



**TOWN OF MANSFIELD  
TOWN COUNCIL MEETING  
MONDAY, September 24, 2007  
COUNCIL CHAMBERS  
AUDREY P. BECK MUNICIPAL BUILDING  
7:30 p.m.**

**AGENDA**

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<b>CALL TO ORDER</b>	
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**EXECUTIVE SESSION**

22. Open Space Acquisition

**ADJOURNMENT**

REGULAR MEETING-MANSFIELD TOWN COUNCIL  
September 10, 2007

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, Paterson, Paulhus  
Absent: Duffy, Koehn, Schaefer

II. APPROVAL OF MINUTES

Mr. Haddad moved and Mr. Paulhus seconded to approve the minutes of the regular meeting and the special meeting both held on August 27, 2007.  
Motion passed with Ms. Blair abstaining.

III. MOMENT OF SILENCE

Mayor Paterson requested a moment of silence in honor of and respect for our troops around the world.

IV. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Beverly Sims, 61 Northwood Road, described the current situation on Northwood Road. Part of the road is owned and maintained by UConn and part by the Town. The UConn section is used as a parking lot/ community area by the residents of Northwood Apartments. Ms. Sims noted that since she began her petition drive to urge denial of a zone change to allow Ponde Place she has received dozens of e-mails, letters and phone calls from residents who are concerned about concentrating another 600 students on that road.

Joyce Crepeau, 244 South Eagleville Road and President of the Goodwin PTO, addressed the Council on the need to replace the playscape, which was recently partially removed for safety reasons. She requested, since the PTO had no warning and has not had an opportunity to fundraise or apply for grants, that the Town subsidize the purchase of new equipment. The Town Manager will discuss the issue with the Superintendent of Schools.

Charles Eaton, 89 Lorraine Dive, asked the Council how the limit of four unrelated residents in a residence is enforced. He also requested an update on the cross walk on Route 195 near Hanks Hill Road. The Town Manager stated that the Town's requests were denied by the DOT but that he is hopeful that when Storrs Road is redesigned as part of the Storrs Center Project the issues can be addressed. Mr. Eaton thanked the Town for the changes to the

cross walks on South Eagleville Road. Mr. Eaton commented on the analysis of the Recreation Fund and the Community Center. While he basically is in agreement with the analysis he asked that staff reexamine the community share of the cost as he feels that even with the CNR input the members are subsidizing the community use. Mr. Eaton offered to assist the Town with the analysis and expressed his willingness to assist with the establishment of a foundation.

Betty Wassmundt, Old Turnpike Road, expressed her support for a democratic board to oversee the Community Center. She also commented that the fees, as proposed, may be too high and might lead to a decrease in membership. Instead she asked that the Council consider programs that would reward members who bring in additional members. Ms. Wassmundt has also heard complaints that admissions at the Center are not regulated. She requested that staff translate all the costs of the Center minus the income into a mill rate so that citizens would know how much the Center is costing each taxpayer.

Sharry Goldman, 97 Browns Road, commented that since the initial phase of the Community Center citizens have expressed their wish to have community uses in the Community Center. She feels that if the community wants these benefits they will have to pay for them. She also suggested that the current Parks Advisory Committee and the Recreation Advisory Committee could serve as an oversight or advisory committee to the Center.

## V. OLD BUSINESS

### 1. Community/ Campus Relations

Matt Hart, Town Manager, reported that the last two weekends at Carriage House have been better. Aspen Management has taken a number of steps that seem to be working. These include the installation of a temporary fence which funnels the crowds through a manageable area, the hiring of additional security, having onsite management there on weekends and evenings, enforcing the three strikes and you are out policy, the amending of the lease to limit the number of residents and the issuance of Carriage House ID's. The Manager complimented Aspen Management for their efforts. There is a concern that squelching the activity at Carriage House may increase smaller parties in other parts of Town.

Mr. Hart reported that a Town ticket for a variety of infractions has been developed and a number of staff members will be sworn in as special constables. The Town will need to develop an appeals process but the revenue from these tickets will stay in Town.

### 2. Community Water and Wastewater Issues

Town Manager, Matt Hart, reported that the Town has decided, partly because of the current drought, to move forward with the installation of water saving infrastructure in Town owned buildings. Mr. Clouette relayed a suggestion from a citizen that signs be placed in Town buildings which announce that water conservation measures are in place. The Town Manager commented that signs are in place in the Community Center and can be put in other areas of water use.

## VI. NEW BUSINESS

### 3. Proclamation in Recognition of Mansfield Middle School

M. Haddad moved and Mr. Paulhus seconded, effective September 10, 2007, to authorize the Mayor to issue the attached Proclamation Recognizing Mansfield Middle School.  
Motion passed by all.

This proclamation will be presented by the Mayor at an upcoming school assembly. Council members will be apprised of the time and date of the assembly.

### 4. Regional Sewer Authority

Mr. Clouette moved and Mr. Hawkins seconded, effective September 10, 2007, to schedule a Special Town Council Meeting on September 25, 2007 at 7:00 PM in the Windham Town Hall to discuss the establishment of a regional sewer authority.  
Motion passed unanimously.

### 5. Town Acceptance of Windswept Lane

Mr. Haddad moved and Ms. Blair seconded, effective September 10, 2007, to authorize Town Manager Matthew W. Hart, subject to the conditions cited below, to accept Windswept Lane as a Town road. Town acceptance shall be subject to the following conditions:

1. Developer installation of two intersection warning signs on East Road and a no outlet sign on Windswept Lane; and
2. Execution by the Planning and Zoning Commission Chairman, Mansfield Controller, and the developer of a one-year maintenance Bond agreement that addresses all regulatory requirements and Approval conditions.

Motion passed unanimously.

### 6. Rural Minor Collector Grant (WINCOG Region) Gurleyville Bridge Railing Upgrade.

Ms. Blair moved and Mr. Paulhus seconded, to schedule a Public Information Session regarding the Gurleyville Bridge Railing Upgrade, for the September 24, 2007 Regular Meeting of the Mansfield Town Council. Motion passed unanimously.

7. Mansfield Community Center Membership and Policy

Ms. Blair moved and Mr. Paulhus seconded, to approve the amendments to the fee schedule and fee charging policy for the Mansfield Department of Parks and Recreation as presented by staff in its draft dated August 16, 2007, which amendments to said fee schedule shall be effective October 1, 2007.

Noting how difficult it is to make comparisons with for profit health clubs, Council members discussed whether the increase in membership would, in fact, lower the number of members. The Town Manager stated that both cost reductions and increase revenues will be necessary to maintain a sustainable Recreation Fund.

Mayor Paterson suggested that the Finance Committee review all the suggestions and conduct a thorough review of support for the Community Center. She also requested that the Town Council continue to conduct special meetings throughout the year so that by the next budget cycle the Council will have a clear economic and philosophical picture of the situation.

Motion passed unanimously.

VII. QUARTERLY REPORTS

Distributed

VIII. DEPARTMENTAL AND COMMITTEE REPORTS

IX. REPORTS OF COUNCIL COMMITTEES

Mr. Clouette, Chair of the Committee on Committees, presented the following recommendations to the Council for approval:

Historic District Commission	Gayle Bruhn
	David Spencer
Cemetery Committee	Isabelle Atwood
	Ethel Larkin
	Mary Landeck

Motion as presented was passed unanimously.

Mr. Clouette also noted that the Committee had a table at the Know Your Town Fair.

X. REPORTS OF COUNCIL MEMBERS

Mayor Paterson reminded members about the fireworks, the Festival on the Green and the Historical Society Annual Dinner which are all happening this weekend. The Mayor and the Town Manager will be attending the Chamber of Commerce breakfast with Joe Courtney later this week.

XI. TOWN MANAGER'S REPORT

Attached

XII. FUTURE AGENDAS

Mr. Clouette suggested that an ad hoc committee on housing issues be established. This committee would examine all aspects of housing in the Town, clarify the issues and start a public dialogue. Mr. Haddad asked that the demographic makeup of the occupants of the Holinko Estates be included in the conversation. The Town Manager will design a tentative list of issues for discussion and determine how the committee would be constituted. Ms. Blair asked that the Council members be introduced to the new state troopers when it is convenient for them.

XIII. PETITIONS, REQUEST AND COMMUNICATIONS

8. Advance "Iowa Provost Appointed New UConn President – August 27, 2007
9. CCM re: 25<sup>th</sup> Annual CCM Convention and Exposition
10. CCM re: List of Municipalities Exempt From Affordable Housing Appeals Procedure – Mr. Haddad requested that staff research why the Town is on the list of those exempt from affordable housing.
11. Family Fun in Mansfield
12. Mansfield Community Center re: Annual Maintenance Week
13. Perspectives – Fall 2007
14. Sister Cities Association of Mansfield, Ohio re: Gala Celebration
15. State of Connecticut Office of Policy and Management re: 2008-2009 Bonding Bill
16. UConn 2000: Rebuilding, Renewing and Enhancing the University of Connecticut

Mr. Paulhus moved and Ms. Blair seconded to move into Executive Session. Motion passed unanimously.

XIV. EXECUTIVE SESSION

Legal Issues

Included: Matthew W. Hart, Town Manager and Jeffrey Smith, Director of Finance

Personnel Issues

Included: Matthew W. Hart, Town Manager

XV. ADJOURNMENT

Mr. Paulhus moved and Ms. Blair seconded to adjourn the meeting at 9:45 p.m.

Motion passed unanimously.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk



*Town of Mansfield  
Proclamation in Recognition of Mansfield Middle School*

*Whereas*, the Connecticut Association of Schools (CAS) has selected Mansfield Middle School as the CAS 2007-2008 Middle School of the Year; and

*Whereas*, Mansfield Middle School was chosen from among 150 eligible Connecticut middle schools by distinguishing itself as a consummate middle school, employing exemplary practices as defined by the National Middle School Association and the National Association of Secondary School Principals; and

*Whereas*, the CAS cited the following reasons for honoring Mansfield Middle School: Students consistently score at or near the top of their educational reference group, and in some cases the entire state, in the Connecticut Mastery Tests – a testament to the skills and dedication of the faculty under the inspired leadership of Principal Jeffrey Cryan; There is a culture that promotes faculty leadership in curriculum and instruction, school improvement and policy development; Students display great pride in their school and are active in promoting a climate of acceptance of all students regardless of their varied talents and skills; There is an impressive array of choices for students including four languages and physical education options; The unique teacher team structure ensures that all students receive the same high level of instruction in all content areas; and Support by the community and the knowledge of parents about the school vision, mission and programs are also very impressive; and

*Whereas*, the Town of Mansfield is proud to recognize and honor the Mansfield Middle School, its Principal Jeffrey Cryan, faculty, students and parents, and to share in the pride of being designated the CAS 2007-2008 Middle School of the Year:

**NOW, THEREFORE, BE IT RESOLVED**, that I, Elizabeth C. Paterson, Mayor of Mansfield, Connecticut, on behalf of the Town Council and the citizens of Mansfield do hereby issue this proclamation in recognition of Mansfield Middle School – the CAS 2007-2008 Middle School of the Year. Congratulations!

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Elizabeth C. Paterson  
Mayor, Town of Mansfield

# Memo

To: Town Council

From: Matt Hart, Town Manager *MCH*

CC: Town Employees

Date: September 10, 2007

Re: Town Manager's Report

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

- **Housing Inspector** – Derek Debus, Housing Inspector, has passed his Residential Inspectors licensing exam with a score of 90. Derek's license allows him to inspect one and two-family dwellings. When trained he will be able to perform all aspects of building code enforcement on these structures including responding to emergencies. Congratulations, Derek, and thank you for adding this valuable service to our Housing Inspection Department.
- **Graduate Intern** – I am pleased to announce that Matthew Streeter of South Windsor and Paul Dzurec of Mansfield will be completing internships with the Town Manager's Office this academic year. Both Matt and Paul are second students in the UConn Master of Public Administration Program and both are interested in pursuing a career in local government. Welcome, Matt and Paul.
- **Festival on the Green** – the weekend will kick-off with Fireworks in the Park sponsored by the Town of Mansfield, on Saturday, September 15<sup>th</sup> at Mansfield Hollow State Park. The Little Big Band will perform starting at 6pm and the fireworks will be at dark. Food concession will be available. The Festival on the Green begins on Sunday, September 16<sup>th</sup> at 12 pm and runs until 5 pm at the Storrs Center commercial blocks. Once again, there will be music with the return of Kidsville Kuckoo Revue and the headliner the Mohegan Sun All-Stars. This year, we are pleased to announce that Aztec Two-Step will also be part of the program. There will be food from many local restaurants, vendors, and the Farmer's Market. The popular Bikes, Tykes and Trikes Parade starts at 11:45 and is great fun; we urge people to line Storrs Road to cheer on the parade. For the bakers, again, we will have the pie-baking contest - we had 21 pies last year! And, we will have the pie-eating contest so start practicing! There will be many events for children (inflatables, petting zoo, pony rides, etc.) and for adults (UConn Dining Service cooking demos, floral demonstration, juried art show and this year, a fly fishing demo as well as an organic lawn care demo). There is literally something for everyone at this great community event.

- **Conversations on Climate Change** – I am happy to inform you that the town will be participating in two conversations on climate control. On October 4<sup>th</sup>, as part of the National Conversation on Climate Action, the town will air the recently produced CPTV video, "The Warming of Connecticut," to be followed by a discussion of the town's efforts to promote sustainability. The video will be shown at 1:00 PM and 7:00 PM. On November 1<sup>st</sup>, in partnership with the University of Connecticut, the town will co-sponsor a conference titled "Climate Change: Science, Policy and Strategies for Life in a Changing World." This half-day session will be held at the Bishop Center and will feature speakers from the university and town and state government. Registration forms will be available on the town's website.
- **CCM Ad Hoc Committee on Municipal Health Care Costs** – I have been appointed as chair of the Connecticut Conference of Municipalities' Ad Hoc Committee on Municipal Health Care Costs. Under our charge, we will begin with a research phase looking at health care policy around the nation, especially in New England. We will then closely examine the legislation presented by the General Assembly during the last session, in order to develop a recommendation for CCM's Board of Directors.
- **Know Your Town Fair** – I would like to thank the League of Women Voters and all who participated in last Saturday's Know Your Town Fair. The Community Center provides a great venue for this important event designed to promote regional civic organizations, non-profit groups and volunteer opportunities. Thanks again to the LWV for their tremendous support of our community.
- **Redevelopment Plan for 23 Dog Lane** – as I have mentioned periodically, town and partnership staff have been researching the feasibility of establishing a redevelopment plan and agency to assist with the financing for the Dog Lane 1 building. Next month, we plan to present the Town Council with a proposal to adopt a plan and to establish such an agency.
- **Upcoming meetings:**
  - Town-University Relations, 4:00 PM, September 11, 2007, Audrey P. Beck Municipal Building, Council Chambers
  - Zoning Board of Appeals, 7:00 PM, Audrey P. Beck Municipal Building, Council Chambers
  - Transportation Advisory Committee, 7:30 PM, Audrey P. Beck Municipal Building, Conference Room B
  - Historic District Commission, 8:00 PM, Audrey P. Beck Municipal Building, Employee Lounge
  - Planning and Zoning Commission, 7:00 PM, September 17, 2007, Audrey P. Beck Municipal Building, Council Chambers
  - Open Space Preservation Committee, 7:30 PM, September 18, 2007, Audrey P. Beck Municipal Building, Conference Room B
  - Conservation Commission, 7:30 PM, September 19, 2007, Audrey P. Beck Municipal Building, Conference Room B
  - Board of Education, 7:30 PM, September 20, 2007, Audrey P. Beck Municipal Building, Council Chambers
  - Town Council, 7:30 PM, September 24, 2007, Audrey P. Beck Municipal Building, Council Chambers

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**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *MH*  
**CC:** Lon Hultgren, Director of Public Works  
**Date:** September 10, 2007  
**Re:** Public Information Session, Gurleyville Bridge Railing Upgrade

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**Subject Matter/Background**

As you know, we have scheduled a public information session to review the Gurleyville Bridge railing upgrade. Staff is available to conduct a short presentation.

**Attachments**

- 1) Notice of Public Information Meeting
- 2) Letter to Gurleyville area residents



TOWN OF MANSFIELD  
DEPARTMENT OF PUBLIC WORKS

Lon R. Hultgren, P.E., Director  
HULTGRENLR@MANSFIELDCT.ORG

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

September 17, 2007

Dear Gurleyville area resident:

Through the Windham Region Council of Governments, the Town of Mansfield is eligible for a \$117,000 grant for a STP-rural collector road. The Town is proposing to replace the bridge railings on the Gurleyville Road bridge and to provide approach guide-rails where there are none. Railings will be metal painted brown to match the other brown guiderails on Gurleyville Road.

The existing box-metal railings do not meet current safety guidelines, and the lack of railings leading up to the bridge is also quite unsafe. Because of the safety nature of this project, there will be no cost to the Town except for the factory painting of the railings (as this is not an "eligible" cost under the DOT's administration of this program).

Enclosed are some meeting notes that describe the project and some pictures and sketches of the proposed railing. Also enclosed is the federally required public information meeting notice scheduled for September 24<sup>th</sup>; however, we would be happy to discuss this project with you anytime. Phone: (429-3332) or e-mail (HultgrenLR@Mansfieldct.org).

Sincerely,

Lon R. Hultgren  
Director of Public Works

Encl: meeting notice (1 page)  
8/20/07 memo to Matt Hart (1 page)  
CT DOT Meeting Report (3 pages)  
Bridge railing sketches (3 pages)

NOTICE OF PUBLIC INFORMATION MEETING

Federal Surface Transportation Program  
Rural Minor Collectors  
Project #77-H054  
Bridge Railing & Approach Railing upgrade  
for the Gurleyville Road Bridge  
over the Fenton River  
September 24, 2007  
7:30 p.m.  
Council Chambers  
Audrey P. Beck Municipal Building  
Mansfield, CT

Through the Windham Region Council of Governments, the Town of Mansfield is eligible for a \$117,000 grant for a STP-rural collector road. The Town is proposing to replace the bridge railings on the Gurleyville Road bridge and to provide approach guide-rails where there are none. Railings will be metal painted brown to match the other brown guiderails on Gurleyville Road.

Persons interested in learning more about this proposal may come to the meeting to hear a brief presentation, or contact the Mansfield Department of Public Works at 429-3332. A concept plan is available in the Engineering office in the Municipal Office Building, 4 South Eagleville Road, Storrs/Mansfield, CT 06268.

PLEASE PUBLISH AS SOON AS POSSIBLE, THE WEEK OF 9/17/07. PURCHASE ORDER #10349

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**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *Matt H*  
**CC:** Maria Capriola, Assistant to Town Manager; Lon Hultgren, Director of Public Works; Robert Miller, Director of Health; Gregory Padick, Director of Planning  
**Date:** September 24, 2007  
**Re:** Community Water and Wastewater Issues

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**Subject Matter/Background**

The Water and Wastewater Advisory Committee met on September 13, 2007, and the primary topic of conversation was the draft 2007 Master Plan Priority Implementation Plan (see attached). Bill Hammon, our Director of Building Maintenance, also gave a report concerning work the town is doing to replace aging fixtures with low flow models designed to conserve water. In addition, I am pleased to announce that Mr. Daniel Mullins was appointed as an additional environmental representative to the committee. Dan is the founder and president of the Willimantic Whitewater Partnership, and earned his bachelor's, master's and *juris doctorate* degrees from UConn. I am confident that Dan will prove an asset to the committee, and thank him for his willingness to serve.

Please let me know if you have any questions regarding the implementation plan or this subject in general.

**Attachments**

- 1) 2007 Master Plan Priority Implementation Plan

*Handwritten notes:*  
 a priority  
 a priority

DRAFT

2007 Master Plan Priority Implementaton Plan

	RECOMMENDATIONS:	TARGET:	ESTIMATED COST/FUNDING:	NOTES:
#1	Develop a method of tracking and documenting system improvements and expansions and continually update the existing system infrastructure database coincident with ongoing work, repairs and future studies.	Mar-08		<ul style="list-style-type: none"> <li>Using 2007 Master Plan, 2006 ISES study and 2004-2009 Water Supply Plan, NEWUS will prepare initial inventory. NEWUS will also update the inventory as replacements and changes are made prospectively.</li> </ul>
#2	Continue to work cooperatively with the Town of Mansfield to ensure protection of the aquifers that feed both existing and potential future water supply sources.	Ongoing		<ul style="list-style-type: none"> <li>Mansfield and Coventry have established Aquifer Protection Agencies; Willington has yet to do so.</li> <li>UConn will also continue to fully cooperate with the Willimantic Water Works on its annual watershed survey.</li> <li>CTDPH ranks Willimantic and Fenton Wellfield sources as having "Low" susceptibility to contamination. The University will continue to work with the Towns of Mansfield and Coventry and other parties to maintain those ratings.</li> <li>University of Connecticut Water/Wastewater Systems Policy Advisory Committee will provide the ongoing forum for coordination and discussion of these protection strategies.</li> </ul>
#3	Undertake, as planned, the instream flow study of Willimantic River.	Dec-09	\$100-500K	<ul style="list-style-type: none"> <li>Scoping document nearly finalized. Anticipate it will take two years to complete the study once approved. Study results will be incorporated into 2010-2014 Water Supply Plan and reflected in the University's Water Supply Emergency Contingency Plan.</li> </ul>
#4	Continue to implement the modified withdrawal management protocols at the Fenton River Wellfield.	Ongoing	NA	<ul style="list-style-type: none"> <li>Protocols have been implemented for the first time in Summer 2007.</li> </ul>
#5	Utilize the hydraulic model of the distribution system (currently under development) to identify deficiencies in system hydraulics and to evaluate the impact of future modification to or expansion of the system.	Ongoing	NA	<ul style="list-style-type: none"> <li>Hydraulic model, reflecting distribution system as of 06/01/07, has been completed and will be continually updated by the University's contract water system manager to reflect future system improvements and/or expansions.</li> </ul>

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	RECOMMENDATIONS:	TARGET:	ESTIMATED COST/FUNDING:	NOTES:
#6	Conduct a fire demand needs study to determine fire demands and storage requirements and to better identify any deficiencies in system hydraulics related to fire suppression capabilities.	Dec-09	TBD	
#7	Provide emergency power to Willimantic Wells #2 and #4 and critical treatment facilities. This is critically important, given the significance of this supply source.	Jun-09	\$3.5 million	<ul style="list-style-type: none"> <li>In August 2007 the University's Board of Trustees authorized \$3.5 million for design and construction of these projects.</li> </ul>
#8	Continue the program that is currently underway to achieve 100% customer metering both on and off campus.	2010	\$2.4 Million	<ul style="list-style-type: none"> <li>The University will increase metered usage to 90% from current 50% by 2010. Full metering, including off-campus users, continues to be the University's ultimate objective.</li> <li>The University invested \$600,000 in new metering in FY07.</li> <li>In August 2007, the University's Board of Trustees authorized \$600,000 for additional metering in FY08.</li> </ul>
#9	Continue to contract operation of the water system until or unless an alternative operational scheme is developed.	Ongoing	\$450K annually	<ul style="list-style-type: none"> <li>NEWUS is under contract through June 2010 (including options to renew).</li> </ul>
#10	Undertake a capital improvement program to address the priority system recommendations by ISES in its 2006 Infrastructure Condition Analysis, including replacement of two of the three Towers standpipes, water main replacement, and a SCADA system for the wastewater treatment system.	Ongoing	Ongoing	<ul style="list-style-type: none"> <li>In August 2007, the University's Board of Trustees authorized \$3.61 million for storage tank removal and replacement, water line replacement and wastewater SCADA system.</li> </ul>
#11	Continue to implement water conservation measures and replace aging infrastructure with water efficient components.	Ongoing	\$3.25 million	<ul style="list-style-type: none"> <li>WMI Water Conservation Study to be completed by 10/07</li> <li>Demolition, renovation and reconstruction of new social science &amp; humanities buildings and Tech Quad will be undertaken pursuant to University's LEED policy and further infrastructure improvements will provide ongoing efficiency gains.</li> </ul>
#12	Develop a treated water effluent supply of non-potable uses, including most notably uses at the Central Utilities Plant, possibly irrigation of the athletic fields, and other potential uses both on and off campus.	2010	\$1.5 million	<ul style="list-style-type: none"> <li>In August 2007, the University's Board of Trustees authorized \$550,000 for design and initial construction of reclaimed water facility.</li> </ul>

	RECOMMENDATIONS:	TARGET:	ESTIMATED COST/FUNDING:	NOTES:
#13	Pursue an additional ground water supply source in the Willimantic River basin to meet future off-campus water demands within approved Planned Development Areas and to serve as an emergency supply source. The Planned Development Areas are close to the University and are well positioned to serve University students as well as Mansfield businesses and residents.	2010	TBD	<ul style="list-style-type: none"> <li>University will continue to evaluate alternatives and incorporate the results of the analysis in its 2010-2014 Water Supply Plan</li> </ul>
#14	Evaluate modifications to the wastewater treatment plant to support phosphorus removal.	2010	N/A	<ul style="list-style-type: none"> <li>Will be evaluated as part of Recommendation 12.</li> </ul>
#15	Conduct an inflow and infiltration study of the wastewater collection system.	Jun-09	\$400K	
#16	Institute a more effective means of tracking the costs of operating the water and wastewater systems to assist in future planning and potential transfer of one or both of these utilities.	Ongoing	N/A	<ul style="list-style-type: none"> <li>UConn's Facilities Operations department is working with University Budget office and NEWUS to identify, aggregate, allocate water and wastewater system operating and capital costs</li> </ul>
#17	Continue to evaluate future ownership options.	Ongoing	N/A	<ul style="list-style-type: none"> <li>TBD</li> </ul>



**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *mh*  
**CC:** Maria Capriola, Assistant to Town Manager; Robert Miller, Director of Health  
**Date:** September 24, 2007  
**Re:** Issues Regarding the UConn Landfill

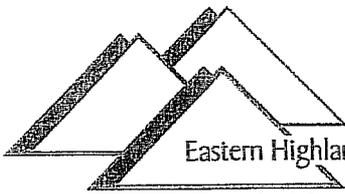
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**Subject Matter/Background**

I have attached for your information recent correspondence regarding UConn landfill. At this time, the Town Council does not need to take any action on this item.

**Attachments**

- 1) Robert Miller re: UConn Landfill Long Term Monitoring Plan, Report dated August 2007
- 2) Excerpts from UConn Landfill Long Term Monitoring Plan, Report dated August 2007



Eastern Highlands Health District

4 South Eagleville Road • Mansfield CT 06268 • Tel: (860) 429-3325 • Fax: (860) 429-3321 • Web: [www.EHHD.org](http://www.EHHD.org)

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## Memo

**To:** Matt Hart, Mansfield Town Manager  
**From:** Robert Miller, Director of Health   
**Date:** 9/12/2007  
**Re:** UConn Landfill Long Term Monitoring Plan, Report dated August 2007

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Per your request, I have reviewed the above referenced report. The results reported to do not suggest and imminent or immediate risk to public health and are consistent with the historic body of data available for this project. No action is recommended.

Haley & Aldrich, Inc.  
800 Connecticut Blvd.  
Suite 100  
East Hartford, CT 06108-7303

AUG 30 2007

Tel: 860.282.9400  
Fax: 860.282.9500  
HaleyAldrich.com

**HALEY  
ALDRICH**

Letter of Transmittal

Date 28 July 2007  
File Number 91221-641  
From Richard P. Standish

---

To Connecticut Department of Environmental Protection  
Bureau of Water Protection and Land Reuse  
79 Elm Street  
Hartford, Connecticut 06106-5127

Attention Raymond L. Frigon, Jr.  
Copy to B. Toal, CTDPH  
R. Miller, EHHD  
M. Hart, Town of Mansfield  
S. Soloyanis, Mitretek Systems  
B. Feldman, UConn (Certification letter only)  
J. Pietrzak, UConn  
J. Kastrinos, Haley & Aldrich

Subject UConn Landfill  
Long Term Monitoring Plan Report

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Copies	Date	Description
1 each	August 2007	Long Term Monitoring Plan Report August 2007 - Round #4

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Transmitted via  First class mail  Overnight express  Hand delivery  Other

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Remarks

LONG-TERM MONITORING PLAN  
JUNE 2007 SAMPLING ROUND #4  
UCONN LANDFILL  
STORRS, CONNECTICUT

by

Haley & Aldrich, Inc.  
East Hartford, Connecticut

for

University of Connecticut  
Storrs, Connecticut

File No. 91221-641  
August 2007

Haley & Aldrich  
800 Connecticut Blvd.  
Suite 100  
East Hartford, CT 06108-7303  
Tel: 860.282.9400  
Fax: 860.282.9500  
Haley.Aldrich.com

**HALEY &  
ALDRICH**

28 August 2007

Connecticut Department of Environmental Protection  
Bureau of Water Protection and Land Reuse  
79 Elm Street  
Hartford, Connecticut 06106-5127

Attention: Raymond L. Frigon, Jr.

Subject: Long Term Monitoring Plan  
June 2007 Sampling Round #4  
UConn Landfill  
Storrs, Connecticut

Ladies and Gentlemen:

The following certification is being submitted to the Department of Environmental Protection in accordance with the terms as delineated in the Consent Order No. SRD-101 issued 26 June 1998 for the document specified below:

- Long Term Monitoring Plan  
June 2007 Sampling Round #4  
UConn Landfill  
Storrs, Connecticut

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

Agreed and accepted as stated above:

  
Richard P. Standish, P. G., LEP  
Senior Vice President  
Haley & Aldrich, Inc.

  
Richard A. Miller  
Director,  
Office of Environmental Policy  
University of Connecticut

C: Barry Feldman, UConn

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## 1. INTRODUCTION

This Long Term Monitoring Plan (LTMP) was prepared pursuant to the Consent Order # SRD-101 between the State of Connecticut and the University of Connecticut (UConn) regarding the solid waste disposal area on North Eagleville Road (Landfill and Former Chemical Pits) and the former disposal site in the vicinity of Parking Lot F (F Lot). An Interim Monitoring Program (IMP) had been previously implemented in order to monitor shallow ground water, surface water and bedrock groundwater quality in nearby domestic water supply wells until a LTMP required pursuant to paragraph B.4.e of the Consent Order was implemented. In September 2005, the University began transitioning from the IMP to the LTMP. As part of this process, samples were collected from both the IMP and LTMP locations for three sampling quarters. These quarters, referred to as "transition rounds" were conducted in September and December 2005 and May 2006. Beginning with the October and November 2006 monitoring quarter, samples were only collected from the LTMP locations.

This LTMP is intended to replace the current IMP. The goal of the IMP was to ensure that water in domestic wells was safe to drink while the Hydrogeologic Investigation was ongoing. The objectives of the LTMP are:

- To assess the effectiveness of the remediation
- To monitor groundwater and surface water quality and trends, and
- To act as sentinel wells to protect human health and the environment.

Groundwater, surface water and soil gas samples will be obtained to verify that the new remediation systems are working as planned. The Plan is also designed to protect human health and the environment by evaluating the concentrations of contaminants in groundwater and surface water over time. If increasing concentrations are observed, UConn and the Connecticut Department of Environmental Protection (CTDEP) will be prepared to reassess the remediation system design, expand the monitoring program, and take additional measures to protect human health and the environment.

The LTMP includes sampling of media at multiple locations: (1) six surface water locations; (2) five shallow groundwater monitoring wells; (3) five bedrock monitoring wells; (4) six active domestic wells; and (5) four soil gas monitoring locations. The locations are shown on Figure 1. The domestic wells are located on Meadowood Road and Separatist Road. At the time of this sampling event in June 2007, three of the five shallow groundwater monitoring wells [B401(MW), B403(MW) and B404(MW)] were installed. Monitoring wells MW-3 and MW-4 were re-installed in August and will be included in our fall quarterly sampling event.

The University proposes to conduct quarterly sampling for two years after the elements of the Remedial Action Plan are in place. Based on the results of the initial year, UConn may suggest reducing the sampling to twice a year. The results will be reported to the key parties and to the public.

This report documents the sampling round conducted in June 2007, also referred to as Round #4. Subsequent sampling will be conducted on a quarterly basis.

## 2. SCOPE OF PROGRAM

The objectives of the LTMP are:

- To assess the effectiveness of the remedial actions.
- To establish sampling points and analytical parameters to monitor groundwater and surface water quality and trends and soil gas concentrations and trends, and
- To establish a network of monitoring wells and active domestic wells to function as sentinel wells to protect human health and the environment.

The LTMP is designed to monitor groundwater and surface water quality as well as soil gas in the vicinity of the landfill, former chemical pits, and F Lot on a long-term basis. The program consists of five sampling elements: shallow groundwater monitoring wells, deep (125 to 300 ft) bedrock groundwater monitoring wells, surface water monitoring locations, active residential water supply wells, and soil gas monitoring locations. All locations to be monitored under the program are shown on Figure 1. The following paragraphs describe the rationale for each proposed location based upon the conceptual model of the study area.

### 2.1 Shallow Groundwater Monitoring Wells

As part of the LTMP, three shallow wells [B401(MW), B403(MW) & B404(MW)] were constructed in the overburden south, southeast and north of the landfill downgradient of the Leachate Intercepter Trenches (LIT) in February and March 2007. These wells were installed to monitor shallow groundwater quality migrating out of the landfill area and assess the effectiveness of the landfill cover and LITs.

Two previously existing shallow monitoring wells, MW-3 and MW-4, were reinstalled in August and will be included in our next quarterly sampling event. These wells were installed monitor shallow groundwater quality downgradient of F Lot.

### 2.2 Deep Groundwater Monitoring Wells

Five bedrock (125 to 300 ft) groundwater monitoring wells are included in the LTMP. Three existing wells, MW-105R, B201R(MW), and B302R(MW) are located south and west of the landfill and former chemical pits. These wells were selected because they are situated in the direction of either suspected historical or known bedrock groundwater flow. Two former residential water supply wells, located at 156 Hunting Lodge Road and 202 North Eagleville Road, are also included in the LTMP because of their locations and construction depths. The University has not yet received permission to access the well at 156 Hunting Lodge Road, therefore it was not sampled as part of this quarterly event.

Permanent systems that allow the monitoring of discrete fracture intervals have been installed in two bedrock wells, B201R(MW) and MW-105R. Groundwater samples are collected from two fracture zones in each monitoring well.

### 2.3 Surface Water Monitoring Locations

Five surface water-monitoring locations, designated SW-A through SW-E, used during the IMP are also included in the LTMP. These locations are strategically placed at the primary surface waters north (wetland and Cedar Swamp Brook drainage) and south (western tributary of Eagleville Brook drainage) of the landfill and former chemical pits area. A sixth surface water monitoring location immediately downgradient of F Lot (SW-F) on an eastern tributary to Eagleville Brook has been added. The surface water monitoring locations have been selected to assess surface water quality migrating from the landfill, former chemical pits, and F Lot areas.

### 2.4 Active Residential Water Supply Wells

Six active residential water supply wells are included in the LTMP:

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

These residential wells are the closest active bedrock wells to the landfill and former chemical pits in the direction of suspected historical and known groundwater migration pathways in the fractured bedrock aquifer.

### 2.5 Soil Gas Monitoring Locations

Four soil gas-monitoring points B501(GW), B502(GW), B503(GW) and B504(GW) were installed in the east, southeast, southwest and northwest quadrants of the landfill immediately outside the cap perimeter to monitor for potential gas migration away from the landfill. The monitoring points are 4-in. diameter PVC wells extending to depths ranging between 7.5 and 9.5 ft bgs with a slotted screen interval from the surface seal (approximately 2.5 ft bgs) to the depth of completion. The locations are lateral to the LITs where the likelihood of soil gas migration is presumed to be greatest.

## 2.6 Sampling Parameters

During the course of the Hydrogeologic Investigation, a comprehensive suite of analytical methods was selected to determine the nature of the contamination in the Study Area. A wide range of methods was used to ensure that any potential contaminant identified during review of historical records or interviews with knowledgeable personnel would be detected if present. Multiple rounds of groundwater and surface water sampling have shown that the contamination is confined to a few classes of compounds. Furthermore, monitoring a select number of analytical methods will accomplish the objectives of the LTMP, that is, to assess effectiveness of remediation, monitor groundwater quality and trends and be protective of human health and the environment.

Groundwater and surface water samples will be analyzed from the 22 groundwater and surface water monitoring locations for the following parameters:

- VOCs by EPA Method 524.2

- Total metals by EPA Method 200 Series

- Other Inorganic Parameters

  - ammonia, nitrate and nitrite, total phosphorus, total dissolved solids, total suspended solids, alkalinity, hardness, chloride, sulfate, chemical oxygen demand, total organic carbon, biological oxygen demand and cyanide

- Field Screening Data

  - turbidity, conductivity, dissolved oxygen, ORP, pH, and temperature

Soil gas monitoring points will be analyzed for methane and carbon dioxide using a multiple gas detection meter.

## 2.7 Sampling Frequency

Quarterly sampling is proposed for a period of two years following the completion of the Remedial Action Plan (RAP). Depending on the results of the initial year of monitoring, UConn may petition to reduce the monitoring to a semiannual schedule (twice per year).

### 3. SAMPLING PROCEDURES

Sampling procedures and analytical methods for the groundwater monitoring wells and surface water samples were followed in accordance with the Supplemental Hydrogeological Investigation Scope of Work dated May 2000.

Sampling procedures for the residential water supply wells were conducted in accordance with procedures previously established by CTDEP and the DPH for the health consultation study completed in 1999. Samples were collected from the water supply system prior to treatment after running the tap for approximately eight minutes.

Samples from the residential water supply wells were analyzed using EPA drinking water methods as noted on the enclosed Table I.

#### 4. SUMMARY OF RESULTS

The analytical results from the June 2007 LTMP round #4 sampling are summarized in Table I. VOC Concentration and Conductivity vs. Time Plots for selected bedrock wells [MW105R, B201R(MW), and B302R(MW)] and selected overburden wells [B401(MW) and B403(MW)] are included in Appendix A. A discussion of the results below is organized by general sample types and locations – shallow groundwater monitoring wells, deep bedrock monitoring wells, surface water samples, and active residential wells.

##### Shallow Groundwater Monitoring Wells

In February and March 2007, monitoring wells B401(MW), B403(MW) and B404(MW) were constructed in the overburden south, southeast and north of the landfill downgradient of the Leachate Intercepter Trenches (LIT). These wells were installed to monitor shallow groundwater quality migrating out of the landfill area. At the time of this sampling event, the LITs were installed however; they were not yet operational. Groundwater samples were collected to provide baseline data. Samples were submitted to Phoenix Environmental Laboratories, Manchester, Connecticut for analysis of VOCs, total metals, and nutrients.

Several VOCs were detected in the wells located south [B401(MW)] and southeast [B403(MW)] of the landfill. As in the previous sampling event, benzene was detected at a concentration that exceeded groundwater protection criteria in B401(MW). VOCs were not detected in B404(MW) located north of the landfill however, arsenic was detected at a concentration (0.006 mg/L) below groundwater protection criteria (0.05 mg/L) but above surface water protection criteria (0.004 mg/L). Metal concentrations at the other locations were below protective criteria.

##### Deep Bedrock Monitoring Wells

In August 2005, permanent systems were installed in LTMP bedrock groundwater monitoring wells MW-105R and B201R(MW) which facilitate the collection of samples from two discrete intervals within each well. Both wells are approximately 125 ft deep. Monitoring wells 202-NERD (unused domestic well at 202 N. Eagleville Road) and B302R(MW), which range in depths from 300 to 320 ft do not have a discrete sampling systems installed. Integrated samples were collected from these locations. Samples were collected and submitted to Phoenix Environmental Laboratories, Manchester, Connecticut for analysis of VOCs, total metals, and nutrients. Permission has not yet been obtained to access the well at 156 Hunting Lodge Road; therefore it was not sampled as part of this quarterly event.

VOCs were detected in discrete samples collected from the lower fracture zone of MW-105R and both fracture zones of B201R(MW), which are located south of the landfill, within the Eagleville Brook drainage basin. Concentrations of benzene, 1,2-dichloroethane, and trichloroethene (TCE) exceeded the groundwater protection criteria in samples from both MW105R and B201R(MW). Vinyl chloride was detected at a concentration (1.9 µg/L) exceeding groundwater volatilization criteria (1.6 µg/L) but below groundwater and surface

water protection criteria in the sample collected from the deep fracture (111 ft) of MW-105R. As in the previous round, benzene was detected below groundwater protection criteria in the sample collected from B302R(MW). VOCs were not detected above laboratory detection limits in the samples collected from the upper zone of MW-105R (74 ft) or from 202-NERD.

Metal and nutrient parameters were within typical groundwater water ranges for all the bedrock monitoring well samples.

For quality control purposes, a duplicate discrete sample was collected from the 111 ft fracture of monitoring well MW-105R. Results were in general agreement with the original sample.

As part of the Remedial Action Plan and the Landfill closure, two leachate interceptor trenches (LITs) were constructed; one at the north end of the landfill (November 2006) and one at the south end (December 2006). The LITs were installed to intercept leachate-contaminated groundwater migrating north and south from beneath the landfill and former chemical pits. Leachate recovered by the LITs will be pumped to the Water Pollution Control Facility (WPCF) for treatment and disposal. At the time of this sampling event, the LITs were not yet in operation. Groundwater quality at MW-105R and B201R(MW) appeared to remain unaffected; analytical results were generally consistent with previous sampling events.

#### Surface Water Samples

Six surface water monitoring locations were sampled during this sampling quarter. Surface water samples were submitted for analysis of VOCs, metals and nutrients. VOCs were not detected at any of the surface water locations. Metal and nutrient parameters were within typical surface water ranges for all locations.

#### Active Residential Domestic Wells

Six active domestic wells (38 Meadowood Road, 41 Meadowood Road, 65 Meadowood Road, 202 Separatist Road, 206 Separatist Road and 211 Separatist Road) were sampled as part of this quarterly event. Four of the six wells did not contain VOCs above the method reporting limits. Trace concentrations of chloroform were detected in the samples collected from 206 and 211 Separatist Road. These results are consistent with findings from previous sampling events. No other VOCs were detected above method reporting limits at these locations. In the sample collected from 65 Meadowood Road, copper was detected above surface water protection criteria; however the concentration is below drinking water criteria and is consistent with copper concentrations detected at this location in previous sampling rounds. Metal and nutrient concentrations at all locations were within acceptable drinking water ranges.

For quality control purposes, a duplicate sample was collected from 206 Separatist Road and submitted for analysis. Results were in general agreement with the original sample results.

### Soil Gas Monitoring

A GEM2000 Landfill Gas Meter was used to sample and analyze methane, carbon monoxide and oxygen content at soil gas monitoring locations B501(GW), B502(GW), B503(GW) and B504(GW). Oxygen concentrations ranged from 16.7% at B502(GW) to 19.8% at B501(GW). Carbon monoxide ranged from non-detect at B501(GW) to 3% at B502(GW). Methane gas was not detected at any of the monitoring locations.

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; Robert Miller, Director of Health  
**Date:** September 24, 2007  
**Re:** UConn Stadium Road Detention Basin

---

**Subject Matter/Background**

You will recall that at the July 9<sup>th</sup> meeting we discussed the university's desire to suspend the monitoring of the Stadium Road detention basin. During that meeting, Council did express a number of concerns related to this issue.

**Recommendation**

Richard Miller, Director of Environmental Policy, has responded to the Council's concerns (see attached) and I have asked staff to review the university's findings. Based upon staff's analysis and the fact that the university will resume monitoring of the basin's discharge once the Institutional Stormwater Discharge Permit is issued by the Department of Environmental Protection (DEP), I support the recommendation to suspend the monitoring program at this time.

Staff will be available at Monday's meeting to address any questions that you might have regarding this issue.

**Attachments**

- 1) Richard Miller re: UConn Stadium Road Detention Basin
- 2) Robert Miller re: Hill Top Detention Basin follow-up
- 3) Richard Miller re: Stadium Road Detention Basin



University of Connecticut  
Office of the Vice President for  
Chief Operating Officer

**Memo**

**To:** Matthew Hart, Mansfield Town Manager  
**From:** Richard A. Miller, UConn Director of Environmental Policy  
**CC:** Robert Miller, EHHD Director of Health  
**Date:** September 19, 2007  
**Re:** UConn Stadium Road Detention Basin

At the Town Council meeting on July 9, 2007, Robert Miller, Mansfield Director of Health, presented his memo regarding the Health Department's assessment of the UConn Stadium Road Detention Basin report. The Council responded with several concerns, which are listed below (*italics*) along with the University's responses. In light of the following, and emphasizing the fact that the University will resume monitoring of the basin's discharge in accordance with the pending Institutional Stormwater Discharge General Permit once it is officially issued by DEP, the University requests the Council's support to suspend the monitoring at this time.

<i>Council Concern</i>	<i>UConn Response</i>
<i>The basin has affected the water quality of nearby drinking wells.</i>	As stated the Health Department's memo, "...the surface water quality associated with the area of concern poses neither an immediate nor long-term substantive risk to public health."

*An Equal Opportunity Employer*

311 E. Doge Road Unit 3055  
Storrs, Connecticut 06269-3055

Telephone: (860) 486-5316  
Fax: (860) 486-5377  
Web: www.uconn.edu

<b>Council Concern</b>	<b>UConn Response</b>
<p><i>An anecdotal report assessed that there is no aquatic life in the no-name brook as a result of the basin discharge.</i></p>	<p>DEP has reviewed our draft report and verbally agreed with our conclusions that no further monitoring is needed based on sampling results and our watershed survey.</p> <p>To further support DEP's conclusion, a "rapid biotic assessment" was conducted on July 24<sup>th</sup> at two locations along the no-name brook: one immediately upstream of the detention basin and another immediately downstream. This sampling method is generally used to collect and identify macro-invertebrate species, where the number and diversity of invertebrates is a general indicator of relative water quality and aquatic life in the stream. The results (attached) indicate that the brook is supporting aquatic life and that the number and diversity of species is typical of similar streams of that size sampled during this time of year.</p>
<p><i>UConn has not maintained records of inspections and maintenance activities for the basin.</i></p>	<p>During the July 9<sup>th</sup> Town Council meeting, the UConn Office of Environmental Policy was incorrect in agreeing with the Town Council member's statement that the logs had not been filled out. UConn's Facility Manager has been completing the inspection logs since Jan 2005. Copies of the logs are available for review.</p> <p>In part because of the Council's concern, UConn has revised the log sheets originally developed by the engineer. The inspection procedures have not been altered, but the revised logs are easier to fill out and allow for better review.</p>
<p><i>UConn should take action to address the elevated number of occurrences of litter appearing in the basin, as cited in our watershed survey report.</i></p>	<p>The following actions have been completed to mitigate the amount of litter which may reach the basin.</p> <ul style="list-style-type: none"> <li>▪ The dumpsters at Hilltop Apartments have been surrounded with additional wire fencing to prevent litter that may escape the dumpster from reaching the basin.</li> <li>▪ At a minimum, the basin is checked monthly for the presence of litter and it is cleaned out accordingly.</li> <li>▪ UConn makes additional roll-off dumpsters available at Hilltop Apts. during the semester move-outs in order to prevent dumpsters from overflowing with the increased amount of refuse from leaving students.</li> <li>▪ During move-outs and move-ins, dumpsters are emptied more frequently, up to once per day instead of the typical twice per week.</li> <li>▪ Smaller trash receptacles located throughout the public areas of the Hilltop Apt. facility are now checked on and emptied much more frequently.</li> <li>▪ UConn has conducted a move-out recycling program since Spring 2005, but this is limited to certain dorms. We are considering expanding the program.</li> </ul>

<b>Council Concern</b>	<b>UConn Response</b>
<p><i>The Council was informed that DEP was developing the Institutional Stormwater General Permit (IS4) and that this program will require the University to monitor stormwater annually when finalized, possibly next year.</i></p>	<p>As it is currently drafted, the IS4 general permit would require UConn to select and sample six of its stormwater system discharge points across the Storrs campus. All samples would be tested for typical water quality parameters, included Oil &amp; Grease and <i>E. Coli</i>. The University will include the Hilltop Apartment detention basin discharge as a monitoring location under this program. The permit could be issued as early as the end of this year.</p>
<p><i>The Council indicated that it may decide at a later date to request that DEP require the University to perform additional monitoring before the Institutional Stormwater Permit was finalized.</i></p>	<p>Additional monitoring at this time is not justified based on 5 years of sampling results and the watershed survey. Historically, the basin and two samples from the no name brook have been sampled, 2-4 times per year each. In 2006, this monitoring cost the University \$18,000.</p> <p>Any request for interim monitoring (pending the effective date of the IS4 general permit mentioned above) should be limited to the analytical parameters previously identified as a concern by DEP, specifically bacteria and consist of only the basin discharge.</p>

Rapid Biotic Assessment Results  
No-Name Brook (near UConn Stadium Road Detention Pond)  
Sampling Conducted on 7/24/2007

Site B-downstream of detention pond outflow

Vertebrates-

- 2 Salamander larvae (probably Spring Salamander or Northern Two Lined)

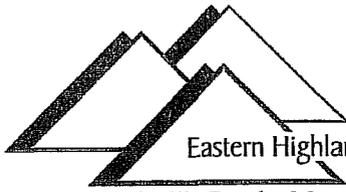
Invertebrates-

- 9 Crayfish juveniles (probably Spinycheek Crayfish- adult positively identified at the site)
- 14 Chironomidae (midge flies)
- 5 Gerridae (water striders)
- 8 Hydropsychidae (Common net-spinning caddisflies)
- 9 Tipulidae (crane fly)
- 5 Baetidae (small minnow mayflies)
- 19 Oligochaeta (aquatic worms)
- 3 Gyrinidae larva (whirligig beetle)
- 1 Elmidae larva (riffle beetle)

Site A-upstream of detention pond outflow

Invertebrates

- 5 Crayfish juveniles (probably Spinycheek Crayfish- adult positively identified at the site)
- 21 Hydropsychidae (Common net-spinning caddisflies)
- 9 Chironomidae (midge flies)
- 1 Baetidae (small minnow mayflies)
- 2 Tipulidae (crane fly)
- 14 Oligochaeta (aquatic worms)
- 1 Gerridae (water striders)

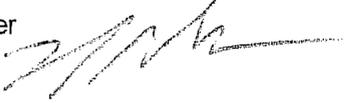


Eastern Highlands Health District

4 South Eagleville Road • Mansfield CT 06268 • Tel: (860) 429-3325 • Fax: (860) 429-3321 • Web: [www.EHHD.org](http://www.EHHD.org)

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## Memo

**To:** Matt Hart, Mansfield Town Manager  
**From:** Robert Miller, Director of Health   
**Cc:** Lon Hultgren, Director of Public Works  
**Date:** 9/21/2007  
**Re:** UConn Detention Basin Follow-up

---

Per your request, I have reviewed the following documents: an email dated 7/20/07 from Rich Miller that provided detention basin maintenance records, and a memo dated 9/17/07 from Rich Miller regarding "UConn Stadium Road Detention Basin" and attachment.

UConn provided these documents in response to Town Council concerns regarding issues related to the Hill Top Detention Basin. There are four primary concerns expressed by the Council and addressed in the above referenced communications. These concerns regard Hill Top Apartment area litter, detention basin maintenance, area surface water quality, and impact to area private wells.

### **Hill Top Apartment area litter**

The University has stated that it has taken a number steps to mitigate occurrences of litter in the area including, new fencing around dumpsters, providing additional dumpsters during high volume periods, increase frequency of content removal from dumpsters and small trash receptacles, and additional smaller trash receptacles placed throughout public areas.

To my knowledge there have been no recent observances of litter, which reached volumes that constitute a public health nuisance. I would advise we give these additional measures an opportunity to demonstrate effectiveness.

### **Area surface water quality**

Anecdotal information suggested that aquatic life has been impacted by University activities in the no-named brook adjacent to the Hill Top Detention basin. In response to this concern, the University conducted a "biotic assessment" of this brook.

I preface my comments by stating that I am not an ecologist. However, the assessment conducted appears to demonstrate a diverse population of aquatic life within the no-name brook. Given that such aquatic life tends to be very sensitive to contaminants that can also impact human health, the presence of such life supports the notion that there is little risk to area residents.

The communications referenced above and provided by the University discuss surface water monitoring. It is noted that the University will be required to comply with a DEP General Permit that monitors institutional storm water discharges annually. The University states that the Hill Top Detention Basin will be included in the IS4 storm-water monitoring program. It is my sense

based on discussions with the University and DEP that the monitoring program will begin in a year or two. Given the body of data available to date regarding surface water quality for the area, it is the position of this office that no additional monitoring is necessary until such time the IS4 program begins.

**Impact on area private wells**

The position of the Health District on this issue as reported in my 8/22/07 memo to the Town Manager has not changed. Specifically, the analysis of a body of data spanning five years for both surface and ground water quality in this area has failed to identify an issue that poses a substantive risk to area private water supply wells.

**Hill Top Detention Basin maintenance**

I referred the issue concerning detention basin maintenance to Lon Hultgren, Public Works Director for his review and comment. Please see his response in the attached email.

Please let me know if the Health District can be of any further service to the Town on this or any other issue.

**Robert L. Miller**

---

**From:** Lon R. Hultgren  
**Sent:** Tuesday, September 04, 2007 4:23 PM  
**To:** Robert L. Miller  
**Cc:** Matthew W. Hart  
**Subject:** RE: Hilltop Detention Basin follow-up

Rob,

Detention pond maintenance consists of checking the outlet works to make sure the outlet will function properly, checking the bottom of the basin to make sure it doesn't fill up with sediment (making it hydraulically too small), periodic mowing or vegetation removal and housekeeping/trash removal.

The check sheet you forwarded to me (which is kept by UConn) appears to address these issues, so without further investigation, I would say that their detention basin has been reasonably maintained from 2005 through the first part of 2007.

I inspected the area today, and my inspection showed the outlet is open and available for flow, the basin has been recently mowed and I did not see any trash.

Lon

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

From: Robert L. Miller  
Sent: Tuesday, September 04, 2007 2:00 PM  
To: Lon R. Hultgren  
Subject: FW: Hilltop Detention Basin follow-up

Here are the communications addressing basin maintenance.

Rob

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

From: Matthew W. Hart  
Sent: Thursday, August 09, 2007 3:14 PM  
To: Robert L. Miller; Lon R. Hultgren; Gregory J. Padick  
Subject: FW: Hilltop Detention Basin follow-up

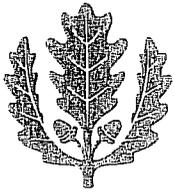
FYI - Rich will be sending me the final piece on this, and we can discuss.

Thanks,

matt

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

From: Miller, Richard [mailto:rich.miller@uconn.edu]  
Sent: Friday, July 20, 2007 12:59 PM  
To: Matthew W. Hart  
Cc: Coite, Jason  
Subject: Hilltop Detention Basin follow-up



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

Office of Environmental Policy

Richard A. Miller  
*Director*

June 19, 2007

Mr. Arthur Christian  
Inland Wetland Resources Division  
Connecticut Department of Environmental Protection  
79 Elm Street  
Hartford, CT 06106-5127

JUN 22 2007

RE: Stadium Road Detention Basin  
University of Connecticut, Storrs, Connecticut

Dear Mr. Christian:

This letter summarizes the University's activities in evaluating the quality of the discharge from the above-referenced detention basin, including the watershed survey completed in 2006 in response to elevated counts of coliform reported during the 2005 monitoring.

As you know, DEP Inland Water Resources Division (IWRD) issued a letter dated January 19, 2006 to UConn regarding the water quality monitoring performed in 2005. This DEP letter referenced the elevated counts of bacteria detected in the water samples and made three specific recommendations for follow-up activities, which included additional water quality monitoring and the completion of a "Sanitary Survey" by a qualified consultant. Charter Oak Environmental Services, Inc. (Charter Oak) has completed the nine-month survey in accordance with the Scope of Work dated March 27, 2006, which was verbally approved by IWRD on April 29, 2006.

In addition to the watershed survey, this letter also presents the relevant coliform bacteria data obtained for the basin monitoring completed to date. State-wide stormwater monitoring data publicly available through the DEP Municipal Separate Stormwater Sewer System (MS4) general permit program has also been reviewed and compared to the basin sampling results.

*An Equal Opportunity Employer*

31 LeDoyt Road Unit 3055  
Storrs, Connecticut 06269-3055

Telephone: (860) 486-8741  
Facsimile: (860) 486-5477  
e-mail: rich.miller@uconn.edu

June 19, 2007

By providing this information, it is the goal of UConn's Office of Environmental Policy (OEP) to support the DEP's stated intent "to determine whether the observed elevated levels of coliform bacteria within the detention basin and un-named tributary to Eagleville Brook is an anomaly or whether it is reflective of a water quality problem within the immediate watershed."

## Sanitary Survey

### Background

In order to develop an appropriate procedure for conducting the daily inspections for the sanitary survey, Charter Oak reviewed available mapping to determine the approximate areas that drain to the detention basin and the up-stream portion of the receiving watercourse. Charter Oak divided the watershed into sub-areas based on land-use and geography, as shown on the attached figure. Charter Oak identified the typical sources of bacteria that could be potentially found within those sub-areas (e.g. waterfowl, portable toilets). Charter Oak developed a watershed survey log sheet to document the observations. The scope of the sanitary survey was detailed in the Scope of Work verbally approved by DEP on April 28, 2006. The sanitary survey log sheet developed by Charter Oak was provided to DEP for review; DEP emailed approval of the log sheet on May 1, 2006.

From April 3 to December 29, 2006 Charter Oak performed daily weekday inspections of the watershed. (Only a few of the daily inspections were excluded due to holidays or scheduling conflicts.) The completed inspection log sheets are provided as an electronic file on the enclosed data disk. The recorded observations were transcribed to a database in order to facilitate review of the observations. The database is also included on the enclosed data disk.

### Findings

Observations made during the sanitary survey include the following.

- Waterfowl consisted of ducks or mallards and were observed on six separate occasions during the survey. All observations of waterfowl occurred before June 5<sup>th</sup>.
- Wildlife observed in the detention basin consisted of frogs, muskrats and goldfinches. Evidence of deer (tracks and droppings) was also observed in the basin. Wildlife or evidence of wildlife was observed on 15 separate occasions. Crows, rabbits, or robins were observed in the other drainage sub-areas on three occasions.
- Litter and/or debris were observed in the detention basin on 20 occasions. Litter and/or debris were also observed within the Hilltop Apartments parking area on 27 occasions.
- Observations of litter at Hilltop were most often associated with overflowing dumpsters. The most significant instance of litter occurred during the close of Spring 2006 semester. The dumpsters at Hilltop Apartments were apparently not large enough or not emptied frequently enough given the amount of waste generated by the students moving out.

- Construction at the football complex and renovations at Hilltop Apartments occurred concurrently with the survey. Construction activities included the use of a temporary dewatering pond. Renovation activities included the use of additional dumpsters for sorting and collecting construction and demolition waste and recyclables.
- The number of portable toilets observed in the entire survey area ranged from one to 45. The portable toilets were most often located in the sport field sub-areas. Additional portable toilets were also located at the football complex and Hilltop Apartments during the construction/renovation activities. No leaks or discharges from the portable toilets were observed.

Coliform bacteria detected during stormwater discharge monitoring include total coliform, fecal coliform, and *Escherichia coli* (*E. coli*). Given the observations made during the watershed survey, the primary contributor of *E. coli* in the basin discharge is the waste from the deer and muskrats (*E. coli* is associated with only warm-blooded animals<sup>1</sup>). These animals, in addition to frogs and birds, would be expected to contribute to the fecal coliform counts. Total coliform is expected to be influenced by the animal wastes and by soil and submerged wood<sup>1</sup> in the wet portion of the basin. Food wastes in litter observed in the basin and in the Hilltop Apartments parking area may also be contributing to the total coliform via contaminated stormwater runoff.

Regarding the coliform detected in the portion of the watercourse that is up-stream of the basin discharge, none of the suspected sources were observed in abundance in the contributing watershed sub-areas. Therefore, it does not appear as though the coliform detected in the up-stream portion of the watercourse is from a surficial source. Subsurface coliform sources are typically associated with a release of domestic wastewater. The sanitary sewer at Hilltop Apartments, which was installed in 2001, consists of PVC gravity lines from the apartment buildings to the subsurface lift station, located directly to the northeast of the detention basin. The lift station is equipped with a high-water alarm to signal a pump failure. No malfunctions have occurred since installation. The force main connects the lift station to the campus main collection system. Older collection systems are known to be susceptible to wastewater leaks due to broken pipes and root intrusion. However, because the Hilltop sanitary sewer is a recent installation, leakage from the system is highly unlikely. Potential off-campus sources of septic discharges affecting the watercourse have not been evaluated but cannot be ruled out.

### Detention Basin Water Quality Monitoring

#### Background

Water quality monitoring has been conducted during two to three storm events per year since the initial sampling completed December 2001. Monitoring has consisted of sampling the stormwater discharge from the detention basin (DP-1) and the surface water from the unnamed watercourse collected at points immediately downstream (DP-2) and upstream (DP-4) of the detention basin point of discharge. Each sample has been analyzed by a State-certified laboratory

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<sup>1</sup> US EPA, Monitoring and Assessing Water Quality, 5.11 Fecal Bacteria. <http://www.epa.gov/volunteer/stream/vms511.html>

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for volatile organic compounds, chlorinated pesticides and herbicides, 15 metals (both total and dissolved), petroleum hydrocarbons, select water chemistry parameters (biological oxygen demand, nitrate, sulfate, etc.), total and fecal coliform, and *E. coli*. Historical sampling has also included semi-volatile organic compounds, cyanide, and PCBs. Reports for each monitoring event have been forwarded to DEP and EHHD.

At the request of DEP, stormwater monitoring was continued in 2006. Monitoring was most recently completed by Charter Oak in August and December 2006. At the request of the Eastern Highlands Health District (EHHD), a dry-day sampling was also conducted in October 2006.

#### Regulatory Standards used for Comparison

The monitoring reports prepared to date have compared the water quality results to the following published regulatory standards.

- US EPA Maximum Contaminant Level, Primary Drinking Water Standard,
- US EPA Maximum Contaminant Level, Secondary Drinking Water Standard, and
- CT DEP Ground Water Protection Criteria, Remediation Standard Regulation, 1996.

In addition, the CT DEP Water Quality Standards (WQS) were used to evaluate the sampling results, specifically the Water Quality Criteria for Bacterial Indicators of Sanitary Quality and the Numerical Water Quality Criteria for Chemical Constituents (Appendices B and D of the WQS, respectively). Regarding the Water Quality Criteria for Bacterial Indicators of Sanitary Quality, the monitoring results have been compared to the Total Coliform criterion established for Class "AA" drinking waters and the *E. coli* criterion established for Class "AA," "A" and "B" recreational waters. Regarding the Numerical Water Quality Criteria for Chemical Constituents, monitoring results have been compared to the Acute, Freshwater Aquatic Life Criteria.

The tributary that receives the storm water from the detention basin is not shown on the DEP water classification map (Water Quality Classifications, Thames River, Pawcatuck River, and Southeast Coastal Basins, Adopted 1986). Therefore, according to Standard 29 of the Connecticut Surface Water Quality Standards, the watercourse is designated as a Class "A" surface water. The tributary discharges to Eagleville Brook, which is mapped as a Class "B" surface water.

By definition, the designated uses of Class "A" waters include *potential* drinking water supplies, recreation, navigation, and water supply for industry and agriculture. The tributary is not used as a drinking water supply. Developed residential properties along the unnamed tributary use private groundwater supply wells for drinking water. As such, EPA Primary and Secondary Drinking Water Standards and the Class "AA" drinking water criterion for total coliform do not directly apply to the surface water or the detention basin discharge. In addition, ground water as defined by the CT RSR applies only to water at or below the water table. Therefore Ground Water Protection Criteria are also not applicable to the sampling results. However, these

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standards had been used for comparison to the sampling results as a conservative approach to evaluating the water quality.

The *E. coli* criterion established for Class "AA," "A" and "B" recreational waters (576 counts per 100 ml of sample) and the Acute, Freshwater Aquatic Life Criteria for chemical constituents are applicable to the tributary and have been compared to the results obtained from the discharge and surface water sampling.

### Data Analysis

The attached Table 1 summarizes the monitoring data obtained in 2006; Table 2 summarizes the all coliform data obtained to date. Note, each event included the collection of a duplicate sample from one of the three sampling locations. As a conservative approach, only the higher of the two duplicate results for a given parameter was included on the table.

The University concurs with the assessment in the January 19, 2006 DEP letter that indicates the monitoring results have been consistent with pollutant levels associated with runoff from urbanized areas. With respect to coliform bacteria (*E. coli*, in particular, since there is an applicable regulatory standard), the following inferences regarding potential sources are made based on the indicated trends discerned in data collected since December 2001.

- *E. coli* is a single species in the fecal coliform group. As expected, the variation in *E. coli* correlates directly with total coliform and fecal coliform. The *E. coli* counts were typically one order of magnitude less than the total coliform.
- The variation in *E. coli* appears to be directly related to seasonal variation. *E. coli* counts generally correlate directly with water temperature and inversely with dissolved oxygen. In addition, samples of basin discharge collected in late fall and winter (samples collected November through March, which account for 8 of the 15 samples analyzed for *E. coli*) did not exceed the *E. coli* criterion. The highest count detected during these calendar months was 180 per 100 ml (December 2006).
- The presence of *E. coli* is not unique to the basin discharge. *E. coli* in the basin discharge was less than or equal to the *E. coli* in the samples collected during the same event from receiving tributary up-stream and down-stream of the discharge point on all but two occasions (July 2004 and September 2004).
- *E. coli* is only from wastes associated with warm-blooded animals. It appears as though it took 4+ years for the ecology of the basin to mature to a point where warm blooded animals were prevalent enough to influence the water quality. The basin discharge results for *E. coli* did not start to increase until over four years after construction; the first criterion exceedence was not detected until July 2004. The first *E. coli* exceedences of the WQS criterion in both the upstream and downstream samples were detected in September 2002.

- The presence of coliform bacteria is directly related to actual stormwater runoff. The dry-day sampling in October 2006 had very low to non-detect results for *E. coli*. The basin results for total coliform, fecal coliform, and *E. coli* were less than the results for either the upstream and downstream samples. This may indicate that the litter and debris observed in the Hilltop parking area is influencing the quality of the discharge.
- Chloride was added to the 2006 analyte list for the purpose of evaluating if there is a septic discharge to the detention basin specifically from the Hilltop Apartments sanitary sewer system. The chloride results for the basin discharge ranged from 38 to 120 mg/L. The chloride results for the upstream sampling ranged from 17 to 43 mg/L. The presence of chloride is inconclusive since road sand that accumulates in the catch basins, storm sewer pipes, and the basin itself is expected to contain at least a small percentage of salt that would contribute to the chloride concentration.

### Other Data

Publicly available data provided by the DEP Municipal Separate Storm Sewer (MS4) General Permit program have been reviewed to provide a better understanding of the bacteria detections. Data from the DEP MS4 General Permit program was requested by OEP and provided by the Department on December 15, 2006. From 2004-2006, 248 samples of stormwater discharge collected from 160 state-wide locations representative of residential areas were analyzed for *E. coli*. Ninety-seven of the samples exceed the DEP Class A Freshwater Recreation Water criterion for *E. coli*. As such, the detention basin monitoring results are consistent with other State-wide stormwater discharges from residential areas.

### Conclusions

1. Coliform bacteria, specifically *Escherichia coli*, have been detected the basin discharge and in the receiving unnamed tributary. *E. coli* counts exceed the applicable DEP criterion for recreational water. The *E. coli* counts correlate with total coliform and fecal coliform counts, for which there are no regulatory criteria that are directly applicable.
2. The sanitary survey identified the following which, in combination, are suspected to be the sources of coliform bacteria in the discharge from the basin:
  - a) Naturally occurring waste from wildlife (deer, muskrat, frogs and birds) and
  - b) Litter and debris observed in the detention basin and contributing drainage areas, specifically the nearby Hilltop Apartments.
3. With the exception of portable toilets from which there were no observations of leaks or releases, the sanitary survey did not identify any potential sources of bacteria to the unnamed tributary.

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4. The higher *E. coli* counts were typically measured during the late spring, summer and early fall, which are the times of the year when wildlife is expected to be prevalent and contributing wastes. In addition, the lower *E. coli* counts measured during the initial monitoring events immediately following basin construction correspond to a period when the ecology of the basin was not completely developed.

5. The presence of *E. coli* in stormwater discharges is not uncommon. Ninety-seven of the 235 samples (from DEP MS4 General Permit program) representative of stormwater discharge from residential areas across the state had counts of *E. coli* that would have exceeded the DEP criterion for *E. coli* if discharged to a Class "A" receiving water.

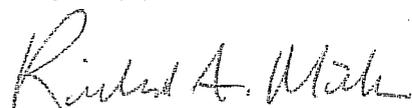
Neither extending the survey nor additional water quality monitoring of the basin discharge and nearby portions of the receiving surface water would provide data useful in concluding whether the presence of coliform bacteria is unique to the vicinity of the basin. The coliform bacteria in the basin appear to be the result of litter and naturally occurring animal wastes. The University is in the process of constructing chain link fencing along the sides and back of each dumpster management area at Hilltop Apartments. The University will also use additional, larger dumpsters at Hilltop during the end of the semester, when litter overflow was previously observed to be at its worst. It is expected that these activities will prevent litter from reaching the basin and will have a beneficial effect on the quality of the discharge.

The sanitary survey did not identify any potential source of coliform bacteria that would be expected to cause adverse impacts to the unnamed tributary. The presence of coliform bacteria in the tributary appears to be the result of the combination of basin discharge, which includes accumulated fecal and organic matter from the surrounding area.

The conclusions listed above are based on the findings of this watershed survey, the sampling results obtained since 2001, and a comparison of the monitoring results to MS4 residential stormwater quality data. In light of these conclusions, as well as our commitment to improve the litter containment at Hilltop Apartments, we respectfully request that the Department relieve the University of any further investigation or monitoring related to this detention basin at this time.

Please contact me or Jason Coite, Environmental Compliance Analyst, at 860-486-9305 if you have any questions.

Very truly yours,



Richard A. Miller  
Director, Office of Environmental Policy

Enclosure

June 19, 2007

cc: Brian Golembiewski, DEP  
Matthew Hart, Town Manager, Town of Mansfield  
Robert Miller, Director, EHHD  
James & Wilma Schweppe, Storrs, CT  
Tom Callahan, Associate Vice President, UConn  
George Kraus, AES, UConn

### Sub-Area Designations

1. Detention Basin & Immediate Surroundings
2. Ice Arena & Parking Lot/Wooded Area
3. Soccer Stadium/Football Complex
4. Soccer Field & Baseball Diamonds
5. Football Field and D-Lot Parking
6. Hilltop Apartments
7. Staff-8 and Y-Lot Parking Lots

Sanitary Survey  
Sub-Area Map  
Stadium Rd./Separatist Rd.  
Detention Basin  
University of Connecticut  
Storrs, CT

NOT TO SCALE



Table 2  
 Coliform Bacteria Water Quality Monitoring Data  
 December 2001 - December 2006  
 Stadium Road/Separatist Road Detention Basin  
 University of Connecticut, Storrs, CT

		Total Storm Rainfall (Inches)	Rain pH (s.u.)	Days Since Previous Storm Event (Days)	Previous Storm Event Rainfall (Inches)	E. Coli			Fecal Coliform			Total Coliform						
						(Co./100mL)	(Co./100mL)	(Co./100mL)	(Co./100mL)	(Co./100mL)	(Co./100mL)	(Co./100mL)						
DP-1	1-Dec-06	0.5	4.27	6	0.17	180	160	1,000										
	Dry-Day Sampling	16-Oct-06	NA	NA	4	1.31	10	NA	2,600									
		16-Oct-06	NA	NA	4	1.31	< 20	< 20	640									
	12-Sep-06	NA	NA	NA	NA	< 10	NA	NA										
	4-Aug-06	0.10	4.42	12	0.14	4,000	4800	16,000										
	16-Dec-05	1.70	5.58	7	0.59	30	20	360										
	16-Jun-05	0.30	4.30	20	0.52	> 10,000	NA	10,000										
	28-Sep-04	0.60	4.28	10	2.60	18,400	18,000	18,400										
	13-Jul-04	0.40	4.56	5	0.15	4,500	9,600	11,500										
	5-Nov-03	0.47	4.25	7	1.80	300	260	5,100										
	21-May-03	0.28	4.00	13	0.28	100	100	900										
	20-Mar-03	1.10	5.00	7	0.20	10	10	1,400										
	12-Dec-02	0.16	NA	1	0.74	< 200	10	2,000										
	4-Nov-02	0.20	4.60	9	1.16	130	100	600										
	26-Sep-02	1.25	5.16	4	0.95	20	30	55										
	1-May-02	0.20	NA	4	0.15	NA	< 2	0										
	13-Mar-02	0.25	NA	3	0.55	< 10	< 2	0										
13-Dec-01	1.30	NA	4	0.36	NA	< 2	0											
DP-2	1-Dec-06	0.5	4.27	6	0.17	340	720	1160										
	Dry-Day Sampling	16-Oct-06	NA	NA	4	1.31	31	NA	6100									
		16-Oct-06	NA	NA	4	1.31	< 20	20	4800									
	12-Sep-06	NA	NA	NA	NA	63	NA	NA										
	4-Aug-06	0.10	4.42	12	0.14	> 6,000	28,000	> 20,000										
	16-Dec-05	1.70	5.58	7	0.59	200	190	500										
	16-Jun-05	0.30	4.30	20	0.52	> 10,000	NA	10,000										
	28-Sep-04	0.60	4.28	10	2.60	22,000	22,500	22,000										
	13-Jul-04	0.40	4.56	5	0.15	4,900	11,200	13,000										
	5-Nov-03	0.47	4.25	7	1.80	1,900	2,000	6,000										
	21-May-03	0.28	4.00	13	0.28	400	110	1,800										
	20-Mar-03	1.10	5.00	7	0.20	< 100	< 10	2,800										
	12-Dec-02	0.16	NA	1	0.74	< 200	< 100	600										
	4-Nov-02	0.20	4.60	9	1.16	140	140	600										
	26-Sep-02	1.25	5.16	4	0.95	> 600	1,100	600										
	1-May-02	0.20	NA	4	0.15	NA	110	0										
	13-Mar-02	0.25	NA	3	0.55	< 10	< 2	32										
13-Dec-01	1.30	NA	4	0.36	NA	10	0											
DP-4	1-Dec-06	0.5	4.27	6	0.17	280	500	1,040										
	Dry-Day Sampling	16-Oct-06	NA	NA	4	1.31	10	NA	7,300									
		16-Oct-06	NA	NA	4	1.31	20	40	5,200									
	12-Sep-06	NA	NA	NA	NA	< 10	NA	NA										
	4-Aug-06	0.10	4.42	12	0.14	> 6,000	32,000	> 20,000										
	16-Dec-05	1.70	5.58	7	0.59	100	110	900										
	16-Jun-05	0.30	4.30	20	0.52	> 10,000	NA	10,000										
	28-Sep-04	0.60	4.28	10	2.60	3,200	8,000	6,000										
	13-Jul-04	0.40	4.56	5	0.15	1,800	3,000	3,200										
	5-Nov-03	0.47	4.25	7	1.80	< 100	340	2,000										
	21-May-03	0.28	4.00	13	0.28	< 100	< 10	900										
	20-Mar-03	1.10	5.00	7	0.20	100	10	20,000										
	12-Dec-02	0.16	NA	1	0.74	< 200	< 100	800										
	4-Nov-02	0.20	4.60	9	1.16	20	< 10	160										
	26-Sep-02	1.25	5.16	4	0.95	> 600	960	600										
	1-May-02	0.20	NA	4	0.15	NA	NA	0										
	13-Mar-02	0.25	NA	3	0.55	NA	NA	0										
13-Dec-01	1.30	NA	4	0.36	NA	NA	0											
Regulatory Standards	Applicable Criteria						576*	—	500**									
	CT DEP WQS Appendix B						—	—	—									
	CT DEP WQS Appendix D, Aquatic Life Criteria: Freshwater, Acute						—	—	—									
	Non-Applicable Criteria, for Comparison Only						—	—	—									
						—	—	—										
						0	0	0										
						—	—	—										

**Notes:**  
 Co./100ml = count per 100 milliliters  
 NA = Not Analyzed  
 CT DEP = Connecticut Department of Environmental Protection  
 WQS = Water Quality Standards, 12/7/02  
 GWPC = Ground Water Protection Criteria, Remediation Standard Regulation, 1998  
 US EPA = United States Environmental Protection Agency  
 MCL 1 = Maximum Contaminant Level, Primary Drinking Water Standard  
 MCL 2 = Maximum Contaminant Level, Secondary Drinking Water Standard  
 \*Criterion for Class A Freshwater Recreation Water (All Other Recreational Uses)  
 \*\*Criterion for Class AA Freshwater Drinking Water Supply

Shaded cells indicate exceedence of CT DEP WQS for E. Coli.



**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, Jeffrey Smith, Director of Finance; William Hammon, Director of Building Maintenance  
**Date:** September 24, 2007  
**Re:** Cogeneration Facility for Mansfield Community Center

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**Subject Matter/Background**

The Director of Finance, along with the Director of Maintenance, has been investigating the installation of cogeneration equipment at the Mansfield Community Center. In simple terms, cogeneration is a method of generating your own electricity from a natural gas fired generator and capturing the heat generated by the equipment to heat your building. In this instance electricity should be considered the byproduct as the equipment is sized for the amount of heat, as opposed to the amount of electricity, that it will produce. The quickest payback for this technology exists where there is a need for heat throughout the year. The community center meets this requirement because of the swimming pool and the use of showers.

In the case of the community center, the Director of Maintenance is recommending that we install a 100 KW system, which is slightly larger than needed but will allow the center to be used as an emergency shelter in the event it is needed.

The town has been in negotiations with three companies to provide quotes for the equipment. The three firms were selected in consultation with our CL&P representative, after we attended an alternative energy/energy saving seminar hosted by CL&P this past spring. We have also asked our consulting engineers (Fuss & O'Neill) to review the proposals and to assist us in making the most advantageous selection.

While we have not made a final selection the selection the outlines of the two proposals that we are considering are reasonably similar. The total cost of the equipment ranges between \$239,000 and \$250,000, with an annual maintenance agreement between 1.20 per KH and 1.8 Per KH. The estimated payback period is 3.5 - 4.9 years.

**Financial Impact**

The total cost of the equipment is approximately \$250,000. The town would enter into a lease purchase agreement with a municipal leasing company and retire the outstanding obligation over a five-year period at an interest cost of about 4.5 percent. The total cost to the town would be approximately \$55,700 per year for five years.

### Legal Review

Our Town Attorney is in the process of reviewing the contract and operating agreements.

### Recommendation

For Monday's meeting, I have asked staff to conduct a presentation regarding this proposal. Once we have made a final selection, we will request your authorization to execute a contract with the preferred vendor as well as your approval of the financing package.



Item #7

**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *Matt*  
**CC:** Maria Capriola, Assistant to Town Manager; Dennis O'Brien, Town Attorney;  
Mary Stanton, Town Clerk  
**Date:** September 24, 2007  
**Re:** Explanatory Text of the Ballot Questions for the Proposed Town Charter

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**Subject Matter/Background**

At the August 6, 2007 meeting, the Town Council expressed an interest in preparing and distributing an explanatory text of the ballot questions regarding the proposed Mansfield charter. The Town Clerk and the Town Attorney have prepared the attached text for your review. If the Town Council approves the preparation and printing of this text the information must be included with all absentee ballots and provided at the polling locations, and may be displayed by the Town Clerk at locations that are frequented by the public. We could also issue the text as a direct mailing piece to all Mansfield residents, if desired by the Town Council.

**Legal Review**

As required by law, the Town Clerk has prepared the explanatory text, which has been approved by the Town Attorney.

**Recommendation**

If the Council supports this endeavor the following resolution is in order:

*Resolved, pursuant to Connecticut General Statute § 9-369b, the Mansfield Town Council authorizes the preparation and printing of an explanatory text of the ballot questions regarding the proposed charter revisions. Such text shall be prepared by the Town Clerk, subject to the approval of the Town Attorney, and shall specify the intent and purpose of each question.*

**Attachments**

- 1) Explanatory Text of the Ballot Questions

TOWN OF MANSFIELD  
Charter Revision Vote on November 6, 2007  
Explanatory Text of the Ballot Questions

1) Shall the Charter of the Town of Mansfield be revised to make changes to the budget process, including revised budget town meeting procedures which, among other things, permit voters to approve, lower or raise the budget of any program, and provide the opportunity for eligible voters to petition the budget passed by the town meeting to referendum?

This first Ballot Question addresses Charter sections §C311, §C312, §C402, §C404, and §C405. These proposals modify the process for enactment of the town budget and encourage citizen participation through the inclusion of two Town Budget Information Meetings and wide distribution of public notices and budget information. This initiative also permits voters to approve, lower or raise the budget of any program, establishes a confidential ballot at the annual Town Meeting and permits the budget passed at the Town Meeting to be petitioned to referendum. If the budget is petitioned to referendum, this initiative provides for one binding question to determine by majority vote whether the budget passes or fails, and two advisory questions to find out if voters believe that the town budget or the school budget is too high or too low. If the budget enacted by the annual Town meeting fails to pass at the referendum, the Town Council will adopt a substitute budget which will become the Town budget for the next fiscal year.

2) Shall the Charter of the Town of Mansfield be revised to make changes regarding certain elective offices including, but not limited to the elimination of the election of Constables, revision of the terms of Planning & Zoning Commission Alternates from 2 to 4 years, the election of the Deputy Mayor by the Town Council rather than appointment by the Mayor, and to delegate to the Town Council the authority to establish ethical and conflict of interest standards for elective and appointed officials and town employees, as recommended by the Charter Revision Commission?

This second Ballot Question addresses Charter sections §C202, §C208, §C302, §C303, §C304, §C307, §C308 and §C603. This proposal clearly establishes that the terms of office of alternate members of the Zoning Board of Appeals are for four years rather than two years, establishes four year terms for alternate members of the Planning and Zoning Commission, and, consistent with state law, changes the name of the Board of Tax Review to Board of Assessment Appeals. The proposal also eliminates the position of Constable as the duties formerly performed by Constables are carried out by other local and state officials. This initiative also provides for the election of the Deputy Mayor by the Town Council rather than appointment by the Mayor. It requires the Town Council to adopt ordinances providing for the administration and fiduciary oversight of the Town's

finances and to establish ethical and conflict of interest standards for both elected and appointed officials, as well as for town employees. New procedures for the introduction of ordinances and the ensuing public hearings are also included within this proposal, which also calls for wide distribution of copies of proposed ordinances and notice of public hearings.

**3) Shall the Charter of the Town of Mansfield be revised to make changes regarding the administration of town government supervised and directed by the Town Manager, as recommended by the Charter Revision Commission?**

This third Ballot Question addresses Charter sections §C502, §C504, §C506, §C507, §C508, §C509, §C510, §C511, §C513, §C601 and §C602. These proposed changes update and clarify the duties of the Town Manager. They also delete various administrative departments from the Charter, leaving them to be reestablished by the Town Council under guidelines proposed in the Charter initiative. This proposal also mandates that the Town Council provide by ordinance for the establishment, regulation and maintenance of personnel policies.

**4) Shall the additional changes to the Charter of the Town of Mansfield recommended by the Charter Revision Commission be adopted, including a requirement that the Town Council review the Charter at least every five years?**

This Fourth Ballot Question addresses Charter sections §C701 and §C703, and adds a new Preamble explaining that the purpose of the Charter is to secure the benefits of local self government, resident participation and representative democracy. This initiative also requires the Town Council to review the Charter and consider establishing a Charter Revision Commission at least every 5 years. If any of these four Charter questions are adopted by the voters on November 6, 2007, this proposal exercises an option to establish an effective date for any enacted Charter changes of 90 days after the date of adoption, rather than the 30 day period set forth in the state statute.

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**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *MWH*  
**CC:** Gordon Schimmel, Superintendent of Schools; Fred Baruzzi, Assistant Superintendent; Debra Adamczyk, Principal; Lon Hultgren, Director of Public Works; Curt Vincente, Director of Parks and Recreation  
**Date:** September 24, 2007  
**Re:** Goodwin School Playscape

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**Subject Matter/Background: Cogeneration**

Attached please find a letter from Ms. Joyce Crepeau, President of the Goodwin School PTO.

I believe that it would be helpful to provide the Council with some background regarding this issue, from staff's perspective. Out of concern for the safety of the children, the school Principal, the Superintendent of Public Works, the Director of Facilities Maintenance, the Director of Parks and Recreation, and the Assistant Superintendent of Schools met on site and determined that several individual playground apparatus had to be removed. The pieces we removed were outdated and the surface area did not meet the current criteria. However, despite the removal of this equipment, the main playscape remains intact and provides an adequate outlet for children to play.

**Recommendation**

Staff's recommendation is to encourage the Goodwin PTO to work collaboratively with the Board of Education and town staff to prepare a plan and budget for the improvements to the playscape, and to raise funds accordingly. In recent years, Southeast School replaced their older wooden playscape with a new one through funds raised primarily by its PTO and the project was phased in over a three-year period. Later this fall, using a volunteer workforce Vinton School will build a new pre-school age playscape. Vinton's PTO raised funds over several years and a parent secured a small grant to help with that project. About twelve years ago, the existing playscape at Goodwin was also completed in a similar fashion.

We appreciate the concerns expressed regarding the Goodwin School Playscape. Yet, to reiterate, we do believe that the remaining equipment adequately serves needs of the children. Consequently, we encourage the PTO to proceed as other school PTO's have done to raise money for this cause. Ms. Crepeau has identified one potential grant program that we could apply to, and I thank her for this reference. If we do decide to proceed in this manner, staff will be available to advise the school and the PTO as they have with other school playscape projects.

I have been informed by the Principle of Goodwin School that the playground company is coming next week to develop plans. The Goodwin PTO will be informed of what is going on at their first meeting next Wednesday night. The Principle will be calling a meeting of all interested parents to share the playground design ideas, and discuss fund-raising. The Principle has informed me that the staff of Goodwin would like to see updated equipment, but they are not observing any distress among the children.

Attachments

- 1) J. Crepeau re: Goodwin School Playscape

Joyce Crepeau  
Goodwin PTO President  
244 South Eagleville Road  
Storrs, CT 06268  
860-487-5626  
joycecrepeau@sbcglobal.net

September 10, 2007

Members of the Town Council  
4 South Eagleville Road  
Storrs, CT 06268

Dear Council Members,

This letter is to inform you about the playscape issues at Dorothy C. Goodwin Elementary School, 321 Hunting Lodge Road, Storrs, CT. Four sections of the playscape were deemed unsafe for the children and were removed from the schoolyard two days after the beginning of the school year. At the same time, part of the big playscape is being repaired and is not able to be used.

As you know elementary age children look forward to playing outside during recess and climbing is a big part of learning while serving as a release of their energy. Unfortunately, these benefits are no longer enjoyed at Goodwin.

I am here today pleading, and praying that the town will immediately dedicate at least \$40,000.00 for a new climber and playscape for the pre-school and kindergarten children. At this time, there is no playscape appropriate for this age group at Goodwin and no climber for anyone.

It takes planning and time to raise money for these items and most PTOs plan years in advance to be able to purchase these items. That advance time was taken away from us and it is the children who are suffering at this point. Please consider allocating these funds for a climber and playscape so the equipment can be installed by November 2007. This will greatly lessen the current impact the children are experiencing.

Thank you for your time.

Sincerely,

Joyce Crepeau

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**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *M.H.*  
**CC:** Maria Capriola, Assistant to Town Manager; Jeffrey Smith, Director of Finance; Cherie Trahan, Controller/Treasurer  
**Date:** September 24, 2007  
**Re:** Financial Statements Dated June 30, 2007

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**Subject Matter/Background**

The Finance Committee will review this previously distributed item at its meeting on Monday night.

**Recommendation**

If the Finance Committee wishes to recommend the acceptance of the statements, the following motion is in order:

*Move, effective September 24, 2007, to accept the Financial Statements dated June 30, 2007.*

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**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *MWH*  
**CC:** Maria Capriola, Assistant to Town Manager; Irene LaPointe, Assessor;  
Dennis O'Brien, Town Attorney; Jeffrey Smith, Director of Finance  
**Date:** September 24, 2007  
**Re:** An Ordinance Providing a Property Tax Exemption for Farm Buildings

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**Subject Matter/Background**

Attached please find a draft ordinance to provide a property tax exemption for certain farm buildings. I believe that this proposal would help to preserve farming and farmland as well as to promote economic and environmental sustainability.

**Financial Impact**

If this ordinance were to be adopted, the estimated revenue loss is \$21,500 per year.

**Recommendation**

Staff recommends that the Town Council refer this proposal to the Agriculture and Open Space Preservation Committees, as well as the Planning and Zoning Commission.

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

*Move, effective September 24, 2007, to refer for review and comment the proposed Ordinance Providing a Property Tax Exemption for Farm Buildings to the Agriculture and Open Space Preservation Committees, and the Planning and Zoning Commission.*

**Attachments**

- 1) An Ordinance Providing a Property Tax Exemption for Farm Buildings



Town of Mansfield  
Code of Ordinances

“An Ordinance Providing a Property Tax Exemption for Farm Buildings”

September 24, 2007 Draft

**Section 1. Title.**

This Ordinance shall be known and may be cited as “An Ordinance Providing a Property Tax Exemption for Farm Buildings.”

**Section 2. Legislative Authority.**

This Ordinance is enacted pursuant to the provisions of Section 12-91(c) of the Connecticut General Statutes, as it may be amended from time-to-time.

**Section 3. Findings and Purpose.**

The Town Council of the Town of Mansfield finds that the preservation of farming and farmland is vitally important to retaining Mansfield’s rural character and quality of life, as well as promoting economic and environmental sustainability. Therefore, pursuant to *Connecticut General Statutes* § 12-91(c), as amended, the Town of Mansfield seeks to protect, preserve and promote the health, welfare and quality of life of its people by providing a tax exemption for certain farm buildings.

**Section 4. Applicability and Benefits.**

- (a) Any building used actually and exclusively in farming, as “farming” is defined in Section 1-1 of the Connecticut General Statutes, upon proper application being made in accordance with this section, shall be exempt from property tax to the extent of an assessed value of one hundred thousand dollars.
- (b) This exemption shall not apply to any residence of any farmer but may be applied to a residence used to house seasonal farm workers.
- (c) Annually, within thirty days after the assessment date, each individual farmer, group of farmers, partnership or corporation shall make written application to the Assessor for the exemption provided in subsection (a) of this section, including therewith a notarized affidavit certifying that such farmer, individually or as part of a group, partnership or corporation, derived at least fifteen thousand dollars in gross sales from such farming operation or incurred at least fifteen thousand dollars in expenses related to such farming operation, with respect to the most recently completed taxable year of such farmer prior to the commencement of the assessment year for which such application is made, on forms prescribed by the Commissioner of Agriculture. Failure to file such application in said manner and form within the time limit prescribed shall be considered a waiver of the right to such exemption for the assessment year. Any person aggrieved by any action of the Assessor shall have the rights and remedies for appeal and relief as are provided in the general statutes for taxpayers claiming to be aggrieved by the doings of the Assessor.

**Section 5. Effective Date.**

Following its adoption by the Town Council, this Ordinance shall become effective on the twenty-first day after publication in a newspaper having circulation within the Town.

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**TOWN OF MANSFIELD  
ASSISTED/INDEPENDENT LIVING ADVISORY COMMITTEE  
Minutes**

**September 12, 2007**

**PRESENT: G. Cole, K. Grunwald (staff), J. A. Bobbitt, A. Kenefick, Stephen Kegler (The Long Hill Company), G. Padick (staff), S. Thomas, J. Brubacher**

- I. **WELCOME AND INTRODUCTIONS:** members introduced themselves to Steve Kegler.
- II. **OPPORTUNITY FOR PUBLIC TO ADDRESS THE COMMITTEE:** no public comment.
- III. **REVIEW OF MINUTES: August 16, 2007:** J. A. Bobbitt asked that the minutes clarify that this project is not on the University's list of committed projects for water use. Aside from that addition the minutes were approved as written.
- IV. **COMMUNICATIONS:**
  - A. Agenda
  - B. August 16, 2007 Minutes
- V. **DISCUSSION/NEW BUSINESS:**
  - A. Presentation by Stephen Kegler, Long Hill Associates: He stated that Long Hill did an in-house market study in 1999/2000, which indicated that there was not a sufficient market to support this. They now feel that the Brecht report suggests that there is a sufficient market. Long Hill is the development/management subsidiary of United Methodist Homes. They are a non-profit corporation, and operate three facilities in CT, along with six other states. These include nursing homes, independent, and assisted living facilities. Long Hill has seen many changes in how independent/assisted living facilities are designed and operated. They have embraced the Planetree philosophy; which is a relationship-based operating philosophy. The hallmarks are flexibility of services, "green" cleaning, non-traditional programs, and wellness services. This program has been adapted into existing facilities; and Long Hill is looking for a site to build and develop around this new program. They see a university community as appropriate for this. The project would be developed around programming to be put in place: 60-80 units, no more than 20-25 receiving assisted living services, higher % of men than most facilities like this. These would be "frail elderly" looking for support

or assistance with meals and housing but not needing other medical services. The average age of residents would be 86. This would be viewed as a replacement product for nursing homes for people who don't need that level of care. The current trend is to stay in home as long as possible and receive services at home.

**Q: Facility based on programs? A:** The thought is to design facilities based on services not currently offered in the community. They would look at the kind of wellness services to be put in place. The design of the building is from the inside out: reduce lateral transfer distance, common space is accessible to all residents. The focus is on services rather than real estate. They would consider a separate unit for dementia care. Would be willing to set up tours of facilities, including with competitors.

**Q: Staffing model? A:** Executive Director (ALFA Certified), SALSA (RN Supervisor, 40 hours), on-call nursing coverage, nurse designee (RN), physical therapist (if needed), therapeutic recreation director, service departments, certified nurses aides or certified home health aids.

**Q: Medical Care? A:** private physicians, exam room on site. In Farmington there is a geriatric specialist who sees residents on site as their primary care physician. Services can be received through a VNA or home health nurse. The RN is responsible for supervising activities (management position) and conducting a nursing assessment. They generally form a relationship in the local area with the local VNA.

**Q: Where would residents go who need dementia care? A:** Outside of the area (Glastonbury may be closest), possibly to a nursing home if skilled nursing care is required. Many residents in their facilities have some form of early dementia.

**Q: Difference between Planetree and other philosophies? A:** Edencare is another one. Planetree takes 3 years for certification, staff must be trained in this philosophy. The philosophy is based more on programs.

**Q: Fees? A:** Depends on the market analysis and the target population. They do operate a facility focused on Section 8/Title 19 recipients. Rent is market rate, plus the cost of services (core services) provided. Medical services are variable based on need, and there is an additional fee for those. Typically residents purchase a plan of services, needs are reviewed quarterly. There is an entrance fee that offsets the costs of initial assessments (300-\$500). There is also a security deposit and first month's rent required.

**Q: Typical unit in Mansfield? A:** Smaller unit (350-450 sq. ft.), all fully accessible (walk-in showers), individual heat and AC controls, all resident rooms have windows. Internet access in every unit,

along with computer classes. There are some seating assignments for meals; it depends on the facility.

**Q: Site issues?** A: Could be in Storrs or more towards the southern part of town. Preference is to be on a main road, some consideration for being on a main commuter route. Want to be close to services that are frequently used (doctors, lawyers, post office, etc.). He predicts that it will take two years to fill 80 units.

**Q: Parking needs?** A: Minimal needs for parking; the issue is addressing residents who should no longer be driving. 5-10% of residents who come in are still driving. Each facility has an accessible van, along with a passenger car that can be used for resident transportation.

**Discussion:** It appears that their orientation is towards the frail elderly; not the more active senior. The general impression was that this is a more resident-focused orientation than a facility-focused orientation, focused on programs.

- B. Review of Qualifications received: there is significant interest from Hawthorne Partners/Benchmark, and they have been scheduled for a presentation at our next meeting on 9/26. While Sunrise continues to express interest we have not received their qualifications.
- C. Next Steps: presentations from Hawthorne Partners/ Benchmark and Sunrise Assisted Living; development of an RFP.
- D. "Other": G. Padick reiterated that the water issue is a serious issue, and there are still two studies that need to be completed to determine the capacity of the system to add other users. The community perception of this issue has changed drastically in the last 6 months.

**VI. SCHEDULE FOR FUTURE MEETINGS:** second and fourth Wednesday of each month, 9-10:30; location TBD.

**VII. ADJOURNMENT:** the meeting was adjourned at 10:40 PM.

Respectfully submitted,

Kevin Grunwald



COMMITTEES ON COMMITTEES

August 20, 2007

AUDREY P. BECK BUILDING

6:30 PM

ROOM B

Chairman Bruce Clouette called the meeting to order.

Present were Bruce Clouette, Al Hawkins and Leigh Duffy

The Committee discussed vacancies and possible appointments.

By consensus the Committee agreed to present the following recommendations to the Town Council for approval:

Anita Bacon to the Arts Advisory Committee

Penny Potter to the Parks Advisory Committee

Lisa Oransoff and Jackie Soroka to the Mansfield Advocates for Children

Carol Fineout to the McSweeney Center Board if Bruce can contact her and establish that she is willing to serve.

Leigh and Bruce will attend the Know Your Town Fair and will prepare materials for the table. Bruce will ask for Sara-Ann Chaine's assistance in the designing of the flyers. The Mary and Al will be available for the Festival on the Green.

The Committee agreed to nominate Alison Whitham for the 2007 Community Diversity Award. Leigh will contact her mother for information on her activities and Bruce will forward the application to the other Council members for their input.

The meeting was adjourned at 7:10 p.m.

Mary Stanton, Town Clerk

MINUTES  
Mansfield Inland Wetland Agency/Planning and Zoning Commission  
Special Meeting – Field Trip  
Monday, September 10, 2007

Members present: R. Favretti (Chairman), M. Beale, J. Goodwin, K. Holt, L. Lombard, B. Ryan  
Others present: G. Meitzler, Wetlands Agent and Assistant Town Engineer, G. Padick, Director of Planning, S. Lehmann, Conservation Commission

The field trip began at 1:15 p.m.

1. SHIFRIN property, 114 Mansfield Hollow Rd. (Kirby Mill), IWA file W1386

Participants were met by Mr. Shifrin. Plans for a parking lot expansion were reviewed with respect to site characteristics, particularly site topography and the location of wetland areas. No decisions were made.

2. ABELL property, 606 Bassetts Bridge Rd., IWA file W1387

Participants were met by Mrs. Abell. The planned location of an above-ground pool was reviewed with respect to site characteristics, particularly site topography and the location of wetland areas. No decisions were made.

3. HUNLEY property, 112 Stafford Rd. PZC file #1265

Participants were met by developer, D. Stepule. Plans for a building addition for a new efficiency unit were reviewed with respect to site and neighborhood characteristics. No decisions were made.

The field trip ended at about 2:05 p.m.

Respectfully submitted,

K. Holt, Secretary

**Mansfield Public Library Advisory Board  
Informational Meeting  
January 25, 2007 7:00 p.m.**

The meeting was called to order 7:25 P.M.

**MINUTES:** The members present found no need for corrections or additions to the September 28, 2006 meeting minutes.

**COMMUNICATIONS:** None.

**LIBRARIAN REPORT:**

A. 2008 Budget Proposal

1. L. Bailey reported that she is requesting a new position for a part-time librarian to begin the accomplishment of new objectives and activities in the Long Range Plan. An increase of 11% for Teen books was also requested to support the increased circulation in that area. Copies of the narrative portion of the budget and the detailed line item budget were distributed. Although staffing levels have not changed, usage measurements have increased.

<b>Library Staff</b>	<b>FY 2001</b>	<b>FY 2006</b>	<b>% Change</b>
<b>Full Time:</b> 3 Librarians, 2 Library Associates, 1 Library Assistant	6	6	0
<b>Part-Time:</b> School/Public Librarian, 3 Library Assistant I's, Library Associate (105.5 hrs per week)	5	5	0

<b>Usage Measurements</b>	<b>FY 2001</b>	<b>FY 2006</b>	<b>% Change</b>
Circulation of Materials	201,224	250,639	25%
Reference Transactions	2,954	4,182	42%
Total Program Attendance	4,956	12,148	145%
Preschool	3,088	6,203	101%
School Age	1,506	8,614	472%
Teens	33	261	691%
Adults	329	1,127	243%
All ages	n/a	2,146	n/a
Summer Reading Program			
Children	160	414	159%
Teens	-	100	

B. Long Range Plan

1. Chris Bradley from the Connecticut Library Consortium and Louise Bailey researched and analyzed statistics, work measurements and library activities and found that Library staff are "at capacity" with current staffing. To implement new programs and activities suggested in the Long Range Plan, the library either needs to cut some programs and activities or hire additional staff.

- C. Meeting Schedule for 2007
1. January 25, 2007
  2. April 12, 2007
  3. June 21, 2007
  4. September 20, 2007

**Old Business:**

The vacancy on the Library Advisory Board needs to be filled.

The Meeting adjourned at 8:40 P.M.

Submitted by,

Louise Bailey, ex officio



TOWN OF MANSFIELD/MANSFIELD PUBLIC SCHOOLS  
SCHOOL BUILDING COMMITTEE  
Wednesday, September 19, 2007  
5:00 P.M.  
Audrey P. Beck Municipal Building  
Conference Room B

AGENDA

1. Call to Order/Roll Call
2. August 2007 Meeting Minutes
3. Opportunity for the Public to Address the Committee
4. Report from Subcommittee (Fossil Fuel Conversion Project)
5. Architect's Report
6. Other
7. Adjournment



TOWN OF MANSFIELD/MANSFIELD PUBLIC SCHOOLS  
SCHOOL BUILDING COMMITTEE  
Wednesday, August 22, 2007  
Audrey P. Beck Municipal Building  
Conference Room B

MINUTES

Present: Bill Simpson, Chair, Elizabeth Paterson, Mark Boyer, Gordon Schimmel, William Hammon

Absent: Bill Simpson, Chair, Anne Rash, Jeff Smith, Matt Hart, Anne Willenborg

Staff: Fred Baruzzi

Guest: Rick Lawrence, Lawrence Associates

1. Call to Order/Roll Call

Mr. Simpson called the meeting to order at 5:06 p.m.

2. Meeting Minutes

The minutes of June 13, 2007 were moved, seconded and approved unanimously.

3. Opportunity for the public to address the Committee

No one came forward.

4. Scope of Work by Rick Lawrence

Mr. Lawrence distributed copies of the progress summary.

Mr. Lawrence reported that reviews of the existing conditions from the architectural standpoint for the three elementary schools. The Middle School is scheduled to be done on Friday morning.

Jeff Smith arrived at 5:07 p.m.

Mr. Lawrence reported that feedback on enrollment is needed for a better estimate. A draft copy will be distributed to Mr. Schimmel and Mr. Hammon for review before it is distributed to the Committee which will include findings and drawings for each building. These will be used as a baseline for moving forward.

Mr. Simpson questioned if there were "as-builts" for the building. Mr. Hammon replied that there are no "as-builts" and that he was insisting that actual visitations were done to each of the buildings.

Mr. Lawrence distributed a sample questionnaire for staff that might be considered problems or issues. He would like it distributed once school starts and a meeting to be scheduled at each school that would entail a full day after the questionnaire is received for feedback.

Mr. Lawrence then discussed public workshops, taking into consideration Town Council meetings and Board of Education meetings to be held in the evening. Workshops will include floorplans in color, site plans, information that can be visually seen that helps put things in context and stimulate ideas. These will start in the fall and end in the spring.

Mr. Smith inquired as to if there should be a public meeting and not a meeting that possibly just the parents might attend. Ms. Paterson advised that with a lot of advertising throughout papers, cable channels, flyers, posters more people would be aware and that it would be beneficial for the community and parents to work together on this project.

Ms. Paterson asked if flat roofs could be changed to a pitched roof for a minimal cost. Mr. Lawrence replied that would be part of the study as the School Facilities Unit requires minimal pitch to the roof.

Mr. Lawrence then inquired as to when a joint meeting between the Town Council and the Mansfield Board of Education should occur. Ms. Paterson recommended having the meeting after the election in November due to some possible changes in members.

The schedule for bonding would be as follows: Board of Education approval, Town Council approval, then referendum for bonding, after approval for funding then to the State so would need to go to referendum next fall when the most number of voters would occur. When the Council adopts resolutions in July or August, the Committee can no longer advocate for this. Ms. Paterson stressed that one of the most important things to happen would be to get as much publicity as possible right from the beginning. Mr. Simpson also mentioned the development of a website just for the building renovation project.

Mr. Lawrence also touched on selecting a Construction Manager. The probably would not occur or be needed until late fall of 2007.

Mr. Simpson inquired as to how LEED's occurred. Ms. Paterson and Mr. Lawrence both replied that it was a performance standard and points were "earned" for showing a more energy efficient building or for using less natural resources or recycled materials. There are certain ways to collect points, (water, energy, sewer).

#### 5. Other

The MMS retrofit project will occur at 4:15 prior to the School Building Committee Meeting. The next meeting will be September 19, 2007 at 5:00 p.m. in Conference Room B

#### 6. Adjournment

Mr. Schimmel adjourned the meeting at 6:10 p.m.

Respectfully submitted,

L. Patenaude  
Capital Projects and Personnel Assistant

**TOWN/UNIVERSITY RELATIONS COMMITTEE**

**Tuesday, August 14, 2007**

**Audrey Beck Municipal Building**

**Council Chambers**

**4:00 pm**

**Minutes**

**Present:** J. Bell-Elkins, T. Callahan, B. Feldman, J. Hintz, R. Miller, E. Paterson, W. Simpson, G. Zimmer

**Staff:** M. Capriola, G. Paddick, C. van Zelm,

**1. Opportunity for Public to Address the Committee**  
None.

**2. June 12, 2007 Meeting Minutes**  
The minutes of June 12, 2007 were passed unanimously.

**3. Appointment of New University President**  
Mayor Paterson stated that she was pleased with the appointment of Dr. Hogan as the new University President. Mayor Paterson provided Dr. Hogan's background. Dr. Hogan will be coming to UCONN from the University of Iowa. He has a strong commitment to undergraduate education and teaching as well as to student involvement with the decision making process. He also believes that the University has a commitment to its community. Mayor Paterson believes that Dr. Hogan will be a great fit for the University and the Town and she is excited about his appointment. Dr. Hogan will be in attendance at convocation and will "permanently" be at UCONN beginning September 15<sup>th</sup>. It was noted that the University of Iowa is also one of the few universities in the country that owns and operates its own water/sewer systems.

Mayor Paterson also commented on the fact that four UCONN students will be serving as Mansfield volunteer firefighters during the upcoming academic year. The students are fully trained firefighters and the Town is excited to have them serve our community.

**4. Mansfield Community-Campus Partnership**  
Ms. Bell-Elkins provided an update and handout on the Community-Campus Partnership including the goals and objectives of the group for the upcoming year. Discussion occurred regarding the second goal of the Community-Campus Partnership, which is to reduce irresponsible behavior. In addition to irresponsible behaviors associated with substance use, the Partnership wants to reduce irresponsible behaviors related to pet ownership, recycling, litter and blight, landlord response to tenants, etc.

Mayor Paterson thanked Ms. Bell-Elkins and Social Services Director Kevin Grunwald for their hard work on the "white paper." The "white paper" will be a

resource for Town and University staff regarding various components of Spring Weekend such as stakeholders, services, man-hours, background, etc.

Mayor Paterson stated that she believes the Community-Campus Partnership will have a successful year, particularly with Jim Hintz on board with the Office for Off-Campus Services.

#### **5. Community Water and Wastewater Systems Master Plan**

Mr. Callahan stated that DPH has approved the Master Plan. The University is reporting every other month on progress made ('04 consent order and the study). The capital budget includes engineering and build-out funds to address the water/wastewater system.

Mr. Padick commented on the Master Plan. He believes it is a cohesive gathering of factual information that has been gathered over the past ten years and that the Plan will aid in decision-making. He stated that it's important that the Plan was a joint Town/University effort.

Mr. Miller noted that a Fenton River Water Conservation Alert has been issued, but is currently voluntary. Mr. Callahan stated that the alert is related to stream flow, and not to supply or demand. He further noted that the water system has a 5.4 million gallon reservoir that uses groundwater from nearby rivers. Mayor Paterson stated that the University is being proactive – not reactive - by issuing the alert.

Mr. Miller and Mr. Callahan discussed some of the requests for water and/or wastewater services that have been made to the University. Some of the requests have included: water/wastewater to Storrs Center; Carriage House; Reynolds School; sewer connection to Knollwood apartments; water/wastewater for proposed additional apartments at Celeron; and water/wastewater to a proposed apartment complex on Hunting Lodge Road. The University issued a letter to the developer of the proposed project on Hunting Lodge Road that included 22 conditions that must be met in order for the project to be approved for connection to the UCONN water and sewer system. Conditions in the letter included approvals from applicable Town land use agencies. The letter was issued in June 2006.

#### **6. Mansfield Downtown Partnership**

Mayor Paterson stated that the Town continues to work on funding issues. There will be a public hearing (IWA) on September 4<sup>th</sup>. The Partnership still needs to go before the US Army Corps of Engineers, the CT DEP, and the State Traffic Commission.

Ms. van Zelm and Mayor Paterston noted that the Partnership will be presenting at a Northeast Utilities workshop on September 5<sup>th</sup>. They also noted that the Festival on the Green will occur September 16<sup>th</sup>, with a fireworks celebration at Mansfield Hollow State Park on September 15<sup>th</sup>. Volunteers and donations for this event are welcome.

Mr. Zimmer inquired as to the installation of a trail and bridges that recently appeared on land that the Partnership will occupy. Ms. van Zelm noted that Joshua's Trust had inquired about such a trail, but that she was unaware of such an installation or of any approvals that had been given for such a project. Ms. van Zelm and Mayor Paterson stated that the Partnership will look into the matter.

#### 7. Other Business

Mr. Hintz provided an update on the Office for Off-Campus Services. There will be a community reception on August 15<sup>th</sup> from 4:30-7:30pm at the Mansfield Community Center. The purpose of the reception is to introduce Mr. Hintz to the community. The reception will include two presentations by Mr. Hintz regarding his new Office and one presentation by Mike Ninteau, Director of Building and Housing Inspection for the Town, regarding the Housing Code Program.

Mr. Miller provided an update on the Ad Hoc Group on the Environment which was formed by the League of Women Voters. There will be a workshop on climate change on November 1<sup>st</sup> at the Bishop Center from 8:30-11:30 am. The panel will include UCONN faculty and staff and Town staff. There will be a State speaker as well.

Mr. Miller stated that the North Eagleville sidewalk (from the UCONN Police Department to Hunting Lodge Road) will be completed by August 24<sup>th</sup> when the students return to campus.

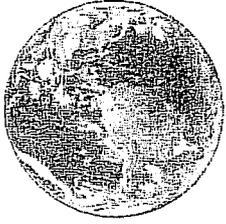
Mr. Miller informed the Committee that the University compost facility project and funds have been approved. The composting facility will be located on Old Colony Road near Routes 32 and 44.

Mr. Feldman commended Mansfield Fire Chief David Dagon for his letter to the Hartford Courant on August 11<sup>th</sup> regarding mutual aid in the fire services. He also noted that Chief Hudd has been directed to conduct a strategic plan for Fire Services at UCONN.

Mr. Feldman stated the University is about to test its new siren system. The siren system is a public address system and will be utilized in the event of an emergency. The siren is very loud and will last for approximately 1 ½ minutes. The siren system will be tested some time during the week of August 20 – 24<sup>th</sup>.

Mr. Miller noted that the University is seeking alternate locations for the hazardous waste storage facility. It is currently located on East Campus near Horsebarn Hill. Two suitable sites have been identified and design is currently underway.

Respectfully submitted,  
Maria E. Capriola  
Assistant to Town Manager



# Climate Change: Science, Policy and Strategies for Life in a Changing World

A conference co-sponsored by the University of Connecticut and the Town of Mansfield

On November 1<sup>st</sup>, 2007 join Town, State, and University officials and UConn faculty experts to learn more about:

- The science and policy of climate change
- Actions the Town, University, and State are taking to address climate change
- What you can do to make a difference

## Full Agenda On The Back Of This Flier

For additional details, including directions, please visit: [www.ecohusky.uconn.edu](http://www.ecohusky.uconn.edu).

Registration is required for both students and non-students! Please fill out and mail in the registration form below. Faculty / Teachers: Classes are encouraged to attend. Classes are required to pre-register. Visit [www.ecohusky.uconn.edu](http://www.ecohusky.uconn.edu) for the class registration form.

Please return to:  
Office of Environmental Policy

Office of Environmental Policy  
31 LeDoyt Road, U-3055  
Storrs, CT. 06269

Phone: (860) 486-5773  
Fax: (860) 486-5477  
[daniel.britton@uconn.edu](mailto:daniel.britton@uconn.edu)  
[www.ecohusky.uconn.edu](http://www.ecohusky.uconn.edu)

### Climate Change Conference Registration Form

Please complete the registration form, include full payment, and return to the Office of Environmental Policy. Registration includes a continental breakfast provided by the UConn local routes/sustainable dining services.

Last Name _____		First Name _____	M.I. _____
Name as you would like it to appear on nametag _____			
Title _____			
Affiliation _____			
Address _____			
City _____	State _____	Zip _____	
Work Phone _____	Home Phone _____		
Email _____			

**Registration:**

Non-Student \$10 before 10/25/07 \$15 after 10/25/07

Student Free (Pre-registration required)

**Payment Information:**

(Registration will only be confirmed when payment is enclosed)

Check (enclosed) Please make checks payable to:  
University of Connecticut Check # \_\_\_\_\_

Cash

# AGENDA

Date: November 1st, 2007

Location: Room 7 Bishop Center, University of Connecticut

- **8:00 - Continental Breakfast / Networking and Poster Exhibitions**  
(Featuring UConn's Local Routes / Sustainable Dining Services)
- **8:30 - Welcoming Remarks and Climate Action Updates**  
Joan Buck: LOWV & Chair, Town/University Ad Hoc Group on the Environment  
Matt Hart: Mansfield Town Mgr., Betsy Paterson: Mayor, Lon Hultgren: Dir. Of Public Works  
Rich Miller: UConn, Director of Office of Environmental Policy
- **9:00 - Climate Change Science and Policy Overview: Regional Perspectives on a Global Crisis**  
Panel of UConn Faculty Experts, moderated by Mike Willig (Director of the Center for Environmental Sciences & Engineering)  
Anji Seth (Geography, Climatologist)  
Dan Civco (Natural Resources Management and Engineering, Director of Center for Land Use Education and Research)  
Richard Parnas (Chemical Engineering, Chair of UConn Biofuels Consortium)  
Kathy Segerson (Economics)  
Richard Hiskes (Political Science, Director of UConn Human Rights Minor)
- **10:30 - Coffee Break / Networking & Poster Exhibitions**
- **11:00 Climate Change Solutions: What is Connecticut Doing? What Can You Do?**  
Lynn Stoddard – DEP, Environmental Analyst, Climate & Energy Team
- **11:30 Conclusion / Networking & Poster Exhibitions (exhibitions close at noon)**

## **Poster Exhibitions:**

### **Town of Mansfield's Local Climate Change Action**

Matt Hart (Town Manager), Betsy Patterson (Mayor), Lon Hultgren (Director of Public Works)

### **UConn's Climate Change Action**

Rich Miller (Director of UConn Office of Environmental Policy)

Mike Willig (Director of UConn Center for Environmental Sciences & Engineering)

For additional poster exhibits, please see [www.ecohusky.uconn.edu](http://www.ecohusky.uconn.edu)

# All Work, No Play Makes Huskies Carriage Residents

## Management Cracks Down On Parties, New Rules Make Residents Feel Captive

By: Brittany Dorn

Posted: 9/7/07

Think you can take a stroll down to Carriage tonight and visit any house party you want? Think again.

Carriage is cracking down as a result of pressure from both Mansfield and the university urging for stricter rules and regulations at one of the campus' most notorious party grounds.

Among the new rules: Carriage residents are now required to carry management-issued ID cards at all times and no more than 30 people are allowed to be in any apartment at once.

A temporary fence has been set up at the entrance to the road to better help police check ID cards and regulate which students can enter the complex on weekend nights.

A letter distributed to Carriage residents said a "three strike policy" will be used to enforce the lease rules and regulations. The first and second violations will be met with warnings and charges, while the third violation will result in eviction.

In light of the new rules, campus and town officials have commended apartment management for taking what they say are the first steps toward solving an enormous safety issue.

Carriage residents, however, tell another side to the story. Residents say the fence makes them feel like they're in jail. They say that even having a few friends over on the weekend has become a hassle and that the ID cards, which are made of paper and cost \$30 if lost, make them feel like they're back on campus.

They also say police have been invasive and rude and that rules have been inconsistently enforced on a night-to-night basis. Most of all, they're outraged that Carriage has also hired a night manager - essentially a CA - to patrol the area four to five nights a week.

"How much more can you crack down?" asked one Carriage resident, who asked to remain anonymous to avoid repercussions from both the apartment management and police. "Next thing you know, they'll be locking our doors at night."

Carriage officials said this is not the case at all - instead, they said, the new rules are in place to benefit students.

"What we're trying to do is protect our residents," said a Carriage district manager, who would not

provide her name.

A lease infraction notice obtained by The Daily Campus cites the infraction as "Failure to observe quiet hours after 10 p.m." While these quiet hours are not new to Carriage, they formerly have not been strictly enforced.

On campus, weekend quiet hours begin at midnight.

"This year, it's more about helping the town and community as well," the same Carriage district manager said. "This whole thing is just the town, management and university coming together to make it a safer area."

She said resident feedback to the new regulations has been positive - a claim at which some students scoffed.

"I wouldn't have lived there if I knew it was going to be like this," said Katherine Underwood, a 7th-semester journalism and Latin American studies major and resident of Carriage House. "To show an ID to drive down a journalism and Latin American studies double major and resident of Carriage House. "To show an ID to drive down a public road - it's absurd."

Mansfield Town Manager Matthew Hart said the issue of parties at Carriage has plagued the town for years and he is "cautiously optimistic" about the crackdown.

"It's more than just a quality of life issue; it's also a public safety issue," he said, calling students drunkenly stumbling along town roads "a recipe for disaster."

"We're not trying to be too Draconian," Hart said. "We understand that students are residents as well and we welcome them. But we all need to respect one another. When parties get out of control, we need to take steps to protect the community."

Hart said that the Mansfield Community-Campus Partnership, which meets the first Friday of every month at 3 p.m. at the Mansfield Community Center, discusses issues related to the town-campus relationship.

Students are welcome to attend these meetings.

In addition to amending its lease, Carriage management is also reaching out to the university to deal with students who violate rules.

"We have struggled with Carriage for, I think, two reasons," said Dean of Students Lee Williams. "First, it has a longstanding reputation as a place where big, out-of-control parties happen. [Second], it has taken us a lot of time and effort to get Carriage House to put in place some of the things they should be doing."

She said that because Carriage House is privately owned, it must follow town ordinances but is not required to heed university requests.

Now, she said, "they're willing to get us in the loop."

"One of the things we suggested was on-site management," she said, which resulted in the new night manager. Also, Carriage management will now be reporting residents who violate rules to the

Community Standards Office. Reported students will likely be brought in for a conversation about what occurred, Williams said.

For a minor issue, that might be the end of it. For a more serious issue - involving drugs or the distribution of alcohol - students will be subject to the Student Code of Conduct, just as they would if they lived on campus.

"We have suspended or expelled off-campus people in the past," Williams said.

As far as the new regulations at Carriage: "We're going in the right direction," she said. "Things will improve. We're on a trajectory ... it's going to be rocky for awhile."

"In a perfect world, I would want that fence to go down, no ID cards ... and a consistent and reasonable application of the laws," said one resident who wanted to remain anonymous. And then, as a quick afterthought: "And no RAs."

\*Editor's note: It was discovered that a student who was quoted in the article misidentified herself as another student. The quotes have since been removed.

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## Changes At Carriage House Are Alarming

By: Our Opinion

Posted: 9/7/07

University students are used to living under a litany of rules and regulations designed to make life on campus safe and enjoyable for all. Quiet hours, university-issued ID cards and community assistants are a regular aspect of life for campus residents. However, the actions of the management of Carriage House Apartments, as well as those of Dean of Students Lee Williams, have extended these campus annoyances out into the community, where they have become a real hindrance to the normal living Carriage residents were expecting when they signed year-long leases.

Carriage House residents have been issued ID cards, which are necessary for entry into the complex during certain hours. In addition, students must be present at the entrance to the complex in order for guests to be allowed in. The perimeter of the complex is now fenced in. A night watchman is on-site to enforce community regulations. The size of a gathering at any one apartment has been limited to 30 people. But, in what is perhaps the worst measure to be implemented, violations of any of the Carriage House standards will be reported to the Office of Community Standards, and perhaps even Williams herself.

While the university has an inherent interest in the protection and safety of its students, the restrictions implemented at Carriage House are no more than an exercise in vanity and image. Carriage House is a complex known for its party atmosphere and rambunctious weekends. Violations of law which occur there, including noise violations and alcohol infractions, can and should be reported to the appropriate law enforcement agencies, who can then respond appropriately. However, violations of a limit on guests or an attempted entry without an ID card should not result in a summons from the Office of the Dean.

Williams is happy that Carriage House has "put in place some of the things they should be doing." But, while she enjoys the increased administrative arm being placed over the shoulder of Carriage House residents, the residents themselves rightfully feel swindled. The lease indicates reasonable changes in rules and regulations are allowable. The fact that such drastic changes have been implemented, not of a desire to raise property value or attract new clientele, but rather because the administrative mothers and fathers of UConn have nudged them toward such regulations, is disturbing.

Quiet apartments and fenced-in property are nice, attractive features if the residents are looking for them. The leaseholders of Carriage House were not in search of such amenities. Rather, they feel like they are back into the halls of North and Towers with the type of university-sponsored regulation they initially moved off campus to forget.

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# Great Wall Of Carriage Poorly Thought Out

By: Alex Schaefer

Posted: 9/13/07

By now everyone has either seen or heard of the Great Wall of Carriage that's been erected outside the off-campus apartments. Personally, I like the touch of yellow across the top that makes it look like the outfield wall of a rudimentary baseball field. The owners of the complex, in cooperation with school and local authorities, have enacted a slew of bylaws aimed at supervising the community in a more manageable way. These measures include, among others, the aforementioned fence, the issuing of IDs to residents and the hiring of a Community Assistant-type night guard to patrol the area on various evenings. They don't yet have helicopters looking for underage drinkers but someone will probably be bringing it up at the next meeting.

An air of controversy has arisen amid the student body, as it is debatable whether these actions go too far and violate rights. In reality, it is hard to fault the police or the school - their overall objective is just to keep us safe. It's just like when you're living at home. Whether you're going out for the night or going to get the mail, your parents worry about you. My mother would stay up until I returned home no matter what hour I walked through the door. Even if I felt she went too far sometimes and was a bit overbearing, I could never fault her for any of her actions because her basic aim was to keep me alive.

The authorities around here can be looked at in the same light. One should assume they just want to provide a safe community where cars stay upright and couches are used as furniture rather than kindling. But while it is understandable they want to keep the student body away from harm, it's hard to discern what they envision as the end result.

It appears that Carriage is seen as an unfettered orgy of overindulgent drinking and acrimonious violence that rivals a Hell's Angels motorcycle rally or Woodstock crossed with a prison riot. This general wickedness scares people and combined with the unfortunate stories that recently shook the community, has shaped the pressure to further regulate the area. The fact of the matter is that Carriage is where, as the kids say today, "it all goes down." The issue is when designing a system of restraint there needs to be a practical goal.

Right now it seems that the "adults'" quixotic ambition is to curb all illegal drinking activities, whether it's underage kids imbibing alcohol or someone making a beer pong shot with their elbow over the table. I live in Celeron and right after classes started, an officer visited every apartment building accompanied by ambassadors from UConn's Student Services Department in order to lay down some general guidelines. Along with the other common drivel, their main sentiment was that they wanted to convince the student body that Carriage and Celeron apartments are not party central because right now the greater community compares its stability and volatility to the Baghdad region.

This is all good and fine, but while some might like to deny it or at least try to avoid it, the truth is that this is a university and college students are interesting animals. So far, what we know about the species is that they react very favorably to alcoholic beverages. They also like to congregate with other members of their kind in order to look for potential mates and play certain games that involve both potential mates and alcoholic beverages. They refer to these gatherings as parties or, colloquially, as ragers. Furthermore, it has been proven that nothing will stop these get-togethers, be it CAs, cops or an act of

God. Experience shows the location doesn't matter either. They have been seen assembling on lawns, in dorm rooms, in bars and even parking lots.

Those who frequent the Discovery Channel know when an animal's habitat is destroyed they attempt to find another place to live and go about their business. If the Celeron and Carriage area gets tranquilized, then a new hot spot eventually will develop. UConn is not going to eliminate social gatherings - it's an impractical proposal. This is where the serious problem arises. Carriage and Celeron are within walking distance to campus as students usually take the infamous trail to the complexes to get their partying fix. If the festivities begin to take place in other areas, they will invariably be farther away from campus. This adds a whole new dynamic as students will secure transportation and this brings drinking and driving into the equation.

Right now the school is taking these measures because they want to protect us from ourselves. They realize that being young and immature, we tend to make decisions that can have a fatal impact. So what is to say we won't make these decisions when the parties move farther away? The current actions will only magnify the situation rather than mediate it.

The overall goal needs to be feasible. Right now it seems like the administration is looking for the university equivalent to world peace. While that sounds enchanting and might win points at a beauty pageant, there has to be a more amicable solution. Spring Weekend is always a free-for-all, but the last couple have gotten rave reviews for the way they have played out. The law has kept a keen eye out for trouble, but lets the parties take their course for the majority of the night. They set up an assortment of roadblocks to look for drunk drivers, but they left walkers alone as long as they weren't clubbing other undergraduates with sticks or taking naps in wooded areas. Sure, they bus in a lot more cops, but that is also because there were a lot more people. I think we will find our ultimate solution is closer to the Spring Weekend scenario rather than permanently turning the Carriage district into a state detention facility.

Staff Columnist Alex Schaefer is a 7th-semester accounting major. He can be contacted at [Alex.Schaefer@UConn.edu](mailto:Alex.Schaefer@UConn.edu).

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# Carriage: No Place For Lee Williams

By: Dan Nguyen

Posted: 9/14/07

Most UConn students are well aware, and in many cases upset, of the controversy surrounding Carriage's attempt to resemble a World War II internment camp. However, a disturbing point which students are overlooking is the attitude UConn and Dean of Students Lee Williams have in the matter. The university, as taken from Williams' statements, is behaving in a self-righteous manner concerning an issue not directly relating to the university. The university believes that it can infringe on the authority of outside communities such as the surrounding town of Mansfield as well as limit the freedom and autonomy of students living off campus. This leads to a problem with UConn policy: the university has granted itself a larger scope of authority over students than should be reasonably allowed.

Williams stated, "It has taken us [UConn] a lot of time and effort to get Carriage House to put in place some of the things they should be doing." Carriage is a privately-owned facility which is not exclusive to college students. As such, the university has absolutely no place dictating what should and should not be done concerning safety at Carriage. In fact, it is quite arrogant of UConn to assume it has even remote jurisdiction over the area or authority to direct private businesses. The Student Code of Conduct states that, "Generally, university jurisdiction shall be limited to student conduct that occurs on university premises or at university-sponsored or university-supervised events (including students involved with off-campus internships and study abroad programs). However, the university may apply the Student Code to students whose misconduct has a direct and distinct adverse impact on the university community, its members, and/or the pursuit of its objectives regardless of where such conduct may occur." While Williams undoubtedly has the best of intentions and safety of the students in mind, UConn's now established policy of pressuring students and business to conform to a UConn standard, as well as enforcing UConn regulations off campus, is unacceptable. UConn's authority should end at the borders of the various campuses scattered around Connecticut. However, the Student Code gives the school carte blanche to punish a student wherever and whenever they act in a way which the university feels is inappropriate as long as it impacts the goals of the school. An example was given occurred during my freshman orientation - we were informed that the Student Code allowed the school to enforce the drinking age of Connecticut to other countries. We were informed that should a student go to Canada and drink under 21, which would be perfectly legal in that country, the school could punish us because the school is attempting to keep students safe and not support underage drinking. This phrase " however, the university may apply the Student Code to students whose misconduct has a direct and distinct adverse impact on the university community, its members, and/or the pursuit of its objectives regardless of where such conduct may occur" is far too vague and leaves far too much discretion and authority in the hands of the university over the lives of UConn students whether on or off campus.

The actions Carriage has taken, in conjunction with the town of Mansfield and UConn raises an interesting question about UConn's policies. Is UConn willing to, in the name of student safety, press for the preemptive sanctioning of Carriage residents? In the end that is what the fences, ID cards and other new policies constitute. The residents of Carriage are being watched and punished in advance for the fact that parties tend to take place at Carriage. Carriage residents are now less free to move about and enjoy the off campus autonomy which they thought had been established. This starting point seems to be leading down a path where the school has the discretion to do as it likes to students on and off campus in order to ensure "campus safety." At which point will UConn just annex Carriage and decide that

## Letters To The Editor

By:

Posted: 9/17/07

### Anger Over Carriage Crackdown Ridiculous

The anger over "rights violations" in the so-called "World War II internment camp" known as Carriage House is hypocritical and ridiculous. Residents and non-residents should take into account the rights of people living in the town, the rights of non-students living in Carriage House and the rights of people injured by the reckless behavior of partygoers. Last year, the University of Connecticut lost a student to a drunk driving incident because of such out-of-control parties and the community as a whole was injured. Past conduct has and will likely result in future harm to students, townspeople and university property, so why shouldn't the university be able to work together with Carriage House owners and the town to increase the safety of off-campus housing?

Being limited to 30 guests is beyond a reasonable allowance considering such a crowd would violate ordinances in most towns. A night watchman is no different than a superintendent and is typical of large apartment complexes. Most large apartment complexes in city areas can have you scan in a card or enter a code before you enter a building. However, Carriage House is a more open plan, a fence and ID card is the available equivalent and while Mansfield is not a city, traffic to Carriage House is comparable. With the level of underage drinking, noise and other disturbances and harms caused to the surrounding environment, the student residents of Carriage who have hosted parties were going far beyond what is reasonable conduct for a resident of Mansfield. If it were not for students' preferential UConn status and the limits of Mansfield's infrastructure, there would have been a larger crackdown. The outraged students should grow up and learn how to act like responsible human beings and consider the rights of students and non-students living in Carriage that don't appreciate the ruckus, and those who suffer as a result of irresponsible behavior. "Rights" are not simply a privilege someone can toss around, but they also imply a duty to respect others and not infringe upon their rights. Equating reasonable tenant requirements to conduct that resulted in the deaths of 6 million Jews shows the immaturity that brings down UConn's academic reputation. Students under 21 engaging in the stereotypical off-campus culture should consider themselves lucky for not being arrested and fined.

- Joseph Sweet

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# Carriage Crackdown Increases Safety Risks

By: Alex Sanders

Posted: 9/19/07

Thousands of eager partygoers reached Carriage House apartments on Labor Day weekend to find the entrance caution-taped off with a larger-than-usual number of police officers guarding it. These measures were put in place after worries about noise levels and safety surfaced. Originally, a temporary fence was erected in order to check resident's IDs and catch underage drinkers. However, since then, more severe measures have been taken.

Carriage is setting up quiet hours that begin at midnight on the weekends, much akin to an on-campus dormitory. Management has also distributed ID cards to residents that serve as their ticket through the entrance of the apartment complex. The ID cards are similar to UConn student IDs in that they are extremely valuable if lost. In order to encourage students to keep track of their cards, management has put a fine of \$30 in place if the cards are misplaced. These restrictions, although they are there for good reasons, make Carriage House apartments exactly like on-campus housing. For partygoers, this can mean more than having to find another spot to participate in a beer pong tournament.

According to the Hartford Courant, neighbors beyond Carriage "complained that the new measures simply seemed to push the crowds elsewhere, such as a house on Gurleyville Road that was recently turned into student housing. The party there got so loud that police were called in at one point." Other places will start to morph into Carriage-like settings causing further police trouble. Soon it seems that the police will lock down every party haven on and around campus, causing more drinking in dorms.

Until recently, Carriage was the perfect party spot, where kids could show up uninvited and have the time of their lives for just \$5 a cup. It was a relatively safe location, as party scenes go. Students could walk there in packs and be snug in their beds by 12:30 a.m., around the time that police officers wrapped up the events at Carriage.

Now that Carriage is not as attractive to partygoers due to the new restrictions, students need to find a new party venue. Celeron Apartments are within walking distance, but have less room on the lawn, so attendance is generally invite only. This leaves the off-campus apartments along Route 195 or the various fraternity houses scattered about campus as potential party havens. Off-campus apartments pose multiple dangers, the biggest one being drunk driving. Many apartment complexes are 15 minutes away from campus, meaning walking to these apartments is simply out of the question. Additionally, many students who volunteer to be designated drivers change their minds once they endure being the only sober one at the event. Once someone's ride drinks, the options become spending the night in an unknown person's apartment or risking your life in the care of a drunk driver. Many would say that spending the night is clearly the better option. However, unfortunately, if intoxicated and having a bad time at the party, many opt for the swerving ride home.

In the past, police have set up DUI checkpoints at Carriage, which protect the residents and pedestrians in that area. But there are not many, if any, checkpoints around off-campus apartments. This could greatly increase the amount of drunk drivers in the area and of tragic pedestrian injuries and deaths due to drunk drivers.

Additionally, the problem of catching a ride with someone causes further problems. If a group of friends does not choose to leave the party at the same time, people are stuck trying to find a ride home alone. If the person who agreed to be the designated driver either drinks alcohol or does not choose to leave at the same point as them, then they are forced to wait around or find a sober driver. Some people may opt to get a ride with the sober driver, even if just acquainted with them. This can result in the intoxicated party being taken advantage of in multiple forms.

The issue of increased drunk driving and possible risk of personal harm are not solely due to the fact Carriage is no longer as appealing to the mass of partygoers that used to attend. The ultimate responsibility of mitigating these risks is in the hands of the students. If students choose to attend parties off-campus, they should travel with a group of friends, have a trustworthy ride set up and never leave a party alone. All of these warnings are engraved into our heads since the first day of freshman year. But clearly, judging by the number of accidents, deaths and missing persons, the warnings are not always heeded. So, before you choose to party off campus and improvise your ride home, think about the consequences the night could potentially bring. Five dollars a cup isn't worth a \$1,000 hospital bill.

Weekly Columnist Alex Sanders is a 3rd-semester journalism and psychology double major. Her column appears on Wednesdays. She can be contacted at

[Alexandra.Sanders@UConn.edu](mailto:Alexandra.Sanders@UConn.edu).

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COMMITTEES:

ARMED SERVICES

SUBCOMMITTEES:  
READINESS

SEAPOWER AND EXPEDITIONARY FORCES

EDUCATION AND LABOR

SUBCOMMITTEES:  
HIGHER EDUCATION

HEALTH, EMPLOYMENT, LABOR, AND PENSION



Item #13

WASHINGTON OFFICE:

215 CANNON HOUSE OFFICE BUILDING  
WASHINGTON, DC 20515  
P (202) 225-2076  
F (202) 225-4977

DISTRICT OFFICE:

2 COURTHOUSE SQUARE, 5TH FLOOR  
NORWICH, CT 06360  
P (860) 886-0139  
F (860) 886-2974

77 HAZARD AVENUE, UNIT J  
ENFIELD, CT 06082  
P (860) 741-6011  
F (860) 741-6036

Joe Courtney  
Congress of the United States  
2nd District, Connecticut

## Small Business Relief Passed by the 110<sup>th</sup> Congress

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- Congress passed and President Bush signed into law the Small Business Tax Relief Act, which provides \$4.84 billion to encourage employment and create jobs.
- Items in the Small Business Tax Relief Act include extending the Work Opportunity Tax Credit.
- Increasing the 179 Expensing from \$112,000 to \$125,000 and increasing the phase-out to \$500,000.
- And simplifying the family business tax by allowing an unincorporated business owned jointly by a married couple to file as a sole proprietorship instead of partnership
- The House passed and the President signed the Fairness for Small Business in Federal Contracting Act (H.R. 1873) which would open up the \$380 billion federal marketplace to small businesses. It makes it harder for contracts to be bundled out of the reach of small businesses.
- The bill puts small businesses on a level playing field with medium and large corporations.

PAGE  
BREAK

# Mansfield Middle School

205 Spring Hill Road, Storrs, CT 06268

website: [www.mmsnet.org](http://www.mmsnet.org)  
email: [mmsoffice@mansfieldct.org](mailto:mmsoffice@mansfieldct.org)

phone (860) 429-9341  
fax (860) 429-1020

Jeffrey L. Cryan, Principal

Candace V. Morell, Assistant Principal

SEP 17 2007

September 12, 2007

Item #14

Matthew Hart  
Town Manager  
Audrey P Beck Municipal Building  
4 South Eagleville Road  
Storrs, CT 06268

Dear Matt,

As you may have heard, the Connecticut Association of Schools has recognized Mansfield Middle School as Connecticut's Middle School of the Year for 2007-08. While the recognition was announced shortly after a visiting committee's review last spring, representatives from CAS will officially present the award at a special assembly at MMS on Thursday, September 27<sup>th</sup> at a 9:30 a.m. assembly.

We would like to invite you, as a member of the MMS community who participated in the visiting committee's review, to join us at this celebration with our staff and students.

Personal, student-led tours of the school will be available from 8:15 – 9:15. There will be light morning refreshments in the lobby outside our library media center from 8:30 – 9:15. Our Country Fiddle String Band will provide background music. The assembly, which will begin at 9:30, will include some brief student performances and presentations, as well as the presentation by CAS representatives.

If you would like to see our staff's application document for the award, or the letter from CAS that announced the award, please go to our school website at [www.mmsnet.org](http://www.mmsnet.org). Links to these documents are in the top right-hand corner of the homepage.

The MMS staff and student body are proud to receive this recognition. We would be honored if you could join us on September 27<sup>th</sup>. Please contact Kim Raggi ([raggike@mansfieldct.org](mailto:raggike@mansfieldct.org) or 860-429-9341 x 151) to let us know if you will be able to attend.

We look forward to hearing from you, and we hope to see you on the 27<sup>th</sup>.

Sincerely,



Jeff Cryan  
Principal



Candace Morell  
Assistant Principal

PAGE  
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APPLICATION REFERRAL

Item #15

Mansfield Planning & Zoning Commission

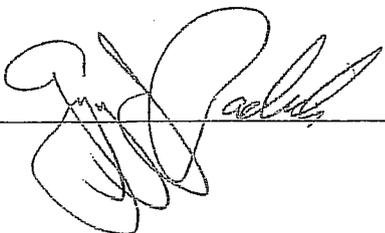
- TO:
- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Public Works Dep't., c/o Ass't. Town Eng'r. | <input type="checkbox"/> Recreation Advisory Committee                |
| <input checked="" type="checkbox"/> Health Officer                              | <input checked="" type="checkbox"/> Open Space Preservation Committee |
| <input checked="" type="checkbox"/> Design Review Panel                         | <input checked="" 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 type="checkbox"/> Agricultural Committee                       |

The Planning and Zoning Commission has received a Subdivision application application and will consider the application at a Public Hearing/~~regular~~ meeting on October 1. Please review the application and reply with your comments to the Planning Office before September 27. For more information, please contact the Planning Office, 429-3330. Please contact me if additional time is needed.

APPLICATION INFORMATION

Applicant: RAAR Development, LLC  
Owner: SAME  
Agent(s): Datum Engineering and Surveying  
Proposed use: 7 residential lots  
Location: W of Separatist Rd, S of W. Englelike Rd, E of Southwood Rd.  
Zone classification: RAR-FO  
Other pertinent information:

- Inland wetland Application also pending
- Full sized maps available in Planning Office

Signed 

Date 9/18/07



file # 1266  
filing date 8/29/07

**MANSFIELD PLANNING & ZONING COMMISSION  
APPLICATION FOR SUBDIVISION OR RESUBDIVISION APPROVAL**

Name of subdivision Arthur's Pond

Name of subdivider (applicant) RAAR Development, LLC Phone # 860-646-6490  
(please PRINT)

Address 122 Hebron Road, Bolton, CT 06043  
(street) (town) (state) (zip)

Signature [Handwritten Signature] (owner )  
(optionee)  Date \_\_\_\_\_

OWNER (IF OTHER THAN SUBDIVIDER)

Name same Phone # \_\_\_\_\_  
(please PRINT)

Address \_\_\_\_\_  
(street) (town) (state) (zip)

Signature \_\_\_\_\_ Date \_\_\_\_\_

FEES - See Town Council-approved Fee Schedule and  
Eastern Highlands Health District Plan Review Fee Schedule

SUBDIVISION DATA

Location:  
South side on North Eagleville Road and West side of Separatist Road  
in Mansfield.

Zoning district R-90 Total # of acres 22.4  
Total # of lots 7

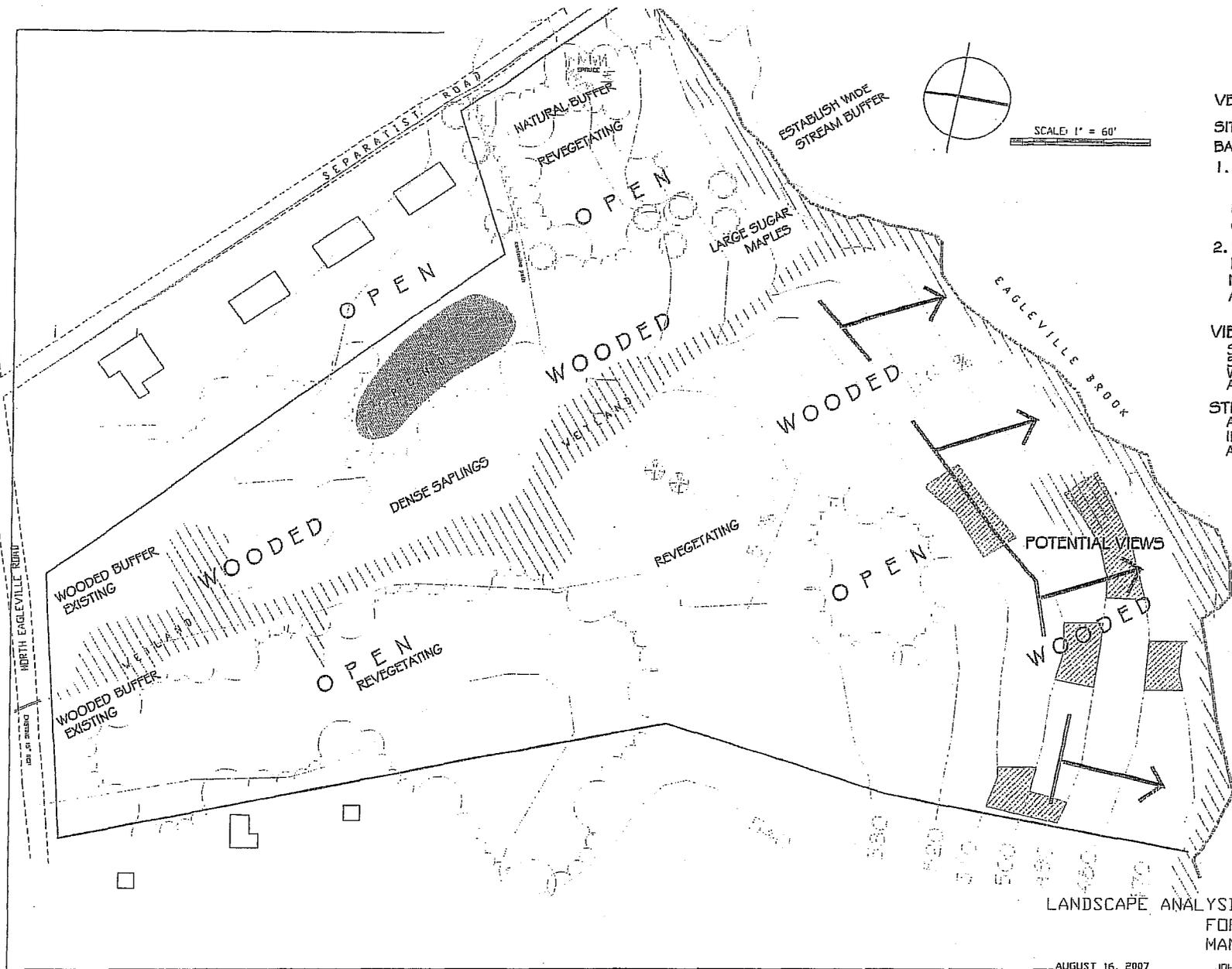
EXTENSION OF TIME

Pursuant to Section 8-26d, subsection (b) of the Connecticut General Statutes, the undersigned applicant hereby consents to an extension of time within which the Planning and Zoning Commission is required by law to approve, modify and approve or disapprove a subdivision plan known as \_\_\_\_\_

and located at/on \_\_\_\_\_

It is agreed that such extension of time shall not exceed 65 days and it is understood that this extension of time is in addition to the first 65-day period after the receipt of the application by the Planning & Zoning Commission.

Signature \_\_\_\_\_ Date \_\_\_\_\_  
1/01



**VEGETATION**

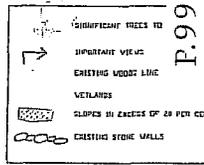
SITE IS CHARACTERIZED BY TWO BASIC AREAS OF GROWTH:

1. REVEGETATING OPEN AREAS  
FULL OF DENSE NEW GROWTH AND EVIDENCES OF PREVIOUSLY CULTIVATED SHRUBS AND TREES
2. WOODED AREAS  
PREVIOUSLY LOGGED WITH A MIXTURE OF MAPLE, HICKORY, ASH AND SOME OAK

**VIEWS**

SOME VIEWS EXIST THROUGH TREES TO STREAM AREA -- VIEWS WILL EXPAND WHEN HOUSE AND SEPTIC LOCATIONS ARE CLEARED

**STREAMSIDE BUFFER**  
AS MUCH OF THE ADJACENT SLOPE INCLUDING TREES SHOULD BE PRESERVE AS A BUFFER

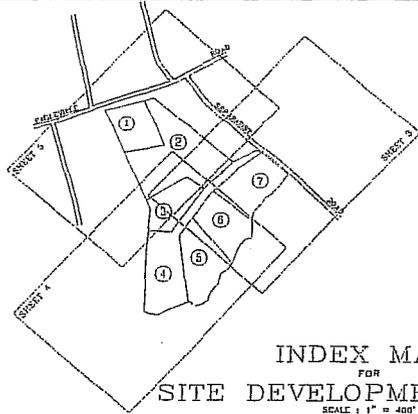


APPROVED BY THE TOWN OF MANSFIELD PLANNING & ZONING COMMISSION  
 ESTABLISHED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 APPROVED BY THE MANSFIELD PLANNING & ZONING COMMISSION  
 ESTABLISHED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 APPROVED BY THE DIRECTOR OF HEALTH  
 ESTABLISHED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 APPROVED BY THE DIRECTOR OF PUBLIC WORKS  
 ESTABLISHED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

FINAL PLANS OF PROPOSED IMPROVEMENTS HAVE BEEN REVIEWED BY THE UNDERWRITER, A LICENSED LANDSCAPE ARCHITECT.  
 JOHN ALEXANDROPOULOS \_\_\_\_\_ DATE: \_\_\_\_\_

LANDSCAPE ANALYSIS - UNDEVELOPED SITE  
 FOR RANDALL BOBB  
 MANSFIELD CONNECTICUT  
 AUGUST 16, 2007  
 JOHN ALEXANDROPOULOS, LANDSCAPE ARCHITECT

P.99

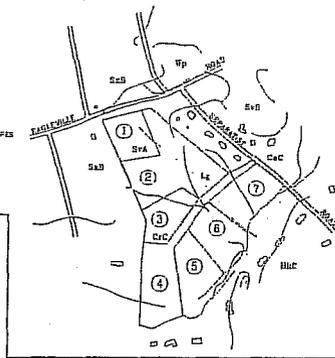


**SOIL MAP**

SCALE: 1" = 400'

**SOILS LEGEND**

SYMBOL	DESCRIPTION
CaC	CHALKEN FINE SANDY LOAM, 2 TO 15 PERCENT SLOPES
CrC	CHALKEN-MOLLUS FINE SANDY LOAMS, LEVY ROCKY, 3 TO 15 PERCENT SLOPES
HhC	HITCHLEY GRAVELLY SANDY LOAM, 3 TO 15 PERCENT SLOPES
Lg	LOCKEEN-ROCKBURY-WATERMAN VERY STONY COMPLEX
SvA	SUTTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
SxB	SUTTON GRAVELLY STONY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
Wp	WATERMAN STONY FINE SANDY LOAM



**LOCATION MAP**

SCALE: 1" = 1000'

**SUBDIVISION**

ENTITLED

**ARTHUR'S POND**

SEPARATIST ROAD & NORTH EAGLEVILLE ROAD  
STORRS, CONNECTICUT

**OWNER & SUBDIVIDER**

RAAR DEVELOPMENT, LLC  
122 HERRON ROAD  
BOLTON, CONNECTICUT 06043  
JULY 30, 2007  
REV. AUGUST 24, 2007

**INDEX TO SHEETS**

COVER SHEET	SHEET 1 OF 6
BOUNDARY SURVEY	SHEET 2 OF 6
SITE DEVELOPMENT PLAN	SHEET 3 OF 6
SITE DEVELOPMENT PLAN	SHEET 4 OF 6
SITE DEVELOPMENT PLAN	SHEET 5 OF 6
NOTES & DETAILS	SHEET 6 OF 6

APPROVED BY THE TOWN OF MANSFIELD PLANNING AGENCY

DATE

APPROVED BY THE MANSFIELD PLANNING AND ZONING COMMISSION

DATE

APPROVED BY THE DIRECTOR OF HEALTH

DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DATE

DATUM ENGINEERING & SURVEYING, LLC  
132 CONANTVILLE ROAD  
MANSFIELD CENTER, CONNECTICUT 06250

JOB NO. 207014  
SHEET 1 OF 6









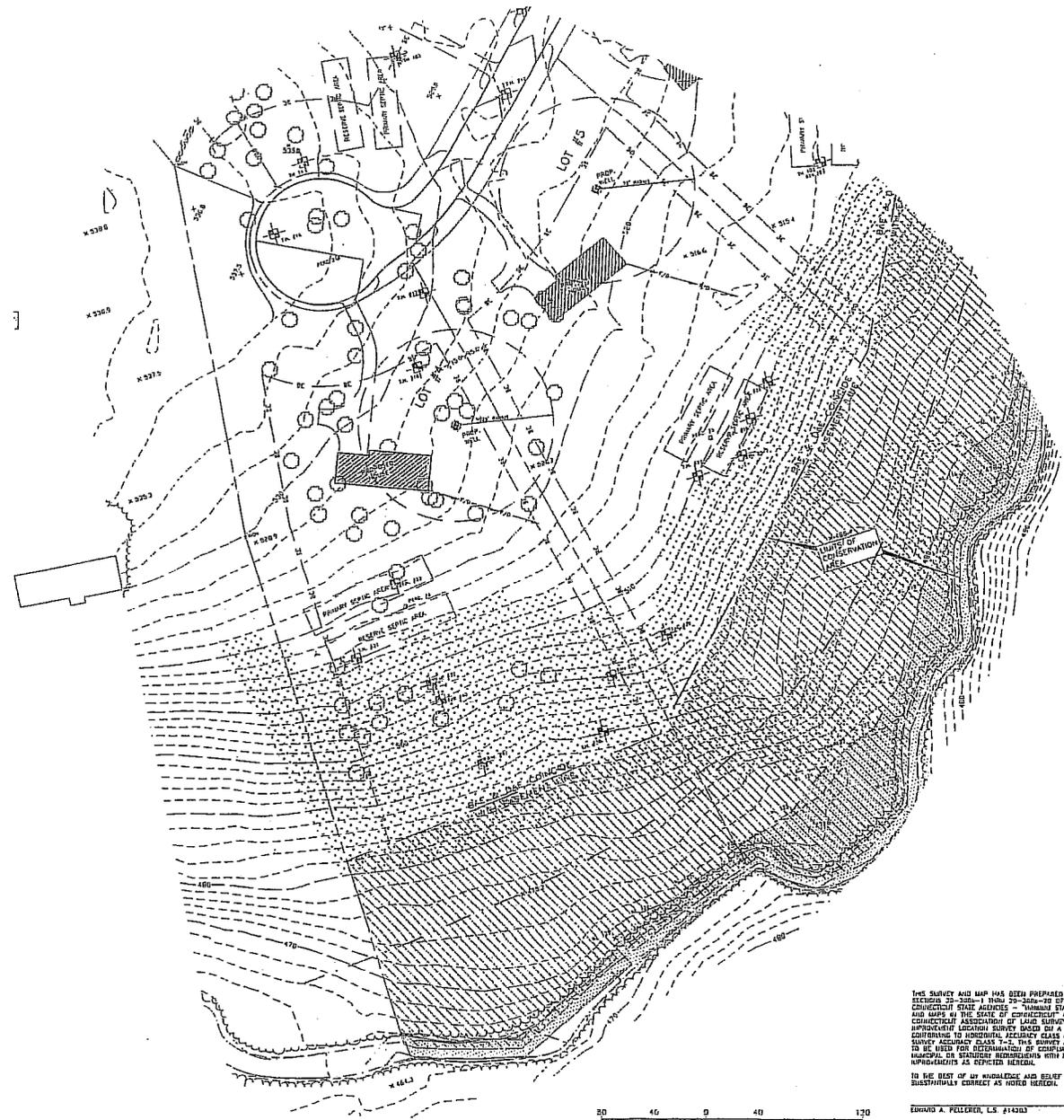








SIZING SUBSURFACE DISPOSAL SYSTEMS (FOUR BEDROOMS)									
LOT NO.	SLOPE (%)	RESTRICTIVE LAYER (FT)	HYDRAULIC FACTOR	FLOW FACTOR	PERCOLATION FACTOR	REQUIRED LINES	REQUIRED AREA (SQ. FT.)	TRIMMED (L.F.)	TRIMMED (L.F.)
1	2.42	18	48	2.0	1.2	112.2	850	3 AT 118	
2	7.35	27	28	3.0	1.7	67.3	650	3 AT 74	
3	8.87	31	24	3.0	1.0	53	650	3 AT 74	
4	2.02	34	34	2.0	1.5	72	900	3 AT 160	
5	1.67	35	20	2.0	1.2	48	650	3 AT 74	
6	9.10	34	20	3.0	1.0	40	640	3 AT 74	
7	10.52	24	28	2.0	1.2	62.4	810	3 AT 74	



APPROVED BY THE BOARD OF MANFIELD HILLTOP RETIRED AGENCY

DATE

APPROVED BY THE MANFIELD PLANNING AND ZONING COMMISSION

DATE

APPROVED BY THE DIRECTOR OF HEALTH

DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS

DATE

P.108

SITE DIVISION YIELD PLAN  
 ENTITLED  
**ARTHUR'S POND**  
 SEPARATIST ROAD & NORTH EAGLEVILLE ROAD  
 STORRS, CONNECTICUT  
 OWNER & SUBDIVIDER  
**RAAR DEVELOPMENT, LLC**  
 123 HEDBORN ROAD  
 BOLTON, CONNECTICUT 06033  
 DATE: AUGUST 24, 2007 SCALE: 1" = 40'

LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
PIPE LINE	PIPE LINE
CONCRETE	CONCRETE
WOOD PILE	WOOD PILE
SURVEY MONUMENT	SURVEY MONUMENT
BOUNDARY LINE	BOUNDARY LINE
SPOT ELEVATION	SPOT ELEVATION
SECTION	SECTION
WELL	WELL
WALL OF RETAINMENT	WALL OF RETAINMENT
FOUNDATION FOOT	FOUNDATION FOOT
FOUNDATION BEAM	FOUNDATION BEAM
FOUNDATION	FOUNDATION
SEWER SERVICE PIT	SEWER SERVICE PIT
GRADE TO DRAIN	GRADE TO DRAIN
RAIL FENCE	RAIL FENCE
EXISTING AREA DIVISION	EXISTING AREA DIVISION
PROPOSED AREA DIVISION	PROPOSED AREA DIVISION
ADJACENT AREA DIVISION	ADJACENT AREA DIVISION

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH REGIONS 20-200-1 FROM 20-200-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARD PRACTICES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN IMPROVED SURVEY ACCURACY CLASS 1-2. THE SURVEY AND MAP IS INTENDED TO BE USED FOR DETERMINATION OF COMPLIANCE WITH APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS WITH RESPECT TO PROPOSED IMPROVEMENTS AS SHOWN HEREON.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS SHOWN HEREON.

ERINNO A. FELLEHER, L.S. #14263

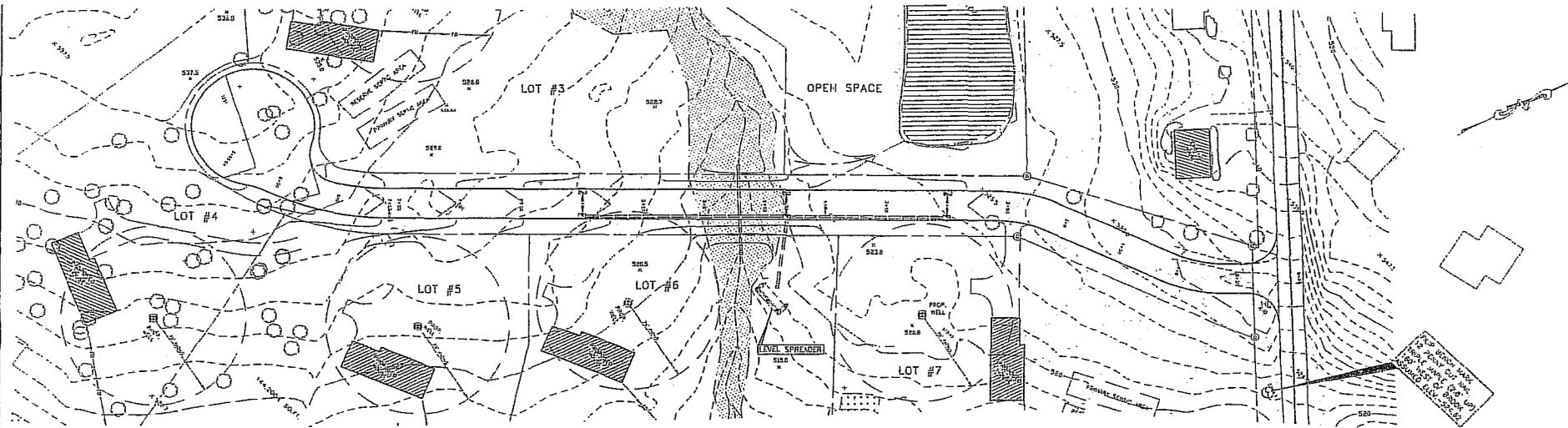
ALL RIGHTS OR INTERESTS IN THIS MAP OR ANY PART THEREOF SHALL BE RESERVED TO THE SURVEYOR AND HIS SUCCESSORS AND ASSIGNEES. NO PART OF THIS MAP OR ANY PART THEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE SURVEYOR.

SHEET 3 OF 3

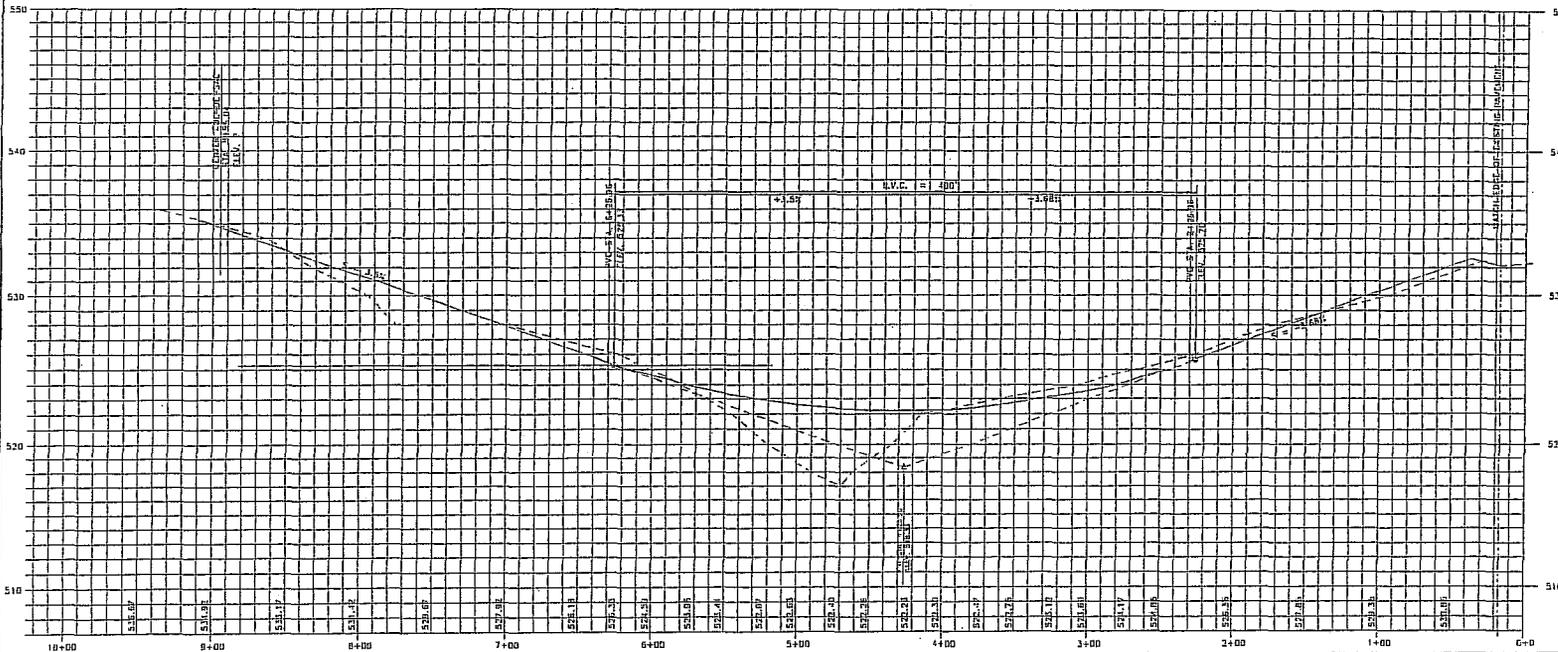
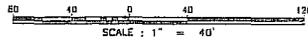
**ENGINEERING & SURVEYING, LLC**

132 CONANTVILLE ROAD  
 MANFIELD CENTER, CT 06250  
 TEL (860)456-1157 FAX (860)456-1040  
 360 N.O.: 207014





PLAN  
ARTHUR'S POND



APPROVED BY THE TOWN OF MANSFIELD PLANNING AGENCY  
 DRAWN DATE  
 APPROVED BY THE MANSFIELD PLANNING AND ZONING COMMISSION  
 DRAWN DATE  
 APPROVED BY THE DIRECTOR OF HEALTH  
 DRAWN DATE  
 APPROVED BY THE DIRECTOR OF PUBLIC WORKS  
 DRAWN DATE

P.110

PLAN & PROFILE  
FOR  
CONVENTIONAL SUBDIVISION  
ENTITLED

**ARTHUR'S POND**

SEPARATIST ROAD & NORTH EAGLEVILLE ROAD  
STORRS, CONNECTICUT

OWNER & SUBDIVIDER  
RAAR DEVELOPMENT, LLC  
100 HESBORN ROAD  
BOLTON, CONNECTICUT 06040

DATE: AUGUST 04, 2007 SCALE: 1" = 40'

SHEET 5 OF 6

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132 CONANTVILLE ROAD  
MANSFIELD CENTER, CT 06250  
TEL (860)456-1257 FAX (860)456-1040  
JOB NO.: 287014



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**MANSFIELD PUBLIC SCHOOLS**  
**MEMORANDUM**

**TO:** Board of Education Members  
**FROM:** Gordon Schimmel  
**SUBJECT:** Enrollment  
**DATE:** August 31, 2007

<b>MIDDLE SCHOOL</b>				
	8/29/07	8/30/07	8/31/07	9/29/06
5 <sup>th</sup> grade	144	144	144	133
6 <sup>th</sup> grade	135	135	135	156
7 <sup>th</sup> grade	163	163	163	144
8 <sup>th</sup> grade	150	150	150	173
<b>Total</b>	<b>592</b>	<b>592</b>	<b>592</b>	<b>606</b>
<b>GOODWIN ELEMENTARY SCHOOL</b>				
	8/29/07	8/30/07	8/31/07	9/29/06
Preschool	10, 13	10, 13	10, 13	9, 9
Kindergarten	17, 17	17, 17	17, 17	18, 19
1 <sup>st</sup> grade	16, 16	16, 16	16, 16	12, 11, 12
2 <sup>nd</sup> grade	17, 18	17, 18	17, 18	13, 14, 12
3 <sup>rd</sup> grade	20, 20	20, 20	20, 20	19, 20
4 <sup>th</sup> grade	19, 20	19, 20	19, 20	22, 21
<b>Total</b>	<b>203</b>	<b>203</b>	<b>203</b>	<b>212</b>
<b>SOUTHEAST ELEMENTARY SCHOOL</b>				
	8/29/07	8/30/07	8/31/07	9/29/06
Preschool	8, 12	8, 12	8, 12	9, 11
Kindergarten	21, 20	21, 20	21, 20	17, 13, 16
1 <sup>st</sup> grade	15, 15, 16	15, 15, 16	15, 15, 16	16, 16, 14
2 <sup>nd</sup> grade	14, 14, 16	14, 14, 16	14, 14, 16	21, 22
3 <sup>rd</sup> grade	14, 14, 15	14, 14, 15	14, 14, 15	18, 18, 17
4 <sup>th</sup> grade	16, 17, 16	16, 17, 16	16, 17, 16	18, 19, 18
<b>Total</b>	<b>243</b>	<b>243</b>	<b>243</b>	<b>263</b>
<b>VINTON ELEMENTARY SCHOOL</b>				
	8/29/07	8/30/07	8/31/07	9/29/06
Preschool	11, 13	11, 13	11, 13	10, 12
Kindergarten	17, 17, 18	17, 17, 18	17, 17, 18	17, 17, 16
1 <sup>st</sup> grade	17, 16, 16	17, 16, 16	17, 16, 16	16, 15, 15
2 <sup>nd</sup> grade	17, 16, 17	17, 16, 17	17, 16, 17	21, 21
3 <sup>rd</sup> grade	22, 21	22, 21	22, 21	15, 15, 14
4 <sup>th</sup> grade	15, 15, 15	15, 15, 15	15, 15, 15	16, 15, 16
<b>Total</b>	<b>263</b>	<b>263</b>	<b>263</b>	<b>251</b>
<b>Total - All</b>	<b>1,301</b>	<b>1,301</b>	<b>1,301</b>	<b>1,332</b>

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**Mansfield Public Schools**  
**Four Schools Renovation Project**  
**Community Workshop**  
**Number 1 of 4**

---

**THURSDAY -- October 18, 2007**  
**7:00 to 8:30 p.m.**  
**Mansfield Middle School Cafeteria**

---

The Town of Mansfield School Building Committee invites you to participate in a series of community workshops regarding the planning for the Four Schools Renovation Project. The first workshop will be held on **Thursday, October 18, 2007** in the cafeteria at the Mansfield Middle School from 7:00 to 8:30 p.m.

The School Building Committee has selected The Lawrence Associates and DRA Architects (TLA / DRA) to develop the planning study. TLA / DRA is already meeting with school staff to conduct programming and building evaluations prior to meeting with town residents at the community workshops. The first workshop will focus on gathering community input. TLA / DRA will hold subsequent workshops to identify possible alternatives to shape specific recommendations for the School Building Committee's consideration. The workshop schedule is:

Thursday, October 18	<b>LISTENING: Gathering community input</b>
Wednesday, November 28	<b>ELEMENTARY SCHOOL ALTERNATIVES: Understanding the options</b>
Thursday, December 6	<b>MIDDLE SCHOOL ALTERNATIVES: Understanding the options</b>
Mid- March	<b>SHAPING RECOMMENDATIONS for School Building Committee consideration.</b>

The TLA / DRA's study will consider the broadest range of options and possibilities to address the needs of the Mansfield Public Schools.

At the first of four proposed workshops, we are seeking your attendance and participation. You are invited to join us, along with your thoughts, ideas and suggestions.

**WORKSHOP AGENDA**

7:00 - 7:10	Informational Displays
7:10 - 7:15	Welcome
7:15 - 7:20	Strategic Planning Overview
7:20 - 7:35	Workshop Overview
7:35 - 8:10	Breakout Sessions
8:10 - 8:25	Re-Group / Re-Cap
8:25 - 8:30	Concluding Comments

Children age three and above are welcome. Age-appropriate activities will be provided. Current or former elementary students are encouraged to attend and participate in workshop activities.

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AUG 29 2007

794 Warrenville Road  
Mansfield Center, CT. 06250  
August 28, 2007

Dear Mr. Hart:

Having been a weekly volunteer at the Mansfield Animal Shelter for five of the six years we have lived in Mansfield, there are several areas that have been of concern and I would appreciate your help to remedy these.

The age of the shelter makes several of its features totally obsolete; in fact this shelter would not be approved in most communities in CT. With this in mind, I can see two possible options; a new shelter to benefit all residents in Mansfield as the city continues to grow which will cost an estimated \$ 300,000 to meet today's standards; or an expansion and upgrade to the existing facility which is estimated to cost \$ 150,000 or less, again to meet standards. I am suggesting the second option to save money and retain the same location. In either case, additional space is an absolute necessity.

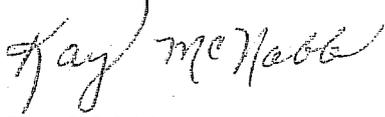
To keep the cost down and to make the shelter more user friendly and comfortable for the animals plus making the facility more up to date and a better representation of our other beautiful Mansfield town buildings, the following is a list of recommended suggestions. These ideas would update the shelter and be more cost effective for the town.

- 1) The Quarantine pen change over is crucial. We must have a Q. Pen and the present one is a total, metal enclosure and in the heat of summer, becomes an oven, holding in the heat. It's also inhumane as there is nothing for the dog to see except 4 metal walls. It's similar to solitary confinement for prisoners and can make even the nicest dog become fearful and aggressive. There has been a work order for some time to change the metal to perhaps plexi-glass on one or two sides to let in light and give the dog a view of the outside world while still being confined. This is one item that must be dealt with ASAP.
- 2) Adding an addition to the present shelter, perhaps precut construction as in portable school classrooms, could give an area where there could be a small but separate area for a dog to accommodate her puppies and prevent her from having to deal with the other dogs in nearby runs.
- 3) The additional space would separate the cat room from the dog area to alleviate many problems with them now combined.
- 4) A small area for the mother cat and her kittens to be kept while they are so young could be used in another portion of this addition. We have many litters each year and the present set up is totally unacceptable.

- 5) An area to include a washer/dryer combination, bathroom and small service area with sink and counter for mixing foods, meds, preparing puppy or kitten food is necessary. Right now, our preparation area is on the top of the toilet bowl tank.!
- 6) The small office with limited space and antiquated file cabinets could be retained but upgraded.

Your attention and consideration to the above mentioned areas would be greatly appreciated along with any additional comments and suggestions on how to proceed with this needed project.

Sincerely,



Kay McNabb

487-4228

[kmcnabb@charter.net](mailto:kmcnabb@charter.net)

PS. I understand my husband Frank just joined you in the Mansfield Downtown Partnership Board.

## Matthew W. Hart

---

**From:** Matthew W. Hart  
**Sent:** Monday, September 17, 2007 5:47 PM  
**To:** 'kmcnabb@charter.net'  
**Cc:** Noranne M. Nielsen; Matthew W. Hart  
**Subject:** Mansfield Animal Shelter

Dear Ms. McNabb - thank you for your recent letter regarding the Mansfield Animal Shelter.

On a staff level, we will review the needs of the shelter as we prepare the proposed capital improvement program for fiscal year 2008/09. However, I do wish to emphasize that this is a competitive process as funding is tight. Exacerbating this problem is the fact that the state grant that we have dedicated for capital projects has dwindled considerably - six years ago we received \$3 million and this year we stand to receive \$385,000. That said, I do not want to convey the message that the needs of the shelter are not important.

In addition, I will forward your letter to the Town Council for their consideration. I would also encourage you to comment or advocate on behalf of the shelter when the council reviews the budget this coming winter and spring.

On a more immediate basis, I will see what I can do to expedite the work order to install Plexiglas in the quarantine pen.

Thank you again for your analysis and your dedicated volunteer service to the town. Please feel free to contact me at any time.

Regards,

Matt

Matt Hart  
Town Manager  
Town of Mansfield, CT  
Phone: (860) 429-3336  
Fax: (860) 429-6863  
HartMW@mansfieldct.org

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# **NATIONAL CONVERSATION ON CLIMATE ACTION**

Item #19

**October 4, 2007  
and  
November 1, 2007**

What impacts will our region see? How will our local economy be affected?  
What is our town government and others doing to solve the problem? How  
can each of us in the community contribute to the solutions?

In the next month, the Town of Mansfield will participate in the National Conversation on Climate Action in two ways. First, we'll be one of many communities across the country convening conversations on October 4<sup>th</sup> in an effort to spark a broader national discussion about this important local – and global - challenge. Second, we will be co-sponsoring, with the University of Connecticut, a half-day climate change event on November 1<sup>st</sup> in the Bishop Center.

**You are invited to join us in viewing the CPTV production “The Warming of Connecticut”. Discussion will follow.**

**Thursday, October 4, 2007  
1 pm to 3 pm  
Town Hall Council Chambers**

**Also:**

**Climate Change: Science, Policy and Strategies for Life in a Changing World  
November 1, 2007, 8 am to 11:30 am, Bishop Center, UConn**

For more information, contact Virginia Walton, Mansfield Recycling Coordinator at 429-3333.

*It starts with a conversation.*

*(and in Mansfield, we've doing it twice!)*

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TOWN OF MANSFIELD  
OFFICE OF PLANNING AND DEVELOPMENT

Item #20

---

GREGORY J. PADICK, DIRECTOR OF PLANNING

Memo to: Matthew W. Hart, Town Manager  
From: Gregory Padick, Director of Planning  
Date: 9/19/07  
Re: Affordable Housing Appeals/Except Municipalities



Section 8-30g of the State Statutes provides special approval and appeals processes for affordable housing projects that qualify based on statutory definitions. These processes essentially exempt qualified affordable housing projects from many standard zoning requirements. In the event a qualified project is denied by a Zoning Commission, the municipality has the burden of documenting that the denial “is necessary to protect substantial public interests in health, safety or other matters which the Commission may legally consider.” The statute shifts the burden of proof from a developer to a Zoning Commission in acting upon a qualified affordable housing project.

Section 8-30g also exempts from these special processes and approval criteria those municipalities where at least 10% of their dwelling units are affordable. For the purposes of this exemption, affordable units are “governmentally assisted”, currently financed by the CT. Housing Finance Authority or subject to deed restrictions to ensure long-term affordability.

Mansfield is 1 of 31 municipalities that currently qualify for this exemption. Based on 2006 data (most recent available from CT. Department of Economic and Community Development) Mansfield had 637 affordable units or 11.6% of the Town’s dwelling unit count from the 2000 census. Most of Mansfield’s affordable units (560) are governmentally assisted. Mansfield became exempt in 2005.

Please let me know if you have additional questions regarding this matter.



# HOUSING BULLETIN



CONNECTICUT CONFERENCE OF MUNICIPALITIES  
200 CHAPEL STREET, 9TH FLOOR, NEW HAVEN, CT 06510-2007 / PHONE (203) 498-3000 - FAX (203) 583-6314

[www.ccm-ct.org](http://www.ccm-ct.org) - Your source for local government management information on the Web

August 28, 2007, No. 07-01

## LIST OF MUNICIPALITIES EXEMPT FROM AFFORDABLE HOUSING APPEALS PROCEDURE

The Department of Economic and Community Development (DECD) has compiled a list of municipalities that are exempt from the affordable housing appeals procedure for 2007. According to DECD, at least 10% of dwelling units in these municipalities are considered affordable.

The municipalities that *are exempt* from the affordable housing appeals procedure according to section 8-30g of the Connecticut General Statutes are:

- |               |             |
|---------------|-------------|
| Ansonia       | Middletown  |
| Bloomfield    | New Britain |
| Bridgeport    | New Haven   |
| Bristol       | New London  |
| Brooklyn      | Norwalk     |
| Danbury       | Norwich     |
| Derby         | Plainfield  |
| East Hartford | Putnam      |
| East Windsor  | Stamford    |
| Enfield       | Torrington  |
| Groton        | Vernon      |
| Hartford      | Waterbury   |
| Killingly     | West Haven  |
| Manchester    | Winchester  |
| Mansfield     | Windham     |
| Meriden       |             |

For additional information please call or write to Michael Santoro, Planning Specialist, DECD, 505 Hudson Street, Hartford, CT 06106, (860) 270-8171 or Donna Hamzy, Legislative Analyst of CCM, at (203) 498-3000.

*This bulletin has been sent to all CCM-members Mayors First Selectmen and Town/City Managers.*

**Don't miss CCM's 25th ANNUAL CONVENTION & EXPO**  
**on Wednesday, October 24th at the Connecticut Convention Center in Hartford.**  
**Visit our web page for full details [www.ccm-ct.org/convention](http://www.ccm-ct.org/convention)**

**Christopher Poulos**  
*2007 Connecticut Teacher of the Year*

**Home:**

158 Prospect Street  
Plantsville, CT 06479  
(203) 520-1243

**School:**

Joel Barlow High School  
100 Black Rock Turnpike  
Redding, CT 06896  
(203) 938-2508, ext. 1221  
CPoulos@region9ps.org

September 20, 2007

Dear Mansfield Town Council,

My name is Christopher Poulos and I am the 2007 Connecticut Teacher of the Year. During my tenure as Teacher of the Year, I have been working diligently to strengthen the bridge between education policymakers and the teaching and learning that takes place in classrooms across Connecticut.

As a means of achieving this goal, I am organizing a Tour of Connecticut Schools. This initiative, which will entail a visit from local, state and federal officials to one school from each of the District Reference Groups (DRG), will take place over the course of nine weeks this fall. Each visit will begin with brief classroom observations and conclude with a town meeting, which I will moderate. At these follow up gatherings, students, parents, teachers, administrators and community members will share each district's successes and accomplishments along with the challenges and frustrations that they face. Community members will also be given an opportunity to ask questions and provide recommendations for the visiting officials. It is my hope to identify and increase the tour participants' understanding of the specific trends and realities that exist in Connecticut public schools, so they will be better equipped as they make decisions that affect the education of our children.

I am very pleased to say that the Tour of Connecticut Schools initiative has already been met with much support, as many officials have agreed to sign on to the tour. At this point Commissioner McQuillan, representatives from the Governor's office, several US Senators and Representatives, members of the Education Committee of the State Legislature, along with other education experts, have verbally agreed to join me on at least one of the tours that I am planning.

I would like to formally invite you to join me on the tour of Mansfield Middle School on 205 Spring Hill Road in Storrs, which will take place on October 12 from 9:00-11:00. As a town official, your presence and participation would ensure meaningful conversation and the overall success of this initiative. I envision each tour as being a positive, enlightening experience for both the participating districts and the visiting officials. For this reason, the local press will be on hand to cover these events. I hope that you will consider supporting my efforts as Connecticut Teacher of the Year by taking part in this unique opportunity.

Kindly let me know as soon as possible if you would like to join on my Tour of Connecticut Schools. In the meantime, feel free to contact me via email or by phone if you have any questions. I look forward to seeing you next fall.

Sincerely,

Christopher Poulos

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