS: J. Stoughton, S. Patwa, A. Blair, A. Bladen, K. Stone, D. McLaughlin

I. INTRODUCTIONS/MINUTES:

- A. Introductions: members introduced themselves.
- B. Adoption of minutes: the minutes of the November 1 meeting were adopted with the addition on page 3 "A. Bladen suggested that we may want to consider changing the name to differentiate it from NAEYC's week. **Celebration of the Young Child was suggested.**
- C. Thank You:

Week of the Young Child Committee: Joan Buck, Ande Bloom, Pam Wheeler, Judy Stoughton

CAN Meeting Attendants: Rachel Leclerc, Susan Smith-CCC, Erin Bundy-CCC, Jen Gonzales-MDD, Marie Liebman-S.E. School, Holly Harakaly-S.E., Alyssa Ruggiero-S.E. School

Special School Readiness Task Force: Anne Bladen, Lisa Dahn, Susan Daley, Mary Jane Newman, Katherine Paulhus, Jane Goldman,

Northwood Apartments Outreach: Jane Goldman, Louisa Kimball-UConn

II. COMMUNICATIONS (Consent Agenda, unless otherwise noted)

- A. **Slate Article: "Sharing at the Sand Table 101"**,
- B. CT Voices for Children, Feb. 06 article: "Investing in the Early Years: Great Returns over the Short and Long Haul"
- C. "What is This Thing Called EARLY CARE AND EDUCATION?": S. Baxter requested feedback on this as to whether or not it may be useful to distribute this to parents.
- D. An additional item was distributed, which was a proposed letter from MAC to the Goodwin School supporting a before school program. This will be discussed at the January 2007 meeting.

III. NEW BUSINESS AND OLD BUSINESS: _Graustein Discovery

Assessment and Planning Tool: K. Grunwald passed along a suggestion that it may be helpful to start this process in small groups. It was agreed that we would divide into two small groups and review separate questions; come back into the larger group to discuss our recommendations for rating. This task was carried out and the assessment and planning tool was completed (attached). This will be used to assist us in developing our action plan for 2007.

IV Next Meeting- Wednesday, January 3, 2007

- 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.

V. Adjournment: the meeting adjourned at 8:35 PM.

Respectfully submitted,

Kevin Grunwald

State Panel Seeks Hike In Preschool Spending

By ROBERT A. FRAHM
Courant Staff Writer

December 7 2006

Connecticut should spend as much as \$100 million over the next two years to expand children's services, including preschool classes, to make the state "a national model for early childhood education," a state committee said Wednesday.

The ambitious recommendation is the first stage of a five-year proposal to more than double the number of low-income children in preschool classes, to train more preschool teachers and aides, and to bolster the quality of preschool programs statewide.

The Early Childhood Research and Policy Council, which is scheduled to give its proposal to Gov. M. Jodi Rell on Friday, provided state education officials with a preview of its recommendations, including a pledge to make preschool available to all 3- and 4-year-olds from low-income families across the state.

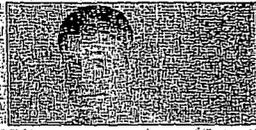
The goal is to make sure "all kids come to the kindergarten door with the knowledge, skills and behaviors they need to be successful in kindergarten today," Janice Gruendel, the governor's senior adviser on early childhood, told the State Board of Education.

Rell has made preschool a priority and has supported expansions of early childhood programs in the past, but a spokeswoman for her budget office said the latest recommendations must be weighed against other needs before the governor presents her budget proposal in February.

"We try to look at all the individual recommendations independently as part of the overall budget discussion," said Susan Hamilton of the state Office of Policy and Management. "There is a host of competing priorities."

12/7/2006

NOW, V.I.P.'S Care About The ABCs



RICK GREEN

These days big-shot bank presidents and CEOs can't stop talking about how poor children matter.

"It's not how are we going to compete with Boston and New York. It's how are we going to compete with the Far East," said Webster Bank President William T. Bromage, who lamented the "third world" education in our cities to business leaders gathered at Northeast Utilities the other day.

"Forty or 50 percent of our future workforce population will come out of our inner-city schools," Bromage said.

These bankers know the facts. Here's one: At Hartford's Milner School, four out of five third-graders read at a "below basic" level. By 10th grade half of all students remain poor readers.

Do you think these kids will ever have enough income to take out a mortgage from Webster?

Once, this was the territory of liberals and legal aid lawyers. Now the Lexus set is talking urgently about preschool, education and equality.

What in the name of the Hartford Golf Club is going on here?

"It's very obvious," John R. Rathgeber, president and CEO of the Connecticut Business and Industry Association, told me. "The success of our economy and our quality of life is going to depend on our future workforce."

Today, Rathgeber will lead the charge into the governor's office, presenting a \$100 million "investment plan" for poor children, the ones who show up unprepared for school and don't learn to read. The ones who will be the employees of CBI.A companies one day, after the suburban workforce has retired.

There are a million priorities for our state: better highways, affordable housing, health insurance and cutting taxes on luxury cars. But when the top-floor guys warn us about the inequality destroying us, I'm all ears.

If city kids don't succeed—like children at Hartford's Milner School, where just one third-grader reached the state goal for reading this year—we all will suffer.

"In a relatively short period of time, if we are successful, you will start to see improved school readiness," Rathgeber said. For six months, Rathgeber and a study group appointed by the governor have been preparing a plan to make sure poor children get into quality preschool programs. The diverse group has come up with an aggressive, expensive and impressive proposal.

The plan would expand preschool, train and improve pay for teachers and add facilities with an aim of producing children better able to learn.

"This is a commitment by the state to make sure that every kid who lives in poverty gets access to preschool. Currently we are reaching about 30 percent of the eligible population," said David Nee, executive director of the William Caspar Graustein Memorial Fund and a co-chairman of the Early Childhood Research and Policy Council.

Business leaders, Nee said, "are worried about the skills of people already entering the workforce."

One intriguing proposal is for portable "scholarships" that would allow parents to take a preschool grant to an approved program of their choice. For example, if a mother lives in East Hartford but works at Aetna, she could enroll her child in a quality preschool close to her work—perhaps one in her own office building.

So what if we're talking enlightened self-interest or if this sounds like a voucher. Children who need preschool will get it.

What matters is important people are finally waking up to a crisis. Maybe our politicians will, too.

Rick Green's column appears on Tuesdays and Fridays. He can be reached at rgreen@courant.com.

Community Name: Mansfield

1. Successful collaborations have a shared vision and clarity of purpose.

	Not at this time	Some progress	Moderate Progress	Substantial progress	Fully Developed
<p>a. Shared vision. Our collaborating partners have the same vision for young children and agreed upon mission.</p>					X
<p>b. Clear purpose. Our Discovery work does not duplicate existing efforts, but adds unique value to members of the group and to other related initiatives.</p>					X
<p>c. Concrete, attainable goals and objectives. Goals and objectives are clear, measurable and benefit children and families.</p>				X	
<p>d. Resources are directly linked to the Discovery's goals and objectives. Our resources—funding, time, talents, etc.—are aligned with our Discovery goals and objectives. <i>Do you have enough of the right resources to get the job done?</i></p>			X		
<p>e. Members share a stake in both process and outcome. Collaborating partners value the process of engagement as the means to achieve their outcomes.</p>				X	

P.123

2006 Discovery
Community Assessment and Planning Tool
Community Name: Mansfield

2. Successful collaborations are broad-based, include key stakeholders, and reflect the diversity of the community.

	Not at this time	Some progress	Moderate Progress	Substantial progress	Fully Developed
a. Appropriate cross-section of members. Our collaborating partners represent each segment of the community who will be affected by the work, including parents, seniors, business, policy-makers, health and human service professionals and a range of public/private organizations.			X		
b. Mutual respect, understanding, and trust. Our collaborating partners share an understanding and respect for each other and their respective organizations: how they operate, their cultural norms and values, limitations, and expectations.			X		
c. Continual openness to drawing in new members. Our collaborating partners have the willingness to and a process for widening the circle to include new partners over time.			X		

P.124

2.1 Parent engagement receives particular priority. *By parents we mean to include all those who accept responsibility for raising a child.*

	Not at this time	Some progress	Moderate Progress	Substantial progress	Fully Developed
a. We involve parents in decision-making.		X			
b. We support parent participation by adjusting schedules and logistics.				X	
c. We offer parents skill and leadership development opportunities.				X	
d. We include opportunities for parents to provide regular feedback on the effectiveness of Discovery activities and use this information to refine our process.		X			

2006 Discovery
Community Assessment and Planning Tool
Community Name: Mansfield

3. Successful collaborations promote a community engagement process that builds and continuously renews relationships.

	Not at this time	Some progress	Moderate Progress	Substantial progress	Fully Developed
<p>a. Development of clear roles, policy, and operating guidelines.</p> <p>Our collaborating partners clearly understand the roles and responsibilities of being a member of the group and are accountable for implementing specific activities.</p>				X	
<p>b. Awareness and buy-in among partners.</p> <p>Every level (board, upper/mid management, line staff) within each partnering organization in the group is aware of and buys into our Discovery goals and strategies.</p>	X				
<p>c. Control over decisions and resources.</p>				X	
<p>d. Ability to reach consensus.</p> <p>Our collaborating group embodies a spirit of cooperation and has the ability to discuss problems and issues openly. Group members are willing to compromise to achieve the vision and goals of the collaborating group.</p>				X	
<p>e. Progression from simple to complex activities.</p> <p>Our group has gained confidence through success with smaller projects and, at the appropriate pace, is undertaking more complex issues and tasks.</p>			X		
<p>f. Open communication.</p> <p>Our collaborating partners interact often and have created formal, planned channels of communication to ensure all necessary information is conveyed to one another and to people outside the group.</p>				X	
<p>g. Clear understanding of staff roles and responsibilities.</p> <p>Our collaborating group has determined the level of staff support needed to facilitate the collaborative process, has developed a job description, specified tasks and has a process for participatory evaluation.</p>	X				
<p>h. Sufficient operating resources.</p> <p>Our collaborating group has an adequate, consistent financial base to support its operations.</p>	X				
<p>i. Leveraging resources.</p> <p>Our group leverages and influences the allocation of resources to support the community agenda for young children.</p>				X	

2006 Discovery
Community Assessment and Planning Tool
Community Name: Mansfield

4. Successful collaborations have public visibility and accountability.

	<i>Not at this time</i>	<i>Some progress</i>	<i>Moderate Progress</i>	<i>Substantial progress</i>	<i>Fully Developed</i>
<p>a. History of collaboration in the community. Our collaborating partners are aware of and build on prior experience and success with collaboration.</p>				X	
<p>b. Community awareness of the issue. Our community is aware of the issues facing young children and knows that a focus on early care and education is needed.</p>			X		
<p>c. Influences the political/social climate. Our collaborative includes and works with political leaders, opinion-makers, persons who control resources, and the general public in our community to improve policies and practices that benefit young children.</p>				X	
<p>d. Cultivating champions. We engage high-profile community leaders and emerging leaders who can motivate others, to assume leadership roles and promote the vision and work of our Discovery effort.</p>		X			
<p>e. Communication with diverse constituents. Our collaborating group has developed communication strategies that identify multiple audiences and ways to listen to various constituencies' perspectives and accommodate their points of view.</p>			X		
<p>f. Facilitates public dialogue. Our collaborating partners facilitate a public dialogue of issues and maintains regular contact with the media.</p>			X		

P.126

2006 Discovery
Community Assessment and Planning Tool
Community Name: Mansfield

5. Successful collaborations are flexible, and have the capacity to adapt to changing community conditions.

	<i>Not at this time</i>	<i>Some progress</i>	<i>Moderate Progress</i>	<i>Substantial progress</i>	<i>Fully Developed</i>
<p>a. Systematic gathering of information and analysis of community issues. Our collaborating group assesses the community's strengths and needs by collecting data, and by getting community input and feedback on an ongoing basis.</p>			X		
<p>b. Adaptability. Our collaborating group uses the information to refine our strategies and has the ability to sustain a community agenda during changes in the environment or among participants.</p>			X		
<p>c. Seeks and effectively uses technical assistance and training to gain needed skills and knowledge. Our collaborating group seeks out and takes advantage of training to increase participants' skills. Members of our group, including parents, use experts to consult or provide hands-on training.</p>				X	
<p>d. Partners with organizations outside the community and other communities. Members learn and gain motivation from their peers in other communities within their regions, the state, and elsewhere.</p>				X	
<p>e. Invests in continuous learning. Our collaborating group creates opportunities to reflect, assess what is learned and apply it to their community change work and within their respective organizations.</p>				X	

P.127

December 13, 2006

Discovery 2006 Assessment and Planning Tool
Town of Mansfield

Additional Comments*

On question 1c: The Mansfield Advocates For Children group wanted the "X" to be placed between "Substantial Progress" and "Fully Developed"

On question 1d: MAC wanted the "X" to be placed between "Moderate Progress" and "Substantial Progress"

On question 3b: MAC wanted the "X" to be placed between "Not At This Time" and "Some Progress"

The computer template would not allow for these marks to be placed where the group wanted them to be placed exactly.

Sandra Baxter
December 13, 2006

**Action Plan Format
2006**

<p>Community Goal: Increase awareness and build public support to enhance the quality of early care and education in Mansfield.</p> <p>X to expand the supply of high quality early childhood education</p> <p>X to increase the quality of the existing early childhood education</p>		<p>X to build strong connections between early care and elementary education</p> <p>X to improve student's social, emotional and academic performance</p>
<p>Local Objective: #1: Provide at least 3 Public education/information forums.</p>		

Type of Change	Strategies	Responsible Parties	Resources Needed	Expected Outcomes	
				Short-term Outcomes 2006	Long-term Outcomes 2007
<p>Process Practice</p> <p>X Policy</p>	<p>Sponsor a public information/educational forum for each of the gubernatorial candidates to present their platforms on early care and education.</p> <p>Use these events as voter registration opportunities</p>	<p>S.R.Coordinator, MAC members, Secretarial asst., Dir.of Social Services, and MAC chair. Republican and Dem. Registrars. M. LWV</p>	<p>Site for forums, Food contributions, Electronic equipment, Postage and mailing materials</p>	<p>Raise public awareness about universal preschool, and awareness and support for quality ece in Mansfield</p>	<p>Educate voters at the State level to effect permanent positive change for early care and ed. issues</p>
<p>Process Practice</p> <p>X Policy</p>	<p>Provide educational "hand-outs" at each of the public information forums about ece accreditation standards, State preschool frameworks/benchmarks, ece accomplishments, why quality ece is important.</p>	<p>S.R.Coordinator, MAC members, Secretarial staff</p>	<p>Collection of informative material pertaining to quality ece, & state standards for preschool,</p>	<p>Place the issue of early care & ed. On the public agenda to build support for quality enhancements.</p>	<p>-Raise parents awareness of State Dept. of Ed. Kdg. Readiness standards -Raise public awareness re.quality components of ece .</p>
<p>Process Practice</p> <p>Policy</p>	<p>Create and distribute Mansfield Advocates for Children tri-fold brochure describing our mission and goals, past accomplishments and future strategies.</p>	<p>S.R.Coordinator and MAC member artist</p>	<p>Funding for publication and distribution of brochure</p>	<p>Use as an outreach tool for those community members not yet in the public school system, raise awareness of BOE and Town Council of <i>MAC activities</i> accomplishments</p>	<p>-Recruit more parents to MAC -Raise public awareness re. Ece issues.</p>

**Action Plan Format
2006**

<p>Community Goal: Increase awareness and build public support to enhance the quality of early care and education in Mansfield.</p>	
<p>X to expand the supply of high quality early childhood education</p> <p>X to increase the quality of the existing early childhood education</p>	<p>X to build strong connections between early care and elementary education</p> <p>X to improve student's social, emotional and academic performance</p>
<p>Local Objective: #2: Provide Quarterly presentations to the BOE, Town Council and PTO/A's about Mansfield Advocates for Children activities, early care and education standards, and accomplishments of providers.</p>	

Type of Change	Strategies	Responsible Parties	Resources Needed	Expected Outcomes	
				Short-term Outcomes 2006	Long-term Outcomes 2007
<p>Process Practice</p> <p>X Policy</p>	<p>Facilitate conversations with BOE around Special Ed. Needs of young children including birth to 3 and help parents of young children with special need raise this issue.</p>	<p>Center Directors, BOE, Superintendent, Parents of children with special needs, 0-3 Orgs.</p>	<p>Research asst. to research state statute on caring for young children with special needs. TA from WGMF Investigate how other towns handle this</p>	<p>-Resource sharing for young children with special needs.</p> <p>-Identifying opportunities for young children with special needs.</p>	<p>-Outreach to under-represented groups of parents.</p> <p>-Raise awareness of special ed. Needs in Mansfield</p>
<p>X Process Practice</p> <p>Policy</p>	<p>Explore joint opportunities between Town and Uconn to coord. work with MAC and the UC Provost's Council on Childcare.</p>	<p>Center Dirs., BOE, Provost's Council on Childcare</p>	<p>Time for meetings between Provost's Council on Child-care and center Directors and MAC members, BOE members</p>	<p>Develop working relationship between the University and Town of Mansfield to benefit families with young children</p>	<p>Articulation of services for Uconn families and Town of Mansfield families to use resources most efficiently</p>
<p>X Practice</p>	<p>Support and subsidize parents participation in Generations Health Center "Nurturing Parenting" workshops grant - 7 week program. This is an opportunity to work with another Town</p>	<p>E.A. Aschenbrenner, (EASTCONN) S.R. Coordinator Parents Consultant, Ruth Freeman</p>	<p>Food, publicity and recruitment of parents materials</p>	<p>-Develop nurturing parenting behavior in parents who attend (approximately 15-20).</p> <p>-Outreach to local parents. Opportunity for approximately 4/5 Mansfield parents and parents of another town to network and support each other.</p>	<p>Establish local network for parents on issues of parenting.</p>

**Action Plan Format
2006**

<p>Community Goal: Increase awareness and build public support to enhance the quality of early care and education in Mansfield.</p> <p>X to expand the supply of high quality early childhood education</p> <p>X to increase the quality of the existing early childhood education</p> <p>X to build strong connections between early care and elementary education</p> <p>X to improve student's social, emotional and academic performance</p>					
<p>Local Objective: #3: Provide access or support to professional development opportunities for at least 30 early care professionals.</p>					
Expected Outcomes					
Type of Change	Strategies	Responsible Parties	Resources Needed	Short-term Outcomes 2006	Long-term Outcomes 2007
<p>Process</p> <p>X Practice</p> <p>Policy</p>	<p>Hold focus groups with homecare Providers to assess their professional development needs.</p>	<p>Homecare providers, S.R. Coordinator, MAC members</p>	<p>S.R. Coord. Hours, Publicity to homecare prov.</p>	<p>Raise awareness of homecare providers' p.d. needs so that appropriate response and support may be offered.</p>	<p>Support homecare providers especially on issues of professional development as an integral part of the Mansfield early care and ed. System.</p>
<p>Process</p> <p>X Practice</p> <p>Policy</p>	<p>Offer 50% subsidy for Professional Development to all licensed Mansfield early care and education providers, including home-care providers.</p>	<p>S.R. Coord. ECE Center Directors, ECE workers, Homecare Providers</p>	<p>Use S.R. funding for this subsidy</p>	<p>Support for early care and ed. Directors to achieve CEU's and raise quality of ece.</p>	<p>Most efficient use of the school readiness funding to continually improve center quality.</p>
<p>Process</p> <p>X Practice</p> <p>Policy</p>	<p>Provide three Connections Team Events, provide opportunities for ece workers to review newly purchased ece worker training videos and report on them to involve at least 30 ece workers</p>	<p>MAC member who chose videos, MAC members and public school teachers</p>	<p>Food for each event, space, payment for representative of ece professional and public school teacher</p>	<p>Strengthen the connection between ece and school system, raise quality of ece centers with better training opportunities for all ece workers</p>	<p>-Greater cooperation between ece providers and the public school system.</p> <p>-Training ece providers to lessen transiency.</p>

P.131

<p>Process Practice Policy</p>	<p>Advocate for ece centers staff to participate in professional development opportunities through the public school system by facilitating conversations with the BOE around resource sharing.</p>	<p>Center directors, S.R. coordinator, Dir. Of Social services, Superintendent, MAC members, BOE, Town Council, PTO/A's .</p>	<p>Funding for professional dev. Opportunities for ece providers.</p>	<p>Raise the number of Ed. Cert. Units for participating ece providers to raise quality of ec facilities in Mans.</p>	<p>-More efficient use of Town resources. -Stronger connection between ece workers and public schools.</p>
--------------------------------	---	---	---	---	--



2006 MAC ACCOMPLISHMENTS

PRODUCTS:

- Mansfield Advocates for Children Tri-fold brochure
- Mansfield Family Information Packets
- School Readiness Flyer in English, Korean, Spanish, Chinese
- Purchase and circulation of Professional Training Videos and Books
- Quarterly-Updated Directory of all Licensed Early Care and Education Providers, including Homecare and Before and After-School Care
- Annually-Updated Photo Book "Going To The Big School"
- Quarterly-Updated "Family Fun In Mansfield"
- Newly-created School Readiness Application/Interest Form

PROGRAMS/EVENTS:

- Three "Connections Team" events – (conflict resolution, multi-cultural story-telling, music and movement)
- Know Your Town Fair
- Festival on the Green
- Two Northwood Apartments Outreach events
- Family Fun in Mansfield with the Public Library
- "ABC's of Parenting 7-Week Course with Coventry
- Two Public Information Forums with two Democratic Nominees for Governor
- 16 School Readiness spaces filled and maintained
- 50% stipend for Professional Development to centers

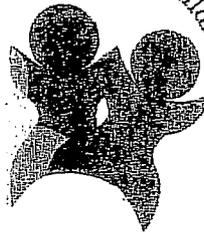
POLICIES:

- School Readiness Space Allocation
- Additional Child-in-Care (School Readiness)

- Single Point of Entry using MAC –School Readiness Application
- Centers outside of Mansfield

CONNECTIONS:

- International and other parents at Uconn Northwood Apartment Complex
- Uconn Community Development Representatives at Northwood Apartments
- Centers and Homecare Providers
- Mansfield Community Using the Mansfield Website
- Connections Team- ECE teachers and P.S. teachers meet
- CAN Team – S.E. School this year
- CT Parent Power and the Alliance on Work Group for GMF State-wide Voters Poll
- CAEYC
- Local Business: Subway, Dominoes, Sara's Pockets, People's Bank
- State of CT
- Town of Coventry –“ABC's of Parenting”
- Eastern Highlands Health District
- CCM Round-table on Childhood Obesity
- Mansfield Parents: “ABC's of Parenting”, Northwood Apartment Events, Mansfield Library, “Know Your Town Fair”, “Festival on the Green”, Mansfield Advocates for Children
- Mansfield Board of Education and District Director of Student Special Services: Presentation to BOE, monthly work on CAN, ECE centers attendance at school district PD events.
- Local Realtors, donations and publicity
- Uconn Provost Committee for ECE centers



DRAFT

January 5, 2006

Principal Debra Adamczyk
Dorothy Goodwin Elementary School
321 Hunting Lodge Road
Storrs, CT 06268

Dear Ms. Adamczyk:

The MAC membership was very pleased to learn recently of your support for a before-school program at Goodwin Elementary School. For the past several years we have been aware of and concerned about the discrepancy of before-school programs offered at Vinton and Southeast but not Goodwin. Our support of equal opportunities for all school-age children extends beyond full support for the all-day kindergarten program.

We have learned that you intend to survey parents in the Goodwin district to determine if there is in fact a need for a before-school program. MAC would like to offer assistance with that important first step. Through our work in the Mansfield community we have developed ways of contacting parents of young children and would be happy to share with you and facilitate those avenues of communication. These include identifying children who are attending other pre-school programs as well as children who are not enrolled in any formal early care and education program but attend a variety of other public programs and activities in town. We could also promote your survey by posting it on the MAC website and posting it at our offices in Town Hall.

Please let us know if there are any other ways in which we might help distribute the survey or promote information about the possibility of a before-school program at Goodwin. We would be happy to meet with you at your convenience.

We look forward to supporting you in this endeavor.

Sincerely,

Joan Buck, Chairman
Mansfield Advocates for Children

AGRICULTURE COMMITTEE

SPECIAL MEETING

AGENDA

December 13, 2006

Audrey P. Beck Municipal Building

Conference Room B, 7:30 p.m.

1. Call to Order
2. Appoint Secretary
3. Comments on proposed Pleasant Valley Design District zone
4. Planning for January 3 meeting with Ct. Farmland Trust
5. Other

APPLICATION REFERRAL

Mansfield Planning & Zoning Commission

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

The Planning and Zoning Commission has ^{proposed} received a revisions to the Zoning Map ^{and zoning Regulations} application and will ^{and will hold} consider the application at a Public Hearing/~~regular~~ meeting on 12/18/06. Please review the ^{proposed} application ^{revisions} and reply with ^{any} your comments to the Planning Office before 12/14/06. For more information, please contact the Planning Office, 429-3330.

APPLICATION INFORMATION

Applicant: MANSFIELD PLANNING + ZONING COMMISSION

Owner:

Agent(s):

Proposed use: Regulations/Rezoning would create a new Pleasant Valley Design District oriented toward permitting multi-family

Location:

housing and preserving significant agricultural land

Zone classification:

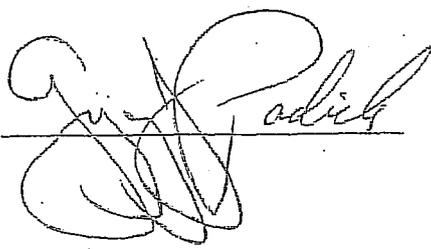
Areas affected are located south of Pleasant Valley Rd

Other pertinent information:

and west of Mansfield City Road. This area is currently zoned Industrial Park and Professional office-3.

See attached 11/2/06 draft Regulations with explanatory notes and legal notice summarizing important revisions.

See attached map depicting area of proposed rezoning.

signed 

date 11/29/06

LEGAL NOTICE

Mansfield Planning and Zoning Commission

The Mansfield PZC will hold a Public Hearing on Monday, December 18, 2006 at 8:00 p.m. in the Council Chambers, A.P. Beck Bldg., 4 S. Eagleville Rd, to hear comments on PZC-proposed 11/2/06 draft revisions to the Mansfield Zoning Map and numerous sections of the Zoning Regulations.

Proposed Zoning Map revisions are:

- A. Rezone all existing areas zoned Professional Office-3 (PO-3) to a new Pleasant Valley Design District (PVDD) zone classification.
- B. Rezone all existing areas zoned Industrial Park (IP) to a new Pleasant Valley Design District zone classification.

Proposed Zoning Regulation revisions include:

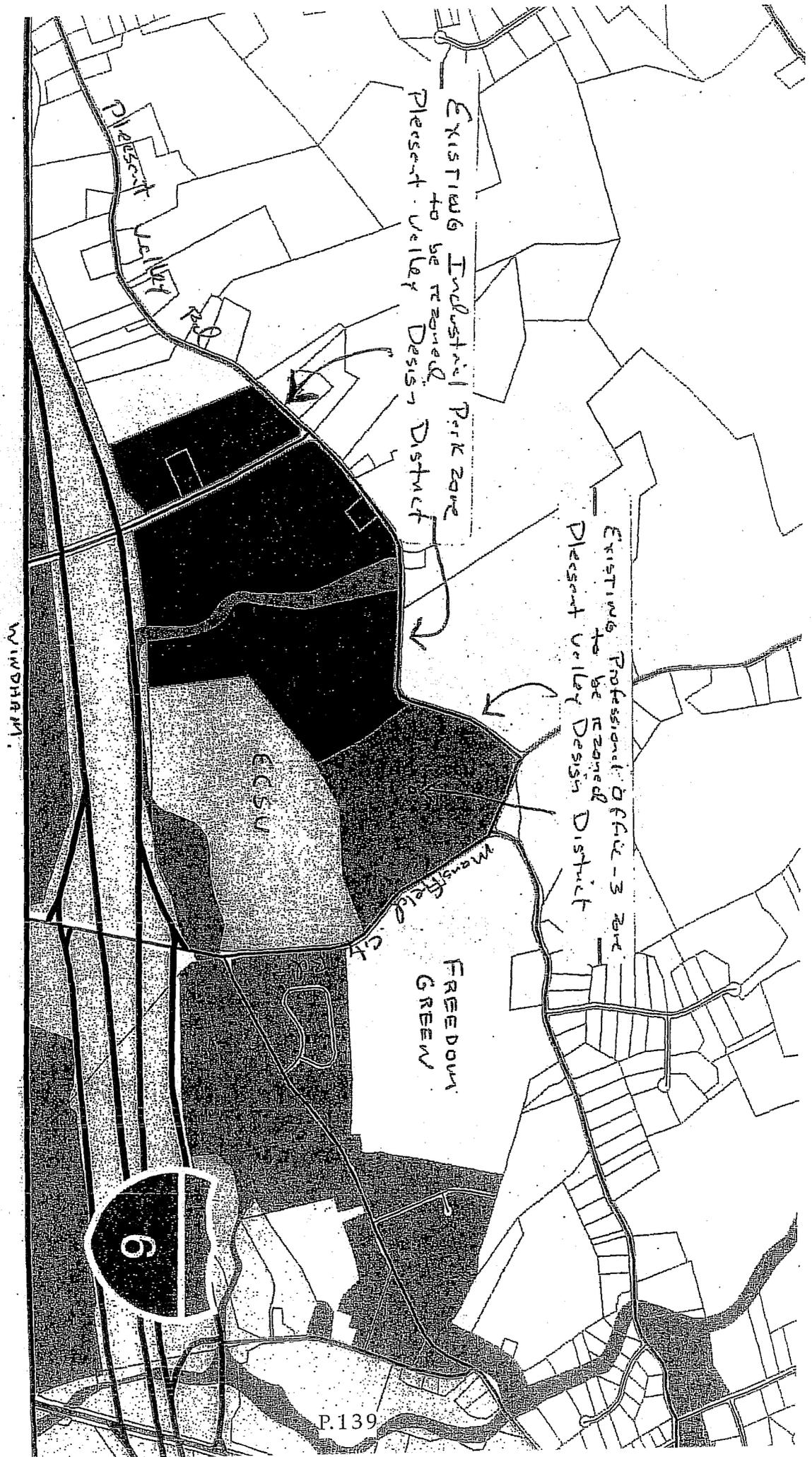
1. Revisions to Article II, III, VII, VIII, and X, Section A, to appropriately reference the zoning map revisions noted above, to eliminate an existing moratorium on rezoning of certain land south of Pleasant Valley Road and to incorporate new subsection lettering and other coordination changes needed in association with proposed zoning map revisions. The proposed Pleasant Valley Design District would be included as one of Mansfield's Design Development Districts.
2. Incorporation of a new Article VII, Section K; Uses Permitted in the Pleasant Valley Design District. This new section includes an intent explanation and a listing of uses authorized by special permit (multi-family oriented housing, certain agricultural product retail outlets, other commercial agricultural uses, certain daycare centers, and accessory retail uses) and uses permitted by right (certain agricultural uses and accessory dwellings).
3. Revisions to Article VIII, Section A., to incorporate proposed zoning map revisions and to establish a twenty-five (25) acre minimum lot area for new lots in the Pleasant Valley Design District.
4. Incorporation of a new Article X, Section A.8.; Special Provisions for Pleasant Valley Design District. This new section requires, except for agricultural and low density residential uses, developments to be served by public sewer and water. This section also includes special provisions regarding density, building height, parking, housing unit mix, affordable housing, phasing, agricultural land preservation, buffers from agricultural land and wetlands, open space/recreation, and other requirements for this zone. The proposed regulation includes unit size restrictions, a twenty (20) percent affordable housing requirement, a fifty (50) percent agricultural land preservation requirement, and provisions that authorize the Commission to limit construction to fifty (50) dwelling units per year.
5. Revisions to Article X, Section A.4. to clarify stormwater management requirements and pedestrian/public transit requirements for all projects within a designated design development district.
6. Revisions of Article III, Section M. (to be re-lettered Section L.) to incorporate new referral requirements to the State Dept. of Public Health for activities within a state designated aquifer protection area or the watershed of a water company.

At this Hearing, interested persons may be heard and written communications received. No information from the applicant or the public shall be received after the close of the Public Hearing. Additional information, including the exact mapping of the proposed zoning map revisions and wording of the proposed zoning regulations is available in the Mansfield Planning and Town Clerks Offices and at www.mansfieldct.org.

R. Favretti, Chair
K. Holt, Secretary

TO BE PUBLISHED Tuesday, December 5, and Wednesday, December 13, 2006

Thanks for remembering to put officers' names and P. 138 in same lines.



EXISTING Industrial Park Zone
to be rezoned
Pleasant Valley Design District

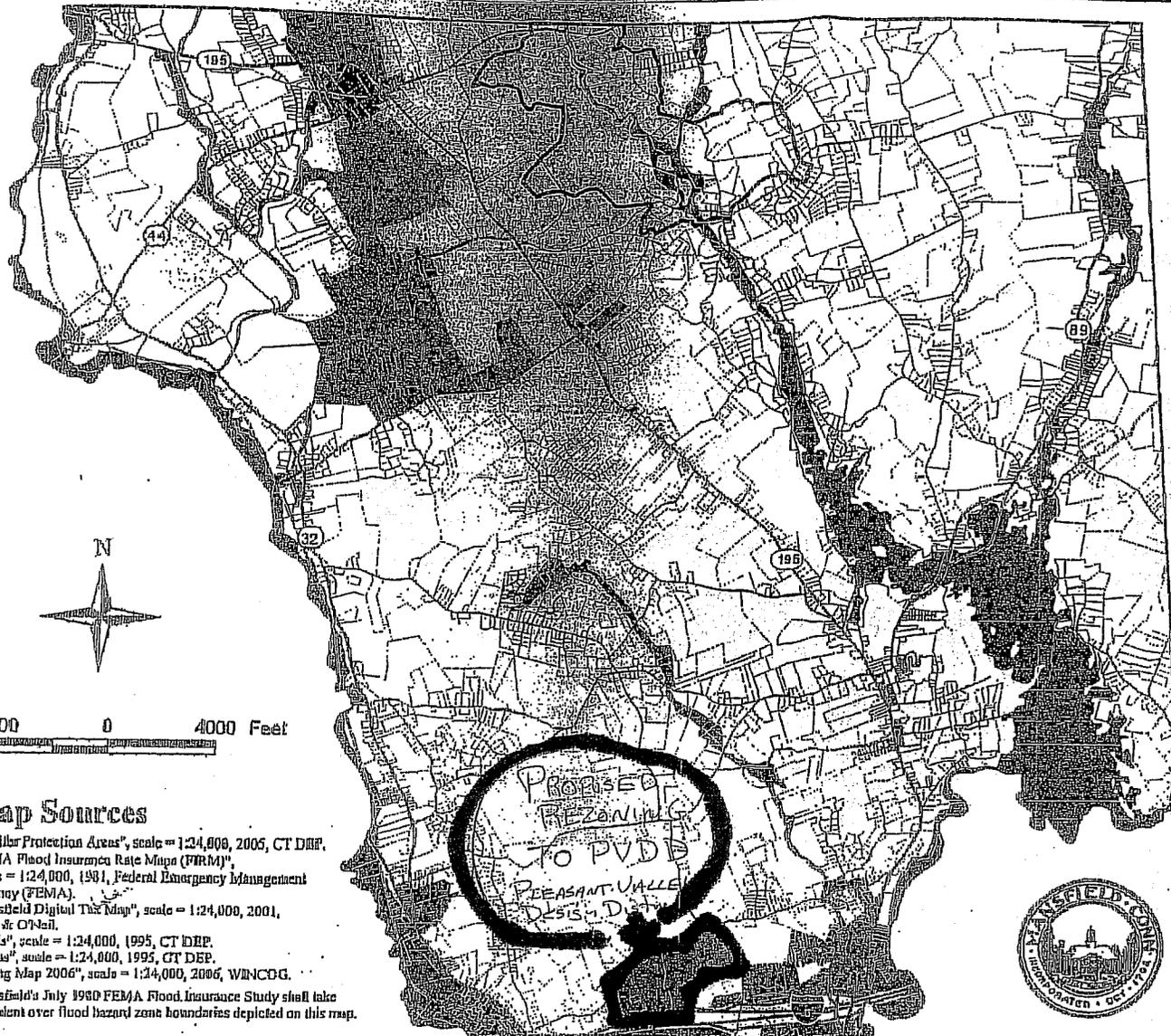
EXISTING Professional Office - 3 Zone
to be rezoned
Pleasant Valley Design District

FREEDOM
GREEN

WINDHAM

6

- Area of Proposed Rezoning from Industrial Park and Professional Office - 3 to Pleasant Valley Design District.
- Public Hearing 12/18/06 8 PM Audrey Beck Building.



- Residence 20 Zone (R-20)
- Residence 90 Zone (R-90)
- Rural Agricultural Residence 90 Zone (RAR-90)
- Design Multiple Residence Zone (DMR)
- Planned Business 1 Zone (PB-1)
- Planned Business 2 Zone (PB-2)
- Planned Business 3 Zone (PB-3)
- Planned Business 4 Zone (PB-4)
- Planned Business 5 Zone (PB-5)
- Neighborhood Business 1 Zone (NB-1)
- Neighborhood Business 2 Zone (NB-2)
- Business Zone (B)
- Professional Office 1 Zone (PO-1)
- Professional Office 3 Zone (PO-3)
- Industrial Park Zone (IP)
- Research and Development Limited Industrial Zone (RD/LI)
- Flood Hazard Zone (FH) *
- Institutional Zone (I)

Aquifer Protection Area
 The boundary of the aquifer protection area is identical to the CT DEP approved aquifer protection area for the University of Connecticut Fenton River wellfield.

4000 0 4000 Feet

Map Sources
 "Aquifer Protection Areas", scale = 1:24,000, 2005, CT DEP.
 "FEMA Flood Insurance Rate Maps (FIRM)", scale = 1:24,000, 1981, Federal Emergency Management Agency (FEMA).
 "Mansfield Digital Tax Map", scale = 1:24,000, 2001, Flute & O'Neill.
 "Roads", scale = 1:24,000, 1995, CT DEP.
 "Towns", scale = 1:24,000, 1995, CT DEP.
 "Zoning Map 2006", scale = 1:24,000, 2006, WNCOG.
 * Mansfield's July 1980 FEMA Flood Insurance Study shall take precedent over flood hazard zone boundaries depicted on this map.



Zoning Map
of the
Town of Mansfield,
Connecticut
(Effective May 31, 2006)

Prepared by the Windham Region Council of Governments.

November 2, 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 were updated on 11/28/06. These notes are not part of the proposed zoning and subdivision revisions.)

A. Proposed Zoning Map revisions (depicted on attached 11/06 map):

1. Rezone all existing areas zoned Professional Office-3 (PO-3) to a new Pleasant Valley Design District (PVDD) zone classification
2. Rezone all existing areas zoned Industrial Park (IP) to a new Pleasant Valley Design District (PVDD)

Explanatory Note: These zone changes are designed to implement recommendations contained in Mansfield's 2006 Plan of Conservation and Development. The Intent section of Article VII, Section K (see item B.6 below) provides more information on Plan of Conservation of Development recommendations for the subject areas.

B. Proposed Zoning Regulations revisions:

1. Revise Article II, Section A as follows:
 - a. Delete from the current listing of zones:
 1. PO-2 (Professional Office 2 zone)
 2. PO-3 (Professional Office 3 zone)
 3. IP (Industrial Park zone)
 - b. Add to the current listing of zones:
PVDD (Pleasant Valley Design District)

Explanatory Note: These revisions are associated with and tied to the proposed Zoning Map revisions listed in Item A above, and the fact that there is no existing Professional Office 2 zones.

2. Revise Article II, Section B as follows:
 - a. Delete IP Industrial Park from the current listing of "Design Development" Districts;
 - b. Delete PO-2 and PO-3 from the current listing of "Design Development" Districts and revise the reference Professional Office 1 through 3 to read Professional Office 1;
 - c. Add PVDD-Pleasant Valley Design District to the listing of "Design Development" Districts.

Explanatory Note: These revisions are associated with and tied to the proposed Zoning Map revisions listed in A above and the fact that there is no existing Profession Office 2 zones.

3. Revise Article III by deleting in its entirety Subsection A and by re-lettering remaining subsections as A through L

Explanatory Note: This revision would eliminate regulations imposing a temporary and limited moratorium for certain zone changes in the area south of Pleasant Valley Road west of Mansfield City Road.

4. Revise Article III by revising subsection L to read as follows: (currently subsection M)

L. [M] Notification Of ~~[Windham Water Works]~~ Water Company and Connecticut Department of Public Health

When an applicant files with the Planning and Zoning Commission or Zoning Board of Appeals an application, petition, request or plan concerning any project on any site ~~[which]~~ that is within ~~[the watershed of the Windham Water Works or other water company, as defined in Section 25-32a of the General Statutes,]~~ the aquifer protection area delineated pursuant to section 22a-354c or the watershed of a water company, the applicant shall provide written notice of the application, petition, request or plan to the ~~[Windham Water Works or other]~~ water company and the Commissioner of Public Health in a format prescribed by the Commissioner (provided such water company or said Commissioner has filed a map showing the boundaries of the watershed on the Mansfield Land Records and with the Planning and Zoning Commission or Zoning Board of Appeals or the aquifer protection area has been delineated in accordance with section 22a-354c, as the case may be). Such notice shall be made by certified mail, return receipt requested, and shall be mailed ~~[within]~~ not later than seven days [of] after the date of the application. ~~[The Windham Water Works or other]~~ Such water company and the Commissioner of Public Health may, through a representative, appear and be heard at any hearing on any such application, petition, request or plan.

Explanatory Note: This notification revision is mandated by Public Act 06-53 and a revision of Section 8-3: of the Connecticut General Statutes.

5. Revise Article VII, subsections A.2. and A.4 as follows:

- a. Delete "Industrial Park" in line 3 of subsection A.2.c.
- b. Delete "Industrial Park" in lines 1 and 6 of subsection A.4

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

6. Delete Article VII, subsections T, "Uses Permitted in the Professional Office 3 zone" and U, "Uses Permitted in the Industrial Park Zone" in their entirety, add a new Article VII Subsection K "Uses Permitted in the Pleasant Valley Design District Zone" (land south of Pleasant Valley Road and west of Mansfield City Road) and re-letter/re-number remaining subsections of Article VII.

The new Article VII, Subsection K shall read as follows:

K, Uses Permitted in the PVDD (Pleasant Valley Design District Zone (Land south of Pleasant Valley Road and west of Mansfield City Road))

1. Intent

The PVDD has been established with special provisions designed to implement Plan of Conservation and Development goals, objectives and recommendations for a unique area of Mansfield located south of Pleasant Valley Road, west of Mansfield City Road and bordering Mansfield Avenue. As detailed in Mansfield's Plan of Conservation and Development, this area has been zoned for decades for industrial and commercial use, but has remained agricultural and is no longer considered appropriate for industrial and non-agricultural commercial use due to access limitations, special agricultural, floodplain, wetland, and aquifer characteristics that warrant protection and preservation, site visibility and scenic character, neighboring agricultural and residential uses and other Plan of Conservation and Development goals, objectives and

recommendations. Due primarily to the fact that this area is one of a very limited number in Mansfield that have access to public sewer and water systems, medium to high density multi-family housing is considered an appropriate use for portions of this district, but only if designed, constructed, and utilized in a manner compatible with other Plan of Conservation and Development recommendations. Accordingly, the PVDD has special provisions designed to preserve significant areas of prime agricultural land, to protect important natural resources, to provide for affordable housing, to authorize density and design flexibility, and to authorize phased implementation of new housing units.

2. General

The uses listed below in Sections K3 and K4 and associated site improvements are permitted in the PVDD zone, provided:

- a. Any special requirements associated with a particular use are met;
- b. Except as noted below, all uses permitted in the PVDD zone shall be served by adequate public sewer and water supply systems. On a case-by-case basis and dependent on the nature and intensity of the proposed use and the potential for detrimental health, safety or environmental impacts, the Planning and Zoning Commission shall have the right to authorize the use of onsite sanitary waste disposal and/or water supply systems for commercial agricultural uses and low density residential uses, provided it is documented to the Commission's satisfaction that there is a low risk of aquifer contamination or other health, safety or environmental problems.
- c. Applicable provisions of Article X, Section A (Design Development Districts) and Article VI, Sections A and B (Performance Standards) are met; and
- d. With the exception of those uses included in K.4 below, special permit approval is obtained in accordance with the provisions of Article V, Section B for any of the activities delineated in Article VII, Section A.2.

Article VII, Sections A.3., A.4 and A.5 also include or reference provisions authorizing the Zoning Agent to approve certain changes in the use of existing structures or lots and authorizing the PZC Chairman and Zoning Agent to approve minor modifications of existing or approved site improvements. All changes in use in the PVDD zone require Planning and Zoning Commission approval in accordance with the provisions of Article VII, Section A.4.

3. Categories of Permitted Uses in the Pleasant Valley Design District Requiring Special Permit Approval as per the Provisions of Article V, Section B.

- a. Two family, and multi-family housing in accordance with the standards contained in Article X, Section A.
- b. Single Family housing in association with a multi-family housing development but only when specifically authorized by the Commission due to specialized situations where site characteristics limit the ability to appropriately locate two-family or multi-family structures. All applicable provisions of Article X, Section A shall be met.
- c. Permanent retail sales outlets for agricultural and horticultural products, provided all the standards are required of Article VII, Section G. 13 are met;
- d. 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;

- e. State-licensed group day care homes or State-licensed child day care centers as defined by the State Statutes. State-licensed family day care homes are specifically authorized in Article VII, Section D;
- f. Accessory commercial uses, such as a laundry or recreational facility, conducted primarily for the convenience of residents of an approved residential project, provided the use is located within a building.

4. Uses Which May be Authorized in the Pleasant Valley Design District Zone by the Zoning Agent:

- a. Agricultural and horticultural uses such as the keeping of farm animals, field crops, orchards, greenhouses, accessory buildings, etc., provided the provisions of Article VII, Sections G.13 through G.15 are met;
- b. Dwelling units for property owners, managers, caretakers, or security personnel associated with a permitted agricultural use provided all residential structures are located on the same lot as the agricultural use.

Explanatory Note: These revisions are associated and tied to the proposed zoning map revisions listed in item A above. This section proposes new permitted use provisions consistent with recommendations contained in Mansfield's Plan of Conservation and Development.

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

- a. Delete from the Schedule the existing row for the IP zone and delete the references to PO-2 and PO-3.
- b. Add to the Schedule a new row for the PVDD District and insert "Building" in the heading of the maximum coverage column. The revised rows shall read as follows:

ZONE	MINIMUM LOT AREA/ACRES	MINIMUM LOT FRONTAGE/FT	MIN. FRONT SETBACK LINE (IN FEET)	MIN. SIDE SETBACK LINE (IN FEET)	MIN. REAR SETBACK LINE (IN FEET)	MAXIMUM HEIGHT	MAXIMUM BUILDING GROUND COVERAGE
	See Notes (3) (4) (18)	See Notes (4)(6)(7)(13)(16)	See Notes (4)(8)(9)(15)(16) (17)	See Notes (4)(10)(11)(15)(16) (17)	See Note (4)(15)(16) (17)	See Note (14)	
PVDD see note 1	25 ACRES	200	100	30	50	40	25%

- c. Revise existing foot note 13 on the Schedule of Dimensional Requirements to read as follows:
13. Lot frontage requirements for business and ~~[industrial]~~residential uses within specified ~~[business and industrial]~~ zones may be waived by the Planning and Zoning Commission for private roads, provided special permit approval is obtained (see Article VIII, Section B.3.d)

Explanatory Note: These revisions are associated and tied to the proposed zoning map revisions listed in item A above. The proposed 25 acre minimum lot size proposal is designed to help ensure that Plan of Conservation and Development recommendations, particularly those tied to agricultural land preservation, are not undermined by smaller, uncoordinated developments. Existing and proposed regulations would allow larger projects to be built in smaller phases.

8. Revise Article VIII, subsection B.3.a, B.3.b, B.3.c, and the first paragraph of B.3.d to read as follows:

3. ~~[Business and Industrial Exceptions]/~~Special Dimensional Requirements

- a. **Setback from Residential Zones** - In the [IP and] RD/LI zone[s], a minimum setback of 150 feet is required between all new industrial or research buildings and residential zone boundary lines. This setback may be reduced by the Commission due to physical characteristics, the nature of proposed landscape and buffer plans or the character of existing land uses.
- b. **Lot Coverage** - Except as noted below, the total ground area coverage of buildings and parking areas in the [IP and] RD/LI Zone[s] shall not exceed 50 percent of the total lot area. Provided all other requirements of these Regulations are met, this coverage limit can be increased to 75 percent for projects directly associated with a program that permanently preserves large tracts of open space or agricultural land.
- c. **Gate Houses/Security Structures** - In the [IP and] RD/LI Zones, the Commission may reduce or waive front or side line setbacks for gatehouses and security structures other than residences.
- d. **Lots on Private Roads** - Provided the standards noted below are met and provided special permit approval is obtained in accordance with Article V, Section B, the Commission may allow lots to be created off of private roads [for business and industrial uses] in the following zones: B; PB-1, PB-2, PB-3, PB-4, PB-5, NB-1, NB-2, PO-1, [PO-2, PO-3,] I, [IP] PVDD and RD/LI. This regulation allows, under specific standards, lots to be created without frontage on a Town or State road.

(Note: Subsections 3.d.1 through 6 shall remain in effect.)

Explanatory Note: These revisions are associated and tied to proposed zoning map revisions listed in item A above.

9. Revise Article VIII, subsection C.1 and 2 to read as follows:

M. Floor Area Requirements

1. Residential

All buildings and structures used as residences shall meet the following minimum livable floor area requirements:

- a. Single-Family Dwellings-800 square feet
- b. Two-family Dwellings-800 square feet per dwelling unit
- c. See specific provisions for DMR, ARH, PVDD, and PRD zones and for multi-family housing, conversions and efficiency units allowed in other zones.

2. Business

In all Business, Industrial and Institutional (PB-1 through 5, NB-1 and 2, B, PO-1 [through 3, IP], RD/LI and I) zones, each new building shall have a minimum of 500 square feet of floor area on the ground level.

Explanatory Note: These revisions are associated and tied to proposed zoning map revisions listed in item A above.

10. Revise Article X, Section A.1 as follows:

- a. Delete PO-2- Professional Office-2, PO-3- Professional Office-3, and IP-Industrial Park from the listing of Design Development Districts.
- b. Add PVDD-Pleasant Valley Design District to the listing of Design Development Districts.

Explanatory Note: These revisions are associated and tied to proposed zoning map revisions listed in item A above.

11. Revise Article X, Section A.2.c to delete in line 10 "Industrial park or" and to change "an" to "a".

Explanatory Note: These revisions are associated and tied to proposed zoning map revisions listed in item A above.

12. Revise Article X, Section A.4.b to add the following sentences to the end of the second paragraph of this subsection:

"A concerted effort shall be made to minimize impervious surfaces and potential stormwater impacts. Stormwater management guidelines and best management practices prepared by State and Federal agencies shall be implemented wherever appropriate, as determined by the Planning and Zoning Commission."

Explanatory Note: These revisions are designed to implement Plan of Conservation and Development recommendations regarding storm water management for all projects within a design "development district".

13. Revise Article X, Section A.4.e to delete in line 12 "IP and" and to change "zones" to "zone".

Explanatory Note: These revisions are associated and tied to proposed zoning map revisions listed in item A above.

14. Revise Article X, Section A.4.h to delete in line 3 "IP or"

Explanatory Note: These revisions are associated and tied to proposed zoning map revisions listed in item A above.

15. Revise Article X, Section A.4 to add a new subsection j to read as follows:

j. Pedestrian/Public Transit Improvements

All developments shall provide appropriate pedestrian and public transit improvements, as determined by the Commission. The degree of improvements shall be tied to the size and nature of the development. Trail and sidewalk, bikeway improvements, bicycle racks, bicycle lockers, bus stops with shelters, and other amenities that promote public transportation and pedestrian and bicycle traffic may be required.

Explanatory Note: This addition is designed to help implement Plan of Conservation and Development goals, objectives and recommendations to reduce the need for vehicular traffic and enhance pedestrian and bicycle traffic and public transportation opportunities, in all design development districts.

16. Revise existing Article X, Section A.8 (to be re-lettered to A.9) to delete "Industrial Park (IP) and" in the title line of this subsection and to delete references to "IP or" in line 1 of subsection 8a and 8c.

Explanatory Note: These revisions are associated and tied to proposed zoning map revisions listed in item A above.

17. Add a new Article X, Section A.8 to read as follows:

8. Special Provisions for the Pleasant Valley Design District (PVDD) zone

a. Water and Sewer Facilities

Except as noted below, all proposed developments in the PVDD zone must be served by public water and sewer facilities or must be readily connected to such services. "Readily connected" is defined as that point in time when contracts have been let for construction of public sewer and water facilities requested for connection. A Certificate of Compliance shall not be issued until the site is connected to public water and sewer facilities. Article VII Section K.2.b. authorizes the commission to waive this requirements for commercial agricultural uses and low density residential uses.

b. Density Requirements

No minimum or maximum residential density provisions have been established for the Pleasant Valley Design District. Residential densities shall be governed by site characteristics, building height and coverage requirements, setback and buffering provisions, agricultural land preservation requirements, parking requirements, and other provisions of these regulations.

c. Building Height Requirements

No building shall exceed three stories or a height of forty (40) feet.

d. Distance Between Structures

Except as noted below, the distance between any two structures shall be no less than the average height of both, but in no case less than fifty (50) feet. The Commission may vary this spacing requirement when it determines that such variations will enhance the design of the project without significantly affecting either emergency or solar access.

e. Courtyards

Except as noted below, courts enclosed on all sides shall not be permitted and no open court shall have a length or width less than fifty (50) feet. The Commission may vary these requirements when it determines that such variations will enhance the design of the project without significantly affecting either emergency or solar access.

f. Parking

Required parking spaces shall not be allowed on any street or internal roadway and shall be set back a minimum of 10 feet from principal buildings. All spaces shall comply with the parking provisions of Article X, Section D and other dimensional requirements of these Regulations.

g. Housing Unit Mix Requirements

In addition to addressing the design standards of Article X, Section S, all residential development in the PVDD shall provide for a mix of housing types, sizes, and designs. As a noted exception, housing designed primarily for student occupancy shall not be authorized in this district due to potential neighborhood compatibility issues.

Two-family, multi-family, and as specified in Article VII, Section K.3.b a, a limited number of single family dwellings may be authorized but, within any development or subphase thereof, no more than twenty (20) percent of the units shall be in two-family and single family dwellings. Row houses or townhouses with more than two dwelling units per structure shall be considered multi-family dwellings. In addition, no more than twenty-five (25) percent of the dwelling units shall exceed 2,400 square feet of livable floor area.

Due to the proximity of commercial and health care services in southern Mansfield and the adjacent Town of Windham and due to the physical characteristics of the Pleasant Valley Design District, which will facilitate development in distinct subsections, the Commission encourages Age Restricted Housing developments within this district.

h. Affordable Housing Requirements

Pursuant to the authority provided by Section 8-2i of the Connecticut General Statutes, a minimum of twenty (20) percent of all dwelling units in a residential development, or phase thereof, shall be designed, constructed, and marketed for occupancy by low and moderate income persons.

To address this requirement, a minimum of twenty (20) percent of the dwelling units in a residential development, or subphase thereof, shall not exceed the following maximum square footage requirements:

Two-family or multi-family units with one bedroom-800 square feet of livable floor area

Two-family or multi-family units with two bedrooms-1,200 square feet of livable floor area

Two-family or multi-family units with three or more bedrooms-1,400 square feet of livable floor area

Single family dwelling unit with one or two bedrooms- 1,200 square feet of livable floor area

Single family dwelling unit with three or more bedrooms- 1,400 square feet of livable floor area

In addition to meeting these maximum square footage requirements, applicants shall provide specific information about the location, design and character of proposed affordable units and shall document the actions that will be taken to promote and retain occupancy by low and moderate income persons. Applicants are encouraged to work with Mansfield's Housing Authority, the State Department of Economic and Community Development and other agencies that promote affordable housing opportunities, and incorporate deed restrictions, resale, lease, or rental contracts, and/or other measures to promote this affordable housing objective.

i. Phasing of Residential Development

Noting that no maximum density requirements have been established for the PVDD and that approximately 150 acres have been incorporated into this zone classification, the Commission shall retain the authority to require an approved project to be implemented in phases and to restrict the number of units that may be constructed in any one year period. This approach is considered necessary to help address potential impacts on Town services. Accordingly, the Commission shall have the right to limit the issuance of Zoning Permits for new units in any PVDD development, or subphase thereof, to fifty (50) dwelling units per calendar year.

j. Agricultural Land Preservation Requirements

Pursuant to the Plan of Conservation and Development recommendations, the Commission shall have the right to require up to fifty (50) percent of the prime agricultural acreage on a subject residential development to be permanently preserved for agricultural use. As utilized in this provision, prime agricultural acreage shall be those areas that have been cultivated or otherwise used for agricultural purposes and/or those areas with soils that are classified as "prime agricultural" by the Natural Resources Conservation Service. The location of the agricultural acreage to be preserved shall be determined by the Commission and may be on other land within the PVDD under the control of the applicant. With the assistance of Mansfield's Agricultural Committee, the following areas have been designated as priority agricultural preservation areas within the PVDD are as follows:

- Land immediately south of Pleasant Valley Road approximately 1,500 feet west of Mansfield City Road and immediately west of a significant curve in Pleasant Valley Road (former strawberry field area).
- Land immediately south of Pleasant Valley Road and west of Mansfield Avenue.
- Land immediately south of Pleasant Valley Road approximately 750 feet west of Mansfield City Road and immediately east of a significant curve in Pleasant Valley Road.

To ensure the permanent preservation of designated agricultural land, conservation easements, approved by the Commission, shall be filed on the Land Records. The easement areas shall be monumented with iron pins and Town Conservations easement markers shall be placed every 50 to 100 feet around the perimeter boundary of the easement area. The Town Markers shall be placed on trees, fences, four (4) inch cedar posts or other structures acceptable to the Commission.

k. Buffer from Agricultural Land

Unless specifically waived by the Commission due to site and project characteristics, all new dwelling units shall be set back a minimum of one hundred (100) feet from designated agricultural preservation areas and/or existing agricultural uses.

l. Buffers from Wetland/Watercourse Areas/Areas Subject to Flooding

Unless specifically authorized by the Inland Wetland Agency, all new structures, parking areas, and other impervious surfaces shall be setback a minimum of seventy-five (75) feet from designated inland wetland or watercourse areas and areas subject to flooding during a one-hundred year flood event.

m. Open Space/Recreational Facilities

All residential developments shall provide appropriate open space and recreation facilities as determined by the Commission. The degree of improvement shall be tied to the size and nature of the development. For example, for projects with fifty (50) or more dwelling units, swimming pools, club houses, multi-use ball fields, tennis courts, and/or playgrounds may be required by the Commission. For smaller projects, trails, garden areas, and multi-use lawn areas may be considered adequate to meet this requirement. Detailed plans and specifications for proposed or required open space and recreational improvements shall be shown on project plans. Whenever possible and appropriate, active recreational facilities shall be screened from residences, driveways, streets, and parking areas.

Explanatory Note: These revisions are associated with and tied to the proposed Zoning Map revisions listed in A above and recommendations contained in Mansfield's 2006 Plan of Conservation and Development. This section establishes specific requirements for agricultural land preservation, affordable housing, wetland and agricultural buffers, unit mixes, phasing, open space/recreational facilities and other project elements. No maximum density provisions have been proposed.

AGRICULTURE COMMITTEE

MINUTES OF DECEMBER 13, 2006 MEETING

PRESENT: Bill Palmer, Charlie Galgowski, Vicky Wetherell

1. Bill Palmer was acting chairman.
2. Minutes of the November 1, 2006, meeting were approved.
3. **Proposed Tax Abatement**
The committee had previously recommended that the Town expand its tax abatement program for farm buildings and equipment. The Town Manager is pursuing possible further tax abatements for farm buildings and equipment. Currently, there is a \$175,000 tax abatement on farm equipment and \$100,000 tax abatement for one farm building.
4. **Open Space Initiative**
The committee will meet with Elisabeth Moore of Ct. Farmland Trust at their next meeting on January, 3. She will advise the committee about outreach to the farming community concerning conservation options and about potential funding sources. A field trip to show her local farms is planned for the afternoon. Other Town committees and staff will be invited to the meeting.
5. **RFP for Bonemill Field**
The committee discussed items to be included in a Request for Proposals for an agricultural lease of the Bonemill Field at the corner of Rt. 44 and Bonemill Road. It was recommended that the legal notice be mailed to the farm list and to abutters.
6. **Proposed Zoning for the Pleasant Valley Road Area**
The committee reviewed its September, 2005, comments to PZC concerning this zoning proposal in a draft of the Town Plan. They reconfirmed their recommendation that the original zoning designations (commercial/industrial) remain in force because those uses would be most compatible with surrounding farming activity. They also noted that the proposed open space provision for conservation easements on farmland would not preserve agricultural use of that land. See attached comments.

MANSFIELD AGRICULTURE COMMITTEE

To: Mansfield Planning and Zoning Commission, Greg Padick

Re: Proposed Zoning for a Special District on Pleasant Valley Road

The Agriculture Committee considered the proposed zoning at a special meeting on December 13, 2006. Their comments and recommendations follow.

On page 9 of the proposed zoning regulations, there is a requirement of a conservation easement on certain agricultural areas to preserve them. However, the owner of these areas would be the developer/owner of the multi-family housing. These persons would not have a vested interest in having farming near the housing, nor would they be required to maintain farming activity in the conservation easement areas. The result would be that the owner probably would not lease the land for agricultural use. It is necessary that the Town or a land trust own these conservation easement areas so that agricultural USE of the land would be more certain to continue. Otherwise, the conserved farmland would revert to forest, and the agricultural preservation goal of this proposed zoning would not be realized.

The Agriculture Committee requests that PZC not approve these regulations and that they continue the present zoning until they have a proposal that will preserve farming activity on the agricultural areas designated on page 9. The committee suggests that multi-family zones in designated conservation areas (see the Town Plan) have the same open space dedication regulations as are currently in effect for single-family housing subdivisions.

The committee is in agreement with our original recommendation in September, 2005, that the former zoning designations (commercial/industrial) remain in force because those uses would be most compatible with surrounding farming activity. The committee also recommends that the Town pursue preservation of the priority agricultural areas on these properties.

Mansfield Board of Education Meeting

November 16, 2006

Minutes

Attendees: William Simpson, Chair, Mary Feathers, Vice Chair, Gary Bent, Martha Kelly, Min Lin, Shamim Patwa, Superintendent Gordon Schimmel, Board Clerk, Celeste Griffin

Absent: Dudley Hamlin, Chris Kueffner, John Thacher

I. Call to Order

The meeting was called to order at 7:35 p.m. by Mr. Simpson, Chair.

II. Approval of Minutes - **MOTION** by Dr. Patwa, seconded Dr. Bent to approve the minutes of the 10/25/06 meeting with a correction to note that Mrs. Kelly was not present. **VOTE:** Unanimous in favor.

III. Hearing for Visitors - None.

IV. Communications - None.

V. Additions to Present Agenda - Dr. Schimmel requested to add discussion and a motion regarding E.O. Smith start/dismissal time.

VI. Committee Reports

VII. Report of the Superintendent

A. 2005-2006 Strategic School Profile - Dr. Schimmel and Mr. Baruzzi discussed the relevant sections of the SSP.

B. Building Project Update - Dr. Schimmel reported that the Town of Mansfield referendum to appropriate \$3,800,000 for replacement of the electrical heating system passed. He also reported that the wells have been dug and the well houses are being built, which will bring the district to State code.

C. Security - Dr. Schimmel reported that Sergeant Sean Cox and other Mansfield Police will conduct security audits in each of our schools. A report of their recommendations will be presented at a future meeting.

D. Class Size/Enrollment - The October 1, 2006 total enrollment is 1,332, which is 27 more students than October 1, 2005. The principals reported no major change in enrollment in the past month.

E. Personnel - **MOTION** by Ms Feathers, seconded by Dr. Bent to accept the request for childrearing leave from December 22, 2006 through the remainder of the 2006-2007 school year, from Alisa Ruggiero, Speech Pathologist at Southeast School. **VOTE:** Unanimous in favor. **MOTION** by Ms Feathers, seconded by Dr. Patwa to accept the resignation of Elisabeth Stake, Grades 7-8 Guidance Counselor at Mansfield Middle School. **VOTE:** Unanimous in favor.

F. E.O. Smith Start/Dismissal Times: **MOTION** by Dr. Bent, seconded by Ms Feathers to endorse Mr. Simpson's letter to the Region 19 Board of Education in support of Mr. Silva's request for a 5 minute earlier start time, leading to an earlier dismissal. After discussion, the motion was amended to state the Board also supports further investigation of beginning E.O. Smith classes at a later time.

VOTE: Unanimous in favor.

- VIII. Hearing for Visitors
- IX. Suggestions for Future Agenda - Dr. Bent asked that using bio-diesel fuel in school buses be explored.
- X. Executive Session - Negotiations
- XI. **MOTION** by
Dr. Bent, seconded by Ms Feathers to go into executive session at 8:25 p.m. **VOTE:**
Unanimous in favor.
MOTION by Dr. Patwa, seconded by Dr. Bent to return to open session at 9:30 p.m.
VOTE: Unanimous in favor
- XII. Adjournment - **MOTION** by Dr. Bent, seconded by Dr. Patwa to adjourn at 9:32 p.m.
VOTE: Unanimous in favor.

Celeste N. Griffin, Board Clerk

Mansfield Commission on Aging Agenda

2:30 PM – Senior Center

Tuesday, Dec.11, 2006

Members: Please call the Mansfield Senior Center at 429-0262 if you cannot attend.

I. Call to Order - Chair

II. Appointment of Recording Secretary

III. Acceptance of Minutes of the Nov. 13, 2006 meeting

IV. Correspondence – Chair and Staff

Survey by UConn Health Center for State – Patty Hope

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

A. Health Care Services

Wellness Center and Wellness Program - Jean Kenny

Mansfield Center for Nursing and Rehabilitation - Jean Kenny

B. Social, Recreational and Educational

Senior Center – Patty Hope Senior Center Assoc. – John Brubacher

C. Housing

Assisted Living Plans, Wrights Way, Juniper Hill, Jensen's Park, Other

D. Related Town and Regional Organizations such as:

Com. on Physically and Sensorily Impaired, Town Community Center ,

Town Plan of Conservation and Development, Town Charter Revision,

Senior Resources of Eastern CT

VI. Old Business

Progress on Data from the Survey on Senior Needs - Kevin Grunwald

Evaluation of Requests for Town Funds by Agencies

Report of Nominating Committee – Carol Phillips

VII. New Business

IX. Adjournment

Next meeting: Monday, Jan. 8, 2007 at 2:30 pm at the Senior Center

Mansfield Commission on Aging Minutes (draft)

2:30 PM – Juniper Hill

Monday, Nov.13, 2006

Present: K. Grunwald (staff), S. Thomas (Chair), W. Bigl, K. Doeg, C. Phillips, T. Quinn, M. Thatcher, S. Gordon, P. Hope (staff), J. Kenny (staff), Marcia Zimmer (guest), Karen Randolph, Joan Quarto, J. Brubacher

- I. Call to Order - Chair S. Thomas called the meeting to order at 2:35 PM
- II. Appointment of Recording Secretary: K. Grunwald agreed to take minutes for the meeting.
- III. Acceptance of Minutes: the minutes of the Oct 10, 2006 meeting were accepted as written. In Section V. C., T. Quinn clarified that the wording of his motion should read “the Chair or its designee be appointed to serve...”

IV. Assisted Living Project at Juniper Hill

Lecture and Tour by Marsha Zimmer, Director distributed information on assisted living and Juniper Hill. The New Samaritan Corporation started Juniper Hill in 1981. They have paid attention to what the needs of seniors are as they grow older. In the mid-80's they applied to HUD for a community services grant and were able to start their meals program. They also added a resident services coordinator to assist residents in accessing services. Most residents of Juniper Hill cannot afford private assisted living services. The State of CT has assisted in applying for a pilot program to bring assisted living to HUD housing. Assisted Living: “Scheduled care for people whose health is chronic but stable”: nurse 20 hours/week; aides 24/7. Four levels of services; if low income Title XIX or CHCPE will pick up the cost. If self-pay, the cost will be adjusted based on out of pocket medical expenses. Juniper Hill received an assisted living conversion grant, which allows them to convert 12 apartments for residents who require assisted living services. Residents must come in qualified based on HUD income levels. Generally the waiting list for housing is six months-one year. They are expecting the average stay in assisted living to be 18-24 months. Juniper Hill currently turns over 15-18 apartments a year. They do not have any locked units or ways of insuring the safety of residents who are wandering. Residents do have varying degrees of dementia. The current census is 85-88. The Commission expressed their thanks to Marcia for hosting the meeting and providing a tour.

V. Correspondence – Chair and Staff

Older Americans Act News – K. Grunwald and P. Hope commented on the reauthorization of the Older Americans Act, which authorizes Title III funding.

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

A. Health Care Services

**COA
SCHEDULE 2007**

The Commission on Aging will be meeting the second Monday of every month (except if there is a holiday) at 2:30 p.m. at the Mansfield Senior Center:

January 8, 2007

February 12, 2007

March 12, 2007

April 9, 2007

May 14, 2007

June 11, 2007

No meeting are held in July and August 2007

September 10, 2007

Tuesday, October 9, 2007

Tuesday, November 13, 2007

December 10, 2007

Name/ address	Appt Date	Term Ends
Susanna Thomas, Chair 16 Westwood Road Storrs, CT 06268 susannamthomas@gmail.com 429-2522	September 14, 1998 (9/04 – Board asked for reappt X 3 yrs.)	September 30, 2007 3 ^r d term
Tim Quinn, Vice Chair 101 Depot Road Mansfield Depot, CT 06251 429-2210	October 2005	September 30, 2008 1 st term
Carol Phillips 12 Silo Road, West Storrs, CT 06268 429-1409	December 11, 2001 (9/04 – Board asked for reappt x 3yrs)	September 30, 2007 2 nd term
Kenneth Doeg 6 Sycamore Dr. Storrs, CT 06268 429-6113	September 30, 2003 (9/04-Board asked for reappt X 3 yrs)	September 30, 2007 2 nd term
Mary Thatcher P.O. Box 54 Storrs, CT 06268 429-4371	September 2005	September 30, 2008 1 st term
Sam Gordon 18 Willington Hill Road Storrs, Ct 06268 429-5675	March 27, 2006 - to fill unexpired term	September 30, 2009 1 st term
Joan Quarto 18 Ellise Road Storrs, CT 06268 429-3581	October 10, 2006	September 30, 2009 1 st term
Karin Randolph P. O. Box 438 Mansfield Ctr., CT 06250 456-7116 kendolph@earthlink.net	October 10, 2006	September 30, 2009 1 st term
John Brubacher 204 Old Turnpike Rd. Mansfield, CT 06251 429-5026	Representative, Mansfield Senior Center Association	
Wilfred Bigl 17 Hill Pond Drive Storrs, CT 06268 429-0180 wbigl@charter.net	Representing Jensen's/ Rolling Hills	

AGENDA

**Mansfield Conservation Commission
Wednesday, December 20, 2006
Audrey P. Beck Building
CONFERENCE ROOM B
7:30 PM**

Minutes

November 15, 2006

New Business

1. Discussion of storm water management strategy for Storrs Center- Downtown Partnership Presentation

Continuing Business

Conservation Commission comments on IWA referrals

1. W1369-Szynkowicz-Browns Road-Gazebo & Landscaping in buffer

Conservation Commission comments on PZC referrals

1. PZC file #907-29- Proposed revisions to the Zoning Map and Zoning Regulations

Communications

- Minutes
 1. Open Space
 2. PZC
 3. IWA-*see wetlands packet*
- Other
 1. Community water and wastewater issues, Four Corners Sewer Study-Public Information Session scheduled for January 8, 2007 at 7:30 in the Council Chambers
 2. 11/27/06 letter from Dunham Pond Association to PZC regarding Dunham Farm Estates
 3. Ct DEP Notice of intent to issue general permits for various water diversion activities and to waive public hearing-FYI
 4. Schedule of Meeting Dates for 2007

Other

Future Agendas

Adjournment

negative impact on the wetlands, and the motion passed unanimously. However, Dahn noted that a portion the proposed project is to take place in the Town of Willington. This raised the further question of the intrusion of the proposed construction into the usual setback from a property line - in this case the Mansfield-Willington boundary.

6. The meeting adjourned at 8:54 P.M.

Respectfully submitted,

Quentin Kessel
Secretary

APPLICATION REFERRAL

Mansfield Planning & Zoning Commission

- TO:
- | | | | |
|-------------------------------------|--|-------------------------------------|-----------------------------------|
| <input checked="" type="checkbox"/> | Public Works Dep't., c/o Ass't. Town Eng'r. | <input type="checkbox"/> | Recreation Advisory Committee |
| <input checked="" type="checkbox"/> | Health Officer | <input checked="" type="checkbox"/> | Open Space Preservation Committee |
| <input checked="" type="checkbox"/> | Design Review Panel | <input type="checkbox"/> | Parks Advisory Committee |
| <input type="checkbox"/> | Committee on Needs of Persons w/Disabilities | <input checked="" type="checkbox"/> | Town Council |
| <input checked="" type="checkbox"/> | Fire Marshal | <input checked="" type="checkbox"/> | Conservation Commission |
| <input type="checkbox"/> | Traffic Authority | <input checked="" type="checkbox"/> | Agriculture Committee |
| <input checked="" type="checkbox"/> | Zoning Board of Appeals | | |

The Planning and Zoning Commission has ^{proposed} received a revisions to the Zoning Map ^{and Zoning Regulations} application and will ^{and will hold} consider the application at a Public Hearing/^{regular} meeting on 12/18/06. Please review the ^{proposed} application ^{revisions} and reply with ^{any} your comments to the Planning Office before 12/14/06. For more information, please contact the Planning Office, 429-3330.

APPLICATION INFORMATION

Applicant: MANSFIELD PLANNING & ZONING COMMISSION

Owner:

Agent(s):

Proposed use: Regulations/Rezoning would create a new Pleasant Valley Design District oriented toward permitting multi-family housing and preserving significant agricultural land

Location:

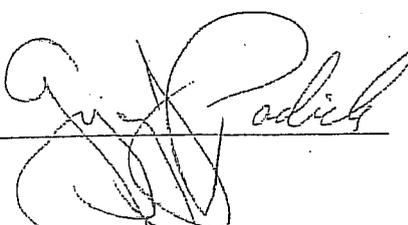
Zone classification:

Other pertinent information:

Areas affected are located south of Pleasant Valley Rd and west of Mansfield City Road. This area is currently zoned Industrial Park and Professional office-3.

See attached 11/2/06 draft Regulations with explanatory notes and legal notice summarizing important revisions.

See attached map depicting area of proposed rezoning.

signed 

date 11/29/06

Mansfield Planning and Zoning Commission

The Mansfield PZC will hold a Public Hearing on Monday, December 18, 2006 at 8:00 p.m. in the Council Chambers, A.P. Beck Bldg., 4 S. Eagleville Rd, to hear comments on PZC-proposed 11/2/06 draft revisions to the Mansfield Zoning Map and numerous sections of the Zoning Regulations.

Proposed Zoning Map revisions are:

- A. Rezone all existing areas zoned Professional Office-3 (PO-3) to a new Pleasant Valley Design District (PVDD) zone classification.
- B. Rezone all existing areas zoned Industrial Park (IP) to a new Pleasant Valley Design District zone classification.

Proposed Zoning Regulation revisions include:

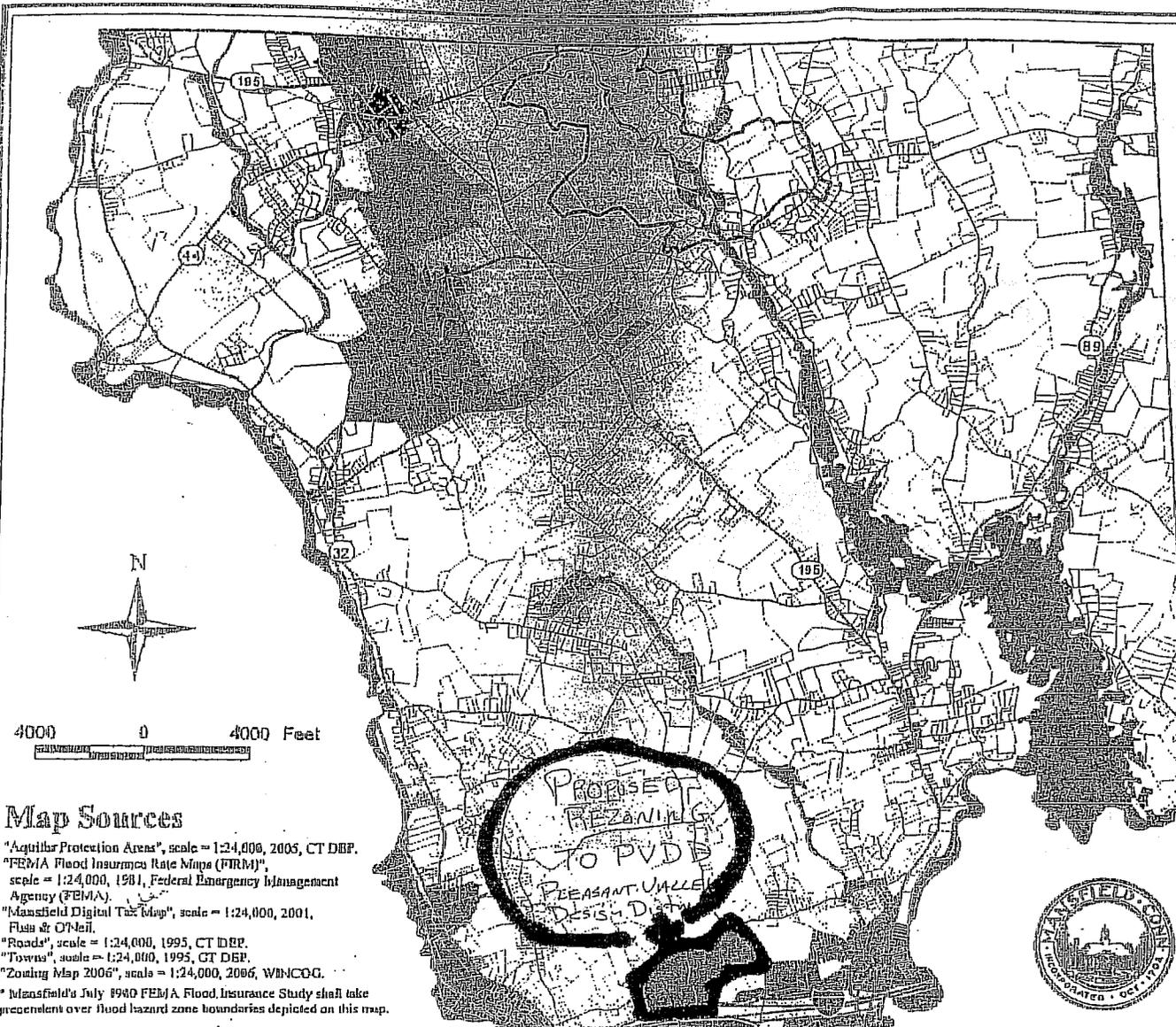
1. Revisions to Article II, III, VII, VIII, and X. Section A. to appropriately reference the zoning map revisions noted above, to eliminate an existing moratorium on rezoning of certain land south of Pleasant Valley Road and to incorporate new subsection lettering and other coordination changes needed in association with proposed zoning map revisions. The proposed Pleasant Valley Design District would be included as one of Mansfield's Design Development Districts.
2. Incorporation of a new Article VII, Section K; Uses Permitted in the Pleasant Valley Design District. This new section includes an intent explanation and a listing of uses authorized by special permit (multi-family oriented housing, certain agricultural product retail outlets, other commercial agricultural uses, certain daycare centers, and accessory retail uses) and uses permitted by right (certain agricultural uses and accessory dwellings).
3. Revisions to Article VIII, Section A., to incorporate proposed zoning map revisions and to establish a twenty-five (25) acre minimum lot area for new lots in the Pleasant Valley Design District.
4. Incorporation of a new Article X, Section A.8.; Special Provisions for Pleasant Valley Design District. This new section requires, except for agricultural and low density residential uses, developments to be served by public sewer and water. This section also includes special provisions regarding density, building height, parking, housing unit mix, affordable housing, phasing, agricultural land preservation, buffers from agricultural land and wetlands, open space/recreation, and other requirements for this zone. The proposed regulation includes unit size restrictions, a twenty (20) percent affordable housing requirement, a fifty (50) percent agricultural land preservation requirement, and provisions that authorize the Commission to limit construction to fifty (50) dwelling units per year.
5. Revisions to Article X, Section A.4. to clarify stormwater management requirements and pedestrian/public transit requirements for all projects within a designated design development district.
6. Revisions of Article III, Section M. (to be re-lettered Section L.) to incorporate new referral requirements to the State Dept. of Public Health for activities within a state designated aquifer protection area or the watershed of a water company.

At this Hearing, interested persons may be heard and written communications received. No information from the applicant or the public shall be received after the close of the Public Hearing. Additional information, including the exact mapping of the proposed zoning map revisions and wording of the proposed zoning regulations is available in the Mansfield Planning and Town Clerks Offices and at www.mansfieldct.org.

R. Favretti, Chair
K. Holt, Secretary

TO BE PUBLISHED Tuesday, December 5, and Wednesday, December 13, 2006

Thanks for remembering to put officers' names and titles on same lines.



- Residence 20 Zone (R-20)
- Residence 90 Zone (R-90)
- Rural Agricultural Residence 90 Zone (RAR-90)
- Design Multiple Residence Zone (DMR)
- Planned Business 1 Zone (PB-1)
- Planned Business 2 Zone (PB-2)
- Planned Business 3 Zone (PB-3)
- Planned Business 4 Zone (PB-4)
- Planned Business 5 Zone (PB-5)
- Neighborhood Business 1 Zone (NB-1)
- Neighborhood Business 2 Zone (NB-2)
- Business Zone (B)
- Professional Office 1 Zone (PO-1)
- Professional Office 3 Zone (PO-3)
- Industrial Park Zone (IP)
- Research and Development Limited Industrial Zone (RD/LI)
- Flood Hazard Zone (FH) *
- Institutional Zone (I)

Aquifer Protection Area
 The boundary of the aquifer protection area is identical to the CT DEP approved aquifer protection area for the University of Connecticut Fenton River wellfield.

Map Sources
 "Aquifer Protection Areas", scale = 1:24,000, 2005, CT DEP.
 "FEMA Flood Insurance Rate Maps (FIRM)", scale = 1:24,000, 1981, Federal Emergency Management Agency (FEMA).
 "Mansfield Digital Tax Map", scale = 1:24,000, 2001, Flinn & O'Neil.
 "Roads", scale = 1:24,000, 1995, CT DEP.
 "Towns", scale = 1:24,000, 1995, CT DEP.
 "Zoning Map 2006", scale = 1:24,000, 2006, WINCOG.
 * Mansfield's July 1980 FEMA Flood Insurance Study shall take precedent over flood hazard zone boundaries depicted on this map.
 Prepared by the Windham Region Council of Governments.

Zoning Map
of the
Town of Mansfield,
Connecticut
 (Effective May 31, 2006)

November 2, 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 were updated on 11/28/06. These notes are not part of the proposed zoning and subdivision revisions.)

Proposed Zoning Map revisions (depicted on attached 11/06 map):

1. Rezone all existing areas zoned Professional Office-3 (PO-3) to a new Pleasant Valley Design District (PVDD) zone classification
2. Rezone all existing areas zoned Industrial Park (IP) to a new Pleasant Valley Design District (PVDD)

Explanatory Note: These zone changes are designed to implement recommendations contained in Mansfield's 2006 Plan of Conservation and Development. The Intent section of Article VII, Section K (see item B.6 below) provides more information on Plan of Conservation of Development recommendations for the subject areas.

Proposed Zoning Regulations revisions:

1. Revise Article II, Section A as follows:
 - a. Delete from the current listing of zones:
 1. PO-2 (Professional Office 2 zone)
 2. PO-3 (Professional Office 3 zone)
 3. IP (Industrial Park zone)
 - b. Add to the current listing of zones:
PVDD (Pleasant Valley Design District)

Explanatory Note: These revisions are associated with and tied to the proposed Zoning Map revisions listed in Item A above, and the fact that there is no existing Professional Office 2 zones.

2. Revise Article II, Section B as follows:
 - a. Delete IP Industrial Park from the current listing of "Design Development" Districts;
 - b. Delete PO-2 and PO-3 from the current listing of "Design Development" Districts and revise the reference Professional Office 1 through 3 to read Professional Office 1;
 - c. Add PVDD-Pleasant Valley Design District to the listing of "Design Development" Districts.

Explanatory Note: These revisions are associated with and tied to the proposed Zoning Map revisions listed in A above and the fact that there is no existing Profession Office 2 zones.

3. Revise Article III by deleting in its entirety Subsection A and by re-lettering remaining subsections as A through L

Explanatory Note: This revision would eliminate regulations imposing a temporary and limited moratorium for certain zone changes in the area south of Pleasant Valley Road west of Mansfield City Road.

4. Revise Article III by revising subsection L to read as follows: (currently subsection M)

L. [M] Notification Of ~~[Windham Water Works]~~ Water Company and Connecticut Department of Public Health

When an applicant files with the Planning and Zoning Commission or Zoning Board of Appeals an application, petition, request or plan concerning any project on any site ~~[which]~~ that is within ~~[the watershed of the Windham Water Works or other water company, as defined in Section 25-32a of the General Statutes,]~~ the aquifer protection area delineated pursuant to section 22a-354c or the watershed of a water company, the applicant shall provide written notice of the application, petition, request or plan to the ~~[Windham Water Works or other]~~ water company and the Commissioner of Public Health in a format prescribed by the Commissioner (provided such water company or said Commissioner has filed a map showing the boundaries of the watershed on the Mansfield Land Records and with the Planning and Zoning Commission or Zoning Board of Appeals or the aquifer protection area has been delineated in accordance with section 22a-354c, as the case may be). Such notice shall be made by certified mail, return receipt requested, and shall be mailed ~~[within]~~ not later than seven days ~~[eff]~~ after the date of the application. ~~[The Windham Water Works or other]~~ Such water company and the Commissioner of Public Health may, through a representative, appear and be heard at any hearing on any such application, petition, request or plan.

Explanatory Note: This notification revision is mandated by Public Act 06-53 and a revision of Section 8-3: of the Connecticut General Statutes.

5. Revise Article VII, subsections A.2. and A.4 as follows:

- a. Delete "Industrial Park" in line 3 of subsection A.2.c
- b. Delete "Industrial Park" in lines 1 and 6 of subsection A.4

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

6. Delete Article VII, subsections T, "Uses Permitted in the Professional Office 3 zone" and U, "Uses Permitted in the Industrial Park Zone" in their entirety, add a new Article VII, Subsection K "Uses Permitted in the Pleasant Valley Design District Zone" (land south of Pleasant Valley Road and west of Mansfield City Road) and re-letter/re-number remaining subsections of Article VII.

The new Article VII, Subsection K shall read as follows:

K, Uses Permitted in the PVDD (Pleasant Valley Design District Zone (Land south of Pleasant Valley Road and west of Mansfield City Road)

1. Intent

The PVDD has been established with special provisions designed to implement Plan of Conservation and Development goals, objectives and recommendations for a unique area of Mansfield located south of Pleasant Valley Road, west of Mansfield City Road and bordering Mansfield Avenue. As detailed in Mansfield's Plan of Conservation and Development, this area has been zoned for decades for industrial and commercial use, but has remained agricultural and is no longer considered appropriate for industrial and non-agricultural commercial use due to access limitations, special agricultural, floodplain, wetland, and aquifer characteristics that warrant protection and preservation, site visibility and scenic character, neighboring agricultural and residential uses and other Plan of Conservation and Development goals, objectives and

recommendations. Due primarily to the fact that this area is one of a very limited number in Mansfield that have access to public sewer and water systems, medium to high density multi-family housing is considered an appropriate use for portions of this district, but only if designed, constructed, and utilized in a manner compatible with other Plan of Conservation and Development recommendations. Accordingly, the PVDD has special provisions designed to preserve significant areas of prime agricultural land, to protect important natural resources, to provide for affordable housing, to authorize density and design flexibility, and to authorize phased implementation of new housing units.

2. General

The uses listed below in Sections K3 and K4 and associated site improvements are permitted in the PVDD zone, provided:

- a. Any special requirements associated with a particular use are met;
- b. Except as noted below, all uses permitted in the PVDD zone shall be served by adequate public sewer and water supply systems. On a case-by-case basis and dependent on the nature and intensity of the proposed use and the potential for detrimental health, safety or environmental impacts, the Planning and Zoning Commission shall have the right to authorize the use of onsite sanitary waste disposal and/or water supply systems for commercial agricultural uses and low density residential uses, provided it is documented to the Commission's satisfaction that there is a low risk of aquifer contamination or other health, safety or environmental problems.
- c. Applicable provisions of Article X, Section A (Design Development Districts) and Article VI, Sections A and B (Performance Standards) are met: and
- d. With the exception of those uses included in K.4 below, special permit approval is obtained in accordance with the provisions of Article V, Section B for any of the activities delineated in Article VII, Section A.2.

Article VII, Sections A.3., A.4 and A.5 also include or reference provisions authorizing the Zoning Agent to approve certain changes in the use of existing structures or lots and authorizing the PZC Chairman and Zoning Agent to approve minor modifications of existing or approved site improvements. All changes in use in the PVDD zone require Planning and Zoning Commission approval in accordance with the provisions of Article VII, Section A.4.

3. Categories of Permitted Uses in the Pleasant Valley Design District Requiring Special Permit Approval as per the Provisions of Article V, Section B.

- a. Two family, and multi-family housing in accordance with the standards contained in Article X, Section A.
- b. Single Family housing in association with a multi-family housing development but only when specifically authorized by the Commission due to specialized situations where site characteristics limit the ability to appropriately locate two-family or multi-family structures. All applicable provisions of Article X, Section A shall be met.
- c. Permanent retail sales outlets for agricultural and horticultural products, provided all the standards are required of Article VII, Section G. 13 are met;
- d. 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;

- e. State-licensed group day care homes or State-licensed child day care centers as defined by the State Statutes. State-licensed family day care homes are specifically authorized in Article VII, Section D;
 - f. Accessory commercial uses, such as a laundry or recreational facility, conducted primarily for the convenience of residents of an approved residential project, provided the use is located within a building.
4. Uses Which May be Authorized in the Pleasant Valley Design District Zone by the Zoning Agent:
- a. Agricultural and horticultural uses such as the keeping of farm animals, field crops, orchards, greenhouses, accessory buildings, etc., provided the provisions of Article VII, Sections G.13 through G.15 are met;
 - b. Dwelling units for property owners, managers, caretakers, or security personnel associated with a permitted agricultural use provided all residential structures are located on the same lot as the agricultural use.

Explanatory Note: These revisions are associated and tied to the proposed zoning map revisions listed in item A above. This section proposes new permitted use provisions consistent with recommendations contained in Mansfield's Plan of Conservation and Development.

7. Revise Article VIII, Section A, Schedule of Dimensional Requirements, as follows:
- a. Delete from the Schedule the existing row for the IP zone and delete the references to PO-2 and PO-3.
 - b. Add to the Schedule a new row for the PVDD District and insert "Building" in the heading of the maximum coverage column. The revised rows shall read as follows:

ONE	MINIMUM LOT AREA/ACRES	MINIMUM LOT FRONTAGE/FT	MIN. FRONT SETBACK LINE (IN FEET)	MIN. SIDE SETBACK LINE (IN FEET)	MIN. REAR SETBACK LINE (IN FEET)	MAXIMUM HEIGHT	MAXIMUM BUILDING GROUND COVERAGE
	See Notes (3) (4) (18)	See Notes (4)(6)(7)(13)(16)	See Notes (4)(8)(9)(15)(16) (17)	See Notes (4)(10)(11)(15)(16) (17)	See Note (4)(15)(16) (17)	See Note (14)	
¹ VDD see note 1	25 ACRES	200	100	30	50	40	25%

- c. Revise existing foot note 13 on the Schedule of Dimensional Requirements to read as follows:
13. Lot frontage requirements for business and ~~[industrial]~~residential uses within specified ~~[business and industrial]~~ zones may be waived by the Planning and Zoning Commission for private roads, provided special permit approval is obtained (see Article VIII, Section B.3.d)

Explanatory Note: These revisions are associated and tied to the proposed zoning map revisions listed in item A above. The proposed 25 acre minimum lot size proposal is designed to help ensure that Plan of Conservation and Development recommendations, particularly those tied to agricultural land preservation, are not undermined by smaller, uncoordinated developments. Existing and proposed regulations would allow larger projects to be built in smaller phases.

8. Revise Article VIII, subsection B.3.a, B.3.b, B.3.c, and the first paragraph of B.3.d to read as follows:

3. ~~[Business and Industrial Exceptions/]~~Special Dimensional Requirements

- a. **Setback from Residential Zones** - In the [IP and] RD/LI zone[s], a minimum setback of 150 feet is required between all new industrial or research buildings and residential zone boundary lines. This setback may be reduced by the Commission due to physical characteristics, the nature of proposed landscape and buffer plans or the character of existing land uses.
- b. **Lot Coverage** - Except as noted below, the total ground area coverage of buildings and parking areas in the [IP and] RD/LI Zone[s] shall not exceed 50 percent of the total lot area. Provided all other requirements of these Regulations are met, this coverage limit can be increased to 75 percent for projects directly associated with a program that permanently preserves large tracts of open space or agricultural land.
- c. **Gate Houses/Security Structures** - In the [IP and] RD/LI Zones, the Commission may reduce or waive front or side line setbacks for gatehouses and security structures other than residences.
- d. **Lots on Private Roads** - Provided the standards noted below are met and provided special permit approval is obtained in accordance with Article V, Section B, the Commission may allow lots to be created off of private roads [for business and industrial uses] in the following zones: B; PB-1, PB-2, PB-3, PB-4, PB-5, NB-1, NB-2, PO-1, [PO-2, PO-3,] I, [IP] PVDD and RD/LI. This regulation allows, under specific standards, lots to be created without frontage on a Town or State road.

(Note: Subsections 3.d.1 through 6 shall remain in effect.)

Explanatory Note: These revisions are associated and tied to proposed zoning map revisions listed in item A above.

9. Revise Article VIII, subsection C.1 and 2 to read as follows:

M. Floor Area Requirements

1. Residential

All buildings and structures used as residences shall meet the following minimum livable floor area requirements:

- a. Single-Family Dwellings-800 square feet
- b. Two-family Dwellings-800 square feet per dwelling unit
- c. See specific provisions for DMR, ARH, PVDD, and PRD zones and for multi-family housing, conversions and efficiency units allowed in other zones.

2. Business

In all Business, Industrial and Institutional (PB-1 through 5, NB-1 and 2, B, PO-1 [through 3, IP], RD/LI and I) zones, each new building shall have a minimum of 500 square feet of floor area on the ground level.

Explanatory Note: These revisions are associated and tied to proposed zoning map revisions listed in item A above.

10. Revise Article X, Section A.1 as follows:

- a. Delete PO-2- Professional Office-2, PO-3- Professional Office-3, and IP-Industrial Park from the listing of Design Development Districts.
- b. Add PVDD-Pleasant Valley Design District to the listing of Design Development Districts.

Explanatory Note: These revisions are associated and tied to proposed zoning map revisions listed in item A above.

11. Revise Article X., Section A.2.c to delete in line 10 “Industrial park or” and to change “an” to “a”.

Explanatory Note: These revisions are associated and tied to proposed zoning map revisions listed in item A above.

12. Revise Article X, Section A.4.b to add the following sentences to the end of the second paragraph of this subsection:

“A concerted effort shall be made to minimize impervious surfaces and potential stormwater impacts. Stormwater management guidelines and best management practices prepared by State and Federal agencies shall be implemented wherever appropriate, as determined by the Planning and Zoning Commission.”

Explanatory Note: These revisions are designed to implement Plan of Conservation and Development recommendations regarding storm water management for all projects within a design “development district”.

13. Revise Article X, Section A.4.e to delete in line 12 “IP and” and to change “zones” to “zone”.

Explanatory Note: These revisions are associated and tied to proposed zoning map revisions listed in item A above.

14. Revise Article X, Section A.4.h to delete in line 3 “IP or”

Explanatory Note: These revisions are associated and tied to proposed zoning map revisions listed in item A above.

15. Revise Article X, Section A.4 to add a new subsection j to read as follows:

j. Pedestrian/Public Transit Improvements

All developments shall provide appropriate pedestrian and public transit improvements, as determined by the Commission. The degree of improvements shall be tied to the size and nature of the development. Trail and sidewalk, bikeway improvements, bicycle racks, bicycle lockers, bus stops with shelters, and other amenities that promote public transportation and pedestrian and bicycle traffic may be required.

Explanatory Note: This addition is designed to help implement Plan of Conservation and Development goals, objectives and recommendations to reduce the need for vehicular traffic and enhance pedestrian and bicycle traffic and public transportation opportunities, in all design development districts.

16. Revise existing Article X, Section A.8 (to be re-lettered to A.9) to delete "Industrial Park (IP) and" in the title line of this subsection and to delete references to "IP or" in line 1 of subsection 8a and 8c.

Explanatory Note: These revisions are associated and tied to proposed zoning map revisions listed in item A above.

17. Add a new Article X, Section A.8 to read as follows:

8. Special Provisions for the Pleasant Valley Design District (PVDD) zone

a. Water and Sewer Facilities

Except as noted below, all proposed developments in the PVDD zone must be served by public water and sewer facilities or must be readily connected to such services. "Readily connected" is defined as that point in time when contracts have been let for construction of public sewer and water facilities requested for connection. A Certificate of Compliance shall not be issued until the site is connected to public water and sewer facilities. Article VII Section K.2.b. authorizes the commission to waive this requirements for commercial agricultural uses and low density residential uses.

b. Density Requirements

No minimum or maximum residential density provisions have been established for the Pleasant Valley Design District. Residential densities shall be governed by site characteristics, building height and coverage requirements, setback and buffering provisions, agricultural land preservation requirements, parking requirements, and other provisions of these regulations.

c. Building Height Requirements

No building shall exceed three stories or a height of forty (40) feet.

d. Distance Between Structures

Except as noted below, the distance between any two structures shall be no less than the average height of both, but in no case less than fifty (50) feet. The Commission may vary this spacing requirement when it determines that such variations will enhance the design of the project without significantly affecting either emergency or solar access.

e. Courtyards

Except as noted below, courts enclosed on all sides shall not be permitted and no open court shall have a length or width less than fifty (50) feet. The Commission may vary these requirements when it determines that such variations will enhance the design of the project without significantly affecting either emergency or solar access.

f. Parking

Required parking spaces shall not be allowed on any street or internal roadway and shall be set back a minimum of 10 feet from principal buildings. All spaces shall comply with the parking provisions of Article X, Section D and other dimensional requirements of these Regulations.

g. Housing Unit Mix Requirements

In addition to addressing the design standards of Article X, Section S, all residential development in the PVDD shall provide for a mix of housing types, sizes, and designs. As a noted exception, housing designed primarily for student occupancy shall not be authorized in this district due to potential neighborhood compatibility issues.

Two-family, multi-family, and as specified in Article VII, Section K.3.b a, a limited number of single family dwellings may be authorized but, within any development or subphase thereof, no more than twenty (20) percent of the units shall be in two-family and single family dwellings. Row houses or townhouses with more than two dwelling units per structure shall be considered multi-family dwellings. In addition, no more than twenty-five (25) percent of the dwelling units shall exceed 2,400 square feet of livable floor area.

Due to the proximity of commercial and health care services in southern Mansfield and the adjacent Town of Windham and due to the physical characteristics of the Pleasant Valley Design District, which will facilitate development in distinct subsections, the Commission encourages Age Restricted Housing developments within this district.

h. Affordable Housing Requirements

Pursuant to the authority provided by Section 8-2i; of the Connecticut General Statutes, a minimum of twenty (20) percent of all dwelling units in a residential development, or phase thereof, shall be designed, constructed, and marketed for occupancy by low and moderate income persons.

To address this requirement, a minimum of twenty (20) percent of the dwelling units in a residential development, or subphase thereof, shall not exceed the following maximum square footage requirements:

Two-family or multi-family units with one bedroom-800 square feet of livable floor area

Two-family or multi-family units with two bedrooms-1,200 square feet of livable floor area

Two-family or multi-family units with three or more bedrooms-1,400 square feet of livable floor area

Single family dwelling unit with one or two bedrooms- 1,200 square feet of livable floor area

Single family dwelling unit with three or more bedrooms- 1,400 square feet of livable floor area

In addition to meeting these maximum square footage requirements, applicants shall provide specific information about the location, design and character of proposed affordable units and shall document the actions that will be taken to promote and retain occupancy by low and moderate income persons. Applicants are encouraged to work with Mansfield's Housing Authority, the State Department of Economic and Community Development and other agencies that promote affordable housing opportunities, and incorporate deed restrictions, resale, lease, or rental contracts, and/or other measures to promote this affordable housing objective.

i. Phasing of Residential Development

Noting that no maximum density requirements have been established for the PVDD and that approximately 150 acres have been incorporated into this zone classification, the Commission shall retain the authority to require an approved project to be implemented in phases and to restrict the number of units that may be constructed in any one year period. This approach is considered necessary to help address potential impacts on Town services. Accordingly, the Commission shall have the right to limit the issuance of Zoning Permits for new units in any PVDD development, or subphase thereof, to fifty (50) dwelling units per calendar year.

j. Agricultural Land Preservation Requirements

Pursuant to the Plan of Conservation and Development recommendations, the Commission shall have the right to require up to fifty (50) percent of the prime agricultural acreage on a subject residential development to be permanently preserved for agricultural use. As utilized in this provision, prime agricultural acreage shall be those areas that have been cultivated or otherwise used for agricultural purposes and/or those areas with soils that are classified as "prime agricultural" by the Natural Resources Conservation Service. The location of the agricultural acreage to be preserved shall be determined by the Commission and may be on other land within the PVDD under the control of the applicant. With the assistance of Mansfield's Agricultural Committee, the following areas have been designated as priority agricultural preservation areas within the PVDD are as follows:

- Land immediately south of Pleasant Valley Road approximately 1,500 feet west of Mansfield City Road and immediately west of a significant curve in Pleasant Valley Road (former strawberry field area).
- Land immediately south of Pleasant Valley Road and west of Mansfield Avenue.
- Land immediately south of Pleasant Valley Road approximately 750 feet west of Mansfield City Road and immediately east of a significant curve in Pleasant Valley Road.

To ensure the permanent preservation of designated agricultural land, conservation easements, approved by the Commission, shall be filed on the Land Records. The easement areas shall be monumented with iron pins and Town Conservations easement markers shall be placed every 50 to 100 feet around the perimeter boundary of the easement area. The Town Markers shall be placed on trees, fences, four (4) inch cedar posts or other structures acceptable to the Commission.

k. Buffer from Agricultural Land

Unless specifically waived by the Commission due to site and project characteristics, all new dwelling units shall be set back a minimum of one hundred (100) feet from designated agricultural preservation areas and/or existing agricultural uses.

l. Buffers from Wetland/Watercourse Areas/Areas Subject to Flooding

Unless specifically authorized by the Inland Wetland Agency, all new structures, parking areas, and other impervious surfaces shall be setback a minimum of seventy-five (75) feet from designated inland wetland or watercourse areas and areas subject to flooding during a one-hundred year flood event.

m. Open Space/Recreational Facilities

All residential developments shall provide appropriate open space and recreation facilities as determined by the Commission. The degree of improvement shall be tied to the size and nature of the development. For example, for projects with fifty (50) or more dwelling units, swimming pools, club houses, multi-use ball fields, tennis courts, and/or playgrounds may be required by the Commission. For smaller projects, trails, garden areas, and multi-use lawn areas may be considered adequate to meet this requirement. Detailed plans and specifications for proposed or required open space and recreational improvements shall be shown on project plans. Whenever possible and appropriate, active recreational facilities shall be screened from residences, driveways, streets, and parking areas.

Explanatory Note: These revisions are associated with and tied to the proposed Zoning Map revisions listed in A above and recommendations contained in Mansfield's 2006 Plan of Conservation and Development. This section establishes specific requirements for agricultural land preservation, affordable housing, wetland and agricultural buffers, unit mixes, phasing, open space/recreational facilities and other project elements. No maximum density provisions have been proposed.

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

Members present: Evangeline Abbott, Quentin Kessel, Stephen Lowrey, Jim Morrow, David Silsbee.

1. Meeting called to order at 7:40.
2. Minutes of the October 17, 2006 meeting were approved on a motion by Lowrey/Kessel.
3. Planning, Management and Acquisition Guidelines: After some discussion (on a motion by Kessel/Lowrey) it was decided that Vicky Wetherell would provide comment.
4. Report from Town Staff: Pleasant Valley Dr. development plan was discussed briefly. OSPC appreciates the opportunity to review.
5. Field Trips and Recommendations to Town Council: none.
6. Meeting adjourned at 8:20.

Respectfully submitted
Evangeline Abbott

MINUTES

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

Members present: R. Favretti (Chairman), B. Gardner, J. Goodwin, R. Hall, K. Holt (7:04),
 P. Kochenburger, P. Plante, B. Ryan, G. Zimmer
 Alternates present: C. Kusmer, B. Pociask
 Staff present: G. Padick (Director of Planning)

Chairman Favretti called the meeting to order at 7:00 p.m.

Minutes:

11/6/06 - Hall MOVED, Gardner seconded, to approve the Minutes of the 11/6/06 Meeting as written. MOTION PASSED with Pociask and Plante disqualified, and all others in favor.

11/13/06 (Field Trip)- Gardner MOVED, Goodwin seconded, to approve the Minutes of the 11/13/06 Field Trip as written. MOTION PASSED with Favretti, Goodwin, and Gardner in favor, and all others disqualified.

Scheduled Business:**Zoning Agent's Report**

A. Noted; no member comments.

B. Update on Hall site restoration, trailer removal activities

Padick updated the Commission on the trailers still at the Hall gravel site: Ashford has not granted zoning approval for their relocation.

C. Other

Padick noted that Hirsch has visited the property at the corner of Mansfield Avenue and Pleasant Valley Road and has issued a violation notice to the property owners.

Old Business:

1. Special Permit Application, Proposed E.O. Smith High School Classroom at 85 Depot Road, Regional School District 19, Applicant, File #1251 MAD 12/20/06

Ryan disqualified herself and Chairman Favretti appointed Pociask to act in her place. Discussion followed; Kochenburger then moved, Gardner seconded, to approve with conditions the special permit application (file #1251) of Regional School District 19 for an alternative high school education facility to be located at 85 Depot Road, in an RAR-90 zone, as shown on plans revised to 10/10/06 and other information to the Commission, and as presented at Public Hearings on 9/18/06, 10/3/06 and 10/16/06. This approval is granted because the application as hereby approved is considered to be in compliance with Article V, Section B, and other provisions of the Mansfield Zoning Regulations. Of importance, the proposed rehabilitation and use of the Edmond Reynolds School building will preserve the appearance and use of an historic structure within the Mansfield Depot Village area, thereby promoting many goals, objectives and recommendations contained in Mansfield's Plan of Conservation and Development. This approval is granted with the following conditions:

1. Except as modified by other conditions of this approval, this approval authorizes the specific educational uses and site work described in applicant submissions, including the specific programming elements and commitments cited in the applicant's 8/1/06 and 10/16/06 statements of use. These use limitations include:
 - A maximum student occupancy of 35 in either the daytime or after-school program
 - Mandatory adult supervision of all student activity on and off site

- No "open campus" privileges at the subject site
- Voluntary student participation with parental permission in this alternate High School Facility
- Mandatory no smoking policy within the school or on school property
- No student parking from 7:30 am to 2:15 pm

Any proposed changes to authorized uses of this property shall be reviewed and approved by the Planning and Zoning Commission. Any changes or expansions of use, as determined by the Commission, shall require additional Special Permit approval.

2. This approval authorizes, subject to the following restriction, the use of the subject site for an after-school alternative education program where some students will be allowed to park on the premises. Any after-school program shall not commence until specific time schedules for the ending of the daytime program and the beginning of the after-school program and enrollment data for the after-school program have been approved by the Planning and Zoning Commission Officers. The schedules and enrollment size of the after-school program shall be designed to minimize parking overlap and ensure that all necessary parking will be available on site.
3. The applicant shall be responsible for monitoring on-site parking and preventing school-associated parking along Depot Road. In the event the 16 approved on-site parking spaces for the school become fully occupied, additional vehicles shall be directed to park on the paved basketball court area, which shall be plowed during winter months when school is in session. For special events, such as open houses, arrangements shall be made for off-site parking with van or bus shuttle service and a communication shall be sent to parents with specific parking directions.
4. To help address any neighborhood impact issues that may arise, the applicant shall schedule and conduct a meeting with Depot Road residents within one month of the opening of the alternative high school facility. A similar meeting shall be held prior to the start of the second year of operation and on an as-needed basis thereafter. Any alleged violations of the commitments made by Regional School District 19 shall be brought to the Planning and Zoning Commission's attention and addressed by the applicant to ensure compliance with approval requirements.
5. Final plans shall be revised as follows:
 - A. The two maps note revisions cited in a 10/16/06 review memo from Eastern Highlands Health District shall be incorporated.
 - B. The depicted dumpster/waste collection area shall be screened with stockade fencing or other fencing approved by the PZC Chairman with staff assistance. Screening details shall be added to the plans.
 - C. The proposed landscape plan shall be revised to increase the density of buffer plantings west of the parking area and the density of plantings in areas between the building and Depot Road. A finalized landscape plan shall be approved by the PZC Chairman with staff assistance.
6. Pursuant to Article X, Sections D.7 and D. 18, this approval authorizes a 22 foot wide driveway for the western end of the parking area and a waiver of interior lot landscaping. A slight driveway width reduction in the western portion of the lot is justified by the need to place dry wells to promote ground water recharge and the interior lot landscaping waiver is appropriate due to the desire to maximize on-site parking, due to the relatively small parking area and due to existing and proposed landscaping and site work.
7. This permit shall not become valid until the applicant obtains the permit form from the Planning Office and files it on the Land Records.

The above motion includes a number of friendly amendments made to the original motion. (Amendments were satisfactory to the maker and seconder of the motion.) MOTION PASSED with Favretti, Gardner, Goodwin, Holt, Kochenburger, and Pociask in favor of the motion, and Hall, Plante, and Zimmer against the motion.

2. Subdivision Application, Dunham Farm Estate, 3-lots on S. Eagleville/Dunham Pond Roads, EJK Properties LLC., Applicant, File #1252 MAD 12/7/06
No discussion was held. Item tabled.

3. Bonding/Subdivision Issues:

a. Mulwood East, File #1225

Holt MOVED, Gardner seconded, that the Planning and Zoning Commission authorize the PZC Chairman with staff assistance to execute a revised bond agreement for common driveway work in the Mulwood East Subdivision on Wormwood Hill Road. The new bond requirement shall be \$5,000 and the new completion date shall be June 1, 2007. The Director of Planning shall take appropriate action to release the balance of bond funds to the subdivider. MOTION PASSED UNANIMOUSLY.

b. Maintenance Bond, Maplewoods, Section 2, Max Felix Drive, File #974-3

Item tabled.

c. Pine Grove Estates, File #1187-2

Item tabled.

d. McFarland Acres, File #877-3

Item tabled

e. Baxter Road Estates, File #1229

Item tabled.

f. Wild Rose Estates Section 2, File #1113-3

Holt MOVED, Ryan seconded, that the Planning and Zoning Commission authorize the PZC Chairman with staff assistance to execute a new bond agreement to cover work remaining in Section 2 of the Wild Rose Estates Subdivision off Mansfield City Road. The new bond amount shall be based on the recommendation of the Assistant Town Engineer and Director of Planning, and the completion date shall be June 1, 2007. At least 10% of the full cost of public improvements in Phase 2 shall be posted in cash and the balance may be posted with a Letter of Credit from a bank previously approved by the PZC.

Furthermore, that the PZC modify condition #4 of its 10/4/05 approval of Wild Rose Estates Section 2 to authorize up to seven Certificates of Compliance for occupancy of new homes in Section 2 subject to the following conditions which shall be referenced in the new bond agreement:

1. Each new home to be occupied shall be on a segment of roadway having its first layer of pavement.
2. The subdivider shall maintain safe access to all occupied lots including all necessary sanding and snow plowing during the winter season. MOTION PASSED UNANIMOUSLY.

g. Windswept Manor, File #1198

Item tabled.

4. Site modification request, office expansion and related site work at 1066 Storrs Road, File #580-2

Padick summarized the proposed work to be done on this site. K. Kaserounia, applicant, was present to answer any questions posed by Commission members. After a brief discussion, Goodwin MOVED, Gardner seconded, that the PZC Chairman and Zoning Agent be authorized to approve the 11/3/06 modification request for an office expansion at 1066 Storrs Road and related site work as described on submitted plans and discussed at the PZC's 11/20/06 meeting. This authorization is subject to the following conditions:

1. Final Plans shall be modified to incorporate recommendations contained in the 11/16/06 report from the Assistant Town Engineer and the 11/20/06 report from the Director of Planning.
2. The applicant shall be responsible for providing adequate parking spaces for all on-site office uses so that driveway and turnaround areas are not utilized for parking; Furthermore, no medical offices shall be authorized without subsequent review and approval by the Planning and Zoning Commission .
3. No Zoning Permit shall be issued until it is confirmed that all DOT permit requirements have been met.
4. All signage revisions need prior authorization. MOTION PASSED UNANIMOUSLY.

5. Special Permit Application, Proposed Expansion of Gibbs Oil Company gasoline service station/convenience store, 9 Stafford Road, File #404-3

Item tabled.

6. Regulatory Review Committee proposed revisions to the Zoning Map and Zoning Regulations. File #907-29

Item tabled.

7. Subdivision Application, Bennett Estates, 3 lots on Ash Street/South Frontage Road, D+S Properties LLC., o/a, File #1253
Item tabled.
8. Potential Revisions to PZC/IWA Fee schedule
Item tabled.
9. Presentation by Paula Stahl from the Green Valley Institute on Open Space Subdivisions
Item tabled.

New Business:

1. Scheduling of 2007 Meeting Dates
Holt MOVED, Gardner seconded, to accept the meeting dates for 2007 as submitted, with one correction: Tuesday, February 16, 2007. MOTION PASSED UNANIMOUSLY.
2. 8-24 Referral Proposed acceptance of new Town Roads
 - a. Jonathan Lane-phase 1 segment File #1113-2
Gardner MOVED, Holt seconded, that the Planning and Zoning Commission report to the Town Council that the portion of Jonathan Lane within Section 1 of the Wild Rose Estates subdivision is now ready to be accepted as a Town Road subject to completion of road monumentation and boundary pins, the submission of acceptable as-built plans and an applicant commitment to plow and sand the portion of Jonathan Lane and Blake Lane which provide turnaround capacity for buses and other vehicles. Upon Town Council acceptance of this new road, the PZC Chairman, with staff assistance is authorized to execute a one-year maintenance bond pursuant to regulatory requirements, and to release any bonding no longer required for sections of this subdivision. MOTION PASSED UNANIMOUSLY.
 - b. Jackson Lane-File #1231
No action was taken.
 - c. Montecello Lane Extension File #1230
No action was taken.
3. Request for approval modification, Bell Property 552 Bassetts Bridge Road, File #1217
After a brief discussion, Holt MOVED, Hall seconded, that the PZC modify its 8-2-04 approval for property at 552 Bassetts Bridge Road to authorize a food cart or food vendor use as described in an 11/2/06 applicant submission. This authorization is conditioned upon continued compliance with 8-2-04 approval conditions for associated commercial use of the subject property. This authorization is subject to obtaining any necessary approvals from Eastern Highlands Health District, providing access to an existing restroom or providing a portable rest room facility, and identifying an on-site location that does not interfere with required parking. No signage changes have been authorized by this action. MOTION PASSED UNANIMOUSLY.
4. Request for site modification, driveway at 452 Storrs Road, Home Selling Team, File #510-2
Item tabled.

Reports of Officers and Committees:

- There were no reports from the PZC Chairman or Regional Planning Commission Representatives.

Communications and Bills:

- The agenda items were noted.

Adjournment:

Favretti declared the meeting adjourned at 8:15 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION
 Regular Meeting, Monday, November 6, 2006
 Council Chambers, Audrey P. Beck Municipal Building

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

Chairman Favretti called the meeting to order at 7:34 p.m., appointing Alternate Kusmer to act due to member absence.

Minutes:

10/16/06 - Zimmer MOVED, Holt seconded, to approve the Minutes of the 10/16/06 Meeting as written. MOTION PASSED with Goodwin disqualified, and all others in favor.

10/23/06 (Field Trip)- Holt MOVED, Ryan seconded, to approve the Minutes of the 10/23/06 Field Trip as written. MOTION PASSED with Favretti, Ryan, and Holt in favor, and all others disqualified.

Old Business:

1. **Subdivision Application, Dunham Farm Estate, 3-lots on S. Eagleville/Dunham Pond Roads, EJK Properties LLC., Applicant, File #1252 MAD 12/7/06**

Padick noted an 11/3/06 memo from Director of Planning, an 11/2/06 memo from Assistant Town Engineer, a 10/31/06 memo from EHHD; and a 10/17/06 memo from Open Space Preservation Committee. Padick recommended that the Commission table this agenda item because the applicant is waiting for D.E.P. approvals, D.O.T. comments on sightline issues, and a resolution regarding open space dedication involving the owners of the property and the Dunham Pond Associates. Item Tabled.

Scheduled Business:**Zoning Agent's Report**

Items A and B were noted. Commission members had no comments.

C. Update on Hall site restoration, trailer removal activities

Hirsch notified the Commission that the Ashford site for the trailers does not have Zoning approval. Hirsch noted that he would be contacting Mark Branse and Ed Hall. He also noted that site grading south of 23 Mansfield Hollow Road (Eric Hall site) has begun, and is expected to meet the 11/13/06 deadline for the foundation to be complete.

D. Other

Hirsch updated the Commission that he and Chairman Favretti approved the well pump shed expansions at the 3 elementary schools. He also noted that the first coat of pavement is to be applied in a few weeks at Beacon Hill. Commissioner Hall notified Hirsch that the property with the chicken coops at the corner of Mansfield Avenue and Pleasant Valley Road seems to have a number of vehicles, dump trucks, and fork lifts at the site. Hirsch agreed to visit the site, and update the Commission at the next meeting.

Old Business**2. Special Permit Application, Proposed E.O. Smith High School Classroom at 85 Depot Road, Regional School District 19, Applicant, File #1251 MAD 12/20/06**

At this time, Commissioner Ryan disqualified herself. Chairman Favretti asked if any Commission members had questions or comments to discuss. Some Commission members expressed conflicting feelings regarding the proposal for reasons such as site size, neighborhood impact, and building and site layout. Chairman Favretti felt because the building's use had not changed from its original school use, that the proposal is a good one. He reminded the Commissioners that they should address this proposal only as it relates to the PZC regulations and not concerning whether or not there is room for future expansion or this site's future uses. Favretti volunteered to draft an approval motion, and Hall volunteered to draft one for denial. Favretti also noted that anyone who missed meetings when this proposal was discussed should review the taped recordings of the missed meetings.

3. Bonding/Subdivision Issues:**a. Mulwood East, File #1225**

Item tabled.

b. Maintenance Bond, Maplewoods, Section 2, Max Felix Drive, File #974-3

Item tabled.

c. Fencing/Landscaping Bone Mill Subdivision, File #1219

Gardner MOVED, Holt seconded that the PZC authorizes the Director of Planning to take appropriate actions to release a \$5,000 cash bond that was posted with the Town to ensure completion of required subdivision work in the Bonemill Road Subdivision. MOTION PASSED UNANIMOUSLY.

d. Pine Grove Estates, File #1187-2

Item tabled.

e. McFarland Acres, File #877-3

Item tabled.

f. Beacon Hill Estates, File #1214-2

Gardner MOVED, Holt seconded, that the PZC authorize an extension of the completion period to June 1, 2007 for public improvements in the Beacon Hill Subdivision off Mansfield City Road. Furthermore, that the PZC modify Condition #4 of its 10/18/05 approval to authorize the issuance of up to seven Certificates of Compliance for occupancy of new homes subject to the satisfactory completion of the first layer of roadway pavement and the execution of an updated bond agreement that includes developer commitments to maintain safe access to all occupied lots including all necessary sanding and snow plowing during the winter season. MOTION PASSED UNANIMOUSLY.

g. Aurora Estates, File #1231

Item tabled.

h. Fellows Estates, File #1230

Item tabled.

i. Baxter Road Estates, File #1229

Item tabled.

j. Wild Rose Estates Sections 1, 2A and 2B

Item A and B tabled.

Item C: Hall MOVED, Holt seconded, that the PZC authorize the execution of a Phase 2B bond for Wild Rose Estates in the amount of \$221,000. The bond may be a cash bond or combination cash bond and Letter of Credit from a bank previously authorized by the Commission. MOTION PASSED UNANIMOUSLY.

k. Windswept Manor, File #1198

Item tabled.

4. Potential Revisions to PZC/IWA Fee schedule

Item tabled.

5. Presentation by Paula Stahl from the Green Valley Institute on Open Space Subdivisions

Item tabled

New Business**1. New Special Permit Application, Proposed Expansion of Gibbs Oil Company gasoline service station/convenience store, 9 Stafford Road, File #404-3**

Commissioner Kochenburger disqualified himself. Goodwin MOVED, Holt seconded, to receive the Special Permit application (file #404-3) submitted by Gibbs Oil Company, for a Convenience Store with drive-thru/gasoline filling station, on property located at 9 Stafford Road, owned by the applicant, as shown on plans dated 6/13/06, revised through 10/17/06 and as described in other application submissions, and to refer said application to the staff, Design Review Panel, and the Committee on the Needs of Persons with Disabilities for review and comments, and to set a Public Hearing for December 4, 2006. MOTION PASSED with Kochenburger disqualified, and all others in favor.

3. Proposed Use Modification, 287 Gurleyville Road, R. Moskowitz o/a File #1232

Chairman Favretti disqualified himself and Vice-Chairman Goodwin acted in his place. After a brief discussion, Kochenburger MOVED, Holt seconded, that the PZC modify its 8-1-05 approval for property at 287 Gurleyville Road to authorize a single family residential use of the subject property as described in a 10/16/06 applicant submission. This authorization is conditioned upon continued compliance with 8-1-05 approval conditions for associated commercial use of the subject property. It is understood that the residential use may be interim in nature and the property owner has retained the right to utilize the site exclusively for commercial use as previously authorized. This authorization is subject to obtaining approval from Eastern Highlands Health District and the Building Official. MOTION PASSED with Favretti disqualified, and all others in favor.

4. Request for storage shed outside of BAE, 200 Bonemill Road. File #1219

After a brief discussion, Gardner MOVED, Holt seconded, that the Planning and Zoning Commission authorize at 200 Bonemill Road a 10 foot x 13 foot storage shed, as depicted on submitted plans. This authorization is subject to confirmation that height and use provisions of Article VIII, Section B.1.d. are met. MOTION PASSED UNANIMOUSLY.

5. Request for storage shed outside BAE, 19 Jonathan lane

After a brief discussion, Hall MOVED, Holt seconded, that the Planning and Zoning Commission authorize at 19 Jonathan Lane a 12 foot x 16 foot storage shed, as depicted on submitted plans. This authorization is subject to confirmation that height and use provisions of Article VIII, Section B.1.d. are met. MOTION PASSED UNANIMOUSLY.

6. Request for Phase 4A Escrow Reduction, Freedom Green. File #636-4

After an update from Padick, Ryan MOVED, Holt seconded, that the Planning and Zoning Commission authorize a reduction to \$150,000 in the escrow fund for Phase IV B of the Freedom Green development. Furthermore, the escrow fund for this phase may be capped at \$150,000 and no escrow fund additions shall be required in association with the occupancy of remaining units in this phase. All other conditions of approval shall remain in effect. Additional PZC approval shall be required for further reductions in the Phase IV B escrow fund. MOTION PASSED UNANIMOUSLY.

7. New Subdivision Application, Bennett Estates, 3 lots on Ash Street/South Frontage Road, D+S Properties LLC., o/a, File #1253

Holt MOVED, Gardner seconded, to receive the subdivision application (file #1253), submitted by D & S Properties, LLC, for 3 lots, Bennett Estates, on property located at the corner of Ash Street and South Frontage Road owned by the applicant, as shown on plans dated 9/12/06, and as described in other application submissions, and to refer said application to the staff for review and comments. MOTION PASSED UNANIMOUSLY.

8. Site modification request, office expansion and related site work at 1066 Storrs Road, File #580-2

Holt MOVED, Hall seconded, that the Planning and Zoning Commission receive the site modification request for office use and site improvements at 1066 Storrs Road and refer the request to staff for review and comment. MOTION PASSED UNANIMOUSLY.

2. Regulatory Review Committee proposed revisions to the Zoning Map & Zoning Regulations,**File #907-29**

Padick reviewed with the Commission the proposed draft revisions to the Zoning Regulations and Zoning Map. Using an aerial survey map, Padick pointed out the area where major changes are being proposed. Holt MOVED, Gardner seconded, to schedule a Public Hearing for 12/18/06 to receive comments on 11/2/06 draft proposed revisions to Mansfield's Zoning Map and Zoning Regulations and to refer the draft revisions to the WINCOG Regional Planning Commission, Town of Windham, Town Attorney, Town Council, Zoning Board of Appeals, Design Review Panel, Conservation Commission, Open Space Preservation Committee, Agricultural Committee, Eastern Highlands Health District, and Town Staff for review and comment. MOTION PASSED UNANIMOUSLY.

Reports of Officers and Committees:

- There were no reports from the PZC Chairman or Regional Planning Commission Representatives.
- Favretti noted that there will be a Field Trip on 11/13/06 at 1:00.

Communications and Bills:

- The agenda items were noted.

Adjournment:

Favretti declared the meeting adjourned at 9:22 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary

Dunham Pond Association
c/o Mr. Charles W. Mahoney, Pres.
78 Dunham Pond Road
Storrs, CT 06268
860 428-2350

November 27, 2006

Town of Mansfield Planning and Zoning Commission
4 So. Eagleville Road
Storrs, CT 06268

ATT: Mr. Rudy Favretti, Chairman

RE: Dunham Farm Estates

Dear Commission Members:

The members of Dunham Pond Association, Inc. ("DPA") have reviewed the various memoranda in the files of the Town's planning office and would like to offer our comments at this time.

While we appreciate the thoroughness of the Open Space Preservation Committee's review, we believe it erred in saying that "[t]here is no indication of a commitment to preserve the open space in a natural state by the Association". Admittedly that committee had no commitment in writing from DPA, but both the historical and current commitment of DPA and its members in these regards is clear.

- Since the 1960's, as reflected in the original minutes of DPA, its members have attempted, from time to time, to buy, or get an option to buy, all or a portion of the subject property in an effort to protect Dunham Pond (the "Pond") from an ecological standpoint, but were unsuccessful each time.
- Alerted this year to the sellers' change of heart, DPA considered the possibility of buying the entire parcel, but due to the circumstance that more than half of its member households consist of retirees, a number of whom have serious or even terminal illnesses, DPA could not raise enough cash from its members to pay the asking price or even a reasonable counter-offer. For the same reasons, it did not want to take out a mortgage. With the help of the sellers' realtor, however, DPA was introduced to Mr. Ed Pelletier, who wanted to subdivide the property. Throughout our discussions with him, Mr. Pelletier was responsive to our environmental concerns, as reflected in his decision to provide for three lots rather than four, all as far from the Pond as possible. He was also willing, ultimately, to sell DPA over 50% of the parcel. While the price agreed upon (\$117,000) was far higher than DPA had originally expected to pay, its members recognized how

important it was to preserve the Pond in its natural state and thus DPA entered into a letter of intent with Mr. Pelletier's company, committing to purchase the approximately 7.4 acres of "Open Space" identified on the maps he subsequently submitted to the Commission. Since: 1. there is no way DPA could develop the Open Space or sell it for such purpose as such property consists primarily of wetlands; and 2. there is no reason to believe that each member's home on Dunham Pond Road will increase in value due to the proposed acquisition, this anticipated financial outlay is surely a measure of the commitment of DPA and its members to preserving the Pond in a healthy condition.

- Since 1960, when DPA was first organized, DPA members have maintained the Pond and the land surrounding it. DPA members regularly: trim the shrubbery bordering the sides of the Pond; clear out the exit from the Pond (which continually silts up and is frequently dammed up by beavers); pick up garbage (alcohol bottles, fast food containers, etc.) and other abandoned articles (underwear, a sofa, etc.) left by visitors (U. Conn. students frequently); plant new trees; remove offensive, non-native vines, as well as other troublesome plants; etc. At least annually (and more often, if needed), the members have a work day to take care of all matters affecting the Pond. In addition, to maintain the Pond's water quality, members have, on occasion, removed dead animals, including a deer.
- Throughout the 1970s, DPA permitted Dr. Peter Rich, from the University of Connecticut, to conduct studies on Dunham Pond in order to enable him to gain an understanding of how aging affects small bodies of fresh water in New England. It was his hope that the knowledge gained would facilitate better management of such ponds and lakes, including both Columbia and Coventry Lakes, as well as Dunham Pond.
- In 2005, a DPA member approached Professor Jason Vokoun, of the Department of Natural Resources Management and Engineering of the University of Connecticut, because of concerns about the health of the Pond. At the professor's suggestion, DPA authorized a U. Conn. Fishery Management Class to conduct a study of the Pond, both in order to give the students a valuable experience and to enable DPA to learn more about the Pond, including any recommended courses of action with respect to its care.
- Since the 1960s, DPA has maintained a boardwalk and raft on the Pond, using environmentally friendly materials, and replacing/repairing portions as needed. It has also had, since that time, written rules governing the usage of the Pond in order to protect it e.g. no motorized vehicles are allowed.
- Year after year, at meetings of DPA, its members have expressed their feelings of being stewards for the DPA neighborhood in general and the Pond in particular. All feel a need to do whatever they are reasonably able to do to maintain both the community and the Pond in their natural states.

- To these ends, in 2005 DPA undertook, with the assistance of an attorney who is one of the most knowledgeable in Connecticut about association matters, to revise all of its critical documents (Amended and Restated Articles of Association, Amended and Restated Declaration and bylaws) in order to provide the most protection possible to the Dunham Pond Road environment, without making it too onerous to live there.
- While the rules and regulations encompassed in those documents do not include many of the specifics covered in similar documents of other associations, such as the size of trees that individuals require permission to remove, it is understood by all members of DPA that no actions are to be taken that would directly affect the common property (including the Pond) without a consensus and the requisite authorization from DPA members.
- Most of the members of DPA are ardent environmentalists. As individuals, they support the following organizations, among others: Joshua's Trust, the Sierra Club, the Nature Conservancy, the Audubon Society, the Natural Resources Defense Council, the Environmental Defense Fund, the National Wildlife Federation, the World Wildlife Fund, the African Wildlife Foundation and the Trustees of Reservations (a Massachusetts-based land trust). The land near the Pond currently owned by Joshua's Trust was even given to that organization by four individuals, three of whom were founding members of DPA!

If you require further evidence of the commitment of DPA and its members to preserving the Open Space in its natural state, we would be happy to provide it. We just need to know what more you would like to see or hear from us. We truly believe that we are in a better position, and have a greater and more immediate sense of urgency, for preserving the Open Space than Joshua's Trust. We highly respect that organization, but as the owners of the Pond, which is directly affected by that property, we feel adamant about the importance of personally attending to the care and maintenance not only of the Pond, but of the property surrounding it. In short, we see no reason for the Commission to accept the Open Space Committee's recommendation that the requested conservation easement run to Joshua's Trust when DPA is (and has been for over 45 years) so well-positioned and willing to preserve the land in its natural state.

Because we are so concerned about protecting the Pond itself, as well as the land and plants surrounding it, including the very sensitive bog and the portions of the property designated by the DEP as an area of potentially endangered, threatened or special concern species, we are very disturbed by the possibility of having a trail through the Open Space. We have the following specific concerns:

- First, we believe the proposed trail is redundant in light of both the trail entrance further south on Dunham Pond Road (which entrance is only 0.3 miles from the proposed trail) and the trails which join up with the Joshua's Trust trail from the north. Those latter routes are significantly shorter than the proposed trail and do not give rise to the same kinds of environmental issues. While the current parking on Route 275 for those latter trails may not be ideal, that situation could be remedied.

- Unless the trail were fenced in, hikers are likely to go off the trail, enticed by the Pond. As the north side of the Pond is its most vulnerable portion, at least from the standpoint of the potential for damaging delicate plant life, such trespassing could well result in irreversible damage to a fragile habitat (especially the bog) and might even result in harm to the endangered species located there. Additionally, a portion of the trail would have to traverse wetlands. In short, the proposal for a trail across the Open Space seems to contradict the very values espoused in a commitment to preserving this land in its natural state.
- DPA had hoped to reforest the portion of that space that is currently grassland, thereby giving more protection to the Pond. Views of the Pond are already possible from both the trail running through the Joshua's Trust property on the east and Dunham Pond Road on the west. Why risk environmental damage in order to create viewing spots on the north side, which spots are likely to be inferior to those already available, especially when the Pond can already be viewed from more than 70% of its perimeter?
- DPA has been told by its insurance agent that if a public trail were to cross the Open Space, DPA's annual premium would increase by \$1,200 to \$1,500 i.e. more than a 100% increase! Clearly, the easier access to the bog and the Pond is a potential danger, especially for children.
- Dunham Pond Road is a road that people (many of whom come from other neighborhoods), including several adults who move rather feebly and children, as well as pets, walk along regularly. The increased vehicular traffic likely to result from yet another trail entrance would be a danger to all of them since there is no sidewalk, there is little room to get off the road in some spots and there are several "blind curves". That additional traffic would also be a danger to the numerous deer and other wildlife that cross the road each day to get to the Pond and then return to the fields or woods. (While residents tend to stick to a speed limit of under 20 m.p.h., many visitors go much faster.)
- Having a trail through the Open Space is likely to be disruptive to the fisher-cats, red squirrels, flying squirrels, otters, fox, turkeys and other species that are being driven further and further from their original homes due to the increased development in the area. The great blue herons, egrets, other water fowl, king fishers and various raptors that spend time at the Pond, especially near the bog, are also likely to be disturbed by having hikers so near. The beavers, which are a protected species, might also be disturbed by hikers coming too near their den. While we also have concerns about the various reptiles and amphibians in the area, we suspect they would be less affected than the other animals referenced above.

We welcome the opportunity to meet with the Commission on December 4 to discuss these matters further. We are hopeful of achieving a mutually satisfactory resolution of the two issues discussed above (a potential trail through the Open Space and the granting to Joshua's Trust of

the conservation easement DPA requested). If we are not, it is possible that some DPA members will choose to rescind their contingent commitments to funding DPA's letter of intent with Mr. Pelletier's company.

Were Mr. Pelletier to lose the funding from DPA, he might not be able to proceed with the proposed development. Joshua's Trust has said it has no funds available for purchasing the Open Space. If the Town does not, it is likely that another developer would ultimately come along. Such a developer would probably not, however, choose to structure the development in a way that leaves over 50% of the land in open space. That means that both DPA and the Town would be in a worse position than with the proposal currently before you. We hope this consideration will motivate all of us in our discussions.

Yours truly,

Dunham Pond Association, Inc.

By: Charles W. Mahoney

Charles W. Mahoney, President



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MH*
CC: Lon Hultgren, Director of Public Works; Greg Padick, Director of Planning
Date: November 27, 2006
Re: Community Water and Wastewater Issues, Four Corners Sewer Study

Subject Matter/Background

Our consultant, EarthTech, has completed the data-gathering phase of the Four Corners sewer project and is ready to meet with the Town Council to explain the progress to date. At Monday's meeting, staff and EarthTech representatives plan to brief council members on the data collected and a tentative service area, and to ask the Council to set a date for a public information meeting.

Financial Impact

This is only a progress report at this time. If the Town decides to proceed with the sewerage of this area, there will be some financial impact both to the properties in the service area and the Town as a whole.

Recommendation

Because we already have two presentations scheduled for the December meeting, staff recommends that the Town Council set a public information session to discuss this project at its first meeting in January 2007.

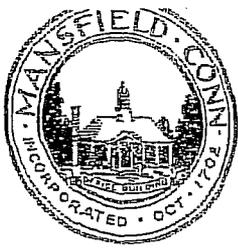
If the Town Council supports this recommendation, the following motion is in order:

Move, effective November 27, 2006, to schedule a public information session regarding the Four Corners sewer project for 7:30 PM at the Town Council's regular meeting on January 8, 2007.

Attachments

- 1) Mansfield Four Corners Sewer Facilities Study
- 2) Tentative service area map

*motion approved at
11/27/06 T.C. meeting.
Additional information will
be presented to the PRC at a
future meeting.*



Town of Mansfield

Mansfield Four Corners Sewer Facilities Study

November 2006

Draft

The Town of Mansfield has initiated a study to determine the best means for sewage disposal in the Four Corners area, generally identified as the area surrounding the intersection of Routes 195 and 44. Earth Tech, Inc. of Glastonbury, Connecticut, has been retained to conduct the study and began work this past summer.

The first phase of this study is to evaluate current sewage disposal practices, future needs and determine the service area for community based wastewater disposal alternatives.

A review of prior studies, regulatory agency records, wetlands maps, surficial geology data, zoning regulations, conservation and development plans, and sensitive environmental area data has been undertaken and considered in development of a proposed community based service area.

The investigation has determined that numerous properties have had and continue to have chronic wastewater disposal difficulties due to a combination of density of development, lot size, or site constraint factors. Soils throughout the study area are consistently rated by the USDA Natural Resources Conservation Service to be "very limited" for septic tank absorptions fields. This rating indicates that the soil has one or more unfavorable features that cannot be overcome without major soil reclamation, special design or expensive installation procedures. Some of the properties within the

study area have lot sizes or configurations that do not allow sufficient room to site a water supply well and a septic tank absorption field in conformance with Connecticut Department of Health technical standards. Other parcels have existing development densities that cannot be supported within the parcel's site constraints.

The attached map indicates the proposed service area under consideration for a community solution to long term wastewater disposal needs in conformance with Department of Environmental Protection, and Department of Health regulations and consistent with the Town of Mansfield's recently updated Plan of Conservation and Development.

A public presentation to the Town Council will occur on _____ to review the data gathered to date and to discuss a recommended service area prior to proceeding with the remainder of the study.

Future public presentations will be made regarding wastewater disposal alternatives, and associated costs. Notice of the dates and times of these presentations will be provided as these presentations are scheduled.

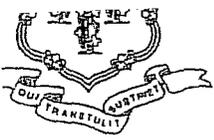
The Four Corners Sewer Facilities study is being funded by the Town of Mansfield, in cooperation with the State of Connecticut Department of Environmental Protection.

For more information ...

Contact:

Lon Hultgren, Director of Public Works
Audrey P. Beck Municipal Building
4 South Eagleville Road, Storrs, CT 06268-2599
Phone: (860) 429-3332
Fax: (860) 429-6863
Hultgren.P@MansfieldCT.org



NOTICE OF INTENT TO ISSUE GENERAL PERMITS FOR VARIOUS WATER
DIVERSION ACTIVITIES AND TO WAIVE PUBLIC HEARING

The Commissioner of Environmental Protection hereby issues notice of intent to issue four general permits of statewide application pursuant to sections 22a-378a of the Connecticut General Statutes. The general permits will authorize minor activities regulated by the Commissioner under section 22a-365 through 22a-379 (Connecticut Water Diversion Policy Act) of the General Statutes. The Commissioner has made the determination that the activities listed in these general permits would cause minimal environmental effects when conducted separately and would cause only minimal cumulative environmental effects, and will have no adverse effect on existing or potential uses of water for potable water supplies, hydropower, flood management, water-based recreation, industry or waste assimilation.

These general permits are being proposed in place of the general permits that were the subject of a notice issued on June 5, 2006, with the exception of the *General Permit for the Remediation of Groundwater* proposed as part of the June 5, 2006 notice which was issued on October 26, 2006.

The diversion general permits the Department intends to issue at this time are summarized as follows:

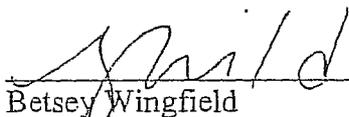
1. DEP-IWRD-GP-010. *General Permit for Diversion of Water for Consumptive Use: Non-Filing Categories* will authorize the following activities if they are within the jurisdiction of the Commissioner subject to certain conditions:
 - a. Pump and Recharge Geoexchange System (Heat pumps)
 - b. Withdrawal from Long Island Sound
 - c. Non-Contact Cooling Surface Waters
2. DEP-IWRD-GP-011. *General Permit for Diversion of Water for Consumptive Use: Filing Categories* will authorize the following activities if they are within the jurisdiction of the Commissioner subject to certain conditions:
 - a. Backup Well
 - b. Withdrawals from Large Tidally-Influenced Rivers
 - c. Small Supplemental Bedrock Well
 - d. Small Water Supply Well
3. DEP-IWRD-GP-012. *General Permit for Diversion of Water for Consumptive Use: Authorization Required Categories* will authorize the following activities if they are within the jurisdiction of the Commissioner subject to certain conditions:
 - a. Withdrawal of up to 250,000 gpd - Bedrock Aquifer
 - b. Withdrawal of up to 250,000 gpd - Surface Water / Stratified Drift Aquifer
 - c. Interconnection and Transfer of up to 1,000,000 gpd

4. DEP-IWRD-GP-001R. *General Permit for Diversion of Water for Consumptive Use: Reauthorization Categories* will authorize the following activities if they are within the jurisdiction of the Commissioner subject to certain conditions:
- a. Reauthorization of "Water Supply System Interconnection"
 - b. Reauthorization of "Unregistered Water Supply Systems"
 - c. Reauthorization of "Diversion of up to 250,000 gallons per day New Water"
 - d. Reauthorization of "Backup Wells"
 - e. Reauthorization of "Small Water Supply System"
 - f. Reauthorization of "Restoration of Lost Capacity"

The Department hereby publishes its intent to waive the requirement for public hearing, provided that if the Department receives a petition requesting a hearing signed by 25 persons on or before the deadline for receipt of written comments specified at the end of this notice, a hearing will be held. Notice of any hearing will be published in several newspapers that cumulatively provide general circulation throughout the state.

All interested persons are invited to comment on the tentative determination concerning the application. Comments should be directed to Doug Hoskins, Department of Environmental Protection, Bureau of Water Management, Inland Water Resources Division, 79 Elm Street, Hartford, Connecticut 06106-5127. The draft general permits can be viewed on the Department's website at <http://www.dep.state.ct.us/wtr/div/divindex.htm>, or may be inspected at the office of the Inland Water Resources Division at the above address from 8:30 am to 4:30 pm Tuesday through Friday by contacting Carol Ladue at (860) 424-3019. Questions may be directed to Doug Hoskins of the Inland Water Resources Division at (860) 424-4192. Written comments on the application must be submitted to the Department no later than January 2, 2007.

Date: 12/1/06


Betsey Wingfield
Bureau Chief
Bureau of Water Protection and Land Reuse

TOWN OF MANSFIELD
CONSERVATION COMMISSION
Minutes of the December 20, 2006 Meeting
Conference Room B, Audrey P. Beck Building

Present: Peter Drzewiecki, Jennifer Kaufman, Quentin Kessel (acting chair), Scott Lehmann and Frank Trainor.
Absent: Robert Dahn and John Silander.
Town Staff: IWA agent Grant Meitzler.
Guests: Mayor Betsy Paterson; Town Manager Matt Hart; Louis G. Marquet, Leyland Alliance; Tome Cody, Robinson and Cole (legal counsel for Leyland Alliance); Michael Klemens, environmental consultant; Cynthia van Zelm, Mansfield Downtown Partnership; Geoff Fitzgerald, BL Companies (Civil Engineer); Jason Coite, UConn Office of Environmental Policy; and Edward Wazer, resident.

1. The meeting was called to order at 7:32 PM.
2. It was agreed to depart from the order of the agenda in order to first discuss the storm water management strategy for the Storrs Center - Downtown Partnership. The majority of the guests were in attendance in response to CC questions on how the stormwater management plan for this major project would maintain the environment a the major vernal pool on the property.

Cody introduced Dr. Klemens who proceeded to provide an outline of the proposed stewardship of the critical natural resources within the property. These include two streams that eventually feed the Fenton River, a vernal pool and forest land that is adjacent to existing Joshua's Trust land.

Critical components of the stewardship plan include a one foot high barrier curb to prevent amphibians and other small wildlife from entering the area to be developed. Klemens described the developed area as a "sink," especially for any amphibians; once in the developed area, they were unlikely to survive for an extended time. Other features include hydrodynamic separators, filter basins, catch basins, and porous holding tanks that gradually release cleaned surface runoff into the watertable.

The CC noted that many of the components of the water handling system will require regular maintenance and questioned who would be responsible for this maintenance and the overseeing of the maintenance. Marquet responded that the system will be constructed by the developer, after approval by the IWA and the PZC. Over time, the property owners association will take on responsibility for the system. Van Zeln added that several agreements will have to be executed in order to make clear what entities are responsible for the various aspects of the development, including the storm water management system.

After the discussion, a majority of the guests left and the CC resumed the usual order of the agenda.

3. The minutes of the November 15, 2006, meeting, as revised by Lehmann, were approved unanimously on a motion by Kessel, seconded by Lehman.

4. Kessel reported that the Town Council had acted positively on the CC's request for an ordinance permitting the appointment of two alternate members to the commission. Kaufman spoke of the increasing responsibilities of her position with the Town and that she felt that it was appropriate for her to step down from the CC in the near future. The CC reviewed the process for the appointment of new members: following attendance at a regular CC meeting by the prospective new member, the CC forwards any positive recommendations to the Town Manager who has the authority to make the appointments.

5. IWA Referral.

IWA1369 - Szymkowicz - 198 Brown's Road. Map date: 11/14/06 revision. This application is for a gazebo and landscaping with the 150 foot regulated area adjacent to wetlands. No work is proposed in the wetlands. Trainor moved, and Drzewiecki seconded, that there should be no significant negative impact on the wetlands as long as appropriate erosion and sedimentation controls are in place during the construction and removed after the site is stabilized. The motion passed unanimously.

6. PZC Referral.

PZC File #907-29- Proposed revisions to the Zoning Map and Zoning regulations were reviewed and discussed. This zone change would change the current Industrial and Professional Office-3 zones in the southern part of Mansfield to one that would permit multifamily housing, a proposed Pleasant Valley Design District. It is estimated that the new district would permit the construction of approximately 400 housing units. If approved, the PZC would have the right to require up to 50 percent of the prime agricultural acreage in a given parcel to be permanently preserved for agricultural use.

Kessel reported on the OSPC recommendations and reviewed the position of the Mansfield Agricultural Committee, both of these advisory committees oppose the zone change. After a discussion of the positives and negatives of the proposed zone change, the CC concluded that the negatives, such as a likely negative tax impact, the necessity of widening and straightening a portion of the local roads outweigh the positives. It was agreed that the secretary should draft a CC statement for the January 2, 2007 public hearing on the zone change. The statement is to note that the CC fails to see the rationale for the proposed change in zone. However, given the opportunity, it is recommended that the proposed provisions to protect up to 50 percent of the prime farmland be added to the current industrial and office zones. The statement is to be circulated and voted on by email before being forwarded to the PZC.

7. The meeting adjourned at 9:07 P.M.

Respectfully submitted,

Quentin Kessel
Secretary

**HOUSING AUTHORITY OF THE TOWN OF MANSFIELD
REGULAR MEETING MINUTES**

Housing Authority Office

November 16, 2006

8:00 a.m.

Attendance: Mr. Long, Chairperson; Ms Christison-Lagay, Vice Chairperson; Mr. Eddy, Treasurer and Acting Secretary; Ms Hall, Assistant Treasurer; Mr. Simonsen, Commissioner and Rebecca Fields, Executive Director.

The meeting was called to order at 8:09 a.m. by the Chairperson.

MINUTES

A motion made by Ms. Hall and seconded by Mr. Simonsen to accept the minutes of the September 28, 2006 Regular Meeting, with changes. Motion approved unanimously.

COMMUNICATIONS

None

COMMENTS FROM THE PUBLIC

None

REPORTS OF THE DIRECTOR

Bills

A motion was made by Mr. Simonsen and seconded by Mr. Eddy to approve the October 2006 Bills. Motion approved unanimously.

Financial Reports –A (General)

A motion was made by Mr. Eddy and seconded by Ms Christison-Lagay to approve the October 2006 Financial Reports. Motion approved unanimously.

Financial Report-B (Section 8 Statistical Report)

A motion was made by Mr. Eddy and seconded by Ms Christison-Lagay to accept the October 2006 Section 8 Statistical Report. Motion approved unanimously.

REPORT FROM TENANT REPRESENTATIVE

None

UNFINISHED BUSINESS

The Bylaws of the Housing Authority of the Town of Mansfield

A motion was made by Ms Christison-Lagay and seconded by Mr. Eddy to approve the Bylaws of the Housing Authority of the Town of Mansfield. Motion approved unanimously.

Holinko Hot Water Heater Replacement

This item is in progress

Wright's Village Re-Keying

Ms. Fields reported that the re-keying would be done on Monday, November 20, 2006. Ms. Fields will send a notice to all residents informing them of the re-keying.

NEW BUSINESS

Employee Evaluations

Ms. Fields presented the employee evaluation for the board review. She also provided information on similar position and pay scales with the Town of Mansfield. The Board will review the information and approve any increases at the December regular meeting.

2007 Board Meetings

A motion was made by Mr. Eddy and seconded by Mr. Simonsen to approve the 2007 Regular Meetings for the Housing Authority of the Town of Mansfield to be held at the offices at 309 Maple Road, Storrs, CT at 8:00 am on the following dates:

January 18, 2007,
February 15, 2007,
March 15, 2007,
April 19, 2007,
May 17, 2007,
June 21, 2007,
July 19, 2007,
August 16, 2007,
September 20, 2007,
October 18, 2007,
November 15, 2007,
December 20, 2007

and the quarterly meetings of The Mansfield Nonprofit Housing Development Corporation to be held immediately following the Housing Authority of the Town of Mansfield meetings on January 18, 2007, April 19, 2007, July 19, 2007 and October 18, 2007. Motion approved unanimously.

Elections of Officers

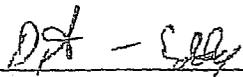
A motion was made by Mr. Eddy and seconded by Ms Hall to elect Mr. Long as Chairperson, Mr. Simonsen as Vice Chairperson, Mr. Eddy as Secretary and Treasurer, Ms. Hall as Assistant Treasurer and Ms. Christison-Lagay as Commissioner. Motion approved unanimously.

OTHER BUSINESS

None

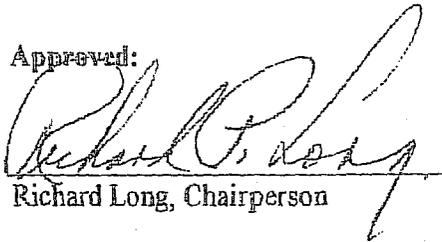
ADJOURNMENT

Motion was made by Mr. Eddy and seconded by Ms Hall to adjourn at 10:14 a.m.
Motion passed unanimously.



Dexter Eddy, Acting Secretary

Approved:



Richard Long, Chairperson

**Open Space Preservation Committee
Agenda
Tuesday, December 19, 2006
Conference Room B, Audrey P. Beck Building 7:30 p.m.**

1. Selection of Secretary
2. Approval of Minutes
 - a. November 21, 2006
3. OSPC Comments on PZC Referrals
 - a. PZC file# 907-29-Proposed revisions to the Zoning Map and Zoning Regulations
4. Tree removal at Dunhamtown Forest
5. Dunham Farm Estates Open Space Dedication
6. Open Space Initiative
7. Field Trips and Recommendations to Town Council
8. Other Business
 - a. Communications
 - Minutes
 - Correspondence
9. Future Agendas

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

Members present: Evangeline Abbott, Quentin Kessel, Stephen Lowrey, Jim Morrow, David Silsbee.

1. Meeting called to order at 7:40.
2. Minutes of the October 17, 2006 meeting were approved on a motion by Lowrey/Kessel.
3. Planning, Management and Acquisition Guidelines: After some discussion (on a motion by Kessel/Lowrey) it was decided that Vicky Wetherell would provide comment.
4. Report from Town Staff: Pleasant Valley Dr. development plan was discussed briefly. OSPC appreciates the opportunity to review.
5. Field Trips and Recommendations to Town Council: none.
6. Meeting adjourned at 8:20.

Respectfully submitted
Evangeline Abbott



Mansfield
Community
Center

Town of Mansfield
Parks and Recreation
Department



Jennifer Kaufman
Parks Coordinator

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

MEMORANDUM

To: Parks Advisory Committee, Open Space Preservation Committee
From: Jennifer Kaufman, Parks Coordinator
CC: Lon Hultgren, Director of Public Works, Tree Warden for the Town of Mansfield
Curt Vincente, Director of Parks and Recreation
Date: November 29, 2006
RE: Tree Removal in Parks

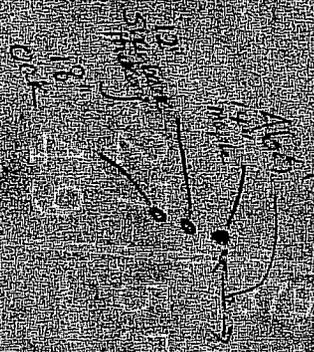
The owners of 49 White Oak Road, which abuts Dunhamtown Forest, have requested permission to cut three trees on Town property for satellite visibility. I have visited the site with the Town's Tree Warden (Lon Hultgren) on November 20, 2006. The trees consist of at 14-inch diameter maple, a 12-inch diameter shagbark hickory, and an 18-inch diameter oak and are located along a stone wall that divides the Town property with the 49 White Oak Road Property.

Parks and Recreation staff have reviewed this case with the Tree Warden and believes that tree removal in Town Parks should be handled on a case by case basis so as not to set a precedent. In the above referenced case, the trees do not pose a safety threat to the 49 White Oak Road residence, however, they are impeding the personal use of this property. The trees on this site are not rare specimens that provide for a unique park experience or special habitat value. In addition, the trees are within 5 feet of the property boundary and their removal does not appear to negatively impact the public's use of Dunhamtown Forest. For these reasons, staff recommends that the Town's Tree Warden permit the residents of 49 White Oak Road remove the three trees mentioned above and located on the attached map.

Should the Parks Advisory Committee or Open Space Preservation Committees provide valid reasons why these trees should not be removed, please provide your comments to the Lon Hultgren, Mansfield's Tree Warden by Friday, December 22, 2006, so that he might take these reasons under advisement.

Thank you.

OWN of Mansfield, CT - 49 White Oak



FOUND

Jennifer S. Kaufman

From: Jennifer S. Kaufman
Sent: Wednesday, December 13, 2006 10:53 AM
To: Gregory J. Padick
Subject: Conservation Commission and Open Space Preservation Committee Comments on PZC file# 907-29

Hi Greg:

I will be including the proposed revisions to the zoning map and the zoning regulations in the Conservation Commission (meets 12/20/06) and Open Space Preservation Committee (meets 12/19/06) packets, which will be mailed out this week. They will review this referral at their Dec meetings and will provide comments shortly thereafter. Because both of these committees do not meet until next week, they will not be able to get PZC their comments by the 12/14/06 deadline.

On behalf of the Open Space Committee and the Conservation Commission, I respectfully request that PZC continue this hearing so that the Conservation Commission and Open Space Preservation Committee are given adequate time to review this referral.

Thank you and please contact me with further questions.

Jennifer S. Kaufman
Parks Coordinator
Town of Mansfield
10 S. Eagleville Rd
Mansfield, CT 06268
(860)429-3015 x204 (please note my new extension)
(860)429-9773 (Fax)

APPLICATION REFERRAL

Mansfield Planning & Zoning Commission

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

The Planning and Zoning Commission has received a ^{proposed} revisions to the Zoning Map ^{and Zoning Regulations} application and will ^{and will} consider the application at a Public Hearing/regular meeting on 12/18/06. Please review the ^{proposed revision} application and reply with your comments to the Planning Office before 12/14/06. For more information, please contact the Planning Office, 429-3330.

APPLICATION INFORMATION

Applicant: MANSFIELD PLANNING + ZONING COMMISSION

Owner:

Agent(s):

Proposed use: Regulations/Rezoning would create a new Pleasant Valley Design District oriented toward permitting multi-family housing and preserving significant agricultural land

Location:

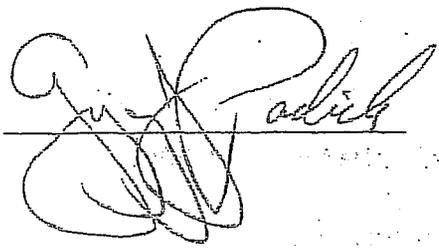
Zone classification:

Other pertinent information:

Areas affected are located south of Pleasant Valley Rd and west of Mansfield City Road. This area is currently zoned Industrial Park and Professional office-3.

See attached 11/2/06 draft Regulations with explanatory notes and legal notice summarizing important revision

See attached map depicting area of proposed rezoning

signed 

date 11/29/06

Mansfield Planning and Zoning Commission

The Mansfield PZC will hold a Public Hearing on Monday, December 18, 2006 at 8:00 p.m. in the Council Chambers, A.P. Beck Bldg., 4 S. Eagleville Rd, to hear comments on PZC-proposed 11/2/06 draft revisions to the Mansfield Zoning Map and numerous sections of the Zoning Regulations.

Proposed Zoning Map revisions are:

- A. Rezone all existing areas zoned Professional Office-3 (PO-3) to a new Pleasant Valley Design District (PVDD) zone classification.
- B. Rezone all existing areas zoned Industrial Park (IP) to a new Pleasant Valley Design District zone classification.

Proposed Zoning Regulation revisions include:

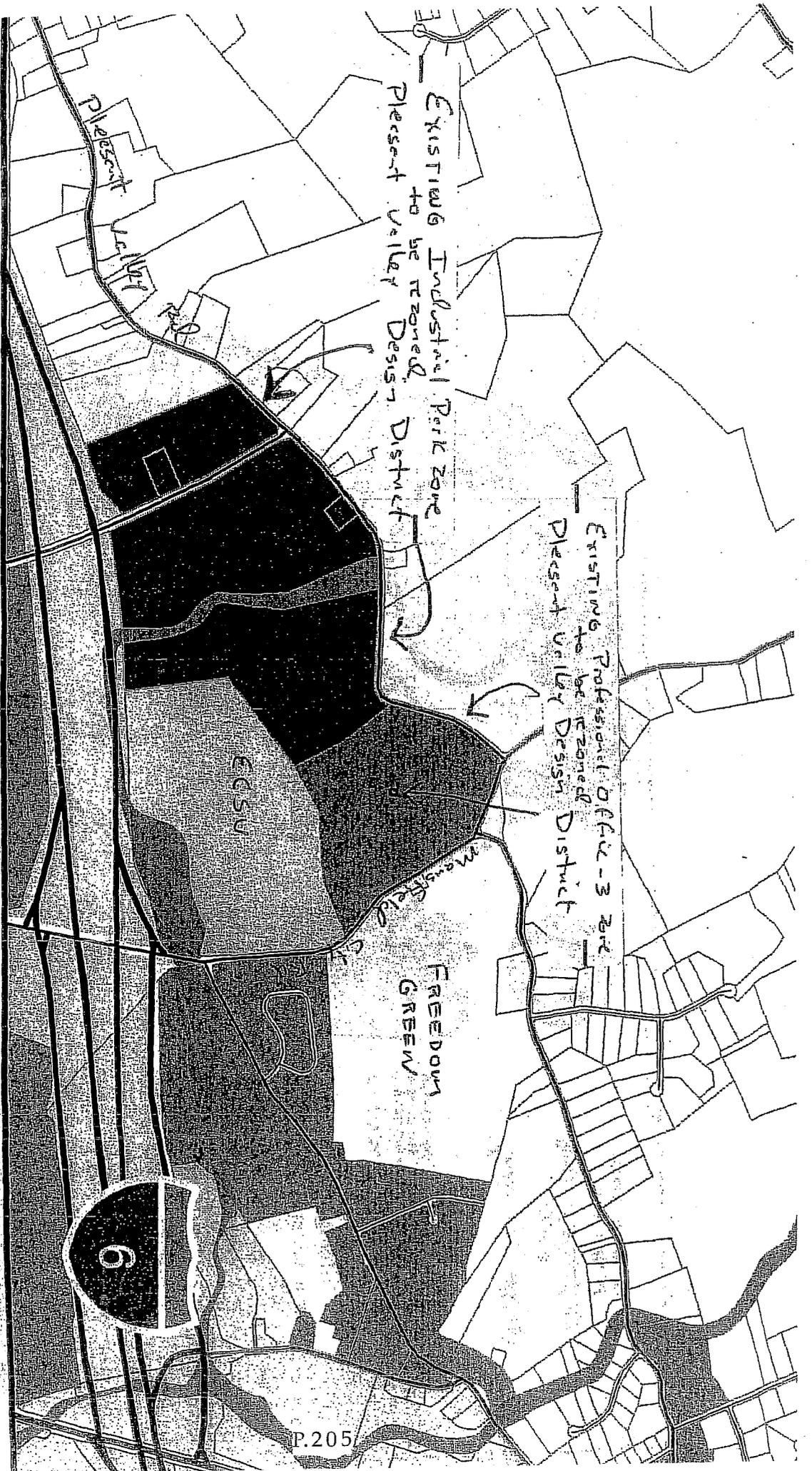
1. Revisions to Article II, III, VII, VIII, and X. Section A. to appropriately reference the zoning map revisions noted above, to eliminate an existing moratorium on rezoning of certain land south of Pleasant Valley Road and to incorporate new subsection lettering and other coordination changes needed in association with proposed zoning map revisions. The proposed Pleasant Valley Design District would be included as one of Mansfield's Design Development Districts.
2. Incorporation of a new Article VII, Section K; Uses Permitted in the Pleasant Valley Design District. This new section includes an intent explanation and a listing of uses authorized by special permit (multi-family oriented housing, certain agricultural product retail outlets, other commercial agricultural uses, certain daycare centers, and accessory retail uses) and uses permitted by right (certain agricultural uses and accessory dwellings).
3. Revisions to Article VIII, Section A., to incorporate proposed zoning map revisions and to establish a twenty-five (25) acre minimum lot area for new lots in the Pleasant Valley Design District.
4. Incorporation of a new Article X, Section A.8.; Special Provisions for Pleasant Valley Design District. This new section requires, except for agricultural and low density residential uses, developments to be served by public sewer and water. This section also includes special provisions regarding density, building height, parking, housing unit mix, affordable housing, phasing, agricultural land preservation, buffers from agricultural land and wetlands, open space/recreation, and other requirements for this zone. The proposed regulation includes unit size restrictions, a twenty (20) percent affordable housing requirement, a fifty (50) percent agricultural land preservation requirement, and provisions that authorize the Commission to limit construction to fifty (50) dwelling units per year.
5. Revisions to Article X, Section A.4. to clarify stormwater management requirements and pedestrian/public transit requirements for all projects within a designated design development district.
6. Revisions of Article III, Section M. (to be re-lettered Section L.) to incorporate new referral requirements to the State Dept. of Public Health for activities within a state designated aquifer protection area or the watershed of a water company.

At this Hearing, interested persons may be heard and written communications received. No information from the applicant or the public shall be received after the close of the Public Hearing. Additional information, including the exact mapping of the proposed zoning map revisions and wording of the proposed zoning regulations is available in the Mansfield Planning and Town Clerks Offices and at www.mansfieldct.org.

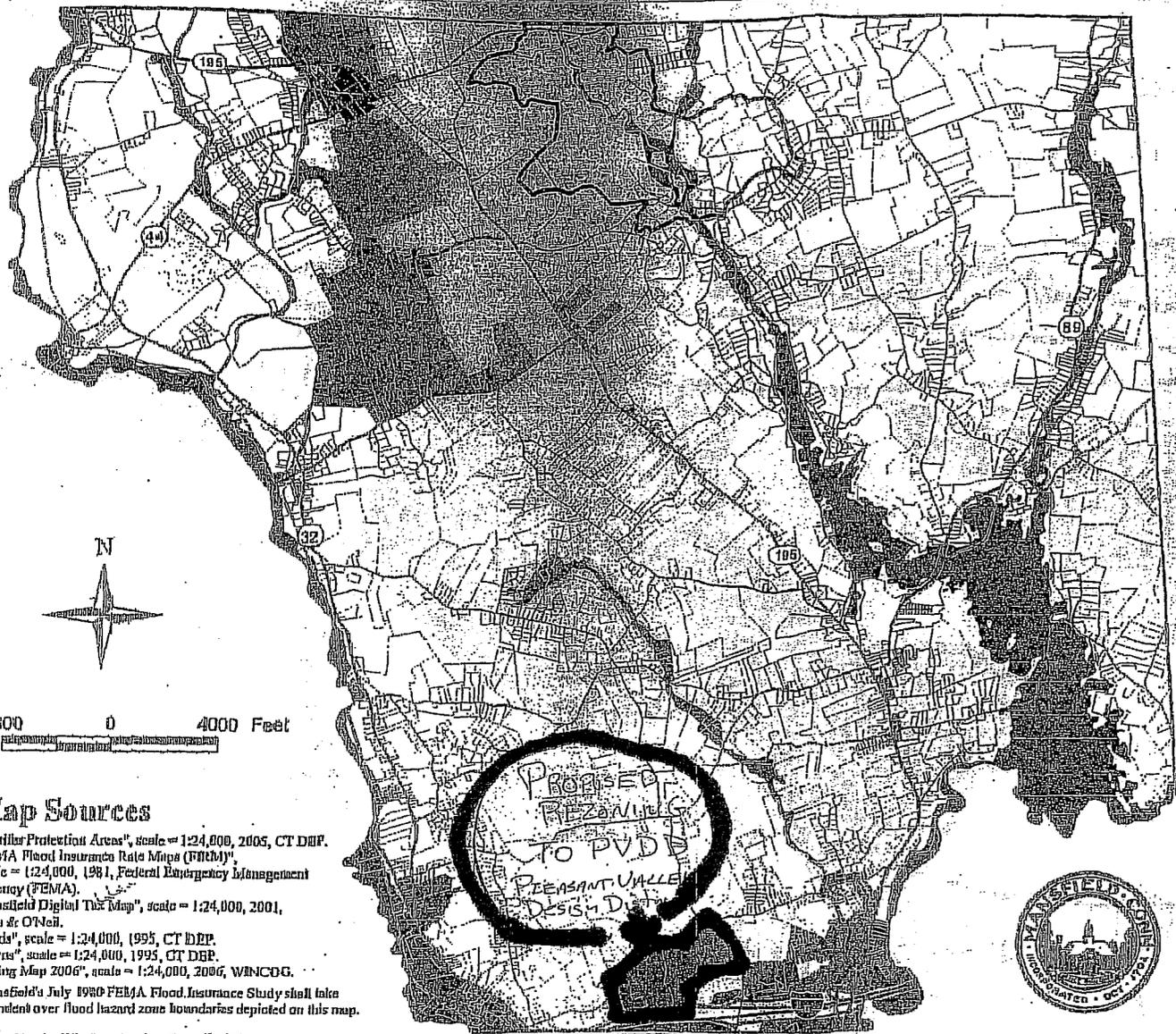
R. Favretti, Chair
K. Holt, Secretary

TO BE PUBLISHED Tuesday, December 5, and Wednesday, December 13, 2006

Thanks for remembering to put officers' names at p. 204s on same lines.



- Area of Proposed Rezoning from Industrial Park and Professional Office-3 to Pleasant Valley Design District.
- Public Hearing 12/18/06 8 PM Audrey Beck Building.



- Residence 20 Zone (R-20)
- Residence 90 Zone (R-90)
- Rural Agricultural Residence 90 Zone (RAR-90)
- Design Multiple Residence Zone (DMR)
- Planned Business 1 Zone (PB-1)
- Planned Business 2 Zone (PB-2)
- Planned Business 3 Zone (PB-3)
- Planned Business 4 Zone (PB-4)
- Planned Business 5 Zone (PB-5)
- Neighborhood Business 1 Zone (NB-1)
- Neighborhood Business 2 Zone (NB-2)
- Business Zone (B)
- Professional Office 1 Zone (PO-1)
- Professional Office 3 Zone (PO-3)
- Industrial Park Zone (IP)
- Research and Development Limited Industrial Zone (RD/LI)
- Flood Hazard Zone (FH)*
- Institutional Zone (I)

Aquifer Protection Area
 The boundary of the aquifer protection area is identical to the CT DEP approved aquifer protection area for the University of Connecticut Fenton River wellfield.



Map Sources
 "Aquifer Protection Areas", scale = 1:24,000, 2005, CT DEP.
 "FEMA Flood Insurance Rate Maps (FIRM)", scale = 1:24,000, 1981, Federal Emergency Management Agency (FEMA).
 "Mansfield Digital Tax Map", scale = 1:24,000, 2001, Ryan & O'Neil.
 "Roads", scale = 1:24,000, 1995, CT DEP.
 "Towns", scale = 1:24,000, 1995, CT DEP.
 "Zoning Map 2006", scale = 1:24,000, 2006, WINCOG.
 * Mansfield's July 1980 FEMA Flood Insurance Study shall take precedence over flood hazard zone boundaries depicted on this map.

Prepared by the Windham Region Council of Governments.



Zoning Map
of the
Town of Mansfield,
Connecticut
(Effective May 31, 2006)

November 2, 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 were updated on 11/28/06. These notes are not part of the proposed zoning and subdivision revisions.)

A. Proposed Zoning Map revisions (depicted on attached 11/06 map):

1. Rezone all existing areas zoned Professional Office-3 (PO-3) to a new Pleasant Valley Design District (PVDD) zone classification.
2. Rezone all existing areas zoned Industrial Park (IP) to a new Pleasant Valley Design District (PVDD)

Explanatory Note: These zone changes are designed to implement recommendations contained in Mansfield's 2006 Plan of Conservation and Development. The Intent section of Article VII, Section K (see item B.6 below) provides more information on Plan of Conservation of Development recommendations for the subject areas.

B. Proposed Zoning Regulations revisions:

1. Revise Article II, Section A as follows:

- a. Delete from the current listing of zones:
 1. PO-2 (Professional Office 2 zone)
 2. PO-3 (Professional Office 3 zone)
 3. IP (Industrial Park zone)
- b. Add to the current listing of zones:

PVDD (Pleasant Valley Design District)

Explanatory Note: These revisions are associated with and tied to the proposed Zoning Map revisions listed in Item A above, and the fact that there is no existing Professional Office 2 zones.

2. Revise Article II, Section B as follows:

- a. Delete IP Industrial Park from the current listing of "Design Development" Districts;
- b. Delete PO-2 and PO-3 from the current listing of "Design Development" Districts and revise the reference Professional Office 1 through 3 to read Professional Office 1;
- c. Add PVDD-Pleasant Valley Design District to the listing of "Design Development" Districts.

Explanatory Note: These revisions are associated with and tied to the proposed Zoning Map revisions listed in A above and the fact that there is no existing Profession Office 2 zones.

3. Revise Article III by deleting in its entirety Subsection A and by re-lettering remaining subsections as A through L

Explanatory Note: This revision would eliminate regulations imposing a temporary and limited moratorium for certain zone changes in the area south of Pleasant Valley Road west of Mansfield City Road.

4. Revise Article III by revising subsection L to read as follows: (currently subsection M)

L. [M] Notification Of ~~[Windham Water Works] Water Company and Connecticut Department of Public Health~~

When an applicant files with the Planning and Zoning Commission or Zoning Board of Appeals an application, petition, request or plan concerning any project on any site ~~[which] that~~ is within ~~[the watershed of the Windham Water Works or other water company, as defined in Section 25-32a of the General Statutes,]~~ the aquifer protection area delineated pursuant to section 22a-354c or the watershed of a water company, the applicant shall provide written notice of the application, petition, request or plan to the ~~[Windham Water Works or other]~~ water company and the Commissioner of Public Health in a format prescribed by the Commissioner (provided such water company or said Commissioner has filed a map showing the boundaries of the watershed on the Mansfield Land Records and with the Planning and Zoning Commission or Zoning Board of Appeals or the aquifer protection area has been delineated in accordance with section 22a-354c, as the case may be). Such notice shall be made by certified mail, return receipt requested, and shall be mailed ~~[within] not later than seven days [of] after~~ the date of the application. ~~[The Windham Water Works or other]~~ Such water company and the Commissioner of Public Health may, through a representative, appear and be heard at any hearing on any such application, petition, request or plan.

Explanatory Note: This notification revision is mandated by Public Act 06-53 and a revision of Section 8-3: of the Connecticut General Statutes.

5. Revise Article VII, subsections A.2. and A.4 as follows:

- a. Delete "Industrial Park" in line 3 of subsection A.2.c
- b. Delete "Industrial Park" in lines 1 and 6 of subsection A.4

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

6. Delete Article VII, subsections T. "Uses Permitted in the Professional Office 3 zone" and U. "Uses Permitted in the Industrial Park Zone" in their entirety, add a new Article VII, Subsection K "Uses Permitted in the Pleasant Valley Design District Zone" (land south of Pleasant Valley Road and west of Mansfield City Road) and re-letter/re-number remaining subsections of Article VII.

The new Article VII, Subsection K shall read as follows:

K. Uses Permitted in the PVDD (Pleasant Valley Design District Zone (Land south of Pleasant Valley Road and west of Mansfield City Road)

1. Intent

The PVDD has been established with special provisions designed to implement Plan of Conservation and Development goals, objectives and recommendations for a unique area of Mansfield located south of Pleasant Valley Road, west of Mansfield City Road and bordering Mansfield Avenue. As detailed in Mansfield's Plan of Conservation and Development, this area has been zoned for decades for industrial and commercial use, but has remained agricultural and is no longer considered appropriate for industrial and non-agricultural commercial use due to access limitations, special agricultural, floodplain, wetland, and aquifer characteristics that warrant protection and preservation, site visibility and scenic character, neighboring agricultural and residential uses and other Plan of Conservation and Development goals, objectives and

recommendations. Due primarily to the fact that this area is one of a very limited number in Mansfield that have access to public sewer and water systems, medium to high density multi-family housing is considered an appropriate use for portions of this district, but only if designed, constructed, and utilized in a manner compatible with other Plan of Conservation and Development recommendations. Accordingly, the PVDD has special provisions designed to preserve significant areas of prime agricultural land, to protect important natural resources, to provide for affordable housing, to authorize density and design flexibility, and to authorize phased implementation of new housing units.

2. General

The uses listed below in Sections K3 and K4 and associated site improvements are permitted in the PVDD zone, provided:

- a. Any special requirements associated with a particular use are met;
- b. Except as noted below, all uses permitted in the PVDD zone shall be served by adequate public sewer and water supply systems. On a case-by-case basis and dependent on the nature and intensity of the proposed use and the potential for detrimental health, safety or environmental impacts, the Planning and Zoning Commission shall have the right to authorize the use of onsite sanitary waste disposal and/or water supply systems for commercial agricultural uses and low density residential uses, provided it is documented to the Commission's satisfaction that there is a low risk of aquifer contamination or other health, safety or environmental problems.
- c. Applicable provisions of Article X, Section A (Design Development Districts) and Article VI, Sections A and B (Performance Standards) are met; and
- d. With the exception of those uses included in K.4 below, special permit approval is obtained in accordance with the provisions of Article V, Section B for any of the activities delineated in Article VII, Section A.2.

Article VII, Sections A.3., A.4 and A.5 also include or reference provisions authorizing the Zoning Agent to approve certain changes in the use of existing structures or lots and authorizing the PZC Chairman and Zoning Agent to approve minor modifications of existing or approved site improvements. All changes in use in the PVDD zone require Planning and Zoning Commission approval in accordance with the provisions of Article VII, Section A.4.

3. Categories of Permitted Uses in the Pleasant Valley Design District Requiring Special Permit Approval as per the Provisions of Article V, Section B.

- a. Two family, and multi-family housing in accordance with the standards contained in Article X, Section A.
- b. Single Family housing in association with a multi-family housing development but only when specifically authorized by the Commission due to specialized situations where site characteristics limit the ability to appropriately locate two-family or multi-family structures. All applicable provisions of Article X, Section A shall be met.
- c. Permanent retail sales outlets for agricultural and horticultural products, provided all the standards are required of Article VII, Section G. 13 are met;
- d. 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;

- e. State-licensed group day care homes or State-licensed child day care centers as defined by the State Statutes. State-licensed family day care homes are specifically authorized in Article VII, Section D;
 - f. Accessory commercial uses, such as a laundry or recreational facility, conducted primarily for the convenience of residents of an approved residential project, provided the use is located within a building.
4. Uses Which May be Authorized in the Pleasant Valley Design District Zone by the Zoning Agent:
- a. Agricultural and horticultural uses such as the keeping of farm animals, field crops, orchards, greenhouses, accessory buildings, etc., provided the provisions of Article VII, Sections G.13 through G.15 are met;
 - b. Dwelling units for property owners, managers, caretakers, or security personnel associated with a permitted agricultural use provided all residential structures are located on the same lot as the agricultural use.

Explanatory Note: These revisions are associated and tied to the proposed zoning map revisions listed in item A above. This section proposes new permitted use provisions consistent with recommendations contained in Mansfield's Plan of Conservation and Development.

7. Revise Article VIII, Section A, Schedule of Dimensional Requirements, as follows:
- a. Delete from the Schedule the existing row for the IP zone and delete the references to PO-2 and PO-3.
 - b. Add to the Schedule a new row for the PVDD District and insert "Building" in the heading of the maximum coverage column. The revised rows shall read as follows:

ZONE	MINIMUM LOT AREA/ACRES	MINIMUM LOT FRONTAGE/FT	MIN. FRONT SETBACK LINE (IN FEET)	MIN. SIDE SETBACK LINE (IN FEET)	MIN. REAR SETBACK LINE (IN FEET)	MAXIMUM HEIGHT	MAXIMUM BUILDING GROUND COVERAGE
	See Notes (3) (4) (18)	See Notes (4)(6)(7)(13)(16)	See Notes (4)(8)(9)(15)(16) (17)	See Notes (4)(10)(11)(15)(16) (17)	See Note (4)(15)(16) (17)	See Note (14)	
PVDD see note 1	25 ACRES	200	100	30	50	40	25%

- c. Revise existing foot note 13 on the Schedule of Dimensional Requirements to read as follows:
13. Lot frontage requirements for business and ~~industrial~~residential uses within specified ~~business and industrial~~ zones may be waived by the Planning and Zoning Commission for private roads, provided special permit approval is obtained (see Article VIII, Section B.3.d)

Explanatory Note: These revisions are associated and tied to the proposed zoning map revisions listed in item A above. The proposed 25 acre minimum lot size proposal is designed to help ensure that Plan of Conservation and Development recommendations, particularly those tied to agricultural land preservation, are not undermined by smaller, uncoordinated developments. Existing and proposed regulations would allow larger projects to be built in smaller phases.

8. Revise Article VIII, subsection B.3.a, B.3.b, B.3.c, and the first paragraph of B.3.d to read as follows:
3. ~~[Business and Industrial Exceptions]/[Special Dimensional Requirements~~

- a. **Setback from Residential Zones** - In the [IP and] RD/LI zone[s], a minimum setback of 15 feet is required between all new industrial or research buildings and residential zone boundary lines. This setback may be reduced by the Commission due to physical characteristics, the nature of proposed landscape and buffer plans or the character of existing land uses.
- b. **Lot Coverage** - Except as noted below, the total ground area coverage of buildings and parking areas in the [IP and] RD/LI Zone[s] shall not exceed 50 percent of the total lot area. Provided all other requirements of these Regulations are met, this coverage limit can be increased to 75 percent for projects directly associated with a program that permanently preserves large tracts of open space or agricultural land.
- c. **Gate Houses/Security Structures** - In the [IP and] RD/LI Zones, the Commission may reduce or waive front or side line setbacks for gatehouses and security structures other than residences.
- d. **Lots on Private Roads** - Provided the standards noted below are met and provided special permit approval is obtained in accordance with Article V, Section B, the Commission may allow lots to be created off of private roads [for business and industrial uses] in the following zones: B; PB-1, PB-2, PB-3, PB-4, PB-5, NB-1, NB-2, PO-1, [PO-2, PO-3,] I, [IP] PVDD and RD/LI. This regulation allows, under specific standards, lots to be created without frontage on a Town or State road.

(Note: Subsections 3.d.1 through 6 shall remain in effect.)

Explanatory Note: These revisions are associated and tied to proposed zoning map revisions listed in item A above.

9. Revise Article VIII, subsection C.1 and 2 to read as follows:

M. Floor Area Requirements

1. Residential

All buildings and structures used as residences shall meet the following minimum livable floor area requirements:

- a. Single-Family Dwellings-800 square feet
- b. Two-family Dwellings-800 square feet per dwelling unit
- c. See specific provisions for DMR, ARH, PVDD, and PRD zones and for multi-family housing, conversions and efficiency units allowed in other zones.

2. Business

In all Business, Industrial and Institutional (PB-1 through 5, NB-1 and 2, B, PO-1 [through 3, IP], RD/LI and I) zones, each new building shall have a minimum of 500 square feet of floor area on the ground level.

Explanatory Note: These revisions are associated and tied to proposed zoning map revisions listed in item A above.

10. Revise Article X, Section A.1 as follows:

- a. Delete PO-2- Professional Office-2, PO-3- Professional Office-3, and IP-Industrial Park from the listing of Design Development Districts.
- b. Add PVDD-Pleasant Valley Design District to the listing of Design Development Districts.

Explanatory Note: These revisions are associated and tied to proposed zoning map revisions listed in item A above.

11. Revise Article X., Section A.2.c to delete in line 10 "Industrial park or" and to change "an" to "a".

Explanatory Note: These revisions are associated and tied to proposed zoning map revisions listed in item A above.

12. Revise Article X, Section A.4.b to add the following sentences to the end of the second paragraph of this subsection:

"A concerted effort shall be made to minimize impervious surfaces and potential stormwater impacts. Stormwater management guidelines and best management practices prepared by State and Federal agencies shall be implemented wherever appropriate, as determined by the Planning and Zoning Commission."

Explanatory Note: These revisions are designed to implement Plan of Conservation and Development recommendations regarding storm water management for all projects within a design "development district".

13. Revise Article X, Section A.4.e to delete in line 12 "IP and" and to change "zones" to "zone".

Explanatory Note: These revisions are associated and tied to proposed zoning map revisions listed in item A above.

14. Revise Article X, Section A.4.h to delete in line 3 "IP or"

Explanatory Note: These revisions are associated and tied to proposed zoning map revisions listed in item A above.

15. Revise Article X, Section A.4. to add a new subsection j to read as follows:

j. Pedestrian/Public Transit Improvements

All developments shall provide appropriate pedestrian and public transit improvements, as determined by the Commission. The degree of improvements shall be tied to the size and nature of the development. Trail and sidewalk, bikeway improvements, bicycle racks, bicycle lockers, bus stops with shelters, and other amenities that promote public transportation and pedestrian and bicycle traffic may be required.

Explanatory Note: This addition is designed to help implement Plan of Conservation and Development goals, objectives and recommendations to reduce the need for vehicular traffic and enhance pedestrian and bicycle traffic and public transportation opportunities, in all design development districts.

16. Revise existing Article X, Section A.8 (to be re-lettered to A.9) to delete "Industrial Park (IP) and" in the title line of this subsection and to delete references to "IP or" in line 1 of subsection 8a and 8c.

Explanatory Note: These revisions are associated and tied to proposed zoning map revisions listed in item A above.

17. Add a new Article X, Section A.8 to read as follows:

8. Special Provisions for the Pleasant Valley Design District (PVDD) zone

a. Water and Sewer Facilities

Except as noted below, all proposed developments in the PVDD zone must be served by public water and sewer facilities or must be readily connected to such services. "Readily connected" is defined as that point in time when contracts have been let for construction of public sewer and water facilities requested for connection. A Certificate of Compliance shall not be issued until the site is connected to public water and sewer facilities. Article VII Section K.2.b. authorizes the commission to waive this requirements for commercial agricultural uses and low density residential uses.

b. Density Requirements

No minimum or maximum residential density provisions have been established for the Pleasant Valley Design District. Residential densities shall be governed by site characteristics, building height and coverage requirements, setback and buffering provisions, agricultural land preservation requirements, parking requirements, and other provisions of these regulations.

c. Building Height Requirements

No building shall exceed three stories or a height of forty (40) feet.

d. Distance Between Structures

Except as noted below, the distance between any two structures shall be no less than the average height of both, but in no case less than fifty (50) feet. The Commission may vary this spacing requirement when it determines that such variations will enhance the design of the project without significantly affecting either emergency or solar access.

e. Courtyards

Except as noted below, courts enclosed on all sides shall not be permitted and no open court shall have a length or width less than fifty (50) feet. The Commission may vary these requirements when it determines that such variations will enhance the design of the project without significantly affecting either emergency or solar access.

f. Parking

Required parking spaces shall not be allowed on any street or internal roadway and shall be set back a minimum of 10 feet from principal buildings. All spaces shall comply with the parking provisions of Article X, Section D and other dimensional requirements of these Regulations.

g. Housing Unit Mix Requirements

In addition to addressing the design standards of Article X, Section S, all residential development in the PVDD shall provide for a mix of housing types, sizes, and designs. As a noted exception, housing designed primarily for student occupancy shall not be authorized in this district due to potential neighborhood compatibility issues.

Two-family, multi-family, and as specified in Article VII, Section K.3.b.a, a limited number of single family dwellings may be authorized but, within any development or subphase thereof, no more than twenty (20) percent of the units shall be in two-family and single family dwellings. Row houses or townhouses with more than two dwelling units per structure shall be considered multi-family dwellings. In addition, no more than twenty-five (25) percent of the dwelling units shall exceed 2,400 square feet of livable floor area.

Due to the proximity of commercial and health care services in southern Mansfield and the adjacent Town of Windham and due to the physical characteristics of the Pleasant Valley Design District, which will facilitate development in distinct subsections, the Commission encourages Age Restricted Housing developments within this district.

h. Affordable Housing Requirements

Pursuant to the authority provided by Section 8-2i of the Connecticut General Statutes, a minimum of twenty (20) percent of all dwelling units in a residential development, or phase thereof, shall be designed, constructed, and marketed for occupancy by low and moderate income persons.

To address this requirement, a minimum of twenty (20) percent of the dwelling units in a residential development, or subphase thereof, shall not exceed the following maximum square footage requirements:

Two-family or multi-family units with one bedroom-800 square feet of livable floor area

Two-family or multi-family units with two bedrooms-1,200 square feet of livable floor area

Two-family or multi-family units with three or more bedrooms-1,400 square feet of livable floor area

Single family dwelling unit with one or two bedrooms- 1,200 square feet of livable floor area

Single family dwelling unit with three or more bedrooms- 1,400 square feet of livable floor area

In addition to meeting these maximum square footage requirements, applicants shall provide specific information about the location, design and character of proposed affordable units and shall document the actions that will be taken to promote and retain occupancy by low and moderate income persons. Applicants are encouraged to work with Mansfield's Housing Authority, the State Department of Economic and Community Development and other agencies that promote affordable housing opportunities, and incorporate deed restrictions, resale, lease, or rental contracts, and/or other measures to promote this affordable housing objective.

i. Phasing of Residential Development

Noting that no maximum density requirements have been established for the PVDD and that approximately 150 acres have been incorporated into this zone classification, the Commission shall retain the authority to require an approved project to be implemented in phases and to restrict the number of units that may be constructed in any one year period. This approach is considered necessary to help address potential impacts on Town services. Accordingly, the Commission shall have the right to limit the issuance of Zoning Permits for new units in any PVDD development, or subphase thereof, to fifty (50) dwelling units per calendar year.

j. Agricultural Land Preservation Requirements

Pursuant to the Plan of Conservation and Development recommendations, the Commission shall have the right to require up to fifty (50) percent of the prime agricultural acreage on a subject residential development to be permanently preserved for agricultural use. As utilized in this provision, prime agricultural acreage shall be those areas that have been cultivated or otherwise used for agricultural purposes and/or those areas with soils that are classified as "prime agricultural" by the Natural Resources Conservation Service. The location of the agricultural acreage to be preserved shall be determined by the Commission and may be on other land within the PVDD under the control of the applicant. With the assistance of Mansfield's Agricultural Committee, the following areas have been designated as priority agricultural preservation areas within the PVDD are as follows:

- Land immediately south of Pleasant Valley Road approximately 1,500 feet west of Mansfield City Road and immediately west of a significant curve in Pleasant Valley Road (former strawberry field area).
- Land immediately south of Pleasant Valley Road and west of Mansfield Avenue.
- Land immediately south of Pleasant Valley Road approximately 750 feet west of Mansfield City Road and immediately east of a significant curve in Pleasant Valley Road.

To ensure the permanent preservation of designated agricultural land, conservation easements, approved by the Commission, shall be filed on the Land Records. The easement areas shall be monumented with iron pins and Town Conservations easement markers shall be placed every 50 to 100 feet around the perimeter boundary of the easement area. The Town Markers shall be placed on trees, fences, four (4) inch cedar posts or other structures acceptable to the Commission.

k. Buffer from Agricultural Land

Unless specifically waived by the Commission due to site and project characteristics, all new dwelling units shall be set back a minimum of one hundred (100) feet from designated agricultural preservation areas and/or existing agricultural uses.

l. Buffers from Wetland/Watercourse Areas/Areas Subject to Flooding

Unless specifically authorized by the Inland Wetland Agency, all new structures, parking areas, and other impervious surfaces shall be setback a minimum of seventy-five (75) feet from designated inland wetland or watercourse areas and areas subject to flooding during a one-hundred year flood event.

m. Open Space/Recreational Facilities

All residential developments shall provide appropriate open space and recreation facilities as determined by the Commission. The degree of improvement shall be tied to the size and nature of the development. For example, for projects with fifty (50) or more dwelling units, swimming pools, club houses, multi-use ball fields, tennis courts, and/or playgrounds may be required by the Commission. For smaller projects, trails, garden areas, and multi-use lawn areas may be considered adequate to meet this requirement. Detailed plans and specifications for proposed or required open space and recreational improvements shall be shown on project plans. Whenever possible and appropriate, active recreational facilities shall be screened from residences, driveways, streets, and parking areas.

Explanatory Note: These revisions are associated with and tied to the proposed Zoning Map revisions listed in A above and recommendations contained in Mansfield's 2006 Plan of Conservation and Development. This section establishes specific requirements for agricultural land preservation, affordable housing, wetland and agricultural buffers, unit mixes, phasing, open space/recreational facilities and other project elements. No maximum density provisions have been proposed.

DRAFT
TOWN OF MANSFIELD
CONSERVATION COMMISSION
Minutes of the November 15, 2006 Meeting
Conference Room B, Audrey P. Beck Building

Present: Robert Dahn (Chair), Quentin Kessel, and Scott Lehmann.
Absent: Peter Drzewiecki, Jennifer Kaufman, John Silander, and Frank Trainor.
Town Staff: Grant Meitzler.
Guest: Tulay Luciano

1. The meeting was called to order at 7:35 PM.
2. The minutes of the October 18, 2006 meeting were approved unanimously on a motion by Lehmann, seconded by Dahn.
3. IWA Referrals.

IWA1362 - Luciano - Warrenville Road. Mrs. Luciano expressed her concerns with regard to the integrity of the wetlands that that serve as a buffer between homes in her neighborhood and the Mount Hope River. In particular, she expressed discomfort with work being carried out by one of her neighbors within and at the border of these wetlands. The CC reviewed maps and correspondence on this matter, as well as photographs which showed the neighbor's lawn extension under water. Meitzler reviewed his regulatory responsibility with regard to what might be considered a "significant" amount of fill in what would be considered a regulated area in a new development. It was agreed that the significance of a given amount of fill 150 feet away from a wetland might be quite different from the same amount of fill deposited in, or close to, a wetland; and hence, the appropriateness of the regulation's wording. Meitzler also explained a homeowner's "as-of-right exemption," and stated that he felt that the homeowner's lawn extension in and close to the wetland fell under this exemption. Regardless of this exemption, and without real documentation of what fill may have been placed in the wetlands or flood plain area, the CC concluded that the homeowner's extension of his lawn probably would not have a significant negative impact on the wetlands or the flood plain. However, concern was expressed with regard to the cumulative impact of such work.

The CC thanked Mrs. Luciano for her concern for the wetlands, encouraged her to continue monitoring these wetlands, and to contact Meitzler with any future concerns.

IWA 1366 - Town of Mansfield - Farmstead Road. Map date: 10/10/06 revision. This application is for work to improve access and water supply from an existing fire pond. Kessel moved, and Lehmann, seconded that there should be no significant negative impact on the wetlands as long as appropriate erosion and sedimentation controls are in place during the construction and removed after the site is stabilized. The motion passed unanimously.

IWA 1367- Erhard - Middle Turnpike. Map date: 10/31/06. This application is for the construction of a sunroom addition to replace an existing deck within the 150 foot regulated area. Lehmann moved, and Dahn, seconded that there should be no significant

negative impact on the wetlands, and the motion passed unanimously. However, Dahn noted that a portion the proposed project is to take place in the Town of Willington. This raised the further question of the intrusion of the proposed construction into the usual setback from a property line - in this case the Mansfield-Willington boundary.

6. The meeting adjourned at 8:54 P.M.

Respectfully submitted,

Quentin Kessel
Secretary

DRAFT
TOWN OF MANSFIELD
OPEN SPACE PRESERVATION COMMITTEE
Minutes of the December 19, 2006 meeting

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

Town Staff: Jennifer Kaufman

1. **The meeting was called to order at 7:34 P.M.**
2. Kessel was selected as secretary. Kessel moved and Morrow seconded that the minutes of the November 21, 2006 meeting, be approved. The motion passed unanimously.
3. PZC File #907-29 - Proposed revisions to the Zoning Map and Zoning regulations were reviewed and discussed. This zone change would change the current Industrial and Professional Office-3 zones in the southern part of Mansfield to one that would permit multifamily housing, a proposed Pleasant Valley Design District. It is estimated that the new district would permit the construction of approximately 400 housing units. If approved, the PZC would have the right to require up to 50 percent of the prime agricultural acreage in a given parcel to be permanently preserved for agricultural use.

During the discussion, it was noted that there is no provision for an infrastructure (e.g. convenience shopping, etc.) to support 400 units of housing. The isolation of this acreage from many of the required support services would result in greatly increased traffic on the local roads, some of which are not equipped to handle the increased traffic. It was further noted that the proposed new housing units would likely be heavily utilized by students from Eastern Connecticut State University and young families whose children would attend Mansfield schools.

Feathers questioned Section 8-3-b regarding lot coverage, which seems incompatible with statements elsewhere regarding the minimization of impervious surfaces.

It was agreed that Feathers, Morrow, and/or Wetherell would attend the Jan. 2, 2007 continued hearing on this zone change to express the position of the OSPC. The OSPC will reiterate its 9/20/05 comments (Attachment #1 to the current minutes) against the revisions in the 8/15/05 draft of the proposed regulations, which revisions are essentially the same as the currently proposed changes in the regulations. At that time, it was agreed the current industrial and office zones were more compatible with agricultural neighbors than 400 housing units would be.

The OSPC notes that the provision for the preservation of up to 50 percent of the prime agricultural farmland in the proposed regulations might be incorporated into the current industrial and office zones. In either the currently proposed regulations or as an addition

to the present industrial/office space regulations the farmland preservation provisions should place the ownership and control of the dedicated agricultural land in the hands of either the Town or an agricultural trust.

4. Tree removal from Town property (Dunhamtown Forest) requested by the owners of 49 White Oak Road: The OSPC is against permitting these trees to be cut and is concerned by the precedent such permission might set. If the Town should see fit to grant this permission, the Town should request compensation compatible with the landscape value of the trees removed.

It was suggested that a small antenna tower on the garage side of the house, or the alternate use of cable, might be satisfactory alternatives to the tree removal.

5. Dunham Farm Estates Open space Dedication: Following a field trip to the site, the OSPC determined that a trail could be put in place without impacting wetland and recommends the following: that the open space dedication be owned by Joshua's Trust and become part of Dunham Woods Preserve; and that a trail beginning at Dunham Pond Road and crossing the dedication area to the existing preserve would provide an alternative (and safer) entrance to this preserve than currently exists at the entrance on South Eagleville Road. This trail would also afford easy and safe access to this preserve by the residents of the subdivision and residents of Dunham Pond Road. In order to further protect the pond and wetlands associated with it, the committee recommends that a conservation easement be granted by Joshua's Trust to the Town that limits public access to only the trail and a small parking area along Dunham Pond Road. Wetherell agreed to transmit these recommendations to the PZC

5. The meeting adjourned at 9:00 P.M.

Respectfully submitted

Quentin Kessel
Secretary, Pro Tem.

ATTACHMENT #1
OPEN SPACE PRESERVATION COMMITTEE

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

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

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

Policy Goal # 2 (p. 35)

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

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

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

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

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

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

On Map 22, the OSPC supports the clustering of new development in areas of existing development, particularly medium-to-high density housing in the Four Corners area. The committee views the Four Corners area as currently the most accessible area for pedestrians, and the committee recommends that a larger area of high density housing be included in the plan for that area. The existing Jensen's Park on the south side of Rt. 44 is a large parcel of senior housing, and the committee recommends that the properties across Rt. 44 (on the north side) be also designated for senior housing to complement Jensen's residential use and to provide more senior housing within easy reach of groceries, drug stores, etc. on a sidewalk. This is currently the only area in town that offers this pedestrian opportunity. The committee also sees the increased traffic, lighting, etc. of the proposed commercial uses on the north side of Rt. 44 as adversely affecting the seniors currently living in Jensen's. Expanding Jensen's into a senior "village" that extends across Rt. 44 would be more helpful to seniors than the current senior housing

designation for a parcel farther west (and farther away) from the services at Four Corners.

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

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

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



**TOWN OF MANSFIELD/MANSFIELD PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE
Wednesday, December 13, 2006
Audrey P. Beck Municipal Building
Conference Room B**

MINUTES

Present: Bill Simpson, Chair, Mark Boyer, Elizabeth Paterson, Gordon Schimmel, Jeff Smith
Absent: Renee Miller, Anne Rash, Linda Patenaude, Matt Hart
Staff: William Hammon

1. Call to Order/Roll Call

Mr. Simpson called the meeting to order at 5:12 p.m.

2. Meeting Minutes

The minutes October 25, 2006 were moved, seconded and approved unanimously.

3. Opportunity for the public to address the Committee

No one came forward.

4. Architectural Services RFQ Results

Mr. Hammon, Mr. Smith, and Dr. Schimmel reviewed the criteria for the selection process, and their reasons for recommending four of the firms who submitted proposals for interviews.

5. Other

Members of the Committee suggested contacting Dr. Jokubaitis to request ideas for criteria and questions to ask the applicants. Members will contact the superintendent with available dates, following January 20th, to schedule a day to conduct interviews

6. Adjournment

Mr. Simpson adjourned the meeting at 5:54 p.m.

Respectfully submitted,

Gordon L. Schimmel, Ed.D.



**TOWN OF MANSFIELD/MANSFIELD PUBLIC SCHOOLS
SCHOOL BUILDING COMMITTEE
Wednesday, October 25, 2006
Audrey P. Beck Municipal Building
Council Chambers**

MINUTES

Present: Bill Simpson, Chair, Matt Hart, Marc Boyer, Gordon Schimmel, Elizabeth Paterson, Jeff Smith

Absent: Renee Miller, Anne Rash

Staff: Linda Patenaude, William Hammon

Guest: Bruce King, QBS

1. Call to Order/Roll Call

Mr. Simpson called the meeting to order at 5:16 p.m.

2. Meeting Minutes

The minutes of September 13, 2006 were moved, seconded and approved unanimously.

The minutes of October 4, 2006 were moved, seconded and approved unanimously.

3. Opportunity for the public to address the Committee

No one came forward.

4. Qualification Based Selection (QBS) Presentation by Bruce King

Dr. Schimmel explained to Mr. King about how the Committee has gotten to this point.

Mr. King then gave a brief presentation of how QBS works. He then took questions from the Committee.

Mr. Simpson asked if we do the process ourselves or if QBS would/could be involved. Mr. King replied that it could go either way. There were two parts he could not be involved in – they are 1) the evaluation of responses and 2) the actual interviews.

Mr. Simpson asked how the company was funded. Mr. King replied that it was by architects, engineers and land surveyors.

Mayor Paterson questioned the RFQ process asking how many responders would have to be interviewed. Mr. King replied that it was normal to interview three firms, however, depending on how many responses were received, the total might have to be five.

Dr. Schimmel asked if it was possible to shift firms part way through. Mr. King replied that yes, it was possible, but the Committee should feel comfortable enough with the chosen firm that they would not want to switch firms.

Mr. Smith stated that the Committee should get the RFQ out within the next couple of weeks so interviews could be conducted in December and January.

The idea was to use Dr. Jokubaitis' report as the RFQ and make cutbacks from that if necessary.

5. Other

The next meeting will be November 8, 2006 in Conference Room B at 5:00 p.m.

6. Adjournment

Mr. Simpson adjourned the meeting at 6:19 p.m.

Respectfully submitted,

L. Patenaude
Capital Projects and Personnel Assistant

To: Town Council/Planning & Zoning Commission
 From: Curt Hirsch, Zoning Agent
 Date: January 3, 2007



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

Activity	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
Zoning Permits issued	7	16	11	108	99
Certificates of Compliance issued	11	20	12	109	93
Site inspections	63	70	47	464	365
Complaints received from the Public	5	2	5	29	28
Complaints requiring inspection	2	1	5	15	18
Potential/Actual violations found	8	15	2	62	15
Enforcement letters	11	7	3	57	71
Notices to issue ZBA forms	1	1	2	8	10
Notices of Zoning Violations issued	5	2	2	21	17
Zoning Citations issued	0	1	0	11	6

Zoning permits issued this month for single family homes = 2 multi-fm = 0
 Fiscal year total: s-fm = 24 multi-fm = 3

**TOWN/UNIVERSITY RELATIONS COMMITTEE
COMMITTEE MEETING
Tuesday, November 14, 2006
Town of Mansfield
Council Chambers**

Minutes

Present: B. Clouette, J. Bell-Elkins, R. Miller, A.J. Pappanikou, E. Paterson,
G. Zimmer

Staff: M. Hart, M. Ninteau, C. van Zelm

1. Opportunity for Public to Address the Committee

None.

2. October 10, 2006 Meeting Minutes

Ms. Bell-Elkins made a motion, seconded by Mr. Pappanikou, to approve the minutes of October 10, 2006. The motion passed unanimously.

3. Mansfield Housing Code

Mr. Michael Ninteau, Mansfield Director of Building and Housing Inspection, gave a presentation regarding the implementation and status of the new housing inspection program. The program has been running for three months, and the implementation has gone well. Most of the landlords have been cooperative. The inspectors have completed the inspections at Carriage House, and Celeron Square is 90% complete. Of the 237 inspections conducted thus far, the office has issued 154 rental certificates and found violations in 46 of the units. Also, the office has issued six waivers pending correction. One issue that has been a bit of a surprise is that the office has only received six complaints thus far, and only one of those complaints has come from a tenant. This may change as tenants become more familiar with the program.

Ms. Bell-Elkins reported that everything she has heard about the new program has been very positive, and that USG plans to reference the code in its student rights guide.

Mr. Pappanikou asked if rental units owned by the university fall under the jurisdiction of the housing code. Those units do not.

Mr. Ninteau also referenced the landlord registration ordinance that was recently adopted by the Town Council. Under this ordinance, non-resident owners of

residential rental properties must provide the town with a mailing address by December 31, 2006. Response from the landlord community has been light, but should pick up as the deadline approaches. The housing office will send a reminder. On this point, Mr. Clouette suggested that the town include a reminder as an insert in the trash collection bills.

4. Update re: Mansfield Downtown Partnership

Ms. van Zelm reported that the October 24th presentation to the partnership's board of directors and planning and design committee was favorably received. Right now, the development team is focused on preparing the application for the special design district for Storrs Center, which application the team hopes to submit to the planning and zoning commission by the end of the calendar year. Also, the partnership is still working to obtain state and federal funding for the project, and we should know more around the first of the year. Lastly, in collaboration with town staff the partnership is planning a winter event for February, which will feature ice-skating, a horse drawn carriage and ice sculptures, as well as a "wacky hat" contest.

5. Center for Off-Campus Services

Ms. Bell-Elkins reported that the university has received over 40 applications for the position, and approximately 20 are qualified. Mr. Pappanikou asked if the university had secured funding for the position. Funding has been secured, and the university hopes to have someone in the position in February/March 2007.

6. Community/Campus Partnership

Ms. Bell-Elkins discussed the recent activities of the partnership. The group has maintained its core group of 20-25 people. This year, the partnership intends to be somewhat more strategic about outlining its goals, and plans to form three subcommittees.

Ms. Paterson mentioned that at a recent partnership meeting a student member raised a concern about a notice he had received from his landlord regarding drinking water, and that a fellow member of the partnership who happened to work for the health district was able to help resolve the matter.

Ms. Bell-Elkins concurred that there is significant value to the conversation, as well as the mentor experience that the students receive.

7. UConn Water and Wastewater Systems Master Plan

Mr. Miller reported that the master plan selection committee held a kickoff meeting yesterday to welcome the firms of Milone & MacBroom and Tighe & Bond, who have been selected to prepare the master plan. The consultants will be looking at the big picture, including the service area, capacity for growth, ownership and governance.

The larger water and wastewater advisory committee will be meeting again in the near future.

Mr. Clouette asked if meetings of the committee are open to the public. The meetings are public, and community members are welcome.

Mr. Miller also pointed out that the committee will probably ask the state for an extension past February 1, 2007 for the completion of the master plan. April 1, 2007 may be a more realistic date.

8. Other Business

- a. Student union theatre – Mr. Pappanikou asked about advertising the film schedule at the student union theatre. Ms. Bell-Elkins explained that the theatre does advertise in the Daily Campus, both in hard copy and online. Mr. Pappanikou suggested that the theatre consider advertising in the UConn Advance as well.

The meeting adjourned at 4:55 p.m.

Respectfully submitted,

Matthew W. Hart
Town Manager



TOWN OF MANSFIELD
OFFICE OF THE YOUTH SERVICES BUREAU

Pat Michalak, MA

Mansfield YSB Advisory Board
Agenda

Tuesday, December 12, 2006
12:00noon @ Mansfield Middle School

- 1. Approval of minutes**
- 2. Update**
- 3. Old Business**
- 4. New Business**
- 5. Possible new advisory board members**
- 6. Directors report**
- 7. Other**



TOWN OF MANSFIELD
OFFICE OF THE YOUTH SERVICES BUREAU

Pat Michalak, MA

Mansfield YSB Advisory Board
Meeting Minutes
Tuesday, November 14, 2006
12 noon @ YSB

Attendees:

Ethel Mantzaris, Frank Perrotti, Michael Collins, Kevin Grunwald, Jerry Marchon;
Pat Michalak

Regrets:

Candace Morrell, Eileen Griffin, Mike Collins, Chris Murphy, Rachel Leclerc, Tom Miller, Shawnee Mason, Brittany Cushman, Jake Hovanic

Agenda Items:

1. Pat provided a summary of activities occurring in the month of October.

The following activities occurred in the month of October 2006.

- a. Special Education Dinner and close to 100% attendance 30 people. Parents listened to Tony Wolf, speaker on parenting teens.
- b. Met with Suzan Warner, LPN, hospice bereavement coordinator. She shared information with us regarding development and implementation of a bereavement group for children and families.
- c. PAWS will be looking into establishing a scholarship fund in memory of Jimmy Mooney.
- d. Prevention video DVD is completed and parent showing will be scheduled for mid December.
- e. Children's illustrator, Ken Stetz, worked with our homework group students. Kids loved it
- f. Cope letters have been sent out to all families in the elementary schools and the groups will begin after Thanksgiving.
- g. Great turn out for Juniper Hill intergenerational bingo over 40 people. Many seniors and students dressed for Halloween.

- h. Homework group has been the best yet. 15 Tutors and 15 students, parents group has also been having good attendance.
2. Board approved dates for the Advisory Board for the up coming year. Meetings will be held on the second Tuesday of each month.
3. Discussion about the Good Grief bereavement program. Frank Perotti suggested contacting possible volunteers
4. Ethel Mantzaris asked to view the prevention video DVD at our next meeting.
5. Ethel Mantzaris asked when Janit Romayko's position will be filled and Kevin Grunwald said he hopes to have it filled before she leaves. If the position is filled by the current counselor he will look to fill that position as soon as possible. He doesn't think there will be a need to advertise again since he can look at the resumes from the Coordinator position.
6. Frank Perotti asked that the town provide a citation from the mayor to recognize Janit Romayko's commitment and years of excellent service to the YSB. Kevin Grunwald agreed to contact the mayor and obtain the citation, which will be presented to Janit by the board before she leaves at the end of this year.
7. Ethel Mantzaris asked Kevin Grunwald if he had any information he would like to share with the group. He talked about the underage drinking grant that was awarded to the DSS. There are 5 steps, first being assessment. He said they won't be starting the programming for awhile. Kevin Grunwald mentioned that Mike Collins attended the Community Campus Partnership meeting last month. Group meets the first Friday of each month and Kevin Grunwald encouraged all to attend saying that is was a good opportunity to hear what is going on at the college and to also hear from the students' perspective. The board agreed to rotate, sending a member each month.
8. Ethel Mantzaris requested that we add to our agenda each month a report from Kevin Grunwald. Kevin Grunwald agreed to provide the board with a monthly update.
9. Frank Perotti made a motion " to make a donation to the grief group in honor of Janit Romayko" seconded by Ethel Mantzaris.
10. Frank Perotti asked to be involved in the planning for the budget, Kevin Grunwald agreed to keep him informed and involved.
11. Ethel Mantzaris suggested that we attempt to get more people involved on our board.
12. Ethel Mantzaris suggested that background checks be done on anyone hired to work with children. Kevin Grunwald agreed to do so.

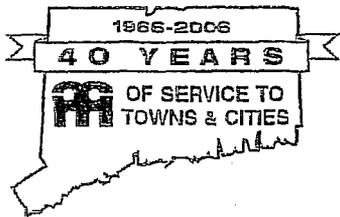
13. Ethel Mantzaris asked that board members be instructed to call or email the YSB office if they are unable to attend the meeting.
14. Ethel Mantzaris asked that minutes be sent out 2 weeks before the next meeting.

Meeting adjourned at 1:00

Respectfully,

Patricia Michalak
Secretary

PAGE
BREAK



CCM STATE LEGISLATIVE ACTION PROGRAM As Of November 15, 2006

I. CCM SUPPORT

Below are legislative proposals for CCM support. They are grouped according to the CCM issue-area committee in which they originated.

Education

1. *Require the State to fund and encourage regional solutions for K-12 educational problems.* Integrate those regional solutions with proposals that would also encourage (a) regional land use planning and coordination, and (b) regional-option tax authority for Councils of Governments (governed by elected municipal chief elected officials and chief executive officers).

Environmental Management

1. *Allow municipalities to abate property taxes (up to 100%) on hybrid and alternative-fuel vehicles with a CAFÉ (Corporate Average Fuel Economy, a federal formula to determine fuel efficiency) of 40 MPG or greater.*

Labor Relations

1. *Modify state-mandated compulsory binding arbitration laws under the Municipal Employee Relations Act (MERA) and the Teacher Negotiation Act (TNA) by maintaining the power of local legislative bodies to reject arbitrated awards by a two-thirds vote, but provide that the contract goes back to negotiation in the event of such a rejection – instead of going to a second, final and binding arbitration panel. In short, make the system governing municipalities the same as that for the State.*
2. *Amend the State's prevailing wage rate law [CGS 31-53(g)] by increasing the thresholds (a) for new construction projects from, \$400,000 to \$1 million, and (b) for renovation projects from, \$100,000 to \$500,000. The prevailing wage thresholds that trigger the mandate have not been adjusted in Connecticut since 1991. Prior to 1991, state legislators adjusted these thresholds on a six-year schedule.*
3. *Amend the municipal employee collective bargaining statutes to clarify the statutory definition of "department head" for purposes of excluding such personnel from*

collective bargaining. Specifically, change the definition of “major” in CGS Section 7-467 to ensure it refers to a position of importance to the municipality, rather than a position having a major financial impact on the municipality. The definition of “department head” should include staff reporting directly to the chief executive officer and staff directly supervised by a board or commission.

Land Use, Housing And Community Development

1. Add more reason and clarity to the *state’s affordable housing laws and regulations* by: (a) examining CGS Section 8-30g, the *Affordable Housing Land Use Appeals Procedure*, to determine what reforms are needed to make the law conform to the realities of the state, including the formula and apparatus used to determine which housing units that are counted as “affordable”; (b) increasing *state financial assistance toward construction and rehabilitation of affordable housing*; and (c) adopting innovative affordable housing initiatives used in other states, including the Massachusetts law that provides *incentives to establish local smart growth zoning districts*, to aid municipalities in directing affordable housing to areas with existing infrastructure.
2. *Smart Growth*: Establish a coordinated local, regional and state effort to (1) encourage and promote development where the infrastructure to support it already exists and (2) discourage sprawl by:
 - (a) increasing the land use *planning and technical assistance* capacity of the state Office of Policy and Management and regional planning agencies to provide guidance to municipalities,
 - (b) ensuring that the “*build out analysis*” to understand how Connecticut will look under present patterns and trends of development and land use regulation is completed per the 2006 transportation initiative,
 - (c) implementing a *coordinated Geographic Information System (GIS)* that allows for information exchanges between state, regional and local planners and decision makers, and
 - (d) encouraging *the establishment of councils of government in each of the 15 planning regions* of our state so that municipal CEOs in each region meet on a regular basis to discuss and act on issues of mutual concern.

Municipal Law, Liability and Insurance

1. Amend CGS Section 47a-42 to (a) *exempt trailers, boats, and motor vehicles, including four-wheelers and ski-mobiles whether licensed or not*, from items belonging to evicted persons *that must be removed and stored* by municipalities and (b) authorize municipalities to place a lien on the real property from which items have been removed.
2. Amend CGS 7-148v to *raise the minimum bid threshold for municipal projects* from \$7,500 to \$15,000.

3. *Eliminate the "premium loading tax" on municipal health insurance premiums.*

Public Health & Human Services

1. Eliminate the mandates that require cities and towns to (a) continue to submit General Assistance Quarterly Reports, and (b) retain General Assistance records. The State has administered the program, now called SAGA (State Administered General Assistance), since 1997 and is no longer conducting audits.

Public Safety, Crime Prevention and Code Enforcement

1. *Support the Connecticut Police Chiefs Association's proposed agenda to establish mandatory reporting of the theft of a firearm.*

Task Force on Working Farms

1. Provide the Department of Agriculture with lump sum bonding authority for the Purchase of Development Rights program.

Taxes and Finance

1. *Either (1) repeal C.G.S. § 12-80a, which allows the State to assess the personal property of telecommunications companies, or (2) treat such personal property in a manner similar to all other business personal property by:*
 - (a) Giving municipalities the information they need to plan for fluctuations in this PILOT payment by requiring telecommunications companies to report their inventory of personal property by October 1st of each year;
 - (b) Allowing municipalities to audit the personal property declarations of sent to the State by telecommunications companies, and
 - (c) Establishing a minimum residual depreciation value of 20% for such personal property.
2. *Reform the revaluation system by:*
 - (a) Maximizing efficiency and reducing costs by requiring the State to (1) issue a uniform "master" contract for use by all municipalities when hiring revaluation vendors and (2) redesign the schedule for revaluations so that they are undertaken at the same time by all municipalities in a region; and
 - (b) Maintain authorization under PA 06-148 that allows municipalities to phase-in their revaluations by property class, and also allow municipalities to phase-in each class at a different rate.

DRAFT -- FOR DISCUSSION PURPOSES ONLY -- DRAFT

CCM's 2007 State Legislative Priorities

As Recommended by CCM Board of Directors (r):

**Providing Property Tax Relief,
Stopping Sprawl, and Investing In The Future:
An Agenda For A Better Connecticut**

With a growing state-budget surplus, Connecticut has a rare opportunity to take giant steps toward the long-elusive goals of reforming our property tax and land use systems. And we can begin to make front-end investments in Connecticut's future.

It is clear that our citizens and businesses are hungry for reform: the property tax system is overburdened and swamps the ability of residents and small businesses to pay for local services. People across Connecticut see the devastating effects that sprawl development is having on our quality of life, and they fear that the face of their state will be permanently disfigured unless something is done. Further, the State can seize this opportunity to make strategic investments that will provide long-term economic and social benefits.

The time for more reports, forums, studies and task forces is over. The time to act is now.

Property Tax Relief

**Reduce the reliance on property taxes to fund local government services,
particularly K-12 public education**

- ✓ Make permanent existing real estate conveyance tax rates. Unless the General Assembly and the Governor act, towns and cities will lose over \$40 million in non-property tax revenue as of July 1, 2007.
- ✓ Use the broader and more equitable revenue-raising capacity of the State to (1) increase state funding to towns and cities, and (2) restore funding to municipal aid programs that were cut in previous tough-budget years, particularly the Pequot-Mohegan Fund.
- ✓ Increase the State's share of the costs of K-12 public education by:
 - (a) fully funding the ECS formula so that it better reflects the original formula. Changes should include: Increasing the foundation to an amount reflective of actual costs; Increasing the minimum aid component so that every community receives an appropriate minimum level of state aid; and Un-capping every town; and
 - (b) Establishing a statutory goal that the State reimburses municipalities for at least 50% of Special Education costs statewide. To reach that goal, either re-establish the need-based 30% - 70% reimbursement program, established by PA 89-355 but later eliminated, or significantly reduce the reimbursement threshold under the excess cost prP.238

- ✓ Fully fund unfunded and under-funded mandates on municipalities, including full funding of payments in-lieu-of taxes PILOT reimbursements for revenues lost due to state-mandated property tax exemptions.
- ✓ Enact a statutory prohibition against new unfunded mandates, unless there is a two-thirds vote of both chambers of the General Assembly.
- ✓ Provide for state assumption of the administration and cost of municipal programs where it would bring about greater efficiency and overall tax savings. For example, have the State assume all or part of the costs of providing health care benefits for municipal employees – such a change would bring significant reductions in property tax rates.

Stopping Sprawl

Improve Land Use Decision-making

A. Encouraging Regional Cooperation and Decision-Making

- ✓ Create incentives for the establishment of newly empowered councils of government (COGs) in each of the 15 planning regions of our state so that municipal CEOs in each region meet, on a regular basis, to discuss and act on issues of mutual concern – including economic development, land-use planning and joint service delivery.
- ✓ Enable such COGs to (a) share the property tax benefits of economic development in order to encourage cooperation and smart growth, (b) share a portion of state sales tax and other revenues collected within a region, and (c) exercise other powers that encourage intermunicipal cooperation, decision-making and regional success.

B. Strengthen State-Local Planning Capabilities

- ✓ Increase the land use planning and technical assistance capacity of the state Office of Policy and Management and regional planning organizations, as called for by the Governor's Executive Order 15.
- ✓ Implement a coordinated statewide Geographic Information System (GIS).
- ✓ Complete, and disseminate the results from, the build-out analysis established in last year's transportation investment initiative.

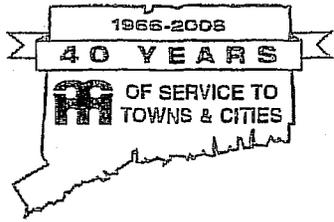
Investing In Connecticut's Future

The state surplus provides a rare opportunity to supplement bond authorizations

- ✓ Help municipalities meet the clean water needs of Connecticut by providing funding through the Clean Water Fund -- \$157 million for FY 08 and \$137 million for FY 09 -- for grants and loans to municipalities that are ready to proceed with Clean Water projects.
- ✓ Commit to re-building Connecticut by improving infrastructure investment in programs such as the Local Capital Improvement Program (LoCIP), Urban Action Program, Small Town Economic Assistance Program (STEAP), Town Aid Roads (TAR) and School Construction grants.
- ✓ Help fight sprawl by increasing funding for open space and agricultural land preservation. Spur economic development by remediating contaminated "brownfield" properties.
- ✓ Build on the positive transportation investments made in 2006 to (1) alleviate traffic congestion throughout the state, and (2) invest in multi-modal mass transit and highway expansion where appropriate. Explore and implement innovative revenue sources that have worked in other states and nations (electronic user fees, public-private partnerships, etc.).

DRAFT 11/2/06

Rev. 12-12-06



CONNECTICUT CONFERENCE OF MUNICIPALITIES

900 Chapel St., 9th Floor, New Haven, CT 06510-2807 • Phone (203) 498-3000 • Fax (203) 562-6314 • www.ccm-ct.org

November 14, 2006

TO: CCM Legislative Committee

FROM: CCM Board of Directors

RE: State Legislative Funding Proposals –Recommendations

CCM's Board of Directors acts as a subcommittee of the Legislative Committee to review all proposals that would require state funding, and recommends to the Legislative Committee the funding proposals to be included in the annual state legislative action program. The proposals originate in CCM's issue-area committees, and are listed in alphabetical order by committee (task forces are included at the end).

A. State Funding Items Recommended For Inclusion

1. Increase the State's share of the costs of K-12 public education by fully funding the ECS formula so that it better reflects the original formula. Changes should include:
 - i. Increasing the foundation to an amount reflective of actual costs.
 - ii. Increasing the minimum aid component so that every community receives an appropriate minimum level of state aid.
 - iii. Un-capping every town.
2. Establish a goal that the State reimburse municipalities for at least 50% of Special Education costs statewide, with a minimum reimbursement level established for all communities. To reach that goal, re-establish the need-based 30% - 70% reimbursement program, established by PA 89-355 but later eliminated.

[recommended by CCM Committee on Education]

1. Help municipalities meet the clean water needs of Connecticut by:
 - (a) Providing adequate funding through the Clean Water Fund -- \$157 million for FY 08 and \$137 million for FY 09 – for grants and loans to municipalities that are ready to proceed with Clean Water projects. Use state surplus funds to reduce the need for general obligation bonding.
 - (b) Extending the amortization of loans for sewer separation projects from 25 to 30 years. The work done on this type of project lasts much longer than 25 years (that is not true for most other projects),

(c) Allowing the life of long-term consent decrees to be extended beyond the present 15 years to a maximum of 25 years, when justified. At present, DEP and municipalities enter into such agreements to ensure that projects meet environmental standards. Extending the deadlines for such agreements would better match the ability of the State and localities to pay for the work, and

(d) Reducing the number of sewage treatment plants that are needed by encouraging municipalities to regionalize water pollution control systems. In addition to increased financial incentives for joint efforts, the require the State to eliminate administrative impediments (such as disagreements between agencies).

2. Provide long term and stable funding, through bonds or other methods, to municipalities for increased costs associated with solid waste management and recycling.

[recommended by CCM Committee on Environmental Management]

3. Provide state financial incentives to regional councils of government (COGs) for emergency shelters, “no freeze shelters”, Ten Year Plans To End Homelessness initiatives and other kinds of supportive housing for our growing homeless population.

[recommended by CCM Committee on Land Use, Housing and Community Development]

4. Restore funding that had been cut for the per-capita grant to municipal, regional and part-time health departments. In light of increased responsibilities, including emergency and pandemic response, also provide a 50% increase in the per capita funding formula for local public health departments and districts. Such an increase would, among other things, improve local public health infrastructure, add staff resources, and allow health departments to address other health needs (for example provide preventive care to senior citizens and others so they stay healthy – and out of more costly hospitals and nursing homes).

[recommended by CCM Committee on Public Health and Human Services]

5. Ensure local governments’ ability to prepare for and respond to man-made and natural disasters by requiring a stronger state commitment to fund all aspects of local emergency management and homeland security. Municipalities need appropriate state funding to (i) fill the void of shrinking federal dollars and (ii) ensure adequate financial support for local first responders.

[recommended by CCM Committee on Public Safety, Crime Prevention and Code Enforcement]

6. Make permanent existing real estate conveyance tax rates. These rates are scheduled to sunset if no action is taken. (Towns and cities currently tax real estate conveyances at one of two rates: \$2.50/\$1,000 of sale price or \$5.00/\$1,000 of sale price. The legislature enacted the current rates in 2003, when state aid was dramatically reduced. Municipalities required a new revenue stream to prevent severe cuts in local services. The 2003 mid-

year cuts have not been fully restored, and if the rates sunset, local governments will lose at least \$40 million in revenue.)

7. Commit to re-building Connecticut by improving infrastructure investment in areas such as the Town Aid Road grant, Small Town Economic Assistance Program (STEAP), Local Capital Improvement Program (LoCIP), Urban Action Program, Clean Water Funding, and School Construction grants.
8. Support property tax relief for elderly homeowners by:
9. Increasing the income eligibility threshold in the Elderly/Disabled Circuit Breaker program (presently \$27,700 for single people and \$33,900 for married couples), beyond the automatic cost-of-living increase; and
10. Fully funding the Elderly Circuit Breaker reimbursement to towns and cities.
11. Keep property taxes from increasing by fully funding the State's PILOT programs for state-owned property, private college and hospital property, and manufacturing machinery and equipment.

[recommended by CCM Committee on Taxes and Finance]

12. Reduce violence, substance abuse and other anti-social behavior in youths by: (a) increasing funding to municipalities for afterschool programs. Encourage municipal officials to enter into partnerships with community organizations for maximum impact.
13. Enhance and expand school-based health clinics (SBHCs) through infrastructure development and operational funding. In addition to providing much-needed health services (including prevention programs), SBHCs work to reduce bullying, obesity and other youth-oriented problems.
14. Reduce truancy, aimlessness and other youth-oriented problems by increasing funding to local youth service bureaus (YSBs).

[recommended by CCM Task Force on Children and Youth]

15. Create a fund that would provide municipalities with short-term, no-interest loans from the State so that they can immediately respond to agricultural land that is for sale.

[recommended by CCM Task Force on Working Farms]

State Funding Items Recommended By CCM Committees For Inclusion, But By Board For Support As Opportunities Arise

1. Ensure that all eligible children participate in the HUSKY child health insurance program by: (a) increasing HUSKY's staffing and outreach capacity and (b) funding HUSKY at an appropriate level.

Rationale: Other groups will propose HUSKY legislation; it will be more productive to work with them on an issue that is not directly 'municipal'.

2. Supporting additional resources to towns and cities to enforce the new underage drinking law (law requires police departments to arrest adults who provide liquor to underage persons).

Rationale: Lower priority than other municipal aid proposals.

[recommended by CCM Task Force on Children and Youth]

3. Support bond funding for the Connecticut Health and Education Facilities Authority (CHEFA).

Rationale: CHEFA will pursue own funding needs. Not a municipal aid issue.

[recommended by Taxes and Finance]

4. Increase the size of credits available for the elderly/disabled circuit breaker program, and reimburse municipalities for 50% of the tax-loss when they implement the new tax freeze program outlined in PA 06-176.

Rationale: Funding recommendations already include two elderly programs: increasing the income eligibility threshold and fully funding circuit-breaker reimbursement. These would shift too much emphasis onto just one aspect of property tax relief.

[recommended by Taxes and Finance]

5. Provide 50% reimbursement by the State to municipalities for costs associated with the removal and storage of the possessions and personal effects of evicted tenants.

Rationale: This is unlikely to be funded. CCM is already pursuing relief from this mandate by exempting certain items from the mandate and allowing municipalities to place liens on property.

[recommended by Public Health and Human Services]

EDUCATION :: [PRINTER FRIENDLY »](#) [EMAIL ARTICLE »](#)

- Education
- School report cards
- News
- Archive
- Today's news
- Metro & Tri-State
- Nation
- World
- Blogs
- Commentary
- Editorials
- Education
- Elections
- Lottery
- Obituaries
- Politics
- Religion
- Weather
- Special Sections
- George Ryan Trial
- Illred Truck Scandal
- Columnists
- Monroe Anderson
- Tom Bevan
- Mark Brown
- Cathleen Falsani
- Ed Feulner
- Stella Foster
- Andrew Greeley
- Betsy Hart
- Jack Higgins
- Steve Huntley
- Jesse Jackson
- Mary Laney
- Jeremy Levitt
- Carol Martin
- Ralph Martre
- Tom McNamee
- Rich Miller
- Mary Mitchell
- Robert Novak
- John O'Sullivan
- Suzanne Ostiveros
- Other Views
- Debra Pickett
- Q1
- Clady Richards
- Richard Rooper

UCONN builds its own town

Students rejected isolation: 'There's nothing there'

December 25, 2006

BY JUSTIN POPE

STORRS, Conn. — The University of Connecticut's main campus boasts a string of new buildings, thanks to a multibillion-dollar infusion of state cash. The student body is growing. And there are two powerhouse basketball teams that bring big-time sports to a rural corner of the state.

There's one thing, however, that UConn doesn't have: a college town.

Starting from scratch

So it has decided to help build one from scratch — complete with shops, restaurants and even a traditional New England town green.

The project exemplifies the growing interest of colleges and universities in their surrounding communities.

Many have realized that a building boom of dormitories, student centers and libraries isn't enough. Students don't want an "Ivory tower" experience; they want to be part of broader communities with commerce and culture.

But while many colleges are working to expand or revitalize nearby neighborhoods, this project may be unique in that it is trying to construct a new one. "People ask us if there are other examples," said Cynthia van Zelm, executive director of the Mansfield Downtown Partnership. "I'm like, 'No, not really.'"

Most colleges, even small rural ones, have grown up around a town or spawned one, as businesses opened to keep students supplied with books, pizza, beer and coffee.

Thanks to accidents of geography, infrastructure and municipal history, that never really happened here. Even though 20,000 people attend school, the tiny village of Storrs is little more than a strip mall.



VIDEO :: [MORE »](#)

TOP STORIES ::

NEWS
[First babies debut](#)

BUSINESS
[Year's first week carries a lot of stock](#)

SPORTS
[Bears' status: Questionable](#)

ENTERTAINMENT
[Tougher for peace](#)

LIFESTYLES
[7 ways to improve the world](#)

BLOGS ::

FULL COURT PRESS

Web only : Video : Blogs : Listings
Yellow Pages :
Horoscopes :
Commentary : Letters
Games : Sudoku : Crossword : Lottery

Dick Simpson
Michael Sneed
Neil Steinberg
Mark Steyn
Lynn Sweet
Laura Washington
George Will
The Fixer

\$175 million project

Surveys of admitted students who turn down UConn show the lack of off-campus options is the chief complaint.

"We were getting comments like, 'I really like the education but you walk across the street, and there's nothing there,'" said Dolan Evanovich, vice provost for enrollment management.

Renderings of the town project depict bustling shops and restaurants with apartments above them. Construction on the first building of what will grow into a \$175 million, 50-acre project (including 35 protected acres) could begin this summer.

Most of the financing will be private. The developer, LeylandAlliance, specializes in dense but pedestrian-friendly and environmentally sensitive communities in a style called "new urbanism." The new "Storrs Center" will stand across the street from a proposed fine arts building to be designed by Frank Gehry.

The challenge is imbuing the place with the kind of charm that other college towns have acquired over decade making it feel artificial or forced.

"We don't have that 300 years to create a place that has that organic quality," said Macon Toledano of Leyland

AP

Copyright 2007 Associated Press. All rights reserved. No portion of this publication may be reproduced without the prior written permission of the copyright owner.

Ads by Google

How to Get Into College

Read about what to expect from continuing education admissions.

www.ucea.directory.org

Teacher Education

Distance training course to become a teacher. Earn a certificate

www.AffiliateFuel.com

Military Scholarships

Up to \$50,000 in Education Benefits Free Info from Schools for GI Bill

www.Military.com/Education

Learn Human Resources

Earn your human resource degree 100% online. Free info.

www.aio-onlinedegrees.com

Roofs & Home Improvements

L & G Roofing, Serving Chicago Land Expert Care of Your Roofing Needs

www.lgroofing.com

suntimes.com: Feedback | Contact Us | About Us | Advertise With Us | Media Kit | Make Us Your Homepage
Chicago Sun-Times: Subscribe | Customer Service | Online Photo Store | The Sun Times Store

© Copyright 2007 Sun-Times News Group | User Agreement and Privacy Policy

Member of the
Real Cities Network

Chronicle, Willimantic, Conn., Tuesday, December 26, 2006

Military gets help from local teenager

By DAVID HINCHEY
Chronicle Staff Writer

ASHFORD — Seeing how the holidays are a time for giving gifts, one local high school student is keeping with the spirit by sending gifts overseas to servicemen in the Middle East.

Cody Remy, an E.O. Smith High School senior — as part of his community service graduation requirement — has “adopted” a platoon where he sends compact discs and DVDs to our fighting men and women overseas.

Christmas may be over, but Remy is still sending aid overseas.

“It feels good to be helping others,” Remy said, “and I’ve gotten a good response from people.”

Remy said he started in December with drop boxes at the town halls in Ashford and Mansfield.

He said both Mansfield Town Manager Matthew Hart and Ashford First Selectman Ralph Fletcher told him he was doing a good thing. “They’re supporting me the whole way,” Remy said.

Remy said he is looking for music and movies, as anything donated gets shipped to the 137th Air Expeditionary wing at an air base in the Middle East.

Remy went through “AdoptaPlatoon,” which is a soldier-support grassroots effort which provides care packages and mail to more than 10,000 troops overseas, according to the AdoptaPlatoon web site.

AdoptaPlatoon was started by a mother whose son was serving in Bosnia. He wrote to his mother about other members in his platoon who would stand in the mail call line everyday but would not receive anything, according to the web site.

The mother began sending stuff to the other servicemen and then enlisted the help of other moms to send items.

Still, Remy is looking for some help. “Anything is appreciated,” Remy said, adding he is taking requests from members of the wing and if one wants to donate a specific item they can contact him. He said patrons can donate used or new CDs or DVDs and drop them off at either the Mansfield Town Hall located at the Audrey P. Beck municipal building at 4 South Eagleville Road in Mansfield or Ashford Town Hall at 5 Town Hall Road in Ashford.

For more information on the program, e-mail Cody Remy at Cremy003@gmail.com.

PAGE
BREAK

Storrs project plans come into focus

By **KIMBERLY GRAVES**
Chronicle Staff Writer

Chronicle 10/7/06
materials to how street trees are used to create public spaces.

STORRS — The project development team for the \$165 million Storrs Center project expects to submit an application for the special design district and zoning map amendments by next month.

LeylandAlliance, which heads Storrs Center developers, and the Mansfield Downtown Partnership hope to submit its application for both map amendments and text for the special design district in time for the planning and zoning commission to accept the application at its regularly-scheduled Jan. 2 meeting.

Tom Cody, an attorney with Hartford-based Robinson & Cole, representing the master developer, said at Tuesday's Mansfield Downtown Partnership meeting that these documents, once approved, will serve as the "road map for the whole project."

Storrs Center will be a mixed-use village of retail, commercial and residential space at the crossroads of the Town of Mansfield and the University of Connecticut.

The proposed zoning text includes standards for the area, including anything from building heights and allowable building

The proposed zoning map amendments and the special design district proposal will also need approval from the local inland wetlands agency and will also be referred to the conservation commission.

Cody said the aim of the proposed special design district text is to create a "harmonious project."

Project officials said Mansfield Director of Planning Gregory Padick, as well as other town officials, just received all of the text for the special design district for review before the project team submits the application to the PZC.

Cody said the project development team will create a "digestible" presentation for the commission and the public on the Storrs Center project.

While plans are moving along, the project is still in the planning stages with nothing yet finalized.

Storrs Center is expected to include a town square, an "alley" where UConn students may gather late at night to hang out and indulge in ethnic foods and a "market square" where the town could have its farmers market.

In the current proposal, most of Route 195 would be two lanes, with a single lane in both directions and a continuous turn lane in the center.

There would also be some parallel parking available along "Main Street."

Cody said one of the major road improvements would be "reorganizing" the road to have only one traffic light at Bolton Road and Dog Lane instead of the two lights there now.

He said since Route 195 is a state road, the project development team is working with the state Department of Transportation since "we need their blessing on this."

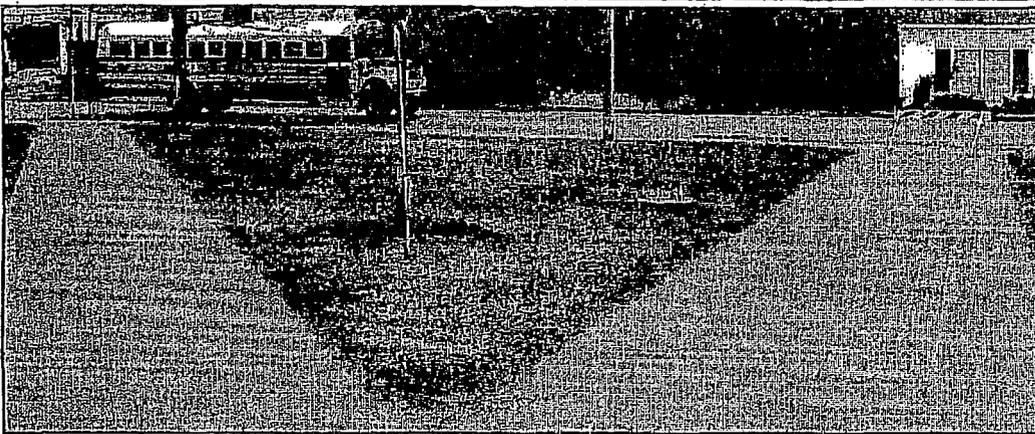
Macon Toledano, vice president of planning and development for LeylandAlliance, which heads Storrs Center developers, said the road is "not inviting to people who want to cross the street."

He said this needs to be changed to create the vision of a pedestrian-friendly downtown.

In total, the Mansfield Downtown Partnership is looking for 12 percent public funding, with the rest of the project — approximately 88 percent or \$142.2 million — funded through private financing.

Construction for the massive project is expected to take five to eight years.

The first building, building "1A," received approval from the town's planning and zoning commission in July, and will offer a home for displaced downtown businesses during construction.



Looking good *Chenroll* *12/19/06* Fran Funk

The 'Downtown' connector walkway from the Mansfield Community Center to the planned new 'Downtown' area in Storrs off Route 195 has been completed and the grass seeding has been partially completed as of Monday morning. The municipal parking lot next to the walkway and Audrey P. Beck Town Office Building is complete and will be open on Tuesday.



85 Willow Street, New Haven, Connecticut 06511
203.772.4017 phone info@conncan.org
203.404.7761 fax www.conncan.org

Item #15

Mr. Martin Berliner
Town Manager
Town of Mansfield
Four So. Eagleville Rd
Mansfield, CT 06268

Dear Mr. Berliner,

With this fall's back to school rush now just a memory, I wanted to take a moment to share with you ConnCAN's recent research report **The State of Connecticut Public Education** and to congratulate you for your community's success, as highlighted in the Top 10 School Districts section of the report.

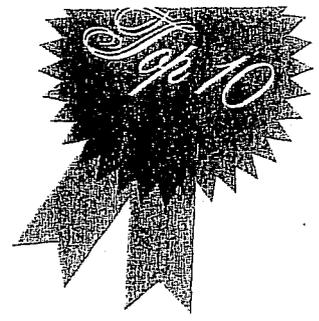
This research report is part of ConnCAN's unique series of Connecticut-specific reports, issue briefs, success stories and research projects (such as the online School and District Report Cards)—research that aims to shed light on the challenges facing Connecticut's public schools, while building support for the range of practical solutions needed to ensure that every child in Connecticut has access to a great public school.

ConnCAN's mission is to close Connecticut's achievement gap, the largest gap between rich and poor students of any public school system in the nation. To advance these goals, ConnCAN's research both draws upon and helps to inform our other efforts, including community outreach, awareness raising activities, and public policy advocacy.

I look forward to keeping you updated as our work develops in the coming year, and I invite you to visit us online at www.conncan.org to learn more about our work in Connecticut's communities. In the meantime, please let me know if you have any thoughts you'd like to share about this project or any other aspects of our work.

Sincerely yours,

Alex Johnston
Executive Director



Performance Gains

RANK	NAME	PERFORMANCE GAINS: 4 TH TO 5 TH
1	South Windsor	18.7
2	Stonington	14.1
3	Willington	11.9
4	Windsor	10.8
5	Bozrah	10.7
6	Voluntown	9.3
7	Somers	8.4
8	Stafford	7.6
9 (tie)	Pomfret	7.5
9 (tie)	East Haddam	7.5

Top 10 Middle School Districts

Most Improved

RANK	NAME	IMPROVEMENT: 2004 TO 2006
1	Griswold	19.7
2	North Stonington	17.4
3	Woodstock	16.1
4	Sprague	15.7
5	Canton	15.1
6	East Granby	14.7
7	Willington	14.4
8	Voluntown	13.3
9	Mansfield	12.9
10	Bloomfield	12.1

African American Scores

RANK	NAME	AFRICAN AMERICANS WITHIN GOAL RANGE
1	Trumbull	70.7%
2	South Windsor	66.7%
3	Milford	61.1%
4	Newington	50.8%
5	Groton	48.0%
6	Danbury	47.9%
7	Windsor	44.8%
8	West Hartford	41.3%
9	Bristol	39.2%
10	Bloomfield	38.3%

Low-Income Student Scores

RANK	NAME	LOW-INCOME STUDENTS WITHIN GOAL RANGE
1	Bethel	78.7%
2	Trumbull	71.0%
3	Farmington	65.0%
4	Griswold	63.6%
5	Waterford	62.5%
6	Stafford	59.1%
7	Fairfield	58.7%
8	Montville	58.6%
9	Branford	54.0%
10	Southington	53.1%

Hispanic Scores

RANK	NAME	HISPANICS WITHIN GOAL RANGE
1	Milford	76.1%
2	Trumbull	66.3%
3	Bethel	62.6%
4	Windsor	59.4%
5	Southington	56.8%
6	Wethersfield	55.2%
7	Fairfield	54.6%
8	Shelton	52.9%
9	Greenwich	51.9%
10	New Milford	51.8%

The Day

Needed In Storrs: A College Town UConn launches a plan to build one from scratch

By Justin Pope, AP Writer

Published on 12/25/2006 in [State](#) » [State Main Photo](#)

Storrs — The University of Connecticut's main campus boasts a string of new buildings, thanks to a multibillion-dollar infusion of state cash. The student body is growing. And there are two powerhouse basketball teams that bring big-time sports to a rural corner of the state.

There's one thing, however, that UConn doesn't have: a college town.

So it has decided to help build one from scratch — complete with shops, restaurants, hundreds of apartments and even a traditional New England town green.

The project exemplifies the growing interest of colleges and universities in their surrounding communities. Many have realized that a building boom of dormitories, student centers and libraries isn't enough. Students don't want an "Ivory tower" experience; they want to be part of broader communities that offer commerce, culture and cuisine.

But while many colleges are working to expand or revitalize nearby neighborhoods, this project may be unique in that it is trying to construct one anew.

"People ask us if there are other examples," says Cynthia van Zelm, executive director of the Mansfield Downtown Partnership. "I'm like, 'No, not really.'"

Most colleges, even small rural ones, have grown up around a town or spawned one, as businesses opened to keep students supplied with books, pizza, beer and coffee.

Thanks to accidents of geography, infrastructure and municipal history, that never really happened here. Even though 20,000 people attend school on campus, the tiny village of Storrs is little more than a handful of businesses in a strip mall, a post office and a dateline for stories about the

- Print This
- E-mail This
- Most E-mailed
- Send Letter
- Send Correction
- Add To Cart
- Increase Text
- Actual Text
- Decrease Text



This architectural rendering shows the town square for a planned college town that the University of Connecticut hopes to build by 2013 near its Storrs campus. The new "Storrs Center" would contain retail stores, restaurants, offices and residences.

“

'We were getting comments like, 'I really like the education but you walk across the street and there's nothing there.' The expectation is the creation of a town will be the missing link.'

Dolan Evanovich, vice provost for enrollment management

”

basketball teams.

Surveys of admitted students who turn down UConn, and of students who drop out, show the lack of off-campus options is the chief complaint. Most students can't have cars until they earn 54 credits.

"We were getting comments like, 'I really like the education but you walk across the street and there's nothing there,'" said Dolan Evanovich, vice provost for enrollment management. "The expectation is the creation of a town will be the missing link."

The plans are slow-moving, with completion targeted for 2013. And the mayor of Mansfield — the town that includes the village of Storrs — points out the university is just one of several players.

But for UConn, the project is a matter of urgency because of the college's growth in the past decade. Two initiatives by the Legislature have committed more than \$2.3 billion to the university, and much of that money has gone into a building boom on the Storrs campus.

During the last 10 years, average SAT scores have risen 82 points, says Evanovich. The percentage of students from out of state has doubled from 15 percent to 30 percent, demonstrating the school's emerging national appeal.

Renderings of the town project depict bustling shops and restaurants, with apartments above them. Construction on the first building of what will grow into a \$175 million, 50-acre project (including 35 protected acres) could begin this summer.

Most of the financing will be private. The developer, LeylandAlliance, specializes in dense but pedestrian-friendly and environmentally sensitive communities in a style called "new urbanism." The new "Storrs Center" will stand across the street from a proposed fine arts building to be designed by Frank Gehry.

The challenge is imbuing the place with the kind of charm that other college towns have acquired over decades and even centuries, without making it feel artificial or forced.

"We don't have that 300 years to create a place that has that organic quality," said Macon Toledano, who is overseeing the project for LeylandAlliance. But, he said, the careful study that has gone into what the community wants and how the buildings will be used will eventually produce a place with most of the virtues of more seasoned college towns.

The local community also has a lot riding on the partnership, which both sides say has gone some way to repair strained relations between the university and Mansfield. The mayor, Elizabeth Paterson (who also works at UConn), says people here have been talking at least since the 1960s about the need for some kind of town center in Storrs.

"We need a place where friends and neighbors can come together with other friends and neighbors while they're getting a cup of coffee or going to the post office," she said. Mansfield also needs to expand its tax base and derive more revenue from the thousands who visit campus.

"Why do they have to go out of town to get a nice meal?" she said.

The same thought has occurred to Nathaniel Slade, a junior from Bolton, Mass., though he hadn't been aware of the plans.

"I kind of like the idea of going to a college a little out in the country because I don't like to deal with

the city," he said. "But sometimes something else would be nice too."

University of Connecticut: www.uconn.edu

Mansfield town plan: www.mansfieldct.org/town/departments/downtown-partnership/ ■

PAGE
BREAK

This is a printer friendly version of an article from norwichbulletin.com
To print this article open the file menu and choose Print.

[Back](#)

Article published Dec 29, 2006

Our view: College-town project makes sense for UConn

The University of Connecticut is embarking on a novel way to eliminate the "ivory tower" experience for students. UConn administrators have decided the university needs a college town to enhance the ambiance. So, they have decided to build one.

This is beyond novel. As a rule, a college or university grows up around a town or within a city. Colleges just don't create towns -- until now. It is believed UConn is the first college to try to build itself a town.

UConn deserves credit for attempting to create what is lacking in a first-rate university (or next door to one).

The university is successful. During the past decade, UConn has been the recipient of \$2.3 billion in state taxpayer dollars. That's paid off.

New buildings abound. Average SAT scores have risen 82 points, and out-of-state student enrollment has doubled to 30 percent. That means UConn appeals to bright people who will travel out of state for an education.

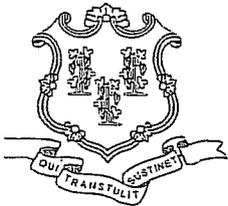
Interviews with dropouts and students who are accepted but turn down UConn show a lack of off-campus activities at the top of the list of complaints.

The village of Storrs, home to UConn, is part of the town of Mansfield. Neither can claim much in the way of a hub of night life or a place that draws young people.

That will change. Mostly private financing -- to the tune of \$175 million -- will allow urban developer LeylandAlliance to turn 50 acres into "Storrs Center." The project will begin next summer and should be complete by 2013. The town will include restaurants, shops and apartments.

Whether small-town charm can be built from scratch remains to be seen, but salute UConn for trying.

**PAGE
BREAK**



STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION

REC'D DEC 04 2006



NOTICE OF INTENT TO ISSUE GENERAL PERMITS FOR VARIOUS WATER
DIVERSION ACTIVITIES AND TO WAIVE PUBLIC HEARING

Item #18

The Commissioner of Environmental Protection hereby issues notice of intent to issue four general permits of statewide application pursuant to sections 22a-378a of the Connecticut General Statutes. The general permits will authorize minor activities regulated by the Commissioner under section 22a-365 through 22a-379 (Connecticut Water Diversion Policy Act) of the General Statutes. The Commissioner has made the determination that the activities listed in these general permits would cause minimal environmental effects when conducted separately and would cause only minimal cumulative environmental effects, and will have no adverse effect on existing or potential uses of water for potable water supplies, hydropower, flood management, water-based recreation, industry or waste assimilation.

These general permits are being proposed in place of the general permits that were the subject of a notice issued on June 5, 2006, with the exception of the *General Permit for the Remediation of Groundwater* proposed as part of the June 5, 2006 notice which was issued on October 26, 2006.

The diversion general permits the Department intends to issue at this time are summarized as follows:

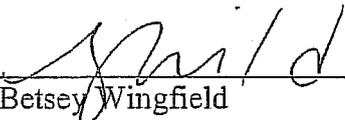
1. DEP-IWRD-GP-010. *General Permit for Diversion of Water for Consumptive Use: Non-Filing Categories* will authorize the following activities if they are within the jurisdiction of the Commissioner subject to certain conditions:
 - a. Pump and Recharge Geoexchange System (Heat pumps)
 - b. Withdrawal from Long Island Sound
 - c. Non-Contact Cooling Surface Waters
2. DEP-IWRD-GP-011. *General Permit for Diversion of Water for Consumptive Use: Filing Categories* will authorize the following activities if they are within the jurisdiction of the Commissioner subject to certain conditions:
 - a. Backup Well
 - b. Withdrawals from Large Tidally-Influenced Rivers
 - c. Small Supplemental Bedrock Well
 - d. Small Water Supply Well
3. DEP-IWRD-GP-012. *General Permit for Diversion of Water for Consumptive Use: Authorization Required Categories* will authorize the following activities if they are within the jurisdiction of the Commissioner subject to certain conditions:
 - a. Withdrawal of up to 250,000 gpd - Bedrock Aquifer
 - b. Withdrawal of up to 250,000 gpd - Surface Water / Stratified Drift Aquifer
 - c. Interconnection and Transfer of up to 1,000,000 gpd

4. DEP-IWRD-GP-001R. *General Permit for Diversion of Water for Consumptive Use: Reauthorization Categories* will authorize the following activities if they are within the jurisdiction of the Commissioner subject to certain conditions:
- a. Reauthorization of "Water Supply System Interconnection"
 - b. Reauthorization of "Unregistered Water Supply Systems"
 - c. Reauthorization of "Diversion of up to 250,000 gallons per day New Water"
 - d. Reauthorization of "Backup Wells"
 - e. Reauthorization of "Small Water Supply System"
 - f. Reauthorization of "Restoration of Lost Capacity"

The Department hereby publishes its intent to waive the requirement for public hearing, provided that if the Department receives a petition requesting a hearing signed by 25 persons on or before the deadline for receipt of written comments specified at the end of this notice, a hearing will be held. Notice of any hearing will be published in several newspapers that cumulatively provide general circulation throughout the state.

All interested persons are invited to comment on the tentative determination concerning the application. Comments should be directed to Doug Hoskins, Department of Environmental Protection, Bureau of Water Management, Inland Water Resources Division, 79 Elm Street, Hartford, Connecticut 06106-5127. The draft general permits can be viewed on the Department's website at <http://www.dep.state.ct.us/wtr/div/divindex.htm>, or may be inspected at the office of the Inland Water Resources Division at the above address from 8:30 am to 4:30 pm Tuesday through Friday by contacting Carol Ladue at (860) 424-3019. Questions may be directed to Doug Hoskins of the Inland Water Resources Division at (860) 424-4192. Written comments on the application must be submitted to the Department no later than January 2, 2007.

Date: 12/1/06


Betsey Wingfield
Bureau Chief
Bureau of Water Protection and Land Reuse

Conn. Daily Campus Dec. 7, 04

Paterson Appointed As Board Member

BY NICHOLAS CARRA
STAFF WRITER

The Connecticut Conference of Municipalities (CCM) board of directors has recently received word that many hope will be beneficial to the town of Mansfield. The CCM board of directors appointed Mansfield Mayor Elizabeth Paterson to a position on the board on Dec. 1, according to a press release. I was pleased at being appoint-

ed because I think small towns and council manager forms of government need to be represented," Paterson said.

The CCM body incorporates representatives from 130 of Connecticut's 169 towns, roughly 90 percent of the state's population, said Town Manager Matthew Hart in a telephone interview. Founded in 1996, the conference meets once a month, Paterson said.

The CCM allows towns to be

represented at the state General Assembly, as well as before the state executive branch, state regulatory agencies, and also courts. The group also provides invaluable services in the form of management assistance, labor relations, policy development, research, energy cost-containment and revenue collection assistance. The CCM also allows for federal representation by working with the National League of Cities, according to the press release.

Paterson's position on the board is crucial for Mansfield. Paterson said she has been active in the CCM for several years and chaired two committees, gaining experience and knowledge of the municipality group. Paterson predicts that her participation on the board will reap benefits for UConn as well as Mansfield.

"CCM has a large staff and helps us to research issues," Paterson

please see BOARD, PAGE 3

Board Appointment Helps Mansfield

CONTINUED FROM PAGE 1

said. "As well as lobby in Hartford for things that are important to [Mansfield] and UConn."

Paterson stressed that the CCM offers immense potential for Connecticut towns, especially those small in size and limited in resources. Essentially the group gives a voice to areas often neglected by state and federal legislation.

Hart, who has worked with Paterson since January of 2000,

describes her as "the ideal mayor for the council manager form of government."

Hart said he admires Paterson's support both personally and professionally for himself and other colleagues.

"She's a very good leader and facilitator; she can work to bring people together," Hart said. "I think CCM saw that talent in her and tapped it by appointing her to the board."

Hart said that both he and Paterson feel that their main priority is to combine the university and Mansfield into one community. Current projects that work toward this goal include the Storrs Center project, and the creation of a strategic planning process.

Hart said he felt one of Paterson's most effective contributions was the construction of a community center a couple years ago, a remarkable feat for a town so small in size.

Yet these advancements may only be the beginning for a town whose potential has greatly increased as a result of the CCM board appointment.

"I'm surprised every town doesn't belong to CCM," Hart said. "I think that especially in a small state like Connecticut, you've got to be tapped in; you've got to be able to tap the resources that an organization such as CCM can provide."

Hart explained that a possible reason all towns do not lobby their interests through CCM are financial restrictions. The conference does require a membership fee that various towns may deem too expensive. An alternative is to gain representation through the Council of Small Towns, which serves much smaller communities than members of the CCM.

Mansfield itself, with the leadership and connections of Paterson is in store for change. Paterson's position on the CCM board of directors will serve as a catalyst for this change; change that Hart hopes will aid both the town immeasurably.

"We just want to work to make the town of Mansfield the best place it can be," Hart said. "A great place to live in, to work in, to P. 261 in, and to learn in."

**PAGE
BREAK**



Item #20

**TOWN OF MANSFIELD
DEPARTMENT OF PUBLIC WORKS**

Lon R. Hultgren, P.E., Director

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
MANSFIELD, CONNECTICUT 06268-2599
(860) 429-3331 TELEPHONE
(860) 429-6863 FACSIMILE

December 29, 2006

Subject: Hunting Lodge Road Bikeway/Walkway
Town of Mansfield

Dear Property Owner:

The Town of Mansfield has completed the proposed conceptual design for a proposed 8 foot wide paved bikeway/walkway along the southwest side of Hunting Lodge Road, between North Eagleville Road and Carriage House Drive.

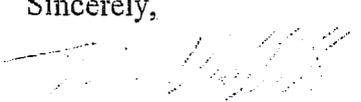
This letter along with the enclosed trail plan in the area of your property is to make you aware of the project and to allow you an opportunity to review it prior to the Town's first public meeting, which is scheduled for Monday, January 22, 2007. This meeting will give you an opportunity to raise any questions or concerns publicly.

The project has been in the planning for several years. It has been given a high priority based on the need for pedestrian safety in the area.

It is anticipated that construction will begin in 2007 after the necessary easements are acquired. Most of the fronted properties, such as yours, will require easements for the Town to construct the trail. Easement maps are not yet prepared. We will be working on them over the winter.

If you have any questions or would like to review the plan prior to the first public meeting please do not hesitate to contact me at (860) 429-3340.

Sincerely,


Timothy J. Veillette
Project Engineer

Enclosure

Cc: Lon R. Hultgren, Director of Public Works
Mathew W. Hart, Town Manager
Gregory J. Padick, Town Planner
file

WILLIAM CASPAR GRAUSTEIN
MEMORIAL FUND

Item #21

December 13, 2006

Ms. Paula Colen
Executive Director
EASTCONN
376 Hartford Turnpike
Hampton, CT 06157

Dear Ms. Colen:

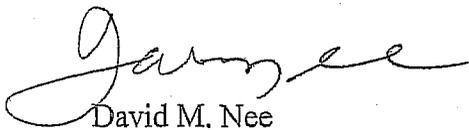
On behalf of the Trustees of the William Caspar Graustein Memorial Fund, I am pleased to inform you of their action to approve an award of \$20,000 for EASTCONN for the Mansfield Discovery grant.

The first grant payment will be issued upon receipt of the 2007 Discovery Renewal Packet due January 31, 2007. The renewal packet is an opportunity for your community to reflect on the past three years of implementation, and to revise your action plan and budget for 2007. We encourage your collaborative group to consider making action plan strategies as realistic and focused as possible for the fourth year of your Discovery 2004-2007 Action Plan. Discovery 2007 may also be viewed as a bridge year for 2008-2009. Community Liaisons will be available to help you in this effort. Please be sure to include prior grant balances in your 2007 budgets as carryover. A Memorandum of Agreement will be issued in February 2007.

Carmen Siberon and I will be happy to meet with you and answer any questions you may have about this letter of award or any related Discovery matters. Please call Patti Faustini at 203-230-3330 ext. 20 if you would like a meeting.

We want to thank you for your continued interest and participation in Discovery. We are looking forward to working with you in your efforts to improve outcomes for your community's youngest children.

Sincerely,



David M. Nee
Executive Director

CC: Ms. Sandra Baxter



storyteller figure
bolizes the values
the Memorial
id—educating,
porting and
iring our
dren.

**PAGE
BREAK**