



**TOWN OF MANSFIELD
TOWN COUNCIL MEETING
MONDAY, March 24, 2008
COUNCIL CHAMBERS
AUDREY P. BECK MUNICIPAL BUILDING
7:30 p.m.**

AGENDA

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ROLL CALL	
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EXECUTIVE SESSION

39. Labor Relations and Personnel

ADJOURNMENT

REGULAR MEETING-MANSFIELD TOWN COUNCIL
March 10, 2008

Deputy Mayor Gregory Haddad 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, Duffy, Haddad, Nesbitt, Paulhus, Schaefer
Absent: Koehn, Paterson

II. APPROVAL OF MINUTES

Ms. Blair moved and Mr. Schaefer seconded to approve the minutes of the February 25, 2008 meeting with corrections.
Motion passed unanimously.

III. MOMENT OF SILENCE

Deputy Mayor Haddad requested a moment of silence in remembrance of U.S. military and civilians who have perished or have been injured in the conflicts around the world.

IV. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

No comments

V. PUBLIC HEARING

1. An Ordinance Continuing and Establishing Various Administrative Departments by Ordinance

Deputy Mayor Haddad called the public hearing to order and asked for comments from the public and Council members. Hearing none
Mr. Haddad closed the public hearing.

VI. OLD BUSINESS

2. An Ordinance Continuing and Establishing Various Administrative Departments by Ordinance

Mr. Schaefer moved and Mr. Nesbitt seconded to adopt An Ordinance Continuing and Establishing Various Administrative Departments Responsible for Public Services, dated February 25,

2008, which ordinance shall be effective 21 days after publication in a newspaper having a circulation within the Town of Mansfield.

Motion passed unanimously.

3. Community/Campus Relations, Discussion of Certain Noise Abatement Ordinances

Mike Ninteau, Director of Building and Housing Inspection, and SGT Brian Kennedy, Resident Trooper Coordinator, reviewed the effectiveness of a number of nuisance abatement ordinances. Mr. Ninteau discussed the enforcement of the litter ordinance describing the three levels of enforcement. The levels are a courtesy notice, a written warning and then a ticket. The enforcement officers patrol the areas of Town that are included in the certification zone.

SGT Kennedy discussed the noise ordinance, the open container ordinance, the possession of alcohol by minors ordinance and the special police ordinance. He noted that as of October 18, 2007 all personnel in the office have been trained in the use of the noise meters. SGT Kennedy described how the department uses state and local laws to address various situations noting that when dealing with a large number of people the goal is safety. SGT Kennedy and Town Manager Matt Hart will schedule another meeting with Aspen Management regarding their security plans for the spring. Last year's efforts at Carriage House were quite successful.

Council members discussed the coordination between the Resident Trooper Coordinator and the troopers who respond to local calls noting that any changes to the process would need to be instituted by the commander. Members also discussed the best way to control large gatherings of students. Several members commented that a massive police presence has been tried and the current community policing effort is showing results.

4. Community Water and Wastewater issues

Town Manager Matt Hart distributed a letter he received today from UConn outlining plans for an upcoming meeting with the Storrs Heights Association and suggesting the Council might wish to request a review and an assessment from the Eastern Highland Health District and meet with UConn officials prior to taking any action regarding the Agronomy Farm. By consensus the Council agreed with this approach. Mr. Haddad recused himself from all discussion on the issue.

5. 2008 Social Services Block Grant

Mr. Clouette moved and Mr. Nesbitt seconded to approve the following resolution:

Resolved, effective March 10, 2008, that the Town Manager, Mathew Hart, is empowered to enter into and amend contractual instruments in the name and on behalf of this Contractor with the Department of Social Services of the State of Connecticut for a Social Services Block Grant program, and to affix the corporate seal.

Resolved, effective March 10, 2008, that the Town of Mansfield hereby adopts as its policy to support the nondiscrimination agreements and warranties required under Conn. Gen. Stat. § 4a.60(a)(1) and § 4a-60a(a)(1), as amended in the State of Connecticut Public Act 07-245 and sections 9(a)(1) and 10(a)(1) of Public Act 07-142, as those statutes may be amended from time to time.

Motion passed unanimously.

VII. NEW BUSINESS

6. Proclamation on Honor of Girls Scouts Week

Mr. Paulhus moved and Ms. Duffy, effective March 10, 2008, to authorize Deputy Mayor Gregory Haddad to issue the attached Proclamation in Honor of Girls Scout Week. (Attached)

Motion passed unanimously.

7. State of Connecticut Department of Social Services Senior Services Grants

Mr. Clouette moved and Mr. Schaefer seconded to approve the following resolution:

Resolved, effective March 10, 2008, to authorize the Town Manager, Matthew W. Hart to submit an application to the State of Connecticut Department of Social Services for grant funds to provide case management services.

Resolved, effective March 10, 2008, to authorize the Town Manager, Matthew W. Hart to submit an application to the State of Connecticut Department of Social Services for grant funds to

develop or enhance an existing senior center program for older adults.

Motion passed with all in favor except for Ms. Duffy who abstained.

8. Four Corner Sewer Study

Lon Hultgren, Director of Public Works, reported the next step in the process is the dissemination of the information contained in the Four Corner Sewer Study, including public presentations at future Council and PZC meetings. Mr. Hultgren reported the PZC will have design guidelines in place prior to the beginning of any sewer project.

Mr. Clouette asked the Town Manager and Town Attorney to ascertain what the Town's obligation might be if an emergency system failure were to occur and the Town had not taken any action.

By consensus the Council agreed to schedule a joint public information meeting with the PZC to review the report and recommendations.

9. Town Council Policy Index

Mr. Clouette moved and Ms. Blair seconded to move the following resolution by reference:

Whereas from time to time the Council passes resolutions that represent, in whole or in part, broad statements of policy; and Whereas, although these policy statements are not binding on future Council action, it is advisable to have these statements organized and available to the public:

Therefore be it Resolved, that

The Town Clerk shall maintain a document, in both printed and electronic updateable forms, entitled "Policy Resolutions of the Mansfield Town Council." The printed version shall be available at the Town Clerk's office, the Town Manager's office, and the Mansfield Library. The electronic version shall be available via the Town's web site. Updates shall be transmitted to email subscribers who indicate an interest in receiving them.

Resolutions that represent policy statements may be entered into the document by vote of the Council. Such statements shall have a title and contain the words "said resolution shall be entered in

"Policy Resolutions of the Mansfield Town Council" or similar wording.

Each resolution or portion of a resolution so designated for inclusion in the document shall be identified by its title and accompanied by the date of its enactment. A portion of a resolution (i.e., policy preamble) shall be accompanied by a statement that places it in the context of the resolution of which it is a part.

Previous resolutions passed by the Council may be included in the document by vote of the Council and shall be entered in the document as above, with an appropriate title. Notations in the document shall include the date of the original passage of the resolution and the date in which it was entered in the document.

Resolutions in the document may be deleted, added to, or otherwise amended by vote of the Council. Notations in the document shall include the date of original passage and the date of amendment or, if the resolution is deleted in its entirety, the document shall retain the title and the date of original passage and a notation as to the date of its deletion.

Motion passed unanimously.

10. Town Council Rules of Procedure

Mr. Paulhus moved and Ms. Duffy seconded, effective March 10, 2008, to refer to the Personnel Committee the draft Town Council Rules of Procedure, with a charge to develop a proposal for the Town Council's review and consideration.

Mr. Haddad, Chair of the Personnel Committee, requested that Council members who have suggestions regarding the development of rules of procedures forward them to a member of the Personnel Committee.

VIII. DEPARTMENTAL AND COMMITTEE REPORTS

No comments

IX. REPORTS OF COUNCIL COMMITTEES

Mr. Schaefer reported the Finance Committee reviewed and approved the Town's response to the auditors' questions.

Ms. Duffy announced the Committee on Committees has distributed a press release regarding the new Communication Advisory Committee and will be scheduling interviews this month.

Deputy Mayor Haddad reported the Personnel Committee has reviewed the draft set of goals from the Town Manager and after a few minor adjustments will present them to the Council.

X. REPORTS OF COUNCIL MEMBERS

Mr. Clouette reported that he and a number of other Council members attended the hearing sponsored by the Permanent Commission on the Status of Women. The event was informative and very positive. Healthcare was a recurrent issue of those who spoke.

Mr. Nesbitt relayed a concern from a citizen who told him that one of the PTO's encountered problems with their bake sale during the last election and have been told that no further bake sales will be allowed at the elections. He asked the Town Manager to investigate and report back. The Town Clerk noted that the decision of whether or not to allow bake sales during the elections is solely the decision of the Registrars of Voters and that they have statutory requirements that they must take into consideration.

XI. TOWN MANAGER'S REPORT

Attached

Mr. Schaefer suggested that when a member of the staff receives an award or commendation the Council should recognize the accomplishment. By consensus the Council agreed to refer the issue to the Personnel Committee for review.

Council members agreed to the changes to the budget calendar as presented in the packet. These changes reflect the approved motion of the last meeting.

The Town Manager will resend his contact information to Council members. He will also forward the contact information for Maria Capriola, Assistant to the Town Manager. Additionally, if someone else is appointed Acting Town Manager their information will be forwarded to Council members.

XII. FUTURE AGENDAS

After completion of the budget, Mr. Nesbitt would like to review issues regarding the landlord registration ordinance.

XIII. PETITIONS, REQUEST AND COMMUNICATIONS

11. Advance, "Hogan's Team Reaches Out to Community" – 2/19/08
12. CCM re: Update: State and Federal Initiatives on Mortgage Foreclosure Prevention
13. Center News, Spring 2008
14. Chronicle, "Bone Marrow Donor was Inspired by Carlee Wines" – 3/5/08
15. Chronicle, "Frozen Kisses and Frozen Fishies" – 2/11/08
16. Chronicle, "Forum Addresses Underage Drinking" – 3/1/08
17. Chronicle, "Forum Fails to Sooth Neighbors' Well Worries – 2/23/08
18. Chronicle, "Forum To Tackle Mansfield Water Issues – 3/3/08
19. Chronicle, "Goodwin Has Special Gift for UConn – 3/4/08
20. Chronicle, "Housing Subdivision Denied in Mansfield – 2/21/08
21. Chronicle, "Hurricane's Wrath Still Moves UConn Students" – 3/3/08
22. Chronicle, "Mansfield Council Approves Revised Art Display Policy" – 2/26/08
23. Chronicle, "Mansfield Man Gets 5 ½ Years In Molestation Case – 3/3/08
24. Chronicle, "Mansfield Wants Money for Hospital – 2/27/08
25. Chronicle, "More Arson Charges for Local Man – 3/1/08
26. Chronicle, "New Bus Route Begins Monday" – 2/29/08
27. Chronicle, "Sunday to be a 'Fun Day' in Mansfield – 2/9/08
28. Chronicle, "Temperature Rises at Annual Chili Fest" – 2/29/08
29. Connecticut Water Company re: Two-Step Rate Increase
30. Government Finance Officers Association re: Distinguished Budget Presentation Award
31. M. Hart re: Appointment to Mansfield Conservation Commission
32. M. Hart re: Downtown Mansfield Revitalization and Enhancement Project Small Town Economic Assistance Program (STEAP) \$500,000
33. Horizons, "Downtown Storrs Dressed Up for Winter" – February 2008
34. Horizons, "Winter Fun Day" – February 2008
35. Housing Authority of the Town of Mansfield re: Carriage House Apartments and Security Issues at Holinko Estates
36. New York Times, "Retirees Find Housing at Their Alma Maters" – 9/23/07
37. Proposed Budget Review Calendar
38. Reminder News, "Local 'Winter Fun Day'" – 2/15/08

39. State of Connecticut Department of Emergency Management and Homeland Security re: Fiscal Year 2008 Emergency Management Performance Grant
40. State of Connecticut Department of Environmental Protection re: Approval of Town of Coventry's Aquifer Protection Regulations
41. Town of Mansfield Annual Report, Fiscal Year 2006-2007
42. Town of Mansfield Request for Proposal: Disposal of Municipal Solid Waste
43. D. O'Brien re: Landlord Registration Ordinance
44. Press Release re: Mansfield Communications Advisory Committee Seeking Members

XIV. EXECUTIVE SESSION

XV. ADJOURNMENT

Ms. Blair moved and Mr. Paulhus seconded to adjourn the meeting at 9:28 P.M.

Motion passed unanimously.

Gregory Haddad, Deputy Mayor Mary Stanton, Town Clerk



Town of Mansfield
Proclamation in Honor of Girl Scouts Week

Whereas, Wednesday, March 12, 2008, marks the 96th anniversary of Girl Scouts of the USA, founded by Juliette Gordon Low in 1912 in Savannah, Georgia; and

Whereas, throughout its long and distinguished history, Girl Scouting has helped to develop millions of girls and women of courage, confidence and character who act to make the world a better place; and

Whereas, Girl Scouting's core values of high ideals, patriotism, respect for self and others, and community service permeate its traditional and innovative programs; and

Whereas, through Girl Scouting's unique leadership development program, girls develop their potential and the self-confidence and life skills to improve themselves and the world around them; and

Whereas, through the dedication, time, and talent of volunteers of different backgrounds, abilities, and areas of expertise, the Girl Scout Program is brought to over 55,000 girls in grades K-12 across the state of Connecticut; and

Whereas, more than 3.7 million Girls Scout members nationwide will be celebrating 96 years of this American tradition with nearly 50 million women who grew up participating in Girl Scouting and who exemplify the impact of this empowering movement that emphasizes helping other and community service.

NOW, THEREFORE, BE IT RESOLVED, that I, Gregory Haddad, Deputy Mayor of Mansfield, Connecticut, on behalf of the Town Council and the citizens of Mansfield do hereby applaud the commitment Girl Scouting has made to America's girls and proudly proclaim the week of March 9 – 15, 2008 as "Girl Scouts Make The World A Better Place Week."

IN WITNESS WHEREOF, I have set my hand and caused the seal of the Town of Mansfield to be affixed on this 10th day of March in the year 2008.

Gregory Haddad
Deputy Mayor, Town of Mansfield

Town Manager's Office
Town of Mansfield

Memo

To: Town Council
From: Matt Hart, Town Manager *MH*
CC: Town Employees
Date: March 10, 2008
Re: Town Manager's Report

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

- **Clean School Bus USA Grant Program:** The EPA has awarded Mansfield \$246,600 through the Clean School Bus USA grant program. The monies will be used to retrofit the twenty-two school buses serving the Town with diesel particulate filters. The anticipated output of this project will be a 60% reduction of particulate matter, carbon monoxide and hydrocarbons. The buses should have the retrofits made for the next school year, 2008/09.
- **Distinguished Budget Presentation Award:** Included as item 30 in tonight's Council packet is the Distinguished Budget Presentation Award from the Government Finance Officers Association. I would like to acknowledge Jeffrey Smith, Director of Finance, Cherie Trahan, Controller/Treasurer and the other members of our small but dedicated budget team for the good work they do in preparing the Town, Mansfield Public School and Region 19 budgets. Congratulations upon a job well done!
- **Mansfield arson investigation:** As you know, Mansfield had three fires in the Warrenville Road neighborhood in the fall of 2006. The suspect in these fires, as well as fires in Ashford, Chaplin and Hampton, was arrested for these crimes last month. The arrest was made possible due to the hard work of individuals assigned to the following agencies: Connecticut State Police, Mansfield Police, State Fire Marshal, and Fire Marshal's Offices from Chaplin, Ashford, Hampton, Coventry and Mansfield. The following Mansfield staff members (Mansfield staff or assigned to Mansfield) were assigned to this case and their work was a significant factor that ultimately lead to the arrest of the suspect: Sean Cox, Brian Kennedy, Keith Palmer, Jerry Marchon, Scott Smith, Scott Crevier, Doug Hall, James Foley, Francis Raiola and John Jackman.

It is important to note that I am particularly proud of the teamwork displayed by all staff that participated in this case. During the course of the investigation the make up and approach utilized by the team received many favorable comments from the Office of the State Fire Marshal, who related how well the team was working, and that this was something they did not see in other municipalities. I would also like to point out that we had the cooperation of all of the fire departments (Hampton, Ashford, Chaplin, and Mansfield) who made operational accommodations to facilitate the investigation.

- **Mansfield Community Center management study:** I have spoken with the principals from the Enterprise Group, and we should have a draft of the study in short order. I impressed upon the consultants that this report is necessary for our budget deliberations. We will plan to present the report to the Council for one of your meetings in late March or early April. On a related point, the community center membership has grown to approximately 2,200, primarily due to the sale of

three-month memberships. This is positive news and I encourage our membership services staff to remain dedicated to this effort.

- **Mansfield 2020 (Strategic Planning) update:** Two additional open houses were held on February 27, 2008 to receive stakeholder input regarding the action items. Management Partners is currently preparing the report of the strategic planning process to date. The Steering Committee will review the report at its meeting scheduled for March 19th. The Steering Committee and Management Partners will be presenting the report to Council on March 24th.
 - **Water Wise presentation:** Last Wednesday I attended the League of Women Voters Water Wise discussion, which featured presentations from Robert Hurst of the DEP, our own Gregory Padick, Michael Callahan from the Windham Water Commission, Tom Callahan from UConn, Prof. Glenn Warner from UConn's Department of Natural Resources Management, Denise Burchsted of the Naubesatuck Watershed Council and Vicky Wetherell from the Willimantic River Alliance. All of the presentations were informative and well-received, and I thank the League for coordinating this timely discussion. I would also like to commend the presenters for the quality of their respective presentations.
 - **Upcoming meetings:**
 - Town/University Relations Committee, 4:00 PM, March 11, 2008, Council Chambers, Audrey P. Beck Municipal Building
 - Agriculture Committee, 7:00 PM, March 12, 2008, Conference Room B, Audrey P. Beck Municipal Building
 - Mansfield Board of Education, 7:30 PM, March 13, 2008, Council Chambers, Audrey P. Beck Municipal Building
 - Committee on Committees, 6:00 PM, March 17, 2008, Conference Room B, Audrey P. Beck Municipal Building
 - Open Space Preservation Committee, 7:30 PM, March 18, 2008, Conference Room B, Audrey P. Beck Municipal Building
 - Conservation Commission, 7:00 PM, March 19, 2008, Conference Room B, Audrey P. Beck Municipal Building
 - Mansfield 2020 Steering Committee, 7:00 PM, March 20, 2008, Community Room, Mansfield Community Center
 - Assisted/Independent Living Advisory Committee, 9:00 AM, March 20, 2008, Conference Room C, Audrey P. Beck Municipal Building
 - Water Wastewater Advisory Committee, 5:00 PM, March 20, 2008, Bishop Center, University of Connecticut
 - Town Council, 6:00 PM, March 24, 2008, Council Chambers, Audrey P. Beck Municipal Building
 - Town Council, 7:30 PM, March 24, 2008, Council Chambers, Audrey P. Beck Municipal Building
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**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; Gregory Padick, Director of Planning
Date: March 24, 2008
Re: Community Water/Wastewater Issues

Subject Matter/Background

Attached please find the agenda and related materials for the March 20th meeting of the UConn Water and Wastewater Policy Advisory Committee. I will attend the meeting, and provide you with a report on Monday.

I have also attached correspondence in regards to the University of Connecticut Agronomy Farm, which we can also discuss at Monday's meeting.

Attachments

- 1) UConn Water and Wastewater Policy Advisory Committee, March 20, 2008 Agenda Materials
- 2) T. Callahan re: University of Connecticut Agronomy Farm
- 3) R. Miller re: UConn Plant Science Research and Education Facility, Agronomy Road
- Private Well Drinking Water Quality Preliminary Analysis

AGENDA

Meeting of the
**UNIVERSITY OF CONNECTICUT WATER AND WASTEWATER
POLICY ADVISORY COMMITTEE**

March 20, 2008 – 5:30 p.m.
University of Connecticut
Bishop Center, Room 7A/B

Attachment

- 1) Opportunity for Public Comment
- 2) Approval of the September 13, 2007 and January 10, 2008 Meeting Summaries 1
- 3) Willimantic River Study Update
- 4) New System Connection Requests 2
 - a. Knollwood – Wastewater only
- 5) WMI Water Conservation Study
- 6) NEWUS & Milone & MacBroom Assessments Update
- 7) Subcommittee report: User Representative Search
- 8) Special Meeting in April
- 9) Adjourn

DRAFT

University of Connecticut Water/Wastewater Systems Policy Advisory Group

Meeting Notes/Summary

**September 13, 2007
Room 7A, Bishop Center
University of Connecticut**

The meeting was convened at 5:30 PM.

Members in attendance: E. Roberts, R. Miller, G. Paddick, M. Hart, L. Teal, E. Pelliter, J. Saddle mire

Staff in attendance: T. Callahan, T. Tussing, P. Pezanko, L. Hultgren

Opportunity for Public Comment

Several individuals offered comments regarding the proposed Ponde Place development.

Update on System Conditions

Mr. Callahan provided a status report regarding water system supply and demand. He noted that the University had moved to a Stage 2 alert in early September and that the University was working diligently to secure the support of system users to implement the conservation measures prescribed by the Emergency Drought Response Plan and to keep state regulatory authorities, local officials and interested parties informed of its actions.

Water and Wastewater Master Plan Update

Mr. Callahan reported that the Connecticut Department of Public Health had determined that the University had fulfilled the requirements of its 2005 consent order (hire permanent manager/operator and master plan). The University provided CTDPH with its proposed draft plan for implementing the plan's priority recommendations and expects the consent order to be formally closed in the near future.

Subcommittee Report: Environmental and User Representatives to the Committee

Messrs. Miller and Hart reported on the subcommittee's efforts to identify user and environmental representatives. A recommendation for the user representative was to have been presented at this meeting, but the individual recently asked to be removed from further consideration. Outreach efforts will continue to identify a user representative. Messrs. Miller and Hart reported that they were meeting with several qualified candidates for the environmental representative position and expected to have a recommendation for the full committee's consideration at its next meeting in December.

System Connection Request Update and Status

- Ponde Place: Mr. Callahan reported that the developers of Ponde Place had temporarily withdrawn their Mansfield PZC application. PZC staff, in response to dry summer conditions, has notified the developer that any new application would require the issuance of a new commitment for water and wastewater service from the University. Mr. Callahan indicated that the Committee would likely be asked to revisit the matter again.
- Knollwood: Mr. Callahan reported that Knollwood is expected to request to connect additional units to the University's wastewater system and that the request would be presented to the Committee at its next meeting.
- Status updates were presented on the EO Smith/Reynolds School project and Celeron Phase 3.

Tentative 2007-08 Meeting Schedule

- The proposed meeting schedule was distributed and reviewed.

Adjournment

The meeting was adjourned at 6:45 PM. The Committee's next meeting will be held on December 13, 2007 at the Bishop Center.

DRAFT

University of Connecticut Water/Wastewater Systems Policy Advisory Group

Meeting Notes/Summary

**January 10, 2008
Room 7A, Bishop Center
University of Connecticut**

The meeting was convened at 5:30 PM.

Members in attendance: E. Roberts, R. Miller, G. Paddick, M. Hart, D. Mullins, L. Teal, E. Pelliter, J. Saddlemire, J. Bradley

Staff in attendance: T. Callahan, T. Tussing, P. Pezanko, L. Hultgren

Introduction

Mr. Hart and Mr. Miller introduced Dan Mullins, President of the Willimantic Whitewater Partnership, as the Committee's newest member. Mr. Mullins was selected to represent area environmental interests.

Opportunity for Public Comment

Members of the public offered comments complimenting the University on its management of the Fenton River wellfield during the summer and fall's drought conditions; recommending that the University consider constructing additional storage capacity; inquiring about the status of the Willimantic River study; questioning whether the University's Board of Trustees approve Committee recommendations regarding requests of off-campus connections in general and for Ponde Place specifically; questioning whether the University's water supply commitment for the Storrs Center project would be revisited; requesting an update on the water and sewer commitments for Celeron Phase 3; encouraging the University to monitor the Pink Ravine area for the periodic dumping of animal carcasses; and encouraged the Committee to consider adding the potential social impacts of a proposed development on an existing neighborhood to the criteria considered when evaluating requests for off campus connections.

Summer/Fall 2007 Drought Response

Mr. Callahan made a PowerPoint presentation, outlining the actions taken by the University to manage the summer and fall's drought conditions. Mr. Callahan summarized lessons learned regarding the University's new drought response plan; the efficacy of its conservation measures; and infrastructure and operational improvements made since the summer of 2005. Mr. Callahan also said that New England Water Utility Services, Inc., and Milone & MacBroom had been asked to review the system's operations during this period and to recommend any additional operational improvements or modifications to the 2007 Master Plan recommendations, respectively. Both reports are expected in a March/April 2008 timeframe.

DPH Consent Order Status

Mr. Callahan reported that the Connecticut Department of Public Health had determined that the University had fulfilled the requirements of its 2005 consent order (hire permanent manager/operator and master plan) and had notified the University that the matter was now formally closed.

Willimantic River Streamflow Study

Mr. Callahan reported that proposals were being solicited for a study scope that had been reviewed and endorsed by CTDEP. The deadline for submissions is January 13th and a review team comprised of University and Town representatives would evaluate proposals. It is expected that a contract will be in place in a March/April timeframe, work will begin soon thereafter and the study completed in 2009.

User Representative Search

Mr. Miller and Mr. Hart provided an update on their efforts to identify potential candidates.

New System Connection Requests

- Ponde Place: Consideration deferred pending completion of NEWUS and Milone & MacBroom assessments related to system capabilities.
- Knollwood: The Committee reviewed Knollwood Apartments' request to connect additional proposed units to the existing connection. After discussion, Mr. Paddick moved to table the item and that Knollwood's representatives be invited to the next meeting to discuss whether the proposed connection would adversely affect long term recharge of the project's community well system.
- Arthur's Pond: Mr. Callahan reported that a request for a water system connection had been declined pursuant to 2007 Master Plan finding that new requests (described in the plan as uncommitted demand) will require additional water supply or efficiency.

Prior System Connection Updates

- Mr. Tussing reported the EOSmith/Reynolds school connection had been completed.
- Mr. Callahan reported that there was no progress to report regarding Celeron Phase 3.

Other Business

- Mr. Callahan reported that WMI's water conservation report was just recently completed. A report will be provided to the Committee at its March meeting.

Adjournment

The meeting was adjourned at 7:30 PM. The Committee's next meeting will be held on March 20, 2008 at the Bishop Center.



University of Connecticut
Administration and Operations Services

Thomas Q. Callahan
Interim Vice President

TO: Members, University of Connecticut Water and Wastewater Systems
Policy Advisory Group

FROM: Thomas Q. Callahan *TQC*

DATE: March 20, 2007

SUBJECT: WMI Water Conservation Opportunities Study

Background

As part of its 2007 Memorandum of Agreement with the Connecticut Water Planning Council, the University agreed to analyze existing water uses and identify opportunities for using water more efficiently.

A three party team, led by Virginia based Water Management, Inc. worked closely with University staff to complete the study. The report's key findings are summarized in the attached executive summary.

The University will develop a funding and operational strategy for implementing the most promising and cost effective opportunities in the context of its upcoming budget planning cycle.

Attachment

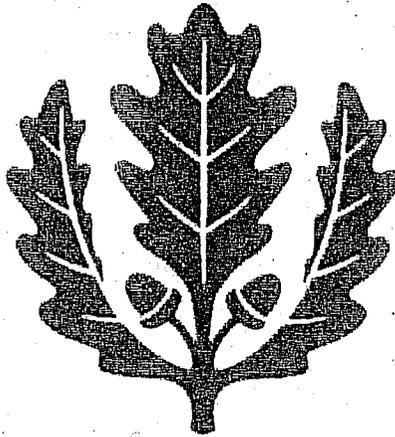
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NACCOAPV_files\WMI Water Conservation Study Memo 3-20-07.doc

Water Conservation Opportunities



UConn

Water Management, Inc.
117 Clermont Ave.
Alexandria, VA 22304
703-370-9070
www.watermgf.com

Amy Vickers & Associates, Inc.
441 West Street, Suite G
Amherst, MA 01002 USA
413-253-1520
www.waterplowpress.com

Resource Wise
6716 Astair Ave NW
Albuquerque, NM 87120
505-259-7102
www.resource-wise.com

Executive Summary

After several months of survey and analysis, Water Management, Inc. with specialized help from Amy Vickers & Associates, Inc. and Resource Wise has completed the water consumption audit at University of Connecticut's main campus in Storrs. This report presents the results of the detailed analysis of existing water consuming equipment and processes and the anticipated savings opportunities that are available to the University through the application of several water and related energy conservation strategies.

Water use for the University of Connecticut's (UConn) main campus water system is approximately 498 million gallons per year. For the purposes of this report, we have linked the water use at UConn to one of nine categories:

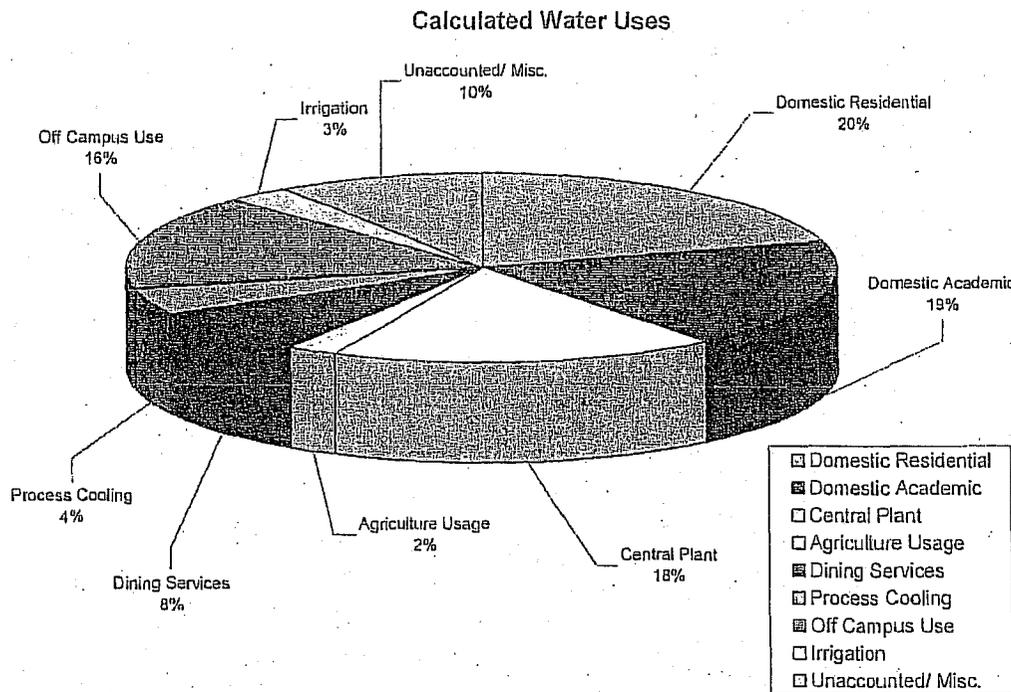


Table I:

Area		Gallons / year
Domestic Residential	20%	101,237,206
Domestic Academic	19%	94,000,000
Central Plant	18%	87,921,168
Agriculture Usage	2%	12,000,000
Dining Services	8%	38,320,065
Process Cooling	4%	21,500,000
Off Campus Use	16%	81,820,755
Irrigation	3%	13,357,126
Unaccounted/ Misc.	10%	47,696,680
Total	100%	497,853,000

1. **Domestic Use Residential:** On-campus domestic use for the 12,000 students that live in the residence halls relates to toilets, urinals, faucets, showers and laundry. This category of use makes up the largest water use category at UConn. **Total usage for the residential buildings is 101 million gallons per year, representing 20% of the total water use.**
2. **Domestic Use Academic/Non Residential:** Domestic use for the 24,000 students, faculty and other related staff that utilize the campus facilities each day make up the second largest water use category at UConn. **Total domestic usage for the academic and other non residential buildings is 94 million gallons per year, representing 19% of the total water use.**
3. **Central Plant Usage:** The Central Plant uses **88 million gallons of water per year** – 45 million gallons of water for make up to the steam system and 43 million gallons for make up to the cooling towers, representing 18% of the total water use. The central plant provides steam year round to buildings on the main campus.
4. **Agricultural:** Agricultural usage is **estimated to be about 12 million gallons per year, or 2% of the total water use.** This usage does not include the water used for domestic use or the water used for process cooling. The majority of the water used in agriculture is for the care and cleaning of the animals and their respective living spaces. Dairy cows are milked three times per day and the milking area is completely cleaned after each use. Chicken, cattle and swine areas are also cleaned every day as are the cages for the mice and rabbits. Various bottle and cage washers make up the largest users in this category.
5. **Dining:** Dining services use **38 million gallons per year, or 8% of total water use.** There are 8 dining units, 5 retail eateries and 7 café locations on the UConn campus. The water that is accounted for in this category is for food preparation and sanitation and includes equipment such as: garbage disposers, pot washers, tray conveyers, pulpers, pre-rinse spray nozzles and dish machines.
6. **Process Cooling:** Process cooling accounts for **21.5 million gallons of water per year, or 4% of the total water use.** This water use is connected to equipment such as: steamers, sterilizers, lasers, ice makers, heat presses and many other pieces of equipment typically found in either science buildings or dining facilities.
7. **Irrigation:** Approximately **13.3 million gallons of water per year** is applied to 18 acres of turf, including one field with artificial turf. Even though irrigation only accounts for 3% of water used at the University, much of the use occurs during the late summer and early fall – which is the time period when the greatest amount of water is used at the University.
8. **Off Main Campus Use:** The University of Connecticut provides water and sewer services for a variety of residential and commercial consumers in the Town of Mansfield, Connecticut. **Total off-campus water usage is 82 million gallons, which makes up 16% of the total usage.**

Several Mansfield public buildings depend on UConn water and sewer services, including the Mansfield Community Center, Mansfield Town Offices, and E.O. Smith High School. The facilities surrounding the Depot campus (State Department of Corrections, Department of Mental Retardation, and Depot Day Care / Nursery) are also in this category and account for roughly 50% of the off-campus use.

9. **Unaccounted/Miscellaneous:** By completing our overall analysis first, we were able to gain a better understanding of where water is currently being used – the remaining 48 million gallons is accounted for in this category. This water use category accounts for 10% of the total water usage.

The estimated cost to implement the water conservation measures (WCM's) identified in this report is \$3,245,786. If all of the measures recommended in this report are implemented, the resultant savings will be approximately 167 million gallons per year (a 34% reduction in water use). If this same level of savings (34%) is generated on the off-campus accounts then an additional savings of 28 million gallons per year will be realized.

Below is a listing of the water conservation measures and their associated savings that are addressed in this report.

Table 2:

Calculated Water Savings					
Water Conservation Measures	Cost	Annual Savings (kgal/year)	Annual Savings	Simple Payback	
Domestic Upgrades Dormitories	\$770,956	38,010	\$ 114,030	6.8	
Domestic Upgrades Academics	\$889,000	22,000	\$ 66,000	13.5	
Central Plant	\$1,190,000	88,000	\$ 264,000	4.5	
Agricultural	Equipment	\$1,350	1,100	\$ 3,400	0.4
	Scheduling Improvement	\$1,000	5,000	\$ 15,000	0.1
Dining	\$261,980	8,600	\$ 25,800	10.2	
Process Cooling	\$42,500	1,400	\$ 4,200	10.1	
Soil Based Irrigation Control System	\$89,000	3,500	\$ 10,500	8.5	
Total Water Conservation Measures	\$3,245,786	167,610	\$ 502,930	6.5	

* A rate of \$3.00 per thousand gallons was used to calculate Simple Payback.



University of Connecticut
Administration and Operations Services

Thomas Q. Callahan
President, University of Connecticut

TO: Members, University of Connecticut Water and Wastewater Systems Policy Advisory Group

FROM: Thomas Q. Callahan

DATE: March 20, 2007

SUBJECT: ING/Knollwood Apartments

Recommendation

That the Water and Wastewater Systems Policy Advisory Group recommend that the University conditionally approve ING/Knollwood Apartments' August 23, 2007 request to connect proposed new units to the University's wastewater system. Final approval will be subject to: 1) the approval of any proposed new unit development by Mansfield's land use authorities; 2) full approvals by both CTDPH and CTDEP of Knollwood's proposed well water supply systems required to support the proposed new units; and, 3) other technical and legal conditions required by either the Town or the University. Knollwood Apartments are located near the intersection of South Eagleville and Maple Roads.

Background

In May 2006, the Advisory Group recommended that the University provide Knollwood Apartments a connection to its sanitary sewer system, subject to several conditions, due to Knollwood's imminent septic system failure. Knollwood's request was for approximately 63,000 gallons per day and included both existing units and the anticipated construction of additional units on presently undeveloped property at the site. The recommended approval was for the full 63,000 gallons per day but required Knollwood to return to seek further approval prior to connecting additional units, in order to provide for an opportunity to evaluate any potential unanticipated impacts resulting from peak flow periods on the town of Mansfield's forced main, which it shares.

Knollwood has been connected to the University's sewer system for approximately a year. The town of Mansfield's and the University's operations staff have reviewed the connection's operations during this period and are satisfied that it is working properly and can accommodate anticipated flows during normal and peaking conditions as constructed.

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During our January 10, 2008 meeting, an additional issue surfaced – essentially whether the connecting the proposed new units would have an adverse impact on groundwater recharge of the existing or proposed wells. The matter was tabled with a request that Knollwood's representatives be invited to address the Committee at its next meeting. The background documents provided at the last meeting are attached as well as an additional submittal provided via email by Eric Phillips. As outlined in Mr. Phillips email, several representatives of Knollwood's engineering firm, Fuss & O'Neill, will be present in person to address this matter.

Attachment

Callahan, Thomas

From: Eric Phillips [EPFPI@mac.com]
Sent: Monday, March 17, 2008 10:05 PM
To: Callahan, Thomas
Cc: Albert Rabil; Ella; Hagan Brown; John W. Beck, Esq.; Rich Pettinelli; Phil Forzley; John B. Hankins, LEP, CPG; Marshall E. Gaston, P.E.; Kevin Tubridy; Karl M. Norton
Subject: ING/Knollwood Sewer Proposal
Attachments: T.Callahan.pdf; ATT18330984.htm; E.Roberts-2005.pdf; ATT18330985.htm; Letter Callahan 071207.pdf; ATT18330986.htm; Letter Callahan 082207A.pdf; ATT18330987.htm

Dear Tom,

The following people will be in attendance from our team:

John Beck, Esq.
Hagan Brown for ING
Rich Pettinelli, Fuss & O'Neill, Inc.
Marshall E. Gaston, P.E., Fuss & O'Neill, Inc.
John B. Hankins, LEP, CPG, Fuss & O'Neill, Inc.
Karl Norton, New England Design, Inc.
Kevin Tubridy, New England Design, Inc.

In response to your questions we offer the following:

1. What was included in the original approval?

The existing Knollwood subsurface drainage fields had been installed for 30 plus years and had a long history of failure with subsequent repairs. Knollwood opened discussions with the University about receiving sanitary sewage from the site and received approval from the University to proceed with this task.

A design package was prepared for the University's review. The design flows were based on the existing site buildings and potential flows from buildings that were to be constructed in the future. This was done to establish flows and to appropriately size the equipment. Reviews were conducted by the University and the Town of Mansfield. A 62,920 gal/day design flow was developed for the combined existing and proposed flows.

Ultimately, the University approved accepting the flows from the existing buildings and we are here with this request seeking the approval for the flows that would be associated with constructing additional units.

2. Why was the original request made? (Query: Wasn't connection recommended by CTDEP?)

Each of the apartment buildings has its own septic system. Two of these subsurface disposal systems had failed and based on the age of the rest of the systems, additional systems were expected to fail in the near future. Discussions were held with the University, DEP and Eastern Highland Health District and it was agreed that this was the best long term solution.

3. How is it working?

The pump station has been working properly. During startup there were some adjustments made based upon a failed relay that needed to be replaced, but otherwise we have not been notified of any additional problems.

4. How do the proposed additional units relate to original approval?

The flows from the proposed additional units were included in the original computations. The same documentation that was submitted in July 2005 was resubmitted to the University in June 2007. The total site flows were again estimated to be 62,690 gal/day for both the existing and proposed units.

5. What impact, if any, will the proposed diversion of groundwater from on-site wells to the University's treatment system, rather than an on-site septic system, have on recharging the groundwater resources that contribute to the wells?

Our engineers have reviewed the issue and have stated that this issue is being dealt with at the State level by the Department of Public Health.

The DPH requires that our testing of our new wells meet stringent guidelines in order to assure there will be adequate water in the aquifer during periods of prolonged drought. If we do not meet these standards than our wells will not be approved. The Connecticut DPH regulates the issue of safe yield and will scrutinize pumping test data from the site before they agree on sustainable safe yield. This data will be part of applications made before the town who will have an opportunity to review and comment of the data.

There will be two state agencies reviewing the well issue before the wells can go on-line.

The DPH will need to approve the "safe yield" from each well based on the pumping test. They look at the short-term drawdowns, project longer term drawdowns, and determine whether what we have requested is sustainable. Their interest is on the quality and sustainable yield of the supply from a public health perspective.

The DEP is tasked with determining whether there will be any environmental impact from the diversion through the diversion permit process. This includes impact to other water supplies as well as water resources such as surface water flows and wetland resources.

Both agencies have strong technical staff that look hard at these issues. By the time we are approved we will have been pretty well scrutinized at the State level.

Some additional points:

A. Number and configuration of existing units? We have 88 one bedrooms and 48 two bedrooms at Knollwood for a total of 136 units or 184 beds.

B. Number and configuration of proposed units?

Unit Type	# of Units	# of Beds	Unit Mix
2 BR / 2 BA	30	60	24%
2 BR / 2 BA	25	50	20%
2 BR / 2 BA (Loft)	30	60	24%
3 BR / 3 BA	20	60	16%
3 BR / 3 BA	10	30	8%
4 BR / 4 BA	10	40	8%
Total / Weighted Avg.	125	300	100%

So, the total existing plus new units would be as follows: 261 units or 484 beds. Please note the 484 beds (62,920 gpd) was the amount of beds and flows used for all our previous calculations when seeking initial sewer approval from UConn.

C. June 14, 2007, letter to Thomas Callahan from Marshall Gaston of Fuss & O'Neill requesting review of

ING/Knollwood proposal.

D. July 18, 2005, letter to Eugene Roberts supplying supporting documentation for Knollwood's additional sewer discharge proposal.

E. July 12, 2007, letter to Thomas Callahan informing him that the Town of Mansfield has already approved the sewer discharge plans and the increased discharge does not need any additional approval by the Town.

F. August 23, 2007, letter to Thomas Callahan clarifying that no further approval is required by the Town, not the University of Connecticut.

We look forward to meeting with the University on Thursday, March 20th, 2008. If you need any additional information prior to the meeting, please call.

Sincerely, Eric

Eric G. Phillips, President
First Phillips, Inc.
E-mail: EPFPI@mac.com
Ph: 703/550-2320
Fx: 703/550-2321



University of Connecticut
Administration and Operations Services

June 20, 2006

Eric Phillips, President
First Phillips, Inc.
11201 Gunston Road
Mason Neck, VA 22079

Re: Knollwood Apartments Sanitary Sewer Connection

Dear Mr. Phillips:

Last month, the University of Connecticut Water and Wastewater Advisory Committee reviewed your request for connection of the above referenced property to University's sewage treatment system. The University's Vice President and Chief Operating Officer has accepted the Committee's recommendation to authorize the connection, subject to the following general conditions:

1. That the final project design (including drawings and attendant submissions) conform with Mansfield's Plan of Conservation and Development and be approved by all necessary Mansfield authorities.
2. That prior to the start of construction, the final project design technical requirements for sanitary sewer connections be reviewed and approved by the University's Director of Facilities Operations (including drawings and attendant submissions) and Town of Mansfield's Director of Public Works and memorialized in a final agreement outlining the responsibilities and obligations of the parties with respect to only necessary system improvements and related issues.

The general conditions outlined above are predicated on mutual acceptance of specific terms and conditions that will include but may not be limited to the following:

1. Location and manner of connection: Connection to the University's sanitary sewer system at the existing 6-inch force main at the approximate terminus of your driveway on South Eagleville Road. This line is serviced by the Town of Mansfield's pumping station and requires its written approval prior to the effecting the connection.

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Storrs, Connecticut 06269-2072

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

2. Connection fee: All connection costs are your responsibility. Additionally, you are required to pay to the University a one-time connection fee of \$10,000 as previously negotiated. You are also responsible for the cost of the installation and maintenance of a separate flow meter for the purpose of recording flows from Knollwood into the University's sanitary system. The flow meter will be read periodically for the purposes of calculating the University's charges for discharges into the system.
3. Commercial Connection: Connections other than single family dwellings are considered commercial connections and will be maintained by the owner according to local, state and UConn regulations. These regulations include:
 - a) Installation of grease traps as required
 - b) Annual cleaning of the system as required. Copies of all disposal documents/manifest are required to be turned over to the University.
 - c) Stoppages and backups are the responsibility of the owner and must be reported if they involve sewage spillage.
 - d) Flow-meters are required and must be calibrated annually at the owner's expense.
4. Waste stream evaluation: All commercial connections are subject to periodic evaluations of their waste streams for PH, temperature, BOD loadings, hazardous waste content and other criteria pursuant to the University's DEP permit. You are required to provide the University with advanced notification of any proposed unique or unusual discharges to the sanitary system (e.g., chlorinated pool water, laundry, etc). Pretreatment of waste may be required at the discretion of DEP, UConn, or the town of Mansfield to prevent damage to the University's system. The cost of any pretreatment system is solely the developer/owner's. The discharge of industrial waste is specifically prohibited.
5. Rates & Rules and Regulations: Your connection is subject to rates, rules and regulations promulgated and modified from time to time by the University's Board of Trustees or successor authority.
6. Construction: The developer is responsible for all construction costs, permits and road repairs associated with the connection.
7. Limited Approval: Approval is limited to Knollwood's current inventory of housing units as outlined in Mr. Gaston's July 15, 2005 letter to Director of Facilities Operations Eugene Roberts. Requests for water and sanitary sewer connections associated with any proposed new or redeveloped units require de novo review and approval by both the University and Town of Mansfield.

We look forward to continuing our discussions with you on this project. Tim Tussing, the University's Manager of Utilities, will be our primary point of contact for these issues. Please feel free to contact him should you need additional information. He may be reached at (860) 486-2608.

Sincerely,



Thomas Q. Callahan
Interim Associate Vice President
Administration and Operations Services

Cc: Barry Feldman
Eugene Roberts
Mike Pacholski
Tim Tussing
Ken Pelzar



FUSS & O'NEILL

Disciplines to Deliver

June 14, 2007

Mr. Thomas Callahan
Associate Vice President for Administration and Operations
University of Connecticut
352 Mansfield Road, Unit 2014
Storrs, CT. 06269-2014

RE: Sanitary Flows
Knollwood Apartments

Dear Mr. Callahan:

On behalf of ING – Knollwood Apartments, we would like to thank you for the opportunity to meet with you and your staff yesterday to discuss the sanitary sewer flows from the Knollwood Property.

As we outlined during the meeting, our original technical package was reviewed and approved by the University and the Town of Mansfield. In November of 2006, the construction of the Knollwood Pump Station and a portion of the gravity collection system was completed and put into service. During construction, representatives of the University and the Town were invited to observe the installation and were present for the facility start-up.

We understand the University is unable to provide housing for all its students. Knollwood Apartments is currently in a transition phase and is in a position to assist with mitigating the community's current housing deficient. The sanitary flow for Knollwood's expansion is consistent with the original material that was provided to Eugene Roberts/Tim Tussing and has not been increased.

Enclosed for your technical and administrative approval are three (3) copies of the original submittal package that were submitted to Eugene Roberts; which included the flows for the build out of the entire site. With the exception of some gravity collection piping, the rest of the infrastructure that is addressed in the supporting documentation is already in place and functioning.

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Corres. (HQ)



Mr. Thomas Callahan

June 14, 2007

Page 2

As you requested we will also be contacting Lon Hultgren and coordinating any additional approvals that the Town requires. We are available to meet with you and your staff to clarify any questions or you can reach me by telephone at 860-646-2469 x5309.

Sincerely,

Marshall Gaston, P.E.
Project Manager

/lhp

c: Eric Phillips
Hagan Brown



Fuss & O'Neill Inc. Consulting Engineers

146 Hartford Road, Manchester, CT 06040
TEL 860 646-2469 FAX 860 533-5143
INTERNET: www.fussandoneill.com

Other Offices:

Trumbull, Connecticut
North Palm Beach, Florida
West Springfield, Massachusetts
Albany, New York

Poughkeepsie, New York
Greenville, North Carolina
Providence, Rhode Island
Columbia, South Carolina

July 18, 2005

Mr. Eugene Roberts
Director of Facilities Operations
University of Connecticut
Facilities Operations
25 LeDoyt Road Unit 3038
Storrs, CT. 06269-3038

RE: Town of Mansfield Forcemain

Dear Mr. Roberts:

On behalf of Knollwood Apartments we have requested permission from the Town of Mansfield to connect into the 6" ductile iron force main that runs along South Eagleville Road and flows into the University of Connecticut sanitary system.

We have had previous discussions with the University of Connecticut and have received tentative approval to send sewage to the campus treatment plant in order to provide a viable long term sanitary waste disposal solution.

For your review and approval we have attached supporting documentation to address operational and construction details. Concurrently we will be discussing many of these items with the Town of Mansfield and the Connecticut DOT.

We are available to meet with you to clarify any questions that you may have or you can reach me by telephone at 860-646-2469 x5309.

Sincerely,

Marshall Gaston
Marshall Gaston, P.E.
Project Manager

c: Eric Phillips, First Phillips
John Beck, Siegel, O'Connor, O'Donnell, & Beck, P.C.

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Corres. (HQ)

SUPPORTING DOCUMENTATION

Sanitary Sewer Connection Into The Town Of Mansfield Forcemain

INTRODUCTION

Knollwood Apartments is located at 101 South Eagleville Road and has additional frontage on Maple Road. The site has a recent history of poor subsurface disposal experience which has been well documented by both the Eastern Highlands Health District and the Connecticut Department of Environmental Protection.

COLLECTION SYSTEM OVERVIEW

Sanitary waste will be conveyed on-site through a proposed gravity collection system that will terminate at a pump station near the existing laundry building. The location of the pump station is one of the lowest on site and is thus well suited to provide gravity service to the entire site. The proposed pump station is similar to the South Eagleville Road Station that is currently in operation by the Town.

The proposed pump station will convey effluent into a forcemain along the site driveway to South Eagleville Road where it will connect into the Town of Mansfield's forcemain. The Town forcemain continues east along South Eagleville Road and then north along Westwood Road to a receiving manhole.

Sanitary waste flows by gravity along Westwood Road to Hillside Road and through the Storrs Campus where it is subsequently treated at the University of Connecticut wastewater treatment plant.

SHARED FORCEMAIN

After receptive discussions with the Town, the concept of utilizing a shared forcemain was tentatively agreed upon subject to developing additional details.

Physical Connection

The connection to the Town forcemain will take place on the north side of South Eagleville Road. This effort will require the pump station to be taken off line and the forcemain to be drained enough to make a dry connection. A 45 degree wye fitting will be used in conjunction with a 45 degree bend to redirect the flow from the site driveway toward the east in the Town forcemain. This type of configuration will optimize flow characteristics by minimizing the head loss within the pressurized system.

At each pump station there are mechanical check valves to prevent backflow into the station. To provide additional safety and system redundancy, mechanical check valves will also be added to both down stream sides of the forcemain near the connection point. They will be housed in manholes to allow for any necessary maintenance. See Figure DT-5

Site flow

The projected flow from the site was developed based upon 65 gallons/day/person, which is the same value that was used to determine the flow that contributes to the Town's station. The site is expected to generate an average daily flow of 62,920 gallons per day; however, the proposed facility will be sized using a peak hour flow factor measured in gallons per day. TR-16 * is an industry standard that indicates a peaking factor of 3. The peak hour flow value of 188,760 gallons per day will used for design purposes. See Table I

COMMUNICATIONS

Pump Station Communication Interconnection

The operation and coordination of the pump stations requires that the stations are connected so that the systems can be controlled, inflows monitored, and in case of an emergency, alarms sent to responsible parties.

The most common communication methods are by radio, cell phone or telephone line. Although radio and cell phones are newer forms of technology, they each have a drawback for use at this site. Radio communications require a clear line of sight, and due to the change in grade at this site, such a system would require additional antenna construction. The close proximity of the overhead electric lines is also a concern. Similarly, cell phone reception at the site is unreliable. Therefore, communication through telephone lines appears to be the most dependable and practical method. This method has already been proven successful through the reliable operation of the Town's station.

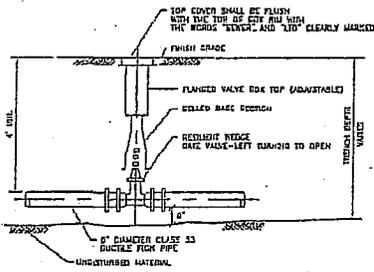
South Eagleville Pump Station Communication

A new phone line is proposed for the South Eagleville Pump Station (SEPS), which will tie into the control system through the use of a Verbatim Responder unit. This will cause control output relays to be activated within the station and provide signals to the site pump station that will be used to coordinate control.

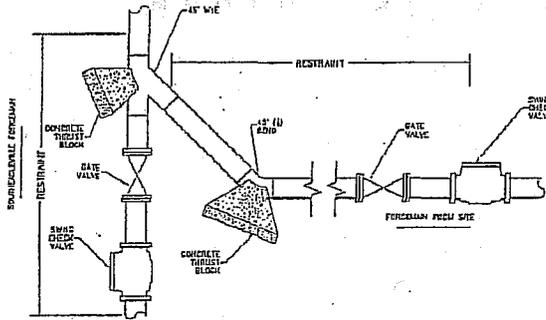
Site Pump Station Communication

The site pump station will operate on a float system in conjunction with a transducer. As needed, alarms will be sent through a telephone line to the responsible party for 24 hours -7 day's a-week maintenance.

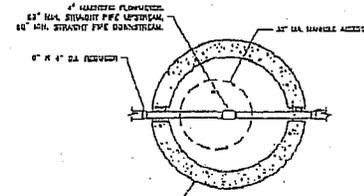
This station will have the ability to operate independently as well as dependently of the SEPS. A Verbatim Automatic Dialer unit will be installed to send and receive the communication signals from SEPS. The intended alarms are:



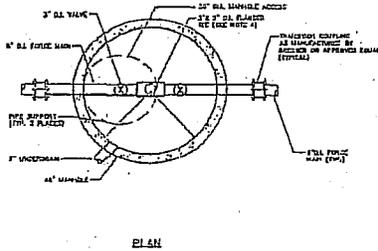
ISOLATION GATE VALVE



FORCE MAIN CONNECTION



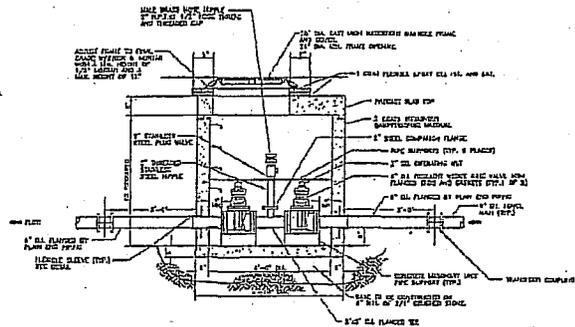
FLOW METER



PLAN

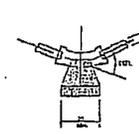
NOTES:

- REFER TO PLAN FOR MATERIALS, SIZES AND GENERAL NOTES REGARDING APPROVAL SYSTEMS.
- CONSTRUCTION TO ISOLATE FORCE MAIN ELEMENTS TO RELOCATE ELEMENTS AND VALVES.



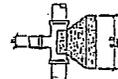
ELEVATION

FORCE MAIN CLEANOUT



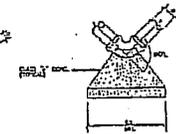
PLAN FLOW - TEE
LESS THAN 60'

Pipe Size (in)	Minimum Flow (gpm)	Maximum Flow (gpm)
2	1.5	2.5
3	2.0	3.5
4	2.5	4.5
6	3.5	6.0
8	5.0	8.5
10	6.5	11.0
12	8.0	13.5



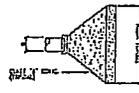
PLAN - TEE

Pipe Size (in)	Minimum Flow (gpm)	Maximum Flow (gpm)
2	1.5	2.5
3	2.0	3.5
4	2.5	4.5
6	3.5	6.0
8	5.0	8.5
10	6.5	11.0
12	8.0	13.5



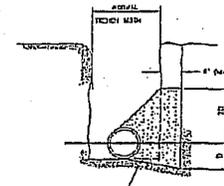
PLAN FLOW - TEE
MORE THAN 60'

Pipe Size (in)	Minimum Flow (gpm)	Maximum Flow (gpm)
2	1.5	2.5
3	2.0	3.5
4	2.5	4.5
6	3.5	6.0
8	5.0	8.5
10	6.5	11.0
12	8.0	13.5



PLAN - TEE

Pipe Size (in)	Minimum Flow (gpm)	Maximum Flow (gpm)
2	1.5	2.5
3	2.0	3.5
4	2.5	4.5
6	3.5	6.0
8	5.0	8.5
10	6.5	11.0
12	8.0	13.5



SECTION

TRENCH SHALL BE EXCAVATED TO FIRM MATERIAL, IMMEDIATELY PRIOR TO FORMING CONCRETE.

CONCRETE THRUST BLOCKS

NO.	DATE	DESCRIPTION	BY
1			

PROJECT NAME	P/M	SCALE	DATE

SCALE	DATE

f/o FUSSELL & O'NEILL, INC. Consulting Engineers
140 WESTERN BOULEVARD, SUITE 200, WESTPORT, CONNECTICUT 06880

KNOLLWOOD APARTMENT
SANITARY SEWER DESIGN
CONSTRUCTION DETAILS
ROUTE 375 AND MAPLE ROAD
STORRS CONNECTICUT

PROJECT NO: 2007-103-ALL
DATE: 04/10/07
DT-5

TABLE 1

EVALUATED FLOWS BY CAPITA
SITE PUMP STATION
MANSFIELD, CT

LOCATION	UNITS	BEDROOMS	ESTIMATED CAP./BR	TOTAL CAPITA	ADF (GPD) (1)	PEAKING FACTOR (2)	PEAK HOUR FLOW (GPD)	PEAK HOUR FLOW (GPM)
Knollwood Apartments	(88) 1 BR	88	2	176	11,440			
	(198) 2 BR	396	2	792	51,480			
Totals @ Pump Station =		<u>484</u>		<u>968</u>	<u>62920</u>	<u>3.00</u>	<u>188,760</u>	<u>131.1</u>

Add 25% I/I contribution = 131.1 gpm X 125% = 163.9 GPM peak flow into the P.S.
 Pump discharge into Town force main on South Eagleville Road 355.0 GPM (3)

Notes:

- (1.) Assume 65 gpd/capita.
- (2) Peak Factor TR-16 = 3
- (3) Pump size increased to accommodate allowable cycle time

- Loss of communication with SEPS
- Low liquid level
- High liquid level
- Loss of power

The Responder unit will also coordinate the start and stop of the pumps. When the SEPS is pumping, the site pump station will not pump and will wait until it receives a signal that SEPS is at rest before the site station begins.

In the case that the site pump station is pumping and the SEPS starts pumping, the Responder unit will notify the site station and the site station will stop. Then, when the SEPS returns to rest, the site station will again receive a signal and resume pumping.

If communications between the stations fail, a "Loss of Communication" alarm is "triggered". In the unlikely event that communications between the stations fail and the alarm condition is not "triggered", both stations may pump at the same time. If that were to happen, the pressure in the forcemain would rise and the flows would be reduced. In this case, the site station will pump against a higher head pressure at a slower rate and then cycle off. The SEPS will also be pumping against the higher pressure and will be unable to discharge. After the site station cycles off, then SEPS will pump and cycle off.

FLOW MEASUREMENT

Monitoring flow from the site is of importance to all involved parties. As shown on the *site layout plan* a manhole that contains the transducer portion of the flowmeter will be positioned upstream from the pump station. The readout will be transmitted to the pump station control panel. A ThermoPolysonics dual frequency flowmeter has been chosen because of its reliability and accuracy. See *Appendix A for manufacturer's data sheet*.

ENCROACHMENT PERMIT

A Connecticut Department of Transportation Encroachment Permit will be required to perform work in South Eagleville Road. Coordination with Robert Bernier in District 2 of the Norwich Office has been initiated. The permit will be acquired before construction.

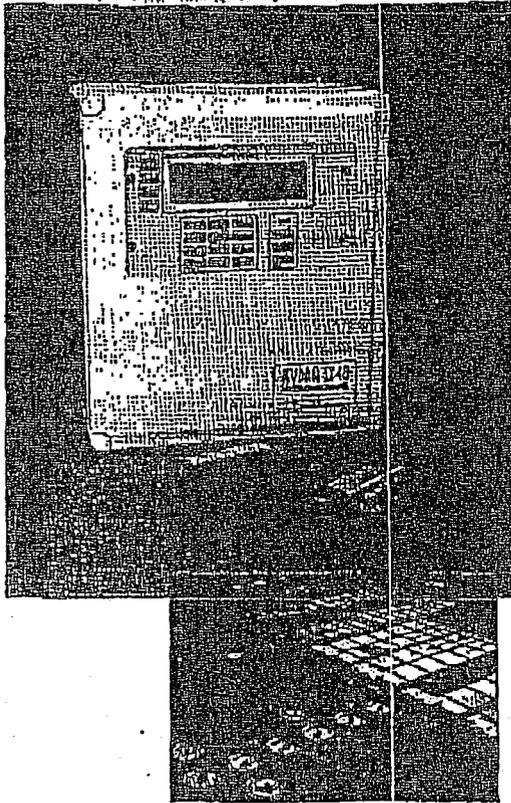
AGREEMENTS

Outside of this document, separate agreements with the Town and the University of Connecticut will be concluded, and these efforts will be conducted through Knollwood Apartments.

APPENDIX A

Thermo Polysonics

HYDRA SX40 Dedicated Dual Frequency Doppler Flowmeter



Applications

- Slurries
- Dredging
- Primary sludge
- Digested sludge
- Thickened sludge
- Waste activated sludge
- Return activated sludge

Features

- Accuracy to $\pm 1\%$
- Password protection
- Backlit graphics display
- Excellent noise immunity
- Easy to install and set up
- AC or DC supply operation
- Powerful 90,000 point data logger

The Hydra SX40 is the world's most advanced dedicated Doppler flowmeter. Combining dual frequency Doppler (DFD) technology (patent pending) with digital signal processing, it features exceptional performance and simple operation. This new instrument, which is principally designed for the measurement of aerated and/or solids-bearing fluids, is immune to much higher levels of external noise than was historically possible with Doppler technology. The DFD technique significantly improves the ability of the Hydra SX40 to operate in what were previously considered marginal applications for Doppler flowmeters.

Unlike conventional Doppler flowmeters which operate at a single frequency, the Hydra SX40 generates two independent ultrasonic signals at different frequencies. The two frequencies are used to automatically identify and eliminate noise errors from sources such as variable frequency drives.

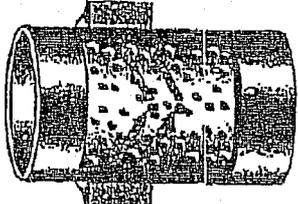
In addition, the operation of the instrument is enhanced by an Expert System which allows the flowmeter to automatically "learn" the application parameters. As a result, the Hydra SX40 can be easily commissioned in a fraction of the time necessary to configure competitive ultrasonic flowmeters.

Thermo Polysonics DFD Technology

- Dual Frequency Doppler (DFD) is the latest innovation from Polysonics. This patent pending technique is unique in its ability to automatically minimize the effects of site noise which can cause significant measurement errors with competitive Doppler flowmeters. DFD technology is embedded in the Hydra SX range.

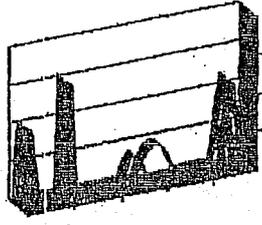
Two independent ultrasonic signals are transmitted into the flow at known fixed frequencies. Both are scattered by the solids or aeration contained within the flowing liquid. The data is collected and sent to the flowmeter electronics where it is processed through a Discrete Fourier Transform (DFT).

259.3 GPM

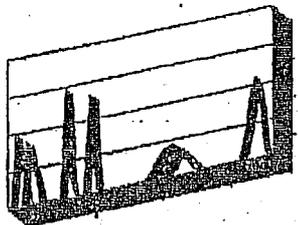


STEP 4
An Expert System is used to learn the characteristics of the application and continually compare readings against this data. Automatic alterations to the transmission power and flow range are a direct result of these measurements.

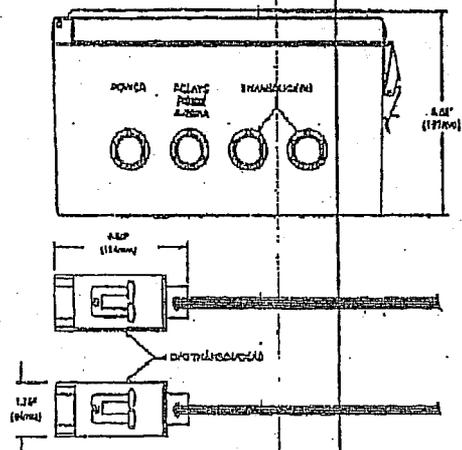
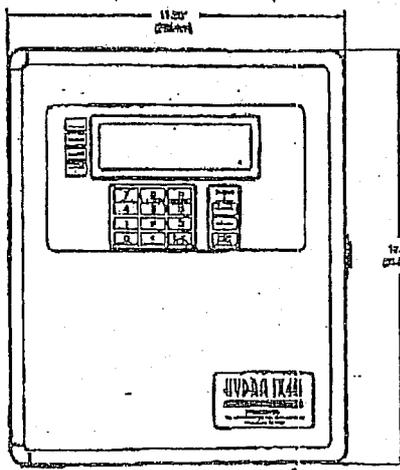
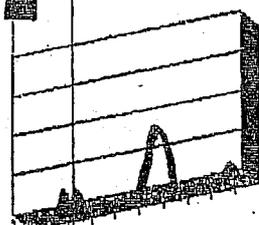
STEP 1
The data collected from each transmission contains both Doppler and noise information. The two sets of Doppler information are shifted in frequency by a ratio of the transmission frequencies. Any noise that may be present at the application is not shifted.



STEP 2
One set of collected data is then stretched by a ratio of the two transmission frequencies. This process aligns the Doppler information in the same frequency domain, while noise is misaligned.



STEP 3
Once the Doppler information is aligned, the two sets of data are multiplied together. As a result, the Doppler information is squared and noise falls away. This makes the Doppler information easier to identify and track.



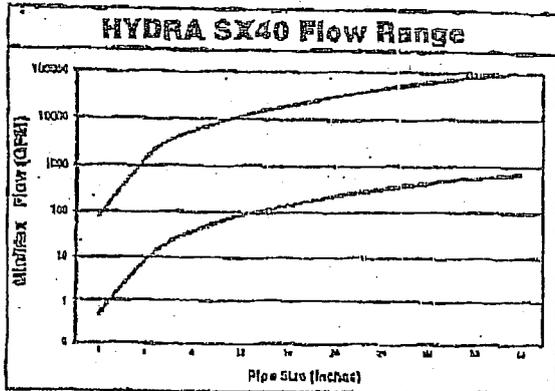
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Specifications

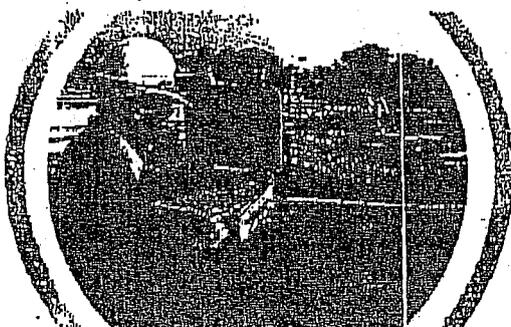
(Established at reference conditions)

Performance Specifications

Flow Range: See table below



- Velocity Range:** 0.2 to 32 ft/s (0.08 to 10 m/s).
- Accuracy:** ±1% total error band.
- Fluids:** Liquids containing entrained gas or particles.
- Pipe Size:** 0.5 to 200 in. (12 to 5000mm).
- Physical Specifications**
- Transmitter:** NEMA 4X (IP65), flame retardant fiberglass, reinforced polyester.
- Transducers:** Two encapsulated dual frequency sensor heads suitable for submersible/underground service. Encased in stainless steel shrouds with integral transducer clamps. Standard cable length: 20 ft. (6m). Maximum cable length: 500 ft. (152m).
- Weight:** Approximately 12 lbs. (5.4 kg).



The Hydra SX40 is a portable battery-powered version of the SX40

Functional Specifications

- Output:** 4-20mA (into 1,000 ohms), 12 bit, 5kV opto-isolated loop or self-powered, RS232 serial interface.
- Power Supply:** 90-132 VAC and 190-250 VAC, 50/60 Hz switch selectable. 12-18 VDC.
- Keypad:** 19 key with tactile action.
- Display:** High resolution backlit, 240x80 dot, graphics display.
- Data Logger:** 90,000 point data logger. Programmable in log intervals of 30 sec., 1, 5, 15, 30 and 60 minutes. HydraLink retrieval software (Windows 95/98 version) is included as standard. Compatible with Microsoft Excel, Lotus 123 and other similar packages.
- Relays:** 5 Amp, SPDT, fully programmable. 1 standard, up to 4 total.
- Temperature:** -40° to +200°F (-40° to +93°C): transducers. -5° to +140°F (-20° to +60°C): transmitter. -40° to +140°F (-40° to +60°C): transmitter with integral heater. For wider temperature limits, please consult factory.
- Humidity:** 0 to 100% RH

Ordering Information

Model	Product Description
SX40	Hydra SX Dedicated Dual Frequency Doppler Flowmeter
Code	Relays
1	One relay, 5 Amp SPDT fully programmable
2	Two relays, 5 Amp SPDT fully programmable
3	Three relays, 5 Amp SPDT fully programmable
4	Four relays, 5 Amp SPDT fully programmable
Code	Power Supply
1	90-132 VAC, 190-250 VAC - 50/60 Hz.
2	12-18 VDC
Code	Transducer Cable Length
20A	20 ft. (6m) cable - standard
or XXXXA	Additional cable, max. 500 ft. (152m), 10 ft. (3m) increments

SX40-4-1-20A TYPICAL MODEL NUMBER

Description: Hydra SX40 dual frequency Doppler flowmeter, four 5 Amp SPDT programmable relays, AC power supply, transducer cable length - 20 ft.

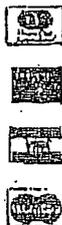
01-0398 Issue: SX40/Feb. 2001

Thermo Polysonics reserves the right to alter specifications without notice.

Thermo Polysonics, Inc.
 10335 Landsbury Drive
 Suite 300
 Houston, TX 77099-3407
 USA
 Tel: 281-879-3700
 Fax: 281-498-7721
 Visit our Website: www.polysonicsinc.com



ISO 9001



Represented by:

Thermo Polysonics

A Thermo Electron business

06/03/2005 10:22 86052808057

July 12, 2007

Mr. Thomas Callahan
Associate Vice President for Administration and Operations
University of Connecticut
352 Mansfield Road, Unit 2014
Storrs, CT. 06269-2014

RE: Sanitary Flows
Knollwood Apartments

Dear Mr. Callahan:

On Wednesday July 11, 2007 Phil Forzley and Marshall Gaston of Fuss & O'Neill met with Michael Pacholski and Tim Tussing of your staff and Lon Hultgren, Gregory Padick and Grant Meitzler from the Town of Mansfield, to discuss the sanitary sewer flows from ING's Knollwood Apartment complex.

The design material that was resubmitted to you on June 14, 2007 was also re-sent to the Town for review. The Town has reviewed the material and reported that the proposed flows were part of the original construction approval and no further approval is required. There has been some recent alarm issues at South Eagleville Road, however we believe this will be worked out rather quickly. Tim Tussing reported he had completed his technical review, and he had no additional requests for information and was satisfied with the materials that were presented.

As outlined in our technical package, we are requesting the University's approval to discharge an average daily flow of 62,920 gallons per day.

Our equipment has been sized using a peaking factor of 3, as recommended by the TR-16 guidelines, and will support 188,760 gallons per day during the peak use hours, however the computed average daily flow will remain at 62,920 gallons per day based upon our original projected number of bedrooms and occupancy rates.

Our engineer Marshall Gaston at Fuss & O'Neill is available to clarify any questions and can be reached by telephone at 860-646-2469 x5309.

Sincerely,

Albert Rabil
Rabil Properties

/lhp

c: Eric Phillips - First Phillips, Inc.
Hagan Brown - New England Realty Management Group
Phil Forzley & Marshall Gaston - Fuss & O'Neill

G:\P2004\0752\10\Sewer\Letter Callahan 071207.doc
Corres. (HQ)



FUSS & O'NEILL
Disciplines to Deliver

146 Hartford Road
Manchester, CT 06040-5921
TEL 860 646-2469 FAX 860 533-5143
INTERNET: www.FandO.com

Other Offices:
Connecticut
Massachusetts
New York
North Carolina
Rhode Island
South Carolina

FAXED
8/23/07

10:17
MEL

FAX TRANSMITTAL SHEET

This facsimile and the information it contains are intended to be a confidential communication only to the person or entity to which it is addressed. If you have received this facsimile in error, please notify us by telephone and return the original fax to this office by mail.

DATE: August 23, 2007
TO: Tom Callahan
COMPANY: University of Connecticut
FAX NO.: 860-486-1070
TELEPHONE NO.: 860-486-4340
FROM: Marshall Gaston
JOB NO.: 2004.0752.S10
RE: Letter Clarification
NO. OF PAGES: 2

COMMENTS:

Attached is a follow up letter to our 08/22/07 telephone conversation.

Thanks



FUSS & O'NEILL

Disciplines to Deliver

August 23, 2007

Mr. Thomas Callahan
Associate Vice President for Administration and Operations
University of Connecticut
352 Mansfield Road, Unit 2014
Storrs, CT. 06269-2014

RE: Sanitary Flows
Knollwood Apartments

Dear Mr. Callahan:

As a follow up to our August 22 telephone conversation, I would like to take this opportunity to clarify the request for additional sanitary discharge that Mr. Rabil submitted to your office.

The second paragraph of that letter has been reprinted below and in bold text, a phrase was added to the second sentence to help clarify the intent of the sentence.

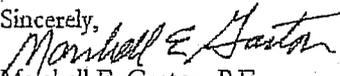
"The design material that was resubmitted to you on June 14, 2007 was also re-sent to the Town for review. The Town has reviewed the material and reported that the proposed flows were part of the original construction approval and no further approval is required by the Town for increasing the flows. There have been some recent alarm issues at South Eagleville Road, however we believe this will be worked out rather quickly. Tim Tussing reported he had completed his technical review, and he had no additional requests for information and was satisfied with the materials that were presented."

The technical package included the flows for both the existing and proposed development. Currently flows from the existing Knollwood Apartments are accepted by the University and through our previous correspondence we are requesting that the University review our flow discharge request of 62,920 gallons per day which includes both the existing and proposed flows.

We understand the University will take our request for additional sanitary discharges to Water/Wastewater System Policy Advisory Committee for further consideration.

If there are any questions or concerns, please do not hesitate to call me at 860-646-2469 x5309.

Sincerely,


Marshall E. Gaston, P.E.
Project Manager

/lhp

c: Eric Phillips – First Phillips, Inc.
Albert Rabil – Rabil Properties

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Manchester, CT
06040-5992

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(800) 286-2469
F (860) 533-5143

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Corres. (HQ)



University of Connecticut
Administration and Operations Services

Thomas Q. Callahan
Associate Vice President

REC'D MAR 14

March 10, 2008

Mr. Matthew Hart, Town Manager
Town of Mansfield
4 South Eagleville Road
Storrs, CT 06268-2599

Re: University of Connecticut Agronomy Farm

Dear Matt:

On Tuesday, you mentioned that the Town Council had recently discussed a February 21, 2008 meeting hosted by the Storrs Heights Neighborhood Association attended by representatives of the University of Connecticut, including myself.

The purpose of that meeting was to discuss the need for reliable water supply to support faculty research conducted on turfs, crops and shrubs at the Agronomy Farm. The University was also seeking volunteers to participate in a test to determine whether pumping the Agronomy Farm's existing wells affected water quantity available to adjacent residences.

During the course of the meeting, several residents expressed concern about potential water quality impacts. At the conclusion of the meeting, the University agreed to:

- Identify the projects and sponsors of the research currently underway at the farm.
- Identify farm management practices.
- Make available the results of its water quality testing records for the farm's wells.
- Convene a follow up meeting with the Storrs Heights Neighborhood Association to discuss these matters further.

During the past two weeks, faculty and staff representatives of the University's Agronomy Farm, Office of Environmental Policy and I have met to pull this information together. Late last week, I contacted Storrs Height's Association President, Andy McCabe, to identify a time for a follow up meeting.

An Equal Opportunity Employer

352 Mansfield Road Unit 2014
Storrs, Connecticut 06269-2014

Telephone: (860) 486-4340

Fax: (860) 486-1070

During our conversation, you also mentioned that the Council was considering the matter of testing the water quality of adjacent residential wells. Respectfully, I would suggest that Council defer further consideration of this until after the follow up meeting. Mr. McCabe expressed some thoughts on the 21st regarding testing, including what role Storrs Heights Association might play. In addition, the Council may want to consider inviting the staff of its public health agency, the Eastern Highland Health District, to review the issues and provide an assessment. Finally, the Council may also want to hear directly from University representatives as well. In proceeding this way, the Council could be reasonably assured that any action it may undertake is well informed.

Sincerely,



cc: M. Hogan
B. Feldman
A. McCabe



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

Memo

To: Matt Hart, Mansfield Town Manager
From: Robert Miller, Director of Health 
Date: 3/20/2008
Re: UConn Plant Science Research and Education Facility, Agronomy Road - Private Well
Drinking Water Quality Preliminary Analysis

Per our discussion, this office has conducted a preliminary analysis of private well drinking water quality for various properties in proximity to UConn's Plant Science Research and Education Facility accessed from Agronomy Road. This analysis is conducted in response to concerns expressed by the Mansfield Town Council and area citizens. One issue of concern, as understood by this office, is related to the potential impact to area private wells by the surfacial application of pesticides, herbicides and fertilizers in association with University education and research activities at the site.

In an effort to address this issue of concern, the Eastern Highlands Health District (EHHD) reviewed available private well water quality data reported in the past 10 years for 142 private properties in the area. Our review focused on available water quality data for nitrogen (fertilizer), and pesticide and herbicide analytes. Of the 142 property records reviewed, 41 contained nitrogen analyte data and one contained pesticide/herbicide analyte data. Attached please find a map identifying those properties for which nitrogen analyte data is available.

Of the 41 properties for which nitrogen analyte data is available, none of the data results exceeded the Connecticut Department of Public Health Action Level for drinking water (Nitrate, 10 mg/l). The available pesticide and herbicide analysis too did not result in an exceedence of drinking water quality standards.

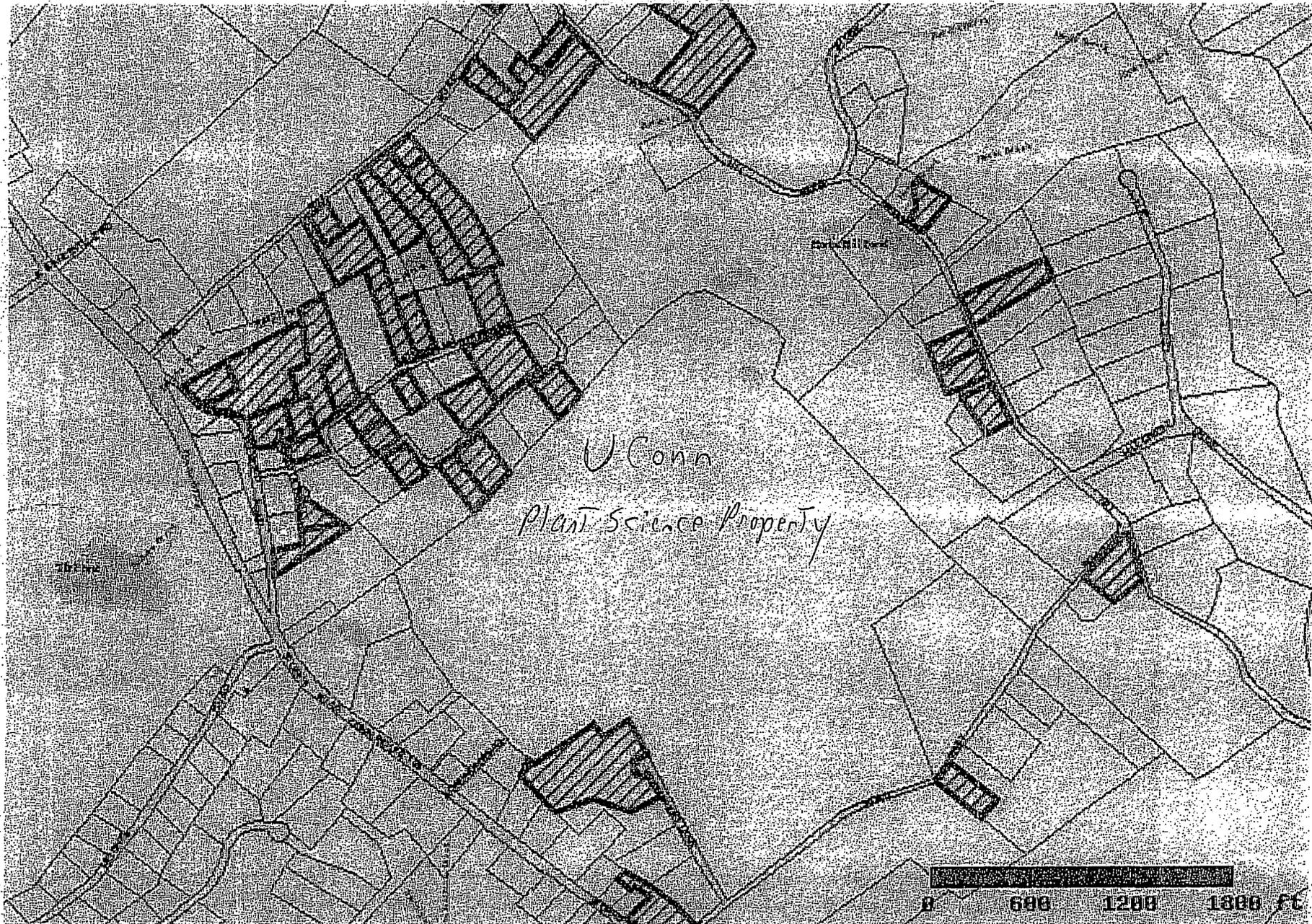
Nitrogen contaminants are very mobile in overburden soils above bedrock, whereas, most pesticide/herbicide contaminants are not easily mobilized in soils above bedrock. It is not unusual to detect nitrogen that is applied to the surface in bedrock wells that are in proximity to the application. Because of nitrogen's mobility in overburden soils and standard use in association with pesticide/herbicide applications, environmental professionals consider Nitrate a precursor to, or an effective indicator of potential pesticide/ herbicide contamination. Consequently, in the absence of elevated nitrate levels, the likelihood of pesticide/herbicide contamination in drinking water is considered to be low. It is for these reasons that the Connecticut Public Health Code mandates that pesticide/herbicide analysis be conducted on every private well with Nitrate at or exceeding 10 mg/l.

As stated above, of the 41 properties for which nitrogen analyte data is available, none exceed action levels. Consequently, this data set does not suggest a potential problem with fertilizer, or pesticide/herbicide contamination in area private wells.

This office would be glad to review and comment on any additional data that may become available on this issue. Please feel free to contact me with any questions, or concerns.



- Dimens
- RoadN
- Stream
- Water
- Parcels
- Towns



Properties with available nitrogen analyte data ⇒



3/13/20
1 in = 875



-51-

**PAGE
BREAK**



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *Matt*
CC: Maria Capriola, Assistant to Town Manager; Michael Nintean, Director of Building Inspection and Housing Code Enforcement
Date: March 24, 2008
Re: Presentation on Housing Inspection Program

Subject Matter/Background

With the recent concerns expressed regarding the Mansfield Housing Code and the Landlord Registration Ordinance, I have asked staff to make a presentation regarding the status of housing inspection program. This meeting appears to be the most appropriate time prior to our budget review period.

The Council has also flagged the Landlord Registration Ordinance for future discussion. At Monday's meeting, staff will be able to explain the key distinctions between the housing code and the Landlord Registration Ordinance, which should help to inform any future discussion.

For your reference, I have attached the Landlord Registration Ordinance as well as the Ordinance Adopting the International Property Maintenance Code (Housing Code) and its related summary. Please recall that the International Property Maintenance Code is copyrighted, and we cannot copy or scan the larger document for public distribution. However, we will make sure that the new Council members receive a courtesy copy of the housing code, as was distributed to the other members of the Town Council.

Attachments

- 1) Landlord Registration Ordinance
- 2) An Ordinance Adopting the International Property Maintenance Code (Housing Code).
- 3) Housing Code, Executive Summary

Chapter 152: RENTAL PROPERTY

[HISTORY: Adopted by the Town Council of the Town of Mansfield as indicated in article histories. Amendments noted where applicable.]

ARTICLE I Landlord Registration [Adopted 8-28-2006, effective 9-21-2006]

§ 152-1. Title.

This article shall be known and may be cited as the "Ordinance Regarding Landlord Registration" or "Landlord Registration Ordinance."

§ 152-2. Legislative authority.

This article is enacted pursuant to the provisions of Connecticut General Statutes §§ 47a-6a, 47a-6b, and 7-148.

§ 152-3. Findings and purpose.

The Town Council of the Town of Mansfield finds that the identification and knowledge of the whereabouts of nonresident owners of residential rental housing units in the Town of Mansfield is in the best interests of the community and will promote the public welfare, health and safety of the people of Mansfield. Accordingly, pursuant to the authority granted to municipalities by Connecticut General Statutes §§ 47a-6a, 47a-6b, and 7-148, the Town of Mansfield seeks to better protect, preserve and promote the health, safety, welfare and quality of life of its people by requiring nonresident owners of residential rental housing units to comply with this article.

§ 152-4. Definitions.

As used in this article, the following terms shall have the meanings indicated:

ADDRESS — A location as described by the full street number, if any, the street name, the city or town, and the state, and not a mailing address such as a post office box.

AGENT IN CHARGE — One who manages real estate, including, but not limited to, the collection of rents and supervision of property.

NONRESIDENT OWNER — Of a residential rental housing unit means any owner of such property who does not reside in any such unit or its associated premises, which is owned by her or him.

§ 152-5. Applicability.

This article shall apply to all existing occupied or vacant residential rental housing units and their associated premises in the Town of Mansfield, except that residential housing units that are the property of the State of Connecticut shall be exempt. This exemption shall not include residential rental housing units owned by an entity leasing real property from the State of Connecticut.

§ 152-6. Registration required; fees.

- A. By January 1, 2007, any nonresident owner of an existing occupied or vacant residential rental housing unit shall be required to file and maintain on file in the Office of the Building and Housing Inspection of the Town of Mansfield the current residential address of the nonresident owner of such property, if the owner is an individual. If a nonresident owner is a corporation, partnership, trust or other legal recognized entity, then the current residential address of the agent in charge of the building shall be filed in the Office of the Building and Housing Inspection of the Town.
- B. If such residential address changes, notice of the new residential address shall be provided by such nonresident owner or agent in charge of the building to the Office of the Building and Housing Inspection of the Town of Mansfield not more than 21 days after the date that the address change occurred.

- C. Each such nonresident owner or agent shall pay a fee of \$25 for each initial registration and a fee of \$10 for each notice of residential address change. Any owner or agent who fails to pay any such fee at the time of registration or notice may be fined \$90. **[Amended 7-9-2007, effective 8-6-2007]**
- D. If any such nonresident owner or agent fails to maintain on file an address as required by this section, the address to which the Town mails property tax bills for the residential rental housing unit shall be deemed to be the nonresident owner's or agent's current address. Such address may be used for compliance with the provisions of Subsection E of this section.
- E. Service of state or municipal orders relating to maintenance of any such residential rental housing unit or compliance with state law and local codes concerning such real property directed to the nonresident owner or agent at the address on file, or deemed to be on file in accordance with the provisions of this section, shall be sufficient proof of service of notice of such orders in any subsequent criminal or civil action against the nonresident owner or agent for failure to comply with the orders.
- F. Any person who violates any provision of this section shall have committed an infraction.

§ 152-7. Penalties for offenses; notice of assessment; appeals.

- A. As provided in Connecticut General Statutes §§ 47a-6a and 47a-6b, any nonresident owner or agent who shall violate any provisions of this article shall be assessed a civil penalty of not more than \$250 for the first violation and not more than \$1,000 for any subsequent violation.
- B. The Office of the Building and Housing Inspection of the Town of Mansfield shall send notice of the assessment to the nonresident owner or agent of the property that is the subject of the violation.
- C. Any person who is assessed a civil penalty pursuant to this section may appeal therefrom to the Superior Court. An appeal shall be instituted not later than 30 days after the mailing of notice of such assessment by filing a petition to reopen assessment, together with an entry fee in an amount equal to the entry fee for a small claims case pursuant to § 52-259 of the Connecticut General Statutes, at the Superior Court facility designated by the Chief Court Administrator, which shall entitle such person to a hearing in accordance with the rules of the judges of the Superior Court.

§ 152-8. Construction of terms.

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

Chapter 130: HOUSING CODE

[HISTORY: Adopted by the Town Council of the Town of Mansfield 5-8-2006, effective 7-1-2006. Amendments noted where applicable.]

GENERAL REFERENCES

Building construction — See Ch. 107.

Outdoor burning — See Ch. 114.

Litter — See Ch. 131.

Solid waste — See Ch. 161.

Streets and sidewalks — See Ch. 166.

Abandoned vehicles — See Ch. 179.

ARTICLE I General Provisions

§ 130-1. Adoption of code.

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

§ 130-2. Severability.

If any section, subsection, sentence, clause or phrase of this chapter is, for any reason, held to be unconstitutional or ultra vires, such decision shall not affect the validity of the remaining portions of this chapter. The Town Council hereby declares that it would have passed this chapter, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or ultra vires.

§ 130-3. Effect on other provisions or pending legislation.

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

§ 130-4. Publication of provisions.

The Town of Mansfield Town Clerk is hereby ordered and directed to cause this chapter to be published in a newspaper having circulation within the Town.

§ 130-5. Effective date.

This chapter and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect from and after July 1, 2006.

ARTICLE II Amendments to Code

§ 130-6. Revisions.

The following sections of said 2003 Edition of the International Property Maintenance Code are hereby revised as follows.

§ 130-7. Section 101, General.

SECTION 101, GENERAL, is amended as follows:

- A. **101.1 Title.** These regulations shall be known as the "Housing Code of the Town of Mansfield," hereinafter referred to as "this code."
- B. **101.2 Scope.** The provisions of this code shall apply to all existing residential rental housing units and their associated premises and constitute minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; the occupancy of existing structures and premises; and for administration, enforcement and penalties.

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

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

Connecticut State Building Code and Connecticut Supplement.

Connecticut Fire Safety Code.

Connecticut Public Health Code.

Town of Mansfield Code of Ordinances.

Town of Mansfield Zoning Regulations.

§ 130-8. Section 102, Applicability.

SECTION 102, APPLICABILITY, is amended as follows:

- A. **102.1 General.** The provisions of this code shall apply to all matters affecting or relating to residential rental housing units, structures and premises, as set forth in Section 101. Where, in a specific case, different sections of this code specify different requirements, the most restrictive shall govern.
- B. **102.3 Application of other codes.** Repairs, additions or alterations to a residential rental housing unit, structure, or premises, or changes of occupancy, shall be done in accordance with the procedures and provisions of the codes and documents outlined in Section 101.3. Nothing in this code shall be construed to cancel, modify or set aside any provision of the codes and documents listed in Section 101.3.
- C. **102.7 Referenced codes and standards.** The codes and standards referenced in this code shall be those that are listed in Chapter 8 and considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of the referenced standards shall apply.

§ 130-9. Section 103, Department of Building Inspection.

SECTION 103, DEPARTMENT OF BUILDING INSPECTION, is amended as follows:

- A. **103.1 General.** The Department of Building Inspection is hereby authorized and directed to enforce this code, and the executive official in charge thereof shall be known as the "Code Official."
- B. **103.2 Appointment.** The Town Manager of Mansfield shall appoint the Code Official; and the Code Official shall be subject to the Town Personnel Rules and Regulations or appropriate union contract.
- C. **103.5 Fees.** The fees for activities and services performed by the Department in carrying out its responsibilities under this code shall be as indicated in the schedule set forth in Chapter 9 of this code.

§ 130-10. Section 104, Duties and Powers of the Code Official.

SECTION 104, DUTIES AND POWERS OF THE CODE OFFICIAL, is amended as follows:

- A. **104.3 Inspections.** The Code Official shall make all of the required inspections, or shall accept reports of inspection by approved agencies or individuals. All reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The Code Official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the Town Manager.
- B. **104.8 Coordination of inspections.** Whenever an inspector from any agency or department observes an apparent or actual violation of some provision of some law, ordinance or code not within the inspector's authority to enforce, the inspector shall report the findings to the code official having jurisdiction.

§ 130-11. Section 106, Violations.

SECTION 106, VIOLATIONS, is amended as follows: **106.3 Prosecution of Violation.** The Code Official shall retain discretion to refer any violation of this code to the authority of the State of Connecticut for prosecution according to state law.

§ 130-12. Section 107, Notices and Orders.

SECTION 107, NOTICES AND ORDERS, is amended as follows:

- A. Delete without substitution: 107.2.6.
- B. **107.5 Transfer of ownership.** The Code Official may cause to be filed upon the Land Records of the Town of Mansfield any written notice of violation or order issued by the Code Official. In any such case, if and when compliance with this code is subsequently attained, the Code Official shall cause to be filed on the Land Records a writing that documents and explains any such result without delay.
- C. **109.6 Hearing.** Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person or persons severally or jointly aggrieved by any decision of the Housing Code Board of Appeals shall thereafter have the right to appeal such order to the Connecticut Superior Court.

§ 130-13. Section 110, Demolition.

SECTION 110, DEMOLITION, is amended as follows: **110.1 General.** Per Connecticut General Statutes Section 29-253, the Code Official shall order the owner of any premises upon which is located any structure which in the Code Official's judgment is "unsafe," meaning a building that constitutes a fire hazard or is otherwise dangerous to human life or the public welfare, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish and remove at the owner's option.

§ 130-14. Section 111, Means of Appeal.

SECTION 111, MEANS OF APPEAL, is amended as follows:

- A. **111.1 Application for appeal.** Any person directly affected by a decision of the Code Official or a notice or order issued under this code shall have the right to appeal to the Housing Code Board of Appeals, provided that a written application for appeal and a filing fee of \$100 are filed with the Clerk of the Board within 20

days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of the code or the rules legally adopted thereunder have been incorrectly interpreted or applied, the provisions of this code are not fully applicable, or the requirements of this code are adequately satisfied by other means.

- B. **111.2 Membership of Board.** The Housing Code Board of Appeals shall consist of three electors of the community who, in the opinion of the appointing authority, the Town Council, possess the experience, capability and judgment to pass on matters pertaining to this Code. The members shall serve staggered and overlapping terms of three years, but in the beginning, the three who are initially appointed shall serve terms of one, two and three years, respectively.
- C. **111.2.1 Alternate members.** The Town Council shall appoint two or more alternate members who shall be called by the Board Chairman to hear appeals during the absence or disqualification of a member. Alternate members shall possess the qualifications required for Board membership.
- D. **111.2.4 Secretary.** The Town Manager shall designate a qualified person to serve as Secretary to the Board. The Secretary shall keep and file a detailed record of all proceedings in the office of the Town Clerk.
- E. **111.2.5 Compensation of members.** Members shall not be compensated.

§ 130-15. Section 201, General.

SECTION 201, GENERAL, is amended as follows: **201.3 Terms defined in other codes.** Where terms are not defined in this code and are defined in the Codes and Regulation listed in Section 8, such terms shall have the meanings ascribed to them as in those codes.

§ 130-16. Section 202, General Definitions.

SECTION 202, GENERAL DEFINITIONS, is amended as follows:

- A. Amend: **BATHROOM.** A group of fixtures including or excluding a bathtub or shower consisting of a water closet and lavatory located together in the same room.
- B. Add: **RESIDENTIAL RENTAL STRUCTURES.** Shall include all dwelling and housing units defined by this code that are residential and rental structures except for those owned by the State of Connecticut. The terms "dwelling unit(s)" and "housing unit(s)" shall be considered synonymous for purposes of this code.

§ 130-17. Section 302, Exterior Property Areas.

SECTION 302, EXTERIOR PROPERTY AREAS, is amended as follows:

- A. Delete without substitution: 302.4 Weeds.
- B. Delete without substitution: 302.8 Motor vehicles.

§ 130-18. Section 304, Exterior Structure.

SECTION 304, EXTERIOR STRUCTURE, is amended as follows:

- A. **304.3 Premises identification.** Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 3 1/2 inches high with a minimum stroke width of 0.5 inch.
- B. **304.14 Insect screens.** During the period from May 1 to October 15, every door, window and other outside opening required for ventilation of habitable rooms shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm), and every swinging door shall have a self-closing device in good working condition.
- C. Delete without substitution: 304.18.1 Doors.

§ 130-19. Section 305, Interior Structure.

SECTION 305, INTERIOR STRUCTURE, is amended as follows: **305.1 General.** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, apartments, two or more dwelling units shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

§ 130-20. Section 306, Handrails and Guardrails.

SECTION 306, HANDRAILS AND GUARDRAILS, is amended as follows: **306.1 General.** Every exterior and interior flight of stairs having four or more risers shall have a handrail on one side of the stair, and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails and guardrails shall be in accordance with the codes and regulations listed in Section 8. **Exception:** Guards shall not be required where exempted by the adopted building code.

§ 130-21. Section 308, Extermination.

SECTION 308, EXTERMINATION, is amended as follows: **308.3 Single occupant.** The occupant of a one-family dwelling shall be responsible for extermination on the premises.

§ 130-22. Section 401, General.

SECTION 401, GENERAL, is amended as follows: **401.3 Alternative devices.** In lieu of the means for natural light and ventilation herein prescribed, artificial light or mechanical ventilation complying with the Building Codes and regulations listed in Chapter 8 shall be permitted.

§ 130-23. Section 402, Light.

SECTION 402, LIGHT, is amended as follows: **402.2 Common halls and stairways.** Every common hall and stairway in residential occupancies, other than in one- and two-family dwellings, shall be lighted at all times with at least a sixty-watt standard incandescent light bulb for each 200 square feet (19 m²) of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet (9,144 mm).

§ 130-24. Section 403, Ventilation.

SECTION 403, VENTILATION, is amended as follows: Delete without substitution 403.4 Process ventilation.

§ 130-25. Section 404, Occupancy Limits.

SECTION 404, OCCUPANCY LIMITS, is amended as follows: **404.1 Privacy.** Dwelling units, housekeeping units, rooming units and apartment units shall be arranged to provide privacy and be separate from other adjoining spaces.

§ 130-26. Section 502, Required Facilities.

SECTION 502, REQUIRED FACILITIES, is amended as follows:

- A. Delete without substitution: 502.3 Hotels
- B. Delete without substitution: 502.4 Employees' facilities.
- C. Delete without substitution: 502.4.1 Drinking facilities.

§ 130-27. Section 503, Toilet Rooms.

SECTION 503, TOILET ROOMS, is amended as follows:

- A. Delete without substitution: 503.3 Location of employee toilet facilities.

B. Delete without substitution: 503.4 Floor surface.

§ 130-28. Section 505, Water System.

SECTION 505, WATER SYSTEM, is amended as follows:

- A. Amend: **505.1 General.** Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the Building Code and Regulations listed in Chapter 8.
- B. Add: **505.2.1. Water test.** Prior to a rental certificate being issued pursuant to Chapter 9 of this code, a copy of a water test completed within the immediately preceding 24 months indicating that the water supply meets the following minimum standards must be submitted to the Code Official: **[Amended 3-26-2007, effective 4-20-2007]**

Chloride: less than or equal to 250 mg/l
Nitrate: less than or equal to 10 mg/l
Nitrite: less than or equal to 1.0 mg/l
Manganese: less than or equal to 0.5 mg/l
Chlorine, residual: less than .05 mg/l
Coliform bacteria: 0 col/100 ml

The sample must be drawn and tested by a firm certified by the State of Connecticut Department of Public Health to perform such duties. The provisions of this section shall not apply to dwelling units that are served by a public water supply or are regulated by the Water Quality Monitoring Schedule directed by the Connecticut Department of Public Health.

§ 130-29. Section 506, Sanitary Drainage System.

Add to SECTION 506, SANITARY DRAINAGE SYSTEM: **506.3 Private Sewage Disposal System Maintenance.** Prior to a rental certificate being issued pursuant to Chapter 9 of this code, a report provided by a pumper/hauler licensed by the Connecticut Department of Public Health, demonstrating that the on-site sewage disposal system has been cleaned and serviced within the past two years, must be submitted to the Code Official. The provisions of this section shall not apply to dwelling units that are served by a community sewer system.

§ 130-30. Section 602, Heating Facilities.

SECTION 602, HEATING FACILITIES, is amended as follows:

- A. **602.2 Residential occupancies.** Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68° F. (20° C.) in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality indicated in the Building Code listed in Chapter 8. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.
- B. **602.3 Heat supply.** Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guestroom on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a temperature of not less than 68° F. (20° C.) in all habitable rooms, bathrooms, and toilet rooms.

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

Per Connecticut General Statutes Section 19a-109, a temperature in any residential rental housing unit of less than 65° Fahrenheit in such unit shall be deemed injurious to the health of the occupants

thereof and violative of this code.

C. Delete without substitution: 602.4 Occupiable workspaces.

§ 130-31. Section 604, Electrical Facilities.

SECTION 604, ELECTRICAL FACILITIES, is amended as follows: **604.2 Service.** The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the Building Code and Regulations listed in Chapter 8. Dwelling units shall be served by a three-wire, 120/240-volt, single-phase electrical service having a rating of not less than 60 amperes.

§ 130-32. Section 702, Means of Egress.

SECTION 702, MEANS OF EGRESS, is amended as follows:

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

B. Delete without substitution: 702.2 Aisles.

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

§ 130-33. Section 704, Fire Protection Systems.

SECTION, 704, FIRE PROTECTION SYSTEMS, is amended as follows:

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

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

(1) On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.

(2) In each room used for sleeping purposes.

(3) In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split-levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level, provided that the lower level is less than one full story below the upper level.

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

§ 130-34. Chapter 8, Referenced Standards.

CHAPTER 8, REFERENCED STANDARDS, is amended as follows:

The provisions of this code shall be governed by the following:

Connecticut State Building Code and Connecticut Supplement

Connecticut Fire Safety Code

Connecticut Public Health Code

Town of Mansfield Code of Ordinances

Town of Mansfield Zoning Regulations

§ 130-35. Chapter 9, Rental Certification and Inspections.

Add CHAPTER 9, RENTAL CERTIFICATION AND INSPECTIONS:

**SECTION 901
CERTIFICATION**

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

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

Rental Certification Zone: The provisions of this chapter shall apply only to those residential rental housing units located within the Rental Certification Zone, hereinafter referred to as the "Certification Zone," or to any residential rental dwelling or dwelling unit whose owner requests such status and treatment by the Town of Mansfield. A map of the Certification Zone is attached as an appendix to this code. Editor's Note: A copy of the Certification Zone Map is included at the end of this chapter.

[Amended 3-26-2007, effective 4-20-2007]

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

1. Age-restricted to persons aged 55 and older.
2. Owned by the Mansfield Housing Authority.
3. Owned by the State of Connecticut. This exception shall not include those dwellings or dwelling units located within the Certification Zone that are owned by an entity leasing real property from the State of Connecticut.
4. Newly constructed housing units for the first five years after issuance of an initial certificate of occupancy by the Town of Mansfield Building Department.
5. Housing units in any building consisting of no more than four units, one of which is the owner's primary place of residence in which he or she remains for more than half of the calendar year.
[Amended 3-26-2007, effective 4-20-2007]
6. Single-family dwelling units rented or leased for a period not to exceed one year when the original owner occupant will return to that unit as his or her primary residence at the end of the rental term or lease.
7. Single-family dwelling units sold and rented or leased by the buyer to the seller as a condition of the sale to provide the seller with extended occupancy for a period not to exceed one year.

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

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

901.2 Conditions for issuance of certificates. Upon request of the owner, agent or other person authorized to rent a dwelling unit (hereinafter referred to as the "applicant"), the Code Official will be available at an appointed time, within a reasonable amount of time, agreed upon by the Code Official and the applicant, or later if the applicant requests, to inspect such dwelling or dwelling unit. If such inspection establishes that the dwelling or dwelling unit is in substantial compliance with this code, the Code Official shall issue a certificate of

compliance for said dwelling or dwelling unit, provided that all fees or other assessments charged against the dwelling or dwelling unit pursuant to this Housing Code have been paid. One copy of the certificate of compliance shall be handed to or sent by mail to the applicant; a second copy shall be posted by the owner or his/her designated agent in a conspicuous location inside the dwelling or dwelling unit for the information of the tenant and shall not be removed by or at the direction of anyone other than the tenant; and a third copy shall be kept on file in the Code Official's office. After the issuance of a certificate, if, upon reinspection pursuant to this code it is determined by the Code Official that the dwelling or dwelling unit is no longer in substantial compliance with this code, the certificate may be revoked by the Code Official in a writing stating the reasons for the revocation.

[Amended 3-26-2007, effective 4-20-2007]

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

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

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

901.6 Violations and penalties. Any owner, agent or other authorized persons who lets for occupancy any dwelling or dwelling unit in the Town of Mansfield and who does not hold a valid certificate of compliance from the Code Official shall be given written notice by said official of said violation by personal service or by certified mail, addressed to said owner, agent or other authorized person in control of the subject property at his/her last known address. Any such person or entity who or which fails to cure such violation within 15 days after the date of such written notice may be assessed a fine of not more than \$100 per day for each and every day that such violation continues, as each day of such continued violation shall be considered a separate violation of this chapter.

[Amended 3-26-2007, effective 4-20-2007]

SECTION 902 INSPECTIONS

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

A. For the purpose of making such inspections, the Code Official, with the consent of the owner, occupant or person in charge, is hereby authorized to enter, examine and survey all dwellings, dwelling units, rooming units and premises at such time mutually satisfactory to and agreed upon by the Code Official and the owner or occupant of a dwelling, dwelling unit or rooming unit or the person in charge thereof. Such inspection, examination or survey shall not have for its purpose the undue harassment of the owner or occupant, and such inspection, examination or survey shall be made so as to cause the least amount of inconvenience to said owner or occupant, consistent with an efficient performance of the duties of the Code Official. To further ensure that the policy of this chapter, which is to achieve compliance through cooperation of owners and occupants,

shall be successfully maintained, it shall be the practice of the Code Official, whenever practicable, to provide reasonable advance notice to owners and/or occupants of projected special inspections or inspections of a routine nature. Ultimately, no owner or occupant of a residential rental housing unit or rooming unit may unreasonably withhold from the Code Official consent to access the premises for the purpose of performing any inspection authorized by this code.

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

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

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

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



A Housing Code for the Town of Mansfield Executive Summary

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

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

Chapter 1

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

Chapter 2

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

Chapter 3

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

Chapter 4

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

Chapter 5

This chapter establishes the minimum criteria for the installation, maintenance, and location of plumbing systems and facilities, including the water supply system, water heating appliances, sewage disposal system and related plumbing fixtures. Existing plumbing installations may present unique inspection problems for the code official, as almost all are concealed by finished walls, ceilings and floors. The code official must inspect the visible portions of the system and assess the acceptability of the whole installation. To help the code official make suitable judgments, Chapter 5 lists basic principles of environmental sanitation and safety for the design, installation and maintenance of plumbing systems, which establish the fundamental concepts behind health and safety regulations for plumbing systems. In addition, this chapter requires owners of rental dwelling units within the rental certification zone to provide evidence demonstrating that: 1) the water supply meets certain minimum standards; and 2) the private sewage disposal system has been cleaned and serviced within the past two years.

Chapter 6

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

Chapter 7

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

Chapter 8

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

Chapter 9

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

1. Age-restricted to persons aged fifty-five (55) and older.
2. Owned by the Mansfield Housing Authority.
3. Owned by the State of Connecticut. This exception does not include those dwellings or dwelling units located within the Certification Zone that are owned by an entity leasing real property from the State of Connecticut.
4. New construction up to five years of age.
5. Owner-occupied buildings, subject to a maximum of four units.
6. Single-family dwelling units rented or leased for a period not to exceed one year when the original owner occupant will return to that unit as his or her primary residence at the end of the rental term or lease.
7. Single-family dwelling units sold and rented or leased by the buyer to the seller as a condition of the sale to provide the seller with extended occupancy for a period not to exceed one year.

Prepared by: M. Hart and M. Nintean

Revised: May 9, 2006



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *M.H.*
CC: Maria Capriola, Assistant to Town Manager; Curt Vincente, Director of Parks and Recreation; Jay O'Keefe, Assistant Director of Parks and Recreation
Date: March 24, 2008
Re: Parks and Recreation, Co-Sponsorship Policy Revision

Subject Matter/Background

The Town's Co-Sponsorship Policy was first adopted on January 10, 1983 and then revised in January 24, 1994. The policy was first created to formalize cooperative arrangements between the Parks and Recreation Department and local, independently run youth sports organizations and groups. It is recognized that volunteers from these organizations provide a valuable service to the community that could not otherwise be provided without significant resources and support from the Town. There is high participation in youth sports locally and around the country and it is important that standards are set to properly serve our youth. The Parks & Recreation Department serves as a local chapter of the National Youth Sports Coaches Association (a division of the National Alliance for Youth Sports) and the Director also serves as the Chair of the Connecticut Recreation and Parks Association Youth Sports Committee. The proposed revisions to this policy seek to clarify current practices with our local youth sports organizations and update current standards in the Parks and Recreation field such as coach's certification and background checks.

The Recreation Advisory Committee (RAC), with support of staff, has reviewed annual applications from the youth sports organizations. RAC has reviewed the proposed revisions to the policy over the last year and a half and recommends that the policy revision be approved. In addition, staff has met with existing youth sports organization representatives via quarterly Youth Sports Coordinators organizational meetings facilitated by staff, in order to solicit feedback on the proposed changes. All three existing groups, Mansfield Little League, Mansfield Junior Soccer Association (a division of WAM United Soccer Club) and the Tri-Town Youth Football and Cheerleading Association have been provided with opportunities to have input on the proposed policy revisions. Their suggestions were incorporated where possible after review by RAC.

Financial Impact

The Parks & Recreation Department provides general oversight to ensure that the policy is followed and coordinates field use while the Public Works Department provides field maintenance. These in-kind services are essential for the youth sport

organizations to be able to provide valuable recreational services to the community independently of the Town. These complimentary efforts provide important health, exercise and recreational outlets for hundreds of Mansfield youth on an annual basis.

Recommendation

The Recreation Advisory Committee has reviewed the proposed policy revisions and recommends its approval by the Town Council. If the Town Council concurs with this recommendation, the following motion is in order:

Move, effective March 24, 2008, to adopt the Co-Sponsorship Policy dated March 24, 2008, as endorsed by the Recreation Advisory Committee.

Attachments

- 1) Co-Sponsorship Policy (proposed additions in **bold**, proposed deletions in ~~strikethrough~~)
- 2) National Youth Sports Coaches Association Standards for Youth Sports
- 3) Coaches Code of Ethics
- 4) Parents Code of Ethics
- 5) Players Code of Ethics
- 6) Volunteer Coaches Background Check Policy

DRAFT

TOWN OF MANSFIELD Department of Parks and Recreation

CO-SPONSORSHIP POLICY

Adopted January 10, 1983

Revised January 24, 1994

Proposed Revisions March 24, 2008

Section 1: Establishment. The Mansfield Parks & Recreation Department and the Recreation Advisory Committee encourage and support the formation, continuance, and growth of all recreation programs through the Department's Co-Sponsorship Policy.

Section 2: Definitions: As used in this agreement the following words or phrases shall have the meaning ascribed to them in this section.

Co-sponsorship shall mean a cooperative arrangement between the Parks & Recreation Department and a group or organization to provide recreational programs and activities which involve a mutual need and interest to the community.

Self-Sufficient shall refer to a group or organization that is able to supply its own needs without external assistance from the Mansfield Parks and Recreation Department, including but not limited to the following items: advertising, equipment, facilities, and staff.

Section 3: Eligibility and Application Process for Co-sponsorship Status. The Parks and Recreation Department and the Recreation Advisory Committee will extend approval for co-sponsorship to an organization if it is able to demonstrate evidence of its structure and responsibility according to the following criteria:

- (a) Justification statement of community need for the organization's services. Services cannot be widely available by other established non-profit organizations/agencies within the service area.
- (b) A brief history of the organization.
- (c) A statement of purpose, goals, and objectives.
- (d) A constitution and by-laws, including;
 1. Provisions for election of officers and names of executive board members.
 2. The executive board's ~~position~~ **authority** and status shall be stated with regard to the organization and its policy or advisory capacity.

3. **A complaint handling policy with detailed procedures including formal complaints and responses are to be made in writing, and to whom shall review the complaint.**
 4. **For Youth Sports: A coach's selection process procedure.**
- (e) Sponsorship and/or administration of the organization must be performed by a volunteer Board of Directors, ~~a majority of whom are Mansfield residents~~ **with at least one executive board member who is a Mansfield resident.**
 - (f) List of current active officers **and board members.**
 - (g) Plan of evaluation of activities of the organization.
 - (h) Plan of accountability for both Town and organization inventory of equipment and disposing of such equipment upon disbandment of the organization and/or abolishment of the co-sponsorship agreement.
 - (i) Copy of insurance coverage.
 - ~~(j) Copy of proposed budget (following the Town's fiscal year and format).~~
Now addressed under section 4 C

Section 4: Obligations of Co-sponsorship Status. The co-sponsored group or organization must operate in accordance with the following conditions:

- (a) Provide its own liability and/or accident insurance with the Town of Mansfield name on the policy as additional insured and file certificates of such insurance with the Town Manager's Office; co-sponsored groups and their participants are not covered by Town liability and/or accident insurance.
- (b) Hold a minimum of three organization meetings each year and submit minutes from each meeting to the Mansfield Parks & Recreation Department, ~~subject to Department discretion~~ **within two weeks of board approval.** These meetings must be open to Mansfield Parks & Recreation Department administrators and/or any Recreation Advisory Committee members. Thus notification of such meetings must be communicated to the Department two weeks in advance, accompanied with an agenda.
- (c) Submit yearly financial reports to the Mansfield Parks & Recreation Department, ~~subject to Department discretion.~~
- (d) Have an organization representative meet with ~~the Director of Recreation a~~ **Department appointed liaison** at least **once** ~~three times~~ each year to review programs that are to be offered within an adequate amount of time

before they are initiated. *(Moved from G)* Notify Mansfield Parks and Recreation Department of any major changes to take place in the group/organization or its program before initiation.

- (e) Submit complete **participant** membership list with names, addresses and phone numbers on an annual basis.
- (f) Offer programs and activities under co-sponsorship in which a majority of the participants are Mansfield residents. Furthermore Mansfield residents shall be given priority at time of registration. **In a season in which Mansfield residents are not the majority of participants, the Parks and Recreation will review future programming seasons with the organization for possible modifications to the co-sponsorships (i.e. charge for facility usage, feasibility of continued co-sponsorship status).**
- (g) **Moved to (d)**
- (g) Provide scholarships or fee waivers to participants, whenever possible, consistent with the Town's Fee Waiver Ordinance.
- (h) Provide programs and activities to participants of all income levels and be open to anyone wishing to participate regardless of any disabilities or skill level.
- (i) Provide opportunities for recreation level play with an expectation of equal participation/playing time, skill development and enjoyment as the primary program format. A "travel, select or premier" type of program may only be offered if a recreation level of participation is provided as the main emphasis within the organization. ~~for the development and learning of skills and having fun/enjoyment in a primarily recreational atmosphere.~~
- (j) **All executive board members/administrators, teachers, coaches, and instructors associated with athletics maintain National Youth Sports Coaches Association (NYSCA) certification in the specific sport they are leading.**
- (k) **Screen administrators, teachers, coaches, and instructors by the following means: 1) job description; 2) job application; 3) verbal or written interview; and 4) complete and pass an annual background screening by Southeast Security Consultants, Inc. (SSCI) or Town approved equivalent. Criteria for passing the annual background check will be measured according to the results from SSCI in relation to the Town of Mansfield Volunteer Coaches Background Check Policy.**
- (l) **Ensure that only those screened administrators, teachers, coaches,**

and instructors are in charge of leading program participants. If a parent helper is to assist the group, minimally a screened and approved volunteer must supervise the lesson, practice and/or game.

- (m) **Provide an opportunity for a formal participant evaluation (i.e. handout evaluation forms at last two sessions) including the participants' satisfaction with the program content, teachers/coaches/instructors knowledge, administrators effectiveness, and overall enjoyment of the program.**
- (n) **The Co-sponsored group or organization must abide by all rules, regulations, and standards set forth by the Mansfield Parks and Recreation Department, the Town of Mansfield, and the Board of Education. As a local chapter of the NYSCA (a division of the National Alliance for Youth Sports, NAYS), the Parks & Recreation Department follows the National Standards for Youth Sports as published by NAYS.**
- (p) **Other: Any justified concern by Mansfield Parks and Recreation/Town regarding unethical, immoral or other behavior by one or more of the co-sponsored organization staff may warrant a review of such justified concerns. The review may result in modification or termination of the co-sponsorship agreement. Such modification is at the sole discretion of the Parks and Recreation Department. Decisions may be appealed to the Town Manager and appointed review board.**

Section 5: Annual Review. An organization representative must meet with the Recreation Advisory Committee at least once annually to review the organization's program, past fiscal year's budget and proposed coming fiscal year's budget, and their plans for the next fiscal year. The organization must submit in writing, two weeks prior to this meeting, any changes in the organization's purposes, goals and objectives, officers, program administration and personnel, or fee structure, if any, for enclosure in the Recreation Advisory Committee's agenda package.

Section 6: Co-sponsorship Agreement. It shall be the policy of the Mansfield Parks & Recreation Department and the Recreation Advisory Committee to accept an organization under the Co-sponsorship Agreement if it is deemed that such an organization is in need of assistance for continuance and growth. Under the Co-sponsorship Agreement, the co-sponsored organization may be eligible for the following support and services upon conforming to the specified stipulations:

- ~~(a) Secretarial services such as typing schedules, rosters, advertising and publicity (news releases, public service announcements, flyers, and posters), which incur no expense to the Recreation Department other than overhead costs. Notification of the required service must be given to the Recreation Department three (3) weeks prior to the anticipated completion/dispersion date, accompanied with the data in need of~~

preparation.

- (a) Scheduling services such as **coordinating** and providing facilities (fields or **concessions**) are available. Notification of such matters must be made to the ~~Director of Recreation~~ the Department, preferably one month in advance or as soon as possible to assure accommodation.
- (b) **For Youth Sports: A clinician for providing NYSCA coaches training and or administrators training a minimum of one time per year for each sport group. Membership fee not included.**
- (c) **Distribution of flyers (after copying by organization) to schools and Community Center.**
- (d) **Use of copy machines by appointment for a possible fee and according to Department policy.**
- (e) ~~Provision of equipment through~~ **Request** loan of department equipment. Notification must be made to the Department as soon as possible.
- (f) Co-sponsored groups/organizations are invited to submit program information for additional advertising support for publication in the Department's program brochure. ~~Information must be submitted one month prior to the publication date.~~

Section 7: Withdrawal of Co-sponsorship Status. The Mansfield Parks & Recreation Department and the Recreation Advisory Committee reserve the right to withdraw approval for co-sponsorship with adequate notice, contingent upon any or all of the following stipulations:

- (a) If the conditions of the Co-Sponsorship Agreement and the general regulations are not met.
- (b) If the rules, regulations, and standards of the Mansfield Parks & Recreation Department are not followed.
- (c) If, in the determination of the **Department and** Recreation Advisory Committee, the co-sponsored group is self-sufficient and no longer needs the services of the Department.
- (d) For any other reason as determined by the **Department and** Recreation Advisory Committee in which the agreement is no longer in the Town's best interest.

Section 8: Appeals. Any group or organization shall have the right to appeal a decision of the **Department and** Recreation Advisory Committee that resulted in a denial or withdrawal of co-sponsorship status. Appeals shall be heard by the Town Council. An appeal shall be filed with the Town Council within thirty (30)

days of the time when the said decision was issued and the organization was contacted. The appeal shall then be put on the agenda of a Council meeting at which time both the aggrieved group or organization and the **Department and Recreation Advisory Committee** shall have a chance to present material in their defense. The Council shall then discuss the issue, having the chance to ask questions of either of the two parties, and then making a determination through a majority vote of whether to uphold or overturn the decision of the Recreation Advisory Committee. The Council may delay a final decision until a future meeting, with the decision of the **Department and Recreation Advisory Committee** standing during the interim time.

Forms for application for Co-sponsorship are available to groups and organizations at the Mansfield Parks and Recreation Department, 10 South Eagleville Road, Mansfield, Connecticut 06268.

MANSFIELD PARKS AND RECREATION DEPARTMENT

Application for Organization Co-Sponsorship

ORGANIZATION: _____

CONTACT PERSON: _____ TITLE: _____

ADDRESS: _____

DAY PHONE: _____ EVENING PHONE: _____

SIGNATURE: _____ DATE: _____

This is a: New Application Renewal Application

Instructions/Special Conditions:

- 1) All information required by the Co-Sponsorship Policy must be submitted in writing with this application.
- 2) All approvals for assistance desired will only be valid if all requests for assistance and the information regarding that request are submitted to the Department within the time frame specified in the Co-Sponsorship Policy. It is the responsibility of the organization to confirm deadline dates for request of services.
- 3) Please attach and check-off the following items:
 - () - Statement of Community Need - CSP Section 3a
 - () - Organization History - CSP Section 3b
 - () - Statement of Purpose, Goals & Objectives - CSP Section 3c
 - () - Organizations Constitution and By-Laws - CSP Section 3d
 - () - List of Current Officers - CSP Section 3f
 - () - Plan of Evaluation - CSP Section 3g
 - () - Plan of Accountability for Equipment - CSP Section 3h
 - () - Copy of Insurance Coverage - CSP Section 3i
 - () - Copy of Proposed Budget - CSP Section 4c

Other Comments:

This Application for Parks and Recreation Department Co-Sponsorship is made with full understanding of the Co-Sponsorship Policy as adopted by the Mansfield Town Council, and of the restrictions and/or limitations as stated above therein. This application is also made with the understanding that if approved it will be effective for one calendar year, subject to review at any time within that year, and eligible for renewal on the anniversary

date for one additional year provided that all the conditions of the policy regarding Co-Sponsorship are met in full.

As the representative for this organization, I agree for this organization to abide by the Co-Sponsorship Policy and the provisions of this agreement.

Organization Representative

Date

Approved for Co-Sponsorship

Denied Co-Sponsorship

Comments:

Director of Parks and Recreation

Date

Chairman, Recreation Advisory Committee

Date

National Standards for Youth Sports

2008 Edition



Compiled by

National
ALLIANCE
For Youth Sports

Modifying the Sports Environment for a Healthier Youth

An Introduction to the National Standards for Youth Sports

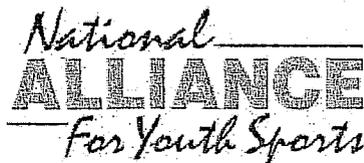
The National Alliance for Youth Sports (NAYS) is pleased to release this revised edition of the National Standards for Youth Sports. The original version of the National Standards for Youth Sports were released in 1987 to provide direction for parents to follow when developing and administering youth sport for children. Since then, the Standards have served as the blueprint for how thousands of recreation professionals have conducted their youth sports programs through the years in an effort to meet the needs of all their participants.

In December 2007, a dedicated group of professional youth sports administrators convened during the International Youth Sports Congress in Orlando, Florida to re-examine the Standards in relation to the current youth sports environment. This new edition reflects the consensus of this group and addresses a variety of topics that currently affect the delivery of youth sports programs.

The purpose of these Standards is to provide a framework by which youth sports programs are designed and executed. While the previous edition was focused on parents and the role of parents within the youth sports landscape, this new version is directed to the league and program administrators. The National Standards for Youth Sports place in motion a nation policy for youth sports.

In addition to the nine standards, we have included three additional sections that provide information to parents, volunteer coaches and participants to explain what the National Standards for Youth Sports specifically mean to each group.

For more information about the National Standards for Youth Sports contact:



2050 Vista Parkway
West Palm Beach, Florida 33411
561-684-1141
800-688-KIDS
www.nays.org

Standard #1 Quality Sports Environment

Youth sports programs must be developed and organized to ensure, as well as to enhance, the emotional, physical, social and educational well-being of children.

Background:

A wide variety of youth sports experiences are available today. Historically, many programs have been modeled after adult-oriented programs using rules, skill expectations and competitive requirements replicated from high school, college and professional levels. Today, programs must be designed and administered so that every child, regardless of their abilities, has an opportunity to positively benefit from participation.

Rationale:

Youth sports programs should be based on meaningful participation. All children physically and emotionally mature at different rates. In order to have a quality youth sports environment consider the appropriate age range of the participants, the rules of the sport and the proper level of physical and emotional stress.

Implementation:

1. Leagues should be required to abide by written policies and procedures.
2. Leagues should be guided by a written mission statement that provides a foundation for the program's purpose and goals.
3. Leagues should maximize play time for all by establishing a minimum play rule/policy.
4. Leagues should organize programs using the following guidelines, although modifications can be made when total participation numbers are low:
 - a. Developmental Programs for children 6 years old and under:
 - * Informal teams
 - * Focus on motor skill development
 - * Scores and/or standings not emphasized
 - * Roster size, rules, equipment and fields modified
 - * Limited uniforms
 - * Post-season tournament or all-star competition highly discouraged
 - * Encourage boys and girls to participate together whenever possible
 - * No travel
 - * Coaches permitted on playing surface
 - b. Instructional Sports Programs for 7 to 8 year olds:
 - * Focus on skill development and rules of the game
 - * Scores and standings not emphasized
 - * Roster size, rules, equipment and fields modified
 - * Limited uniforms
 - * Encourage a variety of position and situational play
 - * Post-season tournament or all-star competition discouraged
 - * Encourage boys and girls to participate together whenever possible
 - * Travel discouraged
 - * Coaches permitted on playing surface
 - c. Organizational Programs for 9 to 10 year olds:
 - * Scores kept but standings de-emphasized
 - * Roster sizes, rules, equipment and fields modified when necessary
 - * Encourage a variety of position and situational play
 - * Out-of-community postseason play only when necessary
 - * No national tournament participation
 - d. Skill Enhancement and Enrichment Programs for 11 year olds and above:
 - * Scores and standings de-emphasized
 - * Proper grouping and selection procedures to ensure fair and equitable teams
 - * Encourage a variety of position and situational play
5. Leagues should develop skill level assessments to establish teams using methods to ensure teams are balanced by considering weight, skill and special needs when grouping children.
6. Leagues should establish a no-cut policy so all children can participate in recreational programs.
7. League standings should be discouraged below the age of nine and de-emphasized below the age of 13.
8. Leagues and coaches should not require sports specialization or year-around participation.

Standard #2 Sports participation should be fun and a portion of a child's life

Youth sports are only one portion of a child's life that must be balanced with other social and educational experiences and activities.

Background:

The foundation for human development occurs during the early years of life. Individuals that are exposed to many different learning situations increase their potential for successful development. Youth sports participation is a valuable component to a child's overall healthy development.

Rationale:

Parents, coaches and league administrators need to encourage children to be involved in a variety of programs and activities to experience positive growth and development, while taking great care to ensure that the child isn't overscheduled or that activities don't detract from their academic learning. Parents must respect a child's decision to play or not play, while keeping in mind that commitment is still important for their growth and development. Parents, coaches and league administrators must also realize that a child's involvement in youth sports affects the entire family.

Implementation:

1. Leagues, parents and coaches should encourage participation in a variety of youth activities in addition to sports while not over-scheduling.
2. Leagues should establish rules that limit organized practices and games to no more than one hour a day and three days a week up to age 8; not more than 1.5 hours and four days a week for ages 9 to 12; and not more than two hours and four days a week for ages 13 and above.
3. Leagues should adopt policies that make provisions for excused absences.
4. Everyone involved should understand that positive life skills are learned/gained from participation in youth sports programs.

Standard #3 Training and Accountability

Adults involved with youth sports must receive training and important information about the program and must be held accountable for their behavior.

Background:

Sports participation can lead to physical and emotional harm if those responsible have no training. In many cases, adults involved with youth sports organizations have not received formal training. Adults are an essential component of organized sports programs, whose own motives, morals and beliefs can influence how programs are conducted and their outcomes.

Rationale:

To ensure that everyone involved strives to make the youth sports program safe, positive and fun for all children, all administrators, coaches and parents must receive information about the program's philosophy, policies and procedures, as well as specific knowledge required for each position. By holding everyone accountable for their behaviors, high quality programming can be ensured.

Implementation:

1. Parents, coaches and volunteers should be provided written information that outlines the program's purpose, as well as policies and procedures.
2. Coaches and staff should be trained in the following areas: the emotional needs of children; safety, injury prevention and first aid; conditioning; hydration and nutrition; teaching proper sport techniques; including all children; child abuse prevention; and drug, alcohol and tobacco prevention.
3. Coaches should be encouraged to continually gain general and sport-specific coaching skills.
4. Leagues are encouraged to provide additional educational resources for coaches and parents to assist them in providing the best possible youth sports experience for each child.
5. Adults involved should be provided information about the types of child abuse, recognizing symptoms of child abuse and neglect and understand reporting procedures.
6. Leagues should adopt a positive coaching recruitment policy that encourages the recruitment and selection of qualified women and men regardless of race, creed, sex or economic status.
7. All volunteers should be required annually to sign a code of conduct pledging their commitment to provide enjoyable, healthful youth sports experiences.
8. Leagues should establish an accountability procedure and disciplinary process to remove anyone who does not abide by its policies and procedures.
9. Coaches and parents should encourage and apply proper principles of conditioning.

STANDARD #4 Screening Process

To ensure the safety and well being of children in youth sports, individuals with regular, repetitive access or contact with children must complete the screening process.

Background:

Volunteers are crucial to the delivery of youth sports programs. Leagues have a responsibility to protect participants against unsafe individuals by implementing a comprehensive screening system. Screening is a process with many elements that an organization uses to protect participants.

Rationale:

Leagues must be selective when choosing volunteers since parents are entrusting their children to the adults running the youth sports league. Consistent and comprehensive screening strengthens the organization's protective shield. The time, energy and costs invested in screening are much less than what will be necessary if an incident, abuse or neglect occurs in the organization.

Implementation:

1. Leagues must use appropriate and available screening techniques for selecting and assigning individuals to ensure that children are protected.
2. A written screening policy should be included in policies and procedures.
3. A written job description outlining the duties and responsibilities should be available for every position.
4. Job descriptions should be read, signed, dated and kept on file to ensure an understanding of the position and the league's expectations.
5. Volunteers should be required to complete and sign an application form.
6. Leagues should contact references provided by potential volunteers.
7. Leagues are encouraged to interview volunteers.
8. A criminal history background check should be conducted on all volunteers.
9. Leagues are encouraged to develop procedures and disqualifiers to determine what issues make a volunteer undesirable.

Standard #5 Parents' Commitment

Parents/guardians must take an active and positive role in their child's youth sports experiences.

Background:

Leagues should encourage parents to be caring and active in their child's youth sports experiences by providing positive support as a spectator, coach and league administrator. Many parents do not get involved at all in their child's youth sports experience, while others become overly involved. All parents should be required to demonstrate their positive commitment by signing a code which outlines the opportunities their child should have through participation, as well as the responsibility the parent has in supporting the youth sports experience.

Rationale:

Parents are one of the keys to their child's youth sports experiences. Parents who receive an orientation and who are required to sign a code of conduct are usually more positive and supportive of their children. They need to demonstrate the participation benefits by attending games, practices, or team social events; or by just expressing their positive support. Parents should discuss participation with their child and help in evaluating his/her experiences.

Implementation:

1. Parents should be required to complete a league orientation meeting annually. The orientation should cover the following areas: youth sports philosophy, program goals, expected behaviors and responsibilities, as well as sport specific information.
2. Teams should be required to have a minimum of one team/parents' meeting at the beginning of each sports season.
3. Parents must demonstrate their commitment to their child's youth sports experience by annually signing a parental code of conduct.
4. A child should not be allowed to participate if their parent refuses to sign the parental code of conduct.
5. Parents should familiarize themselves with the specific sport, including the rules of the game.
6. Leagues should encourage parent-child communication about their youth sports experiences.
7. Leagues should maintain open communication channels with parents through newsletters, league meetings and email.
8. Leagues should promote parental involvement in roles such as coach, team manager, fund-raiser, league manager, special assistant and fan.

Standard #6 Sportsmanship

Everyone involved in youth sports programs should exhibit positive sportsmanship behavior at all times.

Background:

Children will follow the example of adult role models, positively or negatively. Children will copy or imitate sports behaviors witnessed, including the development of values based on that behavior. Adults must be a positive role model exhibiting sportsmanlike behavior at games, practices, and at all times while giving positive reinforcement to the children and supporting their coaches, staff and other volunteers.

Rationale:

If the youth sports experience is to be a positive one for each child, adults must demonstrate sportsmanlike behavior as a fan, coach, and/or league administrator. They need to encourage fun, guide with positive reinforcement and give praise for successes along the way. When a child makes a mistake, separate the mistake from the child. Adults need to encourage peer support and give positive verbal support to team members, opponents and coaches of their child.

Implementation:

1. Leagues will develop a sportsmanship/conduct code that includes positive expectations and describes unacceptable behaviors (for example berating players, coaches, officials; use of vulgar language; and intoxication).
2. Leagues will promote fair play, respect for the game and graciousness in losing or winning.
3. Leagues will communicate conduct requirements to administrators, coaches, parents, players and spectators through policies and procedures, newsletters, email, website, telephone calls and announcements.
4. Leagues will develop an enforcement plan for implementing a sportsmanship/conduct code, including disciplinary procedures.

Standard #7 Safe Playing Environment

Youth sports programs must provide safe playing facilities and equipment, healthful playing situations and proper first aid applications, should the need arise.

Background:

Coaches and league administrators have the responsibility to inspect and ensure proper maintenance of facilities; to have knowledge of proper equipment selection and appropriate use; to understand the physical consequence of improper skill techniques; have the ability to modify rules for safe-playing situations; understand the physical need for a proper child-oriented conditioning program; and have knowledge of prevention and first aid for athletic injuries, including the ability to implement emergency procedures.

Rationale:

Children participating in youth sports are exposed to a variety of organized risk-taking opportunities. It is important for programs to take every precaution to protect participants from dangerous situations and in the event of an accident or emergency, everyone must be prepared to respond appropriately.

Implementation:

1. Leagues must implement procedures for inspecting playing facilities for safety hazards before every youth sports activity.
2. Leagues should develop procedures for continual safety inspections of all playing equipment.
3. Leagues must not allow participation during unsafe conditions, such as lightning storms, darkness, playing sites in disrepair, etc.
4. Leagues should develop emergency action plans and these should be communicated to everyone involved at the beginning of the season or program.
5. Leagues should establish procedures to ensure that all teams and events have an emergency first aid plan for administering to injuries, as well as policies in place for dealing with dangerous weather conditions and hazards that pose injury risks.
6. Leagues should require basic medical and injury treatment forms to be properly completed and signed by parents.
7. Leagues should require that at least one adult trained in CPR (cardiopulmonary resuscitation) and basic first aid is always on site at any practice or game.
8. Leagues should require coaches to carry each player's emergency contact and health information at all practices and games.
9. Leagues should demand that teams have a fully equipped first aid kit at all youth sports activities.
10. An AED (automated external defibrillator) should be located in proximity to all fields, courts and rinks.
11. Leagues should remove coaches that knowingly allow a player to play while having a serious injury or knowingly create unsafe play situations.
12. Leagues should enforce a policy that requires written permission from a doctor prior to allowing a child to participate following an injury.
13. Leagues should provide information to everyone regarding proper hydration techniques.
14. Children below the age of 11 should participate in activities that contain limited collision potential and feature modified rules that will significantly reduce the chances of injury.
15. Leagues should mandate that at least two adults are always present during practices, games and any other related activity.
16. Leagues must adopt rules/policies banning rapid weight loss/gain procedures used solely for participation in youth sports.
17. Leagues must select equipment designed to ensure injury reduction for participants, (i.e. baseballs designed to reduce injuries, soccer shin guards, approved protective equipment in contact sports).

Standard #8 Equal Play Opportunity

Parents, coaches and league administrators must provide equal play opportunity for all youth regardless of race, creed, sex, economic status or ability.

Background:

The cost of participation in youth sports is financially out of reach for some kids. Sports opportunities for girls, minorities and children with disabilities have improved but are still not equal.

Rationale:

All children deserve the opportunity to play regardless of race, creed, sex, economic status or ability. Coaches, parents and league administrators should recognize stereotyping and demand that prejudice of any type be prohibited. Every effort should be made to provide financial assistance to those unable to afford participation, including the cost of safe equipment. Adult youth sports leaders must teach acceptance, tolerance and respect for people of all abilities, sizes, shapes, colors and cultural and economic backgrounds.

Implementation:

1. Leagues must adopt a non-discrimination policy that ensures participation for all children regardless of race, creed, sex, economic status or ability.
2. Leagues should make provisions whenever possible to allow all children to participate regardless of their financial ability to pay.
3. Leagues are encouraged to provide programs that allow boys and girls to participate together whenever possible.
4. Leagues must encourage equal play time for all participants.
5. Leagues must make reasonable accommodations to encourage children with disabilities to participate.

Standard #9 Drug, Tobacco, Alcohol and Performance Enhancer-Free Environment

Parents, coaches, officials, fans, players and administrators must be drug, tobacco, alcohol and performance enhancer free at youth sports activities.

Background:

Sports participation has long been characterized as a means of developing character and positive values. Information indicates that peer pressure, negative peer group associations and unhealthy adult role models may actually increase the use of drug, tobacco and alcohol use among youth participants as well as lead to the use of performance-enhancing drugs.

Rationale:

Adults involved in youth sports must be educated about all drugs, including performance enhancing drugs. Leagues should have policies to deal with the use of drugs, tobacco and alcohol, emphasizing prevention through education. Parents, league administrators and coaches should be trained to identify signs of usage and know how to access community resources. Healthful role modeling should lead the way for influencing youth participants to avoid drug, tobacco and alcohol use and to promote seeking safe and healthy improvements through proper training methods that don't involve the use of performance-enhancing drugs to gain an unfair advantage.

Implementation:

1. Leagues should adopt rules prohibiting the use of performance enhancing drugs, alcohol, illegal substances and/or tobacco at all youth sports events.
2. Leagues should provide coaches and parents educational information on identifying signs and symptoms of substance use.
3. Leagues should establish written policies and implementation procedures for immediately dealing with substance use by coaches and players and communicate this information to coaches, players, and parents.
4. Leagues should continually encourage dialogue between coaches, players and parents about the need for an alcohol, tobacco and drug-free environment for children.
5. Leagues must ban all forms of tobacco use during any youth sports related activity.
6. Leagues should discourage participants from using caffeine products (pills, gum and drinks).
7. Leagues must not allow alcohol to be sold or allowed to be brought into youth sports games, practices or related events.
8. Leagues should develop an enforcement plan for removing adults and players who appear to be under the influence of drugs, alcohol or any illegal substances.

What the Standards mean to parents and coaches

Parents – What the National Standards for Youth Sports Mean to YOU

Participation in youth sports provides children with an opportunity to gain many valuable life skills and develop an appreciation for physical fitness, all of which can lead to a lifetime of healthy activity. This can only occur, though, when organized sports programs are designed and administered to ensure a safe, positive and fun environment for everyone.

The National Standards for Youth Sports place in motion a national policy for children's sports. These Standards serve as a blueprint for all youth sports programs and must be incorporated into the delivery of every youth sports experience to best ensure that the needs of every child are met.

As a parent of a youngster involved in youth sports, you have a responsibility to make sure that your child is enrolled in a program that adheres to the Standards. Prior to signing your child up for a sport it's important that you review the Standards so when you're taking a look at how the program operates you can be sure that it is a good fit for your child.

Remember, you have the right to expect and demand that the recreation agency and/or youth sports program understands the Standards. You also have the right to ask that these Standards are incorporated into their programs so that all children are given the best opportunity for a memorable season that they'll look back on for years to come for all the right reasons.

Coaches – What the National Standards for Youth Sports Mean to YOU

As a volunteer coach you are commended for stepping forward to work with a group of children because there are few endeavors in life more worthwhile. You may be aware that as a coach you are in a special position to impact the lives of children in so many areas. Your influence extends far beyond simply helping them learn and progress in their respective sport, so it's of paramount importance that you take great care to approach your role with diligence.

One of the best ways you can prepare yourself for the season is to review the National Standards for Youth Sports. The Standards place in motion a national policy for children's sports. They serve as a blueprint for all youth sports programs and must be incorporated into the delivery of every youth sports experience to best ensure that the needs of every child are met.

When you volunteer to coach a youth sports team you take on the responsibility to meet the needs of every child under your care. As you review the Standards – which should be customary operating procedure before you gather the children for your first practice of the season – keep in mind that these represent what being involved in youth sports is all about.

By making a commitment to abide by these Standards you'll greatly increase your chances of making special connections with your players. This will translate into happy and productive children who will learn and develop skills and likely continue their involvement in the sport for years to come. Equally important, they'll reflect back on their experiences with you favorably and if they choose to coach someday they'll be more likely to pass along many of the same positive attributes to their players that they gained from their interactions with you.

What the Standards mean to youth sports participants

Kids – What the National Standards for Youth Sports Mean to YOU

Participating in organized sports programs is a truly special time in your young life. It's important that you – along with your parents or guardians – are aware that with your involvement in these programs you have rights. Among those are the right to a safe and fun experience and the opportunity to receive the same amount of playing time as your teammates, among many others.

The National Standards for Youth Sports are a great resource to help you gain a good understanding of what your youth sports experience is all about and how you should expect to be treated throughout the season. You should know that the Standards were created with your best interests in mind. They represent what respected professionals around the country believe is the best way to provide top-quality sports programs for children.

Along with your rights comes the responsibility for you to abide by team rules, follow your coach's instructions and, with the help of your parent or guardian, put forth every effort to get to practices and games on time. When coaches, parents and players work together – and do their best to follow the Standards – you'll enjoy participating in a positive environment that will increase the likelihood of you learning new skills, enhancing others and having a safe and fun-filled experience.

Acknowledgements

These National Standards for Youth Sports have been developed to be used by every youth sports league in the nation. The National Alliance for Youth Sports (NAYS), America's leading advocate for safe, positive and fun youth sports experiences, has continually taken a leadership role to assimilate and share the best practices. NAYS wishes to pay a special tribute to the following dedicated youth sports professionals who lent their time and provided input for the update of these Standards.

Yahya Aabdu-qaadir, *Misawa Air Force Base, Japan*
Kevin Adams, *City of South Portland, Maine*
Miste Adams, *National Trails Parks and Recreation District, Ohio*
Daniel Affleje, *Kadena Air Force Base, Japan*
Patricia Anglehart, *Kings Bay Submarine Base, Georgia*
Kurt Baker, *Whitpain Township, Pennsylvania*
Nikki Bakos, *City of Frankenmuth, Michigan*
Brian Benton, *Town of Jupiter, Florida*
Steve Berninzoni, *Highlands Ranch Community Association, Colorado*
Debbie Boone, *City of Orem, Utah*
Christine Brown, *Camp Butler Marine Base, Japan*
Tonya Brown, *Charleston County, South Carolina*
Eric Burch, *US Army Garrison Fort Carson, Colorado*
David Campbell, *Charleston County, South Carolina*
Alex Cann, *Miami-Dade County, Florida*
Leonardo Chavez, *City of Pasadena, California*
Adam Christensen, *City of Yuma, Arizona*
Dee Donahue, *Navy Headquarters, Tennessee*
Angela Dufield, *South Suburban Parks and Recreation, Colorado*
Rachel Ebaugh, *St. Andrews Parks and Playgrounds, South Carolina*
Ann-Marie Ely, *Hanscom Air Force Base, Massachusetts*
John English, *US Army Garrison Heidelberg, Germany*
Manuel Escobar, *Los Angeles County, California*
Michael, Estes, *Teton County Jackson Parks and Recreation, Wyoming*
Terry Evans, *Eglin Air Force Base, Florida*
Randall Fauteux, *Palm Beach County, Florida*
Chuck Finney, *Frances E. Warren Air Force Base, Wyoming*
Northbear Fragua, *Jemez Pueblo Community Wellness, New Mexico*
Yukiko, Fujimoto, *Iwakuni Marine Station, Japan*
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Angie Gardner, *City of Mason, Ohio*
Mike Gleason, *Salina Area Youth Sportsmanship Initiative, Kansas*
Todd Goodwin, *City of South Burlington, Vermont*
Jere Gunderman, *City of Clearwater, Florida*
David Guthrie, *US Marine Air Corp Station Cherry Point, North Carolina*
Kevin Halligan, *Andersen Air Force Base, Guam*
Al Hondo Handy, *Town of Ocean City, Maryland*
Kevin Hansen, *McGuire Air Force Base, New Jersey*
Dan Harrison, *Lehi City, Utah*
Jason Hayward, *City of Patterson, California*
Terry Henderson, *US Army Garrison Fort Knox, Kentucky*
Jim Henegar, *City of Boca Raton, Florida*
Joe Hoffman, *City of Anniston, Alabama*
Brenda Holmes, *Luke Air Force Base, Arizona*
Love Ishie, *Charleston County, South Carolina*
Tim Jerome, *Town of Hamburg, New York*
Marty Johnston, *City of Savannah, Georgia*
Sheron Jones, *Miramar Marine Corp Station, California*
Keith Jones, *Homewood-Flossmoor Park District, Illinois*
John Judnich, *City of Grand Rapids, Michigan*
Danny Kapales, *City of Jonesboro, Arkansas*
Tim Kerbs, *City of Salina, Kansas*
Jason Kozerski, *Camp Butler Marine Base, Japan*
Adam Laughlin, *Highlands Ranch Community Association, Colorado*
Nicole Lindgren, *Minot Air Force Base, North Dakota*
David Ludington, *City of Gaithersburg, Maryland*
Kristen Maiden, *Village of Evandale, Ohio*
John Martinez, *City and County of Denver, Colorado*
John Massey, *Charleston County, South Carolina*
Omar Matos, *Goodfellow Air Force Base, Texas*
Donna McGrath, *US Army Headquarters, Virginia*

Jake Meneley, *City of Merced, California*
 Adam Metz, *Ralph J. Stolle Countryside YMCA, Ohio*
 Christopher Miller, *US Marine Corp Air Station New River, North Carolina*
 Isaiah Mincks, *Yokosuka Navy Base, Japan*
 Debbie Monfre, *Scott Air Force Base, Illinois*
 Mike Moran, *City of Iowa City, Iowa*
 Joe Munger, *City of Miramar, Florida*
 Dennis Neal, *Diablo Valley Youth Football, California*
 Glenn Neumann, *Camp LeJeune Marine Base, North Carolina*
 Jill Nunes, *Highlands Ranch Metro District, Colorado*
 Renee Nunez, *City of Pembroke Pines, Florida*
 Jeff Odom, *Tri-Command Marine Base, South Carolina*
 Leslie Orlowski, *US Army Garrison Heidelberg, Germany*
 Tim Orvin, *St. Andrews Parks and Playgrounds, South Carolina*
 Jeff Owens, *City of Jonesboro, Arkansas*
 Jerry Penyin, *City of Strongsville, Ohio*
 Olivia Perea, *Los Angeles County, California*
 Sandy Phillip, *Seymour Johnson Air Force Base, North Carolina*
 Shawn Michelle Phillips-Nielson, *Murray City, Utah*
 Craig Plowman, *US Army Garrison Fort Jackson, South Carolina*
 Martin Rascon, *Los Angeles County, California*
 Ryan Reckley, *City of Boca Raton, Florida*
 Joe Rosselli, *29 Palms Marine Base, California*
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 Estevan Sando, *Jemez Pueblo, New Mexico*
 Margaret Senecal, *Langley Air Force Base, Virginia*
 Kristofor Sewer, *Palm Beach County, Florida*
 Guy Smith, *City of Richland, Mississippi*
 Richard Smith, *Camp Pendleton Marine Base, California*
 Lorenzo Smith, Jr., *King George County, Virginia*
 Michael Steele, *Palm Beach County, Florida*
 Stephanie Stephens, *Colorado Parks and Recreation Association, Colorado*
 Daniel Sullivan, *Oxford Township, Michigan*
 Dale Thompson, *US Marine Headquarters, Virginia*
 Dawn Thompson, *Grand Forks Air Force Base, North Dakota*
 Brian Todd, *Charleston County, South Carolina*
 George Topoll, *Union Township, Indiana*
 Gerald Torres, *Minot Air Force Base, North Dakota*
 Ray Torres, *Laughlin Air Force Base, Texas*
 Marc Trent, *Hutchison Recreation Commission, Kansas*
 Douglas Triplett, *US Army Garrison Fort Knox, Kentucky*
 Eric Van Hevel, *City of Mt. Pleasant, Michigan*
 Harold Voelker, *Town of Davidson, North Carolina*
 Brent Walker, *Grant County, Kansas*
 Chuck Williams, *McChord Air Force Base, Washington*
 Carl Williams, *Miami-Dade County, Florida*
 Roy Williams, *Los Angeles County, California*
 Bruce Wineman, *West Bloomfield Jewish Community Center, Michigan*
 Brian Wofford, *Florence County, South Carolina*
 Ever Wong, *Camp Butler Marine Base, Japan*
 Edward Wood, *Colonel Town Recreation, New Hampshire*
 Denise Wood, *Colonel Town Recreation, New Hampshire*
 Kimberly Woodward, *Pennsylvania Recreation and Park Society, Pennsylvania*
 Lori Wyant, *Quantico Marine Base, Virginia*
 David Yates, *Town of Hudson, New Hampshire*

In addition, special appreciation is extended to the following individuals for facilitating the re-examination of these National Standards for Youth Sports during a special working session at the International Youth Sports Congress in December, 2007.

Dr. Michael Gray, Northern Kentucky University
 Dr. Julie Partridge, Southern Illinois University Carbondale
 Dr. Daniel Wann, Murray State University

National
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For Youth Sports

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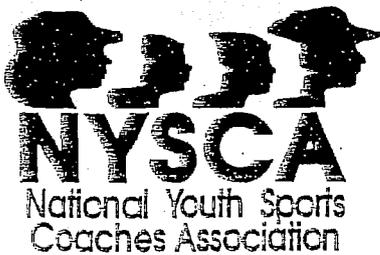
Coaches' Code of Ethics

I hereby Pledge to live up to my certification as an NYSCA Coach
by following the NYSCA Coaches' Code of Ethics.

- I will place the emotional and physical well-being of my players ahead of a personal desire to win.
- I will treat each player as an individual, remembering the large range of emotional and physical development for the same age group.
- I will do my best to provide a safe playing situation for my players.
- I will promise to review and practice the basic first aid principles needed to treat injuries of my players.
- I will do my best to organize practices that are fun and challenging for all my players.
- I will lead by example in demonstrating fair play and sportsmanship to all my players.
- I will provide a sports environment for my team that is free of drugs, tobacco, and alcohol, and I will refrain from their use at all youth sports events.
- I will be knowledgeable in the rules of each sport that I coach, and I will teach these rules to my players.
- I will use those coaching techniques appropriate for each of the skills that I teach.
- I will remember that I am a youth sports coach, and that the game is for children and not adults.

Coach Signature

Date



Parents' Code of Ethics

I hereby pledge to provide positive support, care and encouragement for my child participating in youth sports by following this Code of Ethics.

I will encourage good sportsmanship by demonstrating positive support for all players, coaches and officials at every game, practice or other youth sport events.

I will place the emotional and physical well-being of my child ahead of any personal desire to win.

I will insist that my child play in a safe and healthy environment.

I will provide support for coaches and officials working with my child to provide a positive, enjoyable experience for all.

I will demand a drug, alcohol and tobacco-free sports environment for my child and agree to assist by refraining from their use at all youth sports events.

I will remember that the game is for children and not for adults.

I will do my very best to make youth sports fun for my child.

I will ask my child to treat other players, coaches, fans and officials with respect regardless of race, sex, creed or ability.

I will promise to help my child enjoy the youth sports experience within my personal constraints by assisting with coaching, being a respectful fan, providing transportation or whatever I am capable of doing.

I will require that my child's coach be trained in the responsibilities of being a youth sports coach and that the coach agree to the youth sports Coaches' Code of Ethics.

I will read the NYSCA National Standards for Youth Sports and do everything in my power to assist all youth sports organizations to implement and enforce them.

Parent's Signature

Parent's Signature

Date

PLAYERS' CODE OF ETHICS

Coaches and parents have a responsibility to provide the best possible experience for the youth in sports programs. However, the players also have certain responsibilities related to their participation. The Players' Code of Ethics should be read and signed by each member of your team.

I hereby pledge to be positive about my youth sports experience and accept responsibility for my participation by following this Players' Code of Ethics Pledge.

I will encourage good sportsmanship from fellow players, coaches, officials and parents at every game and practice by demonstrating good sportsmanship.

I will attend every practice and game that I can, and will notify my coach if I cannot.

I will expect to receive a fair and equal amount of playing time.

I will do my very best to listen and learn from my coaches.

I will treat my coaches, other players, officials and fans with respect regardless of race, sex, creed, or abilities and I will expect to be treated accordingly.

I deserve to have fun during my sports experience and will alert parents or coaches if it stops being fun!

I deserve to play in an environment that is free of drugs, tobacco, and alcohol and expect adults to refrain from their use at all youth sports events.

I will encourage my parents to be involved with my team in some capacity because it's important to me.

I will do my very best in school.

I will remember that sports is an opportunity to learn and have fun.



TOWN OF MANSFIELD
POLICY MEMORANDUM
VOLUNTEER COACHES BACKGROUND CHECKS

I. Effective Date: May 2006

II. Purpose

To provide children involved with youth sports the safest environment possible, comprehensive background checks will be made mandatory on all volunteer youth coaches. In doing so the town seeks to:

1. Foster an environment that puts the needs of children first.
2. To discourage people who have a history of inappropriate behavior or who are unfit to work with children from volunteer coaching.
3. To further clarify and reinforce the standards and expectations of our youth sport programs.

III. Program

1. Under the guidance and services of the National Youth Sports Coaches Association, the Town will contract with Southeast Security Consultants, Inc. to be provided with an effective criminal-conduct background check.
2. All head and assistant coaches will be required to complete a consent/release form in order to have a comprehensive and time effective background check completed.
3. Results of background checks will be forwarded to the Assistant Director of Parks and Recreation, or in their absence, a town assigned staff. The Assistant Director will notify the designated League Representative of results in writing. All results will be kept confidential and secured at the Department of Parks and Recreation and only those essential town and co-sponsored designated League Representatives who need to know details of the report will be allowed access to results. * However, background checks may be subject to freedom of information law and could result in information being forward to individuals formally requesting such information.
4. Coaches whom meet one or more of the identified criteria for disqualification will not be approved to coach in any town or town co-sponsored youth program.
5. Coaches will need to complete an annual background check.

IV. Criteria for Disqualification

Any individual found guilty of or entering a guilty plea for the following offenses:

- All sex offenses– regardless of date of crime.
- All criminal or felony violence against children– regardless of date of crime.
- Any domestic violence crimes – regardless of date of crime.
- Any misdemeanor drug and alcohol cases in past 5 years.
- Any other misdemeanor that the town and league considers dangerous to children.

OR:

- Any current court ordered protective or restrictive order regarding children or adults.

Any coach who meets one or more of the above criteria shall not be eligible to coach, regardless of age of victim. In some cases (pending further investigation), the town and league will not limit these disqualifying criteria to convicted status only.

V. Disputing Results of Report

The disqualified coach must make all disputes of results to Southeast Securities Consultants, Inc. It is then the responsibility of the volunteer coach to provide any or all documentation to the Town and League Representatives to support his or her claim.



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MH*
CC: Maria Capriola, Assistant to Town Manager
Date: March 24, 2008
Re: Fair Housing Policy and Proclamation

Subject Matter/Background

In order to apply for and receive funding under the Small Cities Community Development Block Grant Program, the Town is required to maintain its fair housing policy. The Town's Small Cities grant-funded projects, such as the housing rehabilitation revolving loan program, have proven very successful in the past, and we would like to maintain this funding in the future. In addition, as a policy matter it makes sense for a local government such as the town of Mansfield to maintain a fair housing policy to help ensure that all citizens are afforded a right to full and equal housing opportunities.

Recommendation

Staff recommends that the Council re-endorse the Town's existing fair housing policy and authorize Mayor Paterson to issue the attached proclamation designating the month of April as "Fair Housing Month" in Mansfield.

If the Town Council supports this recommendation, the following resolution and motions are in order:

Whereas, All American citizens are afforded a right to full and equal housing opportunities in the neighborhood of their choice; and

Whereas, State and Federal Fair Housing laws require that all individuals, regardless of race, color, religion, sex, national origin, ancestry, marital status, age, mental or physical disability, lawful source of income, sexual orientation, familial status, be given equal access to rental and homeownership opportunities, and be allowed to make free choices regarding housing location; and

Whereas, The Town of Mansfield is committed to upholding these laws, and realizes that these laws must be supplemented by an Affirmative Statement publicly endorsing the right of all people to full and equal housing opportunities in the neighborhood of their choice.

NOW, THEREFORE, BE IT RESOLVED, That the Town Council of the Town of Mansfield hereby endorses a Fair Housing Policy to ensure equal opportunity for all persons to rent, purchase and obtain financing for adequate housing of their choice on a non-discriminatory basis: and BE IT FURTHER RESOLVED, That the Town Manager of the Town of Mansfield, or his/her designated representative is responsible for responding to and assisting any person who alleges to be the victim of illegal discriminatory housing practices in the Town of Mansfield.

Move, effective March 24, 2008, to adopt the attached Fair Housing Policy Statement.

Move, effective March 24, 2008, to adopt the attached Compliance With Title VI Of The Civil Rights Act Of 1964 Policy.

Move, effective March 24, 2008, to authorize the Mayor to issue the attached proclamation designating the month of April as "Fair Housing Month" in Mansfield.

Attachments

- 1) Fair Housing Policy Statement
- 2) Compliance With Title VI Of The Civil Rights Act Of 1964 Policy
- 3) Proclamation Designating the Month of April as "Fair Housing Month" in Mansfield

TOWN OF MANSFIELD

FAIR HOUSING POLICY STATEMENT

It is both the policy and strong commitment of the Town of Mansfield to promote Fair Housing opportunities in all its programs and housing development activities and to take affirmative action through education and implementation to ensure equal housing opportunities for all persons and families.

The Town of Mansfield will take affirmative action to ensure that all tenants, applicants, residents are treated fairly without regard to their race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, learning disability, mental or physical disability, including but not limited to blindness, age, individuals with children or lawful source of income.

The Town of Mansfield will continue to make a good faith effort to comply with all Federal and State laws and policies which speak to fair housing practices.

It is the policy of the Town of Mansfield that all Housing related personnel be trained and educated in the principles of Fair Housing and Equal Opportunity so that Equal Housing Opportunity may be available to all qualified applicants.

This Fair Housing Policy Statement reaffirms our personal commitment to the principles of fair housing and equal opportunity housing practices.

The Fair Housing Officer, Kevin Grunwald, or their designated representative is responsible for the enforcement and implementation of the Fair Housing Regulations/Plan and the enforcement of this policy. The Fair Housing Officer may be reached at (860) 429-3314.

Complaint(s) pertaining to discrimination in any program funded by the Town of Mansfield may be filed with the Fair Housing Officer. The Town's Grievance Procedure will be utilized in this case(s).

Complaints also may be filed with the Commission on Human Rights and Opportunity, 21 Grand Street, Hartford, CT 06106.

TOWN OF MANSFIELD

Matthew W. Hart
Town Manager

Date

COMPLIANCE WITH TITLE VI OF THE CIVIL RIGHTS ACT OF 1964

The Town of Mansfield does not discriminate in the provision of services, the administration of its programs, or the contractual agreements with subrecipients. The Town of Mansfield seeks to fully carry out its responsibilities under the Title VI Regulations.

Title VI of the Civil Rights Act of 1964 prohibits discrimination on the grounds of race, color or national origin in programs and activities receiving Federal financial assistance. Title VI provides that "No person shall on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program" covered by the Regulations.

This policy is effectuated through the methods of administration outlined in the Town's document entitled "Fair Housing Plan" are fully implemented to ensure compliance by the Town, as the recipient, and by the grantees, as subrecipients. The cooperation of the Town and grantee personnel is required.

Matthew W. Hart
Town Manager



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

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

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

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

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

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

IN WITNESS WHEREOF, I have set my hand and caused the seal of the town of Mansfield to be affixed on this 24th day of March in the year 2008.

Elizabeth C. Paterson
Mayor, Town of Mansfield

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *M.H.*
CC: Mansfield Department Heads
Date: March 24, 2008
Re: Town Manager's Goals, March 2008

Subject Matter/Background

Attached please find my suggested goals for the current rating period. I reviewed a draft set of goals with the Personnel Committee, and have made revisions based upon the committee's suggestions. In particular, the committee requested that I provide a priority ranking for each goal, the names of any assigned staff, as well as my direct role in the project/initiative. The committee also asked for a brief description of my professional development activities. I believe that the attached matrix accomplishes these objectives.

Please note that there is only one quarter left (April-June) in the rating period and the matrix does not include any objectives that have been already completed during this year.

Recommendation

I wish to solicit any comments or questions that the Town Council may have regarding the matrix of recommended goals, and would appreciate your endorsement of the same.

If the Town Council supports this request, the following motion would be in order:

Move, effective March 24, 2008, to endorse the Town Manager's Goals, dated March 2008.

Attachments

1) Town Manager's Goals, March 2008

Town Manager's Goals
March 2008

No.	Priority	Project/Task	Goal/Objective	Assigned Staff/Other	Manager's Role	Status
1	1	Assisted/Independent Living Facility	Work with assisted/independent living advisory committee to review responses to request for qualifications, with goal to present by July 1, 2008 one or more recommended developers to Town Council for its review and consideration.	Kevin Grunwald, Greg Padick, AL/IL Advisory Committee,	Oversight and coordination; analysis; advisory committee member	Committee issued RFP - responses due end of March
2	1	Budget and Finance	Prepare and submit proposed FY 2008/09 Budget to Town Council and the community; assist Council with refining budget for presentation to the voters at the Annual Town Meeting.	Budget Team	Oversight and coordination; analysis, editing and drafting; public presentations	Manager to present Proposed Budget to Town Council at 3/24/08 meeting
3	1	Budget and Finance	Work with state legislators to restore funding under Pequot/Mohegan grant; pursue funding for Natchaug Hospital under Private Colleges and Hospitals payment in lieu of taxes program.	Jeff Smith	Analysis; coordination with State Representative	State Representative working on legislative solutions. Will probably need to continue to work on these issues, particularly reimbursement under Private College and Hospitals, next session (2009).
4	1	Capital Projects - Four School Renovation Project	Work with School Building Committee to prepare and submit proposed project to Town Council and the Mansfield Board of Education. (Goal is to submit proposed bond issue to voters for November 2008 referendum.)	Bill Hammon, Jeff Smith, School Building Committee	Oversight and coordination; analysis; building committee member	Committee has recently retained Newfield Construction as construction manager (CM). Architect working on design; CM preparing project schedule.
5	1	Capital Projects - Hunting Lodge Road Sidewalk Project	Initiate easement acquisition phase and prepare to initiate construction.	Lon Hultgren	Oversight	Appraisals, draft easements and requests for rights of entry have been sent to property owners
6	1	Capital Projects - Mansfield Middle School Fuel Conversion Project	Complete engineering analysis and prepare project for bid.	Building Committee, Jeff Smith, Bill Hammon	Oversight and coordination; analysis; building committee member	Preparing to bid project
7	1	Community Water & Wastewater Issues	Present Four Corners sewer study to Town Council.	Greg Padick, Lon Hultgren	Oversight and coordination; analysis	Staff has provided Town Council with copy of study. Staff to schedule presentation to Council and PZC for May/June 2008.
8	1	Community-Campus Relations	Coordinate with public safety, emergency services and code enforcement personnel to address off-campus issues and behavior, including University Spring Weekend 2008.	David Dagon, John Jackman, Brian Kennedy, Emergency Mgmt Advisory Com, M CCP	Oversight and coordination; analysis; conduct onsite visits with management personnel	Planning for Spring Weekend underway. Conducted planning meeting with Aspen Square Management (Carriage House).
9	1	Energy Conservation & Sustainability	Continue to apply principle of sustainability to all facets of the organization; complete installation of solar array and design of cogeneration facility at Community Center.	Jeff Smith, Bill Hammon, Lon Hultgren	Oversight and coordination; analysis	Solar project installed - schedule ribbon cutting. Cogen in design, to be installed spring 2008.

Town Manager's Goals
March 2008

No.	Priority	Project/Task	Goal/Objective	Assigned Staff/Other	Manager's Role	Status
10	1	Labor Relations	Complete negotiations with police union.	Maria Capriola	Chief negotiator	Negotiations and tentative agreement nearing completion.
11	1	Mansfield Community Center	Complete management study and present recommendations to Town Council; continue to promote business partnership agreements with area employers; continue to monitor revenues and expenditures and make adjustments as necessary.	Curt Vincente	Oversight and coordination; analysis	Will review draft study with staff; present report and recommendations to Town Council in April.
12	1	Mansfield Downtown Partnership & Storrs Center Project	Assist board of directors with preparing report to Town Council, including recommendations to finance public sector components of project.	Cynthia van Zelm	Oversight and coordination; analysis; negotiation; preparation and editing of materials presented to Town Council	Preparation of report underway; analyzing public components of project
13	1	Small Cities Community Development Program	Complete paperwork necessary to process Town's \$500,000 grant to improve sprinkler system at Juniper Hill Village.	Maria Capriola	General oversight	Executing necessary paperwork to receive awarded funds for Juniper Hill
14	1	Strategic Planning	Work with steering committee to present <i>Mansfield 2020: A Unified Vision</i> , to the Town Council. Assist Council with beginning to prioritize plan recommendations.	Maria Capriola, Lon Hultgren, Greg Padick	Oversight and coordination; analysis; preparation and editing of materials presented to Town Council	Steering Committee reviewed draft report on 3/19/08 and determined that additional work is needed to prepare report for presentation to Town Council. Will target 6/30/08, but committee may need more time.
15	1	Town Ordinance - Tax Exemption for Farm Buildings	Assist Town Council with its review of proposed ordinance to provide a tax exemption for farm buildings.	Jennifer Kaufman, Irene LaPointe	Oversight and coordination; analysis; preparation and editing of materials presented to Town Council	Staff has researched issues raised by Town Council. Currently researching experiences other Towns have had with implementation and administration of ordinance.
16	1	Town Ordinances - HR Policies and Practices	Prepare and present ordinance establishing human resource management policies and practices, as required by revised Town Charter.	Maria Capriola	Oversight and coordination; analysis; preparation and editing of materials presented to Town Council	Have not yet commenced work on draft; may be difficult to present by 6/30/08
17	2	Capital Projects - Mansfield Senior Center Architectural Study	Complete architectural study of existing facility to determine whether improvements are feasible.	Kevin Grunwald, Bill Hammon	Oversight and coordination; analysis	Architect preparing cost estimates
18	2	Communications & Information Technology - Communications Advisory Committee	Assist Town Council with establishment of new advisory committee.	Mary Stanton	To be determined	Committee on committees recruiting candidates to serve on advisory committee

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Town Manager's Goals
March 2008

No.	Priority	Project/Task	Goal/Objective	Assigned Staff/Other	Manager's Role	Status
19	2	Communications & Information Technology - Town Council Media Project	Present recommendation to Council outlining equipment needed to broadcast live or recorded Town Council meetings. (If Town Council approves, will purchase equipment as part of FY 2008/09 capital improvement program.	Bill Hammon, Jaime Russell, Mary Stanton	Oversight and coordination; analysis	Staff to make presentation to Town Council in April 2008. Funds for project included in proposed FY 08/09 Capital Budget.
20	2	Communications & Information Technology - Town Council Policy Index	Present recommendation from Council members and staff to establish an index to codify Town Council policy.	Jaime Russell, Mary Stanton	Oversight and coordination; analysis	Town Council has established index by resolution. Need to determine what existing documents should be included within index.
21	2	Community Water & Wastewater Issues	Continue to serve as member of UConn Water and Wastewater Advisory Committee	Greg Padick, Lon Hultgren	Committee member	Next meeting scheduled for 3/20/08
22	2	Community-Campus Relations	Present research regarding additional tools and methods employed by other university communities to address off-campus issues and behavior.	Mike Ninteau	Oversight and coordination; analysis; preparation and editing of materials presented to Town Council	Research well underway; staff has collected considerable information
23	2	Economic Development	As member of Windham Region Council of Governments, initiate process to select consultant to prepare regional economic development program.	WINCOG	Oversight and coordination; analysis	State has awarded grant to WINCOG. WINCOG staff to prepare RFQ/RFP for services.
24	2	Human Resources	Make substantial progress with revision to Personnel Rules.	Maria Capriola	Review and comment; analysis; assist in preparation of drafts submitted to Council	Draft revisions underway.
25	2	Land Management & Open Space Acquisition	Continue negotiations with interested property owners. If negotiations are successful, present recommended purchase agreement to Town Council.	Jennifer Kaufman, Greg Padick, Curt Vincente, OSPC	Oversight and coordination; analysis; negotiation	Actively negotiating to purchase one property - may not be able to complete by 6/30/08. Reviewing other parcels.

Town Manager's Goals
March 2008

No.	Priority	Project/Task	Goal/Objective	Assigned Staff/Other	Manager's Role	Status
26	2	Leadership & Managerial	As part of Town Council's review of <i>Mansfield 2020: A Unified Vision</i> , prepare multi-year action plan focused on Town government, with a particular focus on promoting sustainability; leadership; personal and professional accountability; citizen communications and service; and successor planning and professional development for staff. Include components in the plan to develop performance measures and a system of program evaluation that is suitable for an organization of Mansfield's size and resources. Also include steps in the action plan to promote additional efficiencies and service delivery partnerships.	Maria Capriola	Oversight and coordination; analysis; preparation and editing of materials presented to Town Council	Project for next rating period
27	3	Professional Development	Complete reading of <u><i>The World is Flat</i></u> , by Thomas L. Friedman. Continue to read various professional journals, such as ICMA's <u><i>PM</i></u> , <u><i>Public Administration Review</i></u> and <u><i>Governing</i></u> . Attend CTCMA professional development conference in May 2008. Begin participation in GFOA's pilot performance measures program.		Professional reading and analysis	In progress

Legend

- 1 = highest priority; must be completed due to legal or other requirements
- 2 = high priority; should be completed
- 3 = priority; completion desirable

PAGE
BREAK

Mansfield Board of Education Meeting

February 7, 2008

Minutes

Attendees: Mary Feathers, Chair, Shamim Patwa, Vice-Chair, Chris Kueffner, Secretary, Dudley Hamlin, Martha Kelly, Mark LaPlaca, Min Lin, Katherine Paulhus, Superintendent Gordon Schimmel, Director of Finance Jeffrey Smith, Board Clerk, Celeste Griffin

Absent: Gary Bent

I. Call to Order

The meeting was called to order at 7:50 p.m. by Ms Feathers, Chair.

II. Approval of Minutes - MOTION by Dr Patwa, seconded by Mr. Kueffner to approve the minutes of the 1-31-08 special and regular meetings: **VOTE:** Unanimous in favor.

III. Hearing for Visitors - Mr. and Mrs. John Crepeau expressed concerns regarding a Special Education matter. Mrs. Megan Mickle came forward to express concerns about the district's accommodation of her child's medical needs.

IV. Communications - None

V. Addition to Present Agenda - None

VI. Committee Reports - Ms Feathers reported that the Personnel Committee for the Superintendent Search met earlier and would meet again after the public meeting of the Board.

VII. Report of the Superintendent:

A. Technology Update - Jaime Russell, Director of Information Technology, assisted by Steve Sokoloski, Jim Griffith (K-4 and 5-8 Technology Coordinators, and Linda Robinson (MPS Library Media Coordinator) reviewed 07-08 initiatives and technology instruction in the schools.

B. Security Grant Update - Mr. Russell discussed security measures to be installed in the schools with funds from the Security Grant recently received by the district.

C. Issues in Regional School Finance - Tabled until the next meeting.

D. 2008-2009 Proposed Budget - MOTION by Mr. Hamlin, seconded by Dr. Patwa to adopt the 2008-2009 Proposed Budget. **VOTE:** Unanimous in favor.

E. Personnel - MOTION by Ms Lin, seconded by Mrs. Kelly to accept the retirement of Elizabeth Latino, 4th grade teacher at Southeast School effective the end of the 2007-2008 school year.

VIII. Hearing for Visitors - None

IX. Suggestions for Future Agenda - Dr. Patwa asked for information on the "Exploring the Islands" after-school program. Mr. LaPlaca asked for discussion on Board Goal IV: "To Increase Board of Education Communication: Parent and School Outreach." The Chair informed the Board that there will be two new committees implemented this year: A PTA/PTO Liaison for each school and an Environment and Sustainability Committee.

X. Adjournment - MOTION by Mr. Kueffner, seconded by Ms Lin to adjourn at 10:15 p.m.
VOTE: Unanimous in favor.

Celeste N. Griffin

Celeste N. Griffin, Board Clerk

APPROVED
Town of Mansfield
Open Space Preservation Committee
Minutes of the February 19, 2008 meeting

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

1. Meeting called to order at 7:40.
2. Minutes of the January 15, 2008 meeting were approved on a motion by Feathers/Wetherell.
3. Opportunity for Public Comment: none present.
4. Old Business: Committee moved to go into executive session at 7:44 (motion by Wetherell/Feathers) to discuss considerations and options for particular properties. Tentative field trip scheduled for 02/23/08 at 2:00pm. Out of executive session at 8:10. On the matter of White Oak Condos Septic Repair, members of the committee voiced several comments and concerns related to the history of both the development of the problems and the proposed solution.
5. Recommendations to Town Manager: TBD
6. New Business: PZC Referral – Proposed revisions to the Zoning Map and Zoning Regulations – Pleasant Valley Road area: Lengthy discussion of the details presented in the revisions; including aquifer protection, housing, business activity, agriculture and traffic impact, resulted in the committee coming to agreement that it supports the original vision of use description put forth by J. Gibbons. V. Wetherell will prepare specific recommendations to PZC.
7. Meeting adjourned at 9:24.

Respectfully submitted,
Evangeline Abbott

Sara-Ann Chainé

From: webmaster@mansfieldct.org
Sent: Tuesday, March 18, 2008 11:23 AM
To: Sara-Ann Chainé
Subject: PZC 3-3-08 Approved Minutes

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, March 3, 2008

Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), B. Gardner, J. Goodwin, R. Hall, K. Holt, P. Kochenburger,
P. Plante, B. Ryan,

Alternates present: M. Beal, L. Lombard, B. Pociask

Staff present: G. Padick (Director of Planning)

Chairman Favretti called the meeting to order at 7:19 p.m. and appointed alternate Pociask to act.

Minutes:

2/19/08- Hall MOVED, Plante seconded, to approve the 2/19/08 minutes as written. MOTION PASSED with all in favor except Gardner, Goodwin and Kochenburger who disqualified themselves. Pociask noted that he listened to the tapes.

Scheduled Business:

Zoning Agent's Report

Noted

Old Business:

1. Request for Site Modification: Paideia Amphitheatre Project, File #1049-7

Pociask disqualified himself; Beal was appointed to act. After the clarification of certain details by John Alexapolous, Paideia's landscape architect, regarding the 2-28-08 elevations submitted, Kochenburger MOVED, Holt seconded, that the PZC Chairman and Zoning Agent be authorized to approve revisions to the Greek Amphitheater/Exhibit area project at 28 Dog Lane as described in 12/7/07 and 12/8/07 communications from I. Tomazos and as described on a site plan revised to 12/12/07, a landscape plan revised to 12/11/07 and elevation plans

dated 2/28/08. This authorization is subject to the following conditions:

1. The only work authorized at this time is the placement of fill and stone within the theater, the installation of theater seating, the completion of a ramp to the stage area and associated drainage and sediment and erosion control work. No additional work shall take place until architectural plans for the altered exhibit area structure have been approved by the PZC.
2. Except for the modification revisions and the specific work requested and authorized by this approval, plans and conditions of approval cited in the PZC's 9/3/02 Special Permit approval and subsequent 7/21/03 action shall remain in effect.
3. All applicable Building and Fire Code requirements shall be met.

MOTION PASSED with all in favor except Pociask who disqualified himself.

2. PZC-Proposed revisions to the Zoning Map and Zoning Regulations, File #907-30

Tabled due to a 3/17/08 scheduled Public Hearing.

New Business:

1. New Resubdivision application, 9 Proposed lots off of Dodd Road (Quiet Meadow), L. LaGuardia o/a File #1108-2

Holt disqualified herself and chairman Favretti appointed alternate Beal to act. Goodwin MOVED, Hall seconded, to receive the resubdivision application File #1108-2, submitted by Lynne LaGuardia, for a nine (9) lot resubdivision, Quiet Meadow, on property located at 34 Dodd Rod, owned by the applicant, as shown on plans dated 2/1/08, and as described in other application submissions, and to refer said application to the staff, Open Space Preservation Committee, Parks Advisory Committee, Conservation Commission and Town Council for review and comments, and to set a Public Hearing for April 21, 2008. MOTION PASSED, with Holt disqualified.

2. Request for bond release, Aurora Estates/Jackson Lane, File # 1231

Holt MOVED, Hall seconded, that the Planning and Zoning Commission authorize the Director of Planning to take appropriate action to release the maintenance bond for public improvements in the Aurora Estates Subdivision. Prior to the return of bond funds, it shall be confirmed that silt fencing has been removed. MOTION PASSED UNANIMOUSLY.

3. Request for Open Space/trail Modification, Beacon Hill Estates Subdivision, File #1214-2

Padick summarized his memo and gave a brief background. After extensive discussion between members and Attorney Bacon, Hall MOVED, Holt seconded, that pursuant to provisions contained in Section 6.13 of the Subdivision Regulations, the Planning and Zoning Commission hereby approves a reduction in the size of lot 11 of the Beacon Hill Estates Subdivision, the associated conveyance of a strip of land to the Town of Mansfield and the construction of a new segment of trail; and the elimination of a pedestrian easement on lot 9, as depicted on a two page set of plans dated 1/08 as prepared by Messier and Associates, Inc. This approval is subject to the following conditions:

1. The strip of land to be deeded to the Town shall be widened to 25 feet and delineated with boundary markers and the Town's open space markers on trees or cedar posts. Final maps shall be revised to incorporate these revisions.

2. All trail work shall be completed by June 1, 2008. The nature of trail improvements shall be approved by the Director of Planning and Assistant Town Engineer based on PZC approved mapping details. The segment along the 50 foot right of way to adjacent land shall be clearly defined along its entire length and clearly noticed at the intersection of Beacon Hill Drive. The future driveway to lot 11 shall be clearly separated from the trail with large boulders or other means acceptable to the Director of Planning.

3. The 1/08 maps as revised shall be filed on the land records and a Notice of Subdivision Conditions shall be filed and appropriately indexed to alert future lot owners of these revisions.

MOTION PASSED with all in favor except Goodwin who was opposed.

4. College Park Condominium Association-Septic System

Padick briefed the Commission noting that the College Park Condominium Association's septic system is failing. Their engineer has determined that in order to meet Connecticut's D.E.P. requirements, they would need to construct a new septic system on Town owned open space located in Dunham Town Forest. Padick is expecting a formal request to be submitted to the Town Council which will then be referred to the Planning and Zoning Commission.

Reports of Officers and Committees:

Favretti noted the 3-5-08 Regulatory Review Committee Meeting is cancelled. A rescheduled date is yet to be determined. Favretti also noted a 3-13-08 Field Trip at 2:00 p.m., and he also encouraged members to attend the "Water Wise" meeting of the League of Women Voters on 3/5/08.

Communications and Bills:

Items were noted.

Adjournment:

Favretti declared the meeting adjourned at 8:00 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary

Sara-Ann Chainé

From: webmaster@mansfieldct.org
Sent: Tuesday, March 18, 2008 11:24 AM
To: Sara-Ann Chainé
Subject: PZC Field Trip 3-13-08 Approved Minutes

MINUTES

MANSFIELD INLAND WETLAND AGENCY/PLANNING AND ZONING COMMISSION

FIELD TRIP

Special Meeting

Thursday, March 13, 2008

Members present: R. Favretti, J. Goodwin (Items 2&3), R. Hall (Items 1, 2 & 3) K. Holt (Items 1 & 2), L. Lombard (Items 1, 2 & 3), B. Ryan (Items 1, 2 & 3)

Staff present: G. Meitzler (Wetlands Agent, Assistant Town Engineer), G. Padick, (Director of Planning), S. Lehman (Conservation Commission), J. Stevenson (Conservation Commission (Item 2)

1. KOVAROVICS PROPERTY, Daleville Road (between #28 and #52), IWA file W1396

Participants reviewed the site of a proposed single family house and septic system. Site characteristics, particularly the location and character of wetland areas were observed. No decisions were made.

2. GREEN PROPERTY, Knowlton Hill and Wormwood Hill Roads, IWA file W1395

Participants were met by project surveyor, R. Hellstrom and a property owner representative V. Green. The proposed house sites along Knowlton Hill and Wormwood Hill Roads were observed from the roadway edges except for Lot 3, where participants entered the subject property. Site characteristics, particularly site topography and general wetland locations, were observed. No decisions were made.

3. LAGUARDIA PROPERTY, 34 Dodd Road, IWA file W1393, PZC file 1108-2

Participants were met by M. Maynard, project engineer, Mr. and Mrs. LaGuardia and two other individuals. A proposed new road and 8 proposed lots were reviewed with respect to site characteristics, particularly topography and wetland areas. The site was observed from both open field areas and wooded areas. No decisions were made.

4. KNOLLWOOD APARTMENTS PROPERTY, off South Eagleville Road, IWA file W1392

Participants were met by M. Gaston, project engineer. The locations of proposed sewer

connections to existing apartment buildings were observed with respect to site characteristics, particularly wetland areas. No decisions were made.

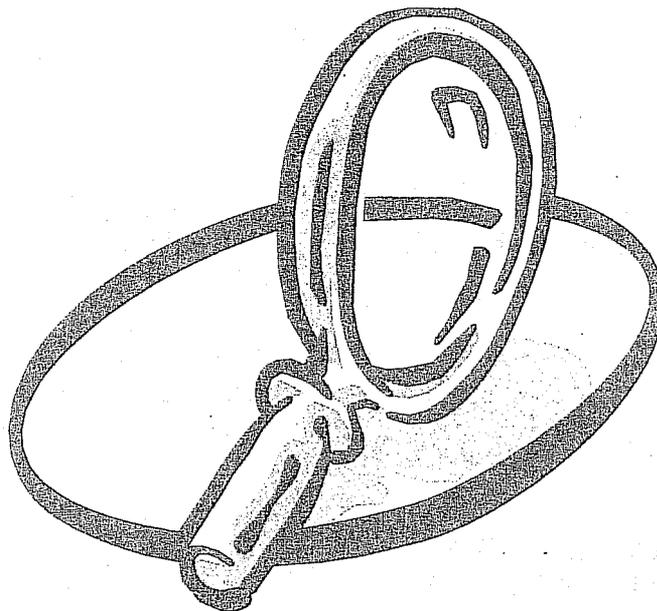
The field trip ended at approximately 3:15 p.m.

Respectfully submitted,

R. Favretti, Acting Secretary

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A CLOSER LOOK AT ...



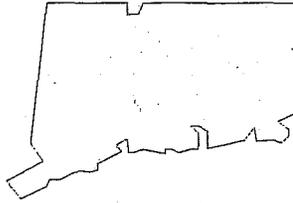
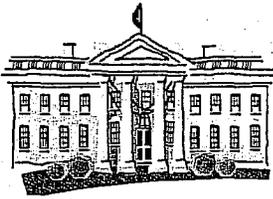
THE IMPACT OF THE PRESIDENT'S FY 09 FEDERAL BUDGET PROPOSAL ON CONNECTICUT

March 2008



CONNECTICUT
CONFERENCE OF
MUNICIPALITIES

THE VOICE OF LOCAL GOVERNMENT



March 2008

Introduction

The \$3.1 trillion budget for fiscal year 2009 submitted by President George W. Bush, his last budget as president, would balance the budget by 2012, while continuing to cut taxes and eliminate or severely reduce billions of dollars in spending for programs critical to towns and cities.

Funding for the Community Development Block Grant (CDBG), transit programs, first responders, emergency management training, and the COPS program would be reduced or eliminated.

The Administration's budget significantly reduces federal funds available for the critically important Community Development Block Grant (CDBG) program – one of the most flexible and successful programs used by towns and cities – large and small – to improve their communities. However, the budget provides for increased funding for the Section 8 voucher housing program and proposes increases in other areas.

The President proposes steep decreases in funding for first responders. Funds for crime prevention programs that support local law enforcement efforts would be slashed by 61% or \$1 billion, as part of a consolidation of 70 state and local law enforcement assistance programs into 4 grant programs. This consolidation would mean the end of two popular and effective public safety programs: the Community Oriented Policing Services (COPS) Program and Byrne Justice Assistance Grants. Also, funds for grants for security, law enforcement, firefighters and emergency medical teams would be cut by almost half or \$1.9 billion. Funding for state and local interoperability emergency grants would stay at current levels of \$50 million.

Other issues facing the 110th Congress: SAFETEA-LU (transportation/infrastructure funding), No Child Left Behind reauthorization, special education funding, Internet taxation (whether sales taxes may be applied to items sold over the Internet – would decrease total sales tax revenue in Connecticut by 10%), as well as legislation to curtail local and state eminent domain authority.

This session of Congress is expected to be especially challenging for towns and cities. It is very important that municipal officials help Congress and the Administration understand the impact that federal legislation and rules will have on your ability to meet the public health, safety and social needs of your community.

We urge Connecticut municipal officials to meet with your Congressional Delegation (and their staff) on federal budget and other issues.

This booklet provides federal policymakers and others with information on the implications of four Administration proposals for Connecticut towns and cities.

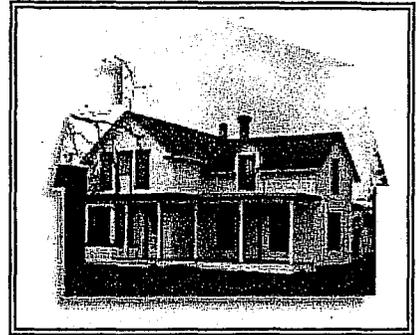
** **

If you have any questions on federal issues, please call Jim Finley, Jr., Executive Director and CEO of CCM; or Ron Thomas, CCM's Manager of State and Federal Relations, at (203) 498-3000.

Community Development Block Grant (CDBG)

President's Proposal

Once again, the Administration's budget significantly reduces federal funds available for the critically important Community Development Block Grant (CDBG) program – one of the most flexible and successful programs used by towns and cities – large and small – to improve their communities. However, the budget provides for increased funding for the Section 8 voucher housing program and proposes increases in other areas.



The budget proposal cuts the Community Development Block Grant program by approximately \$1 billion, for a total of \$2.9 billion. Other programs in the Community Development Fund, including Brownfields, Economic Development Initiative grants, and Rural Housing and Economic Development would be consolidated into CDBG, effectively eliminating them.

The President also proposes to eliminate the HOPE VI program, the only federal program dedicated to the construction and rehabilitation of public housing.

Implications for Connecticut -- and its Towns and Cities

The CDBG program has been a staple of community development for over 30 years. Its flexibility has made it especially useful to towns and cities for economic development purposes and assisting low- and moderate-income residents. It is viewed by municipal officials as one of the most valuable, useful and user-friendly federal grants to local government.

According to the State Office of Policy and Management (OPM), Connecticut received \$27,509,000 in direct-municipal CDBG funds in FY 08. Under the Administration's proposal, Connecticut would receive \$22,464,000 in direct aid to Connecticut municipalities, an 18% cut. In FY 08, Connecticut received \$13,328,000 in non-entitlement funding (funds that go to the State, which are then forwarded to smaller communities). In FY 09, the State would receive \$10,884,000, an 18% cut.

Concerning previous similar proposed cuts, OPM stated, "the erosion of spending on CDBG will seriously affect the level of community development activities principally serving low and moderate income residents of Connecticut."

The City of *Milford* received \$520,997 this year. The City uses CDBG funds for a variety of services including: housing rehabilitation, increasing homeownership opportunities, public facilities improvement, services for the elderly, among other things. Further, Milford helps fund a variety of community agencies, including the American Red Cross, the YMCA, and Domestic Violence Services of Greater New Haven. These agencies provide important community services that the City is unable to.

The City of *Bridgeport* received \$3,252,959 in CDBG funds this year. The funds have gone toward neighborhood revitalization and anti-blight efforts, job training, homeownership initiatives, youth summer employment, housing and health code inspections, and services for the

elderly. In addition, the City uses CDBG funds to help low- and moderate-income people stay in their homes with a variety of resources such as weatherization, lead based paint abatement, and rehabilitation services.

Bridgeport's Deputy CAO for Housing and Community Development says, "The decline in CDBG funding has negatively impacted the City's ability to meet the emerging needs of its low and moderate income residents. In the current economy, it is more important than ever that the City reach out and assist the most disenfranchised members of our community but the decline in CDBG funding prohibits us from doing this to the greatest extent possible."

The City of *Middletown* received \$407,345 this year. The City has invested in public services, such as adult and childcare initiatives, after school programs, job training, homeless shelter rehabilitation, security cameras for high-crime neighborhoods, affordable housing, handicapped accessibility ramps, and park improvements.

The Town of *Windham* received \$755,000 in CDBG funds this year. It has CDBG funds for infrastructure improvements, housing rehabilitation, and park repairs.

The City of *Hartford* received \$3,786,824 in CDBG funds this year. The City uses CDBG funds for a variety of initiatives, including affordable housing, food pantries, after school programming, early childhood development, comprehensive services to the homeless population, and adult literacy.

The City also provides funding to Habitat for Humanity, My Sister's Place, the YWCA, and the Hartford Stage Company.

The City of *New Haven* received \$3,646,793 in CDBG funds this year. The city uses funds for lead poisoning abatement and prevention, elderly services, and affordable housing. The City also helps fund various community agencies: Empower New Haven, Mutual Housing, and the Farmers' Market.

The City of *Waterbury* received \$2,241,978 in CDBG funds this year. The City used funds for neighborhood revitalization efforts and school rehabilitation, among other projects.

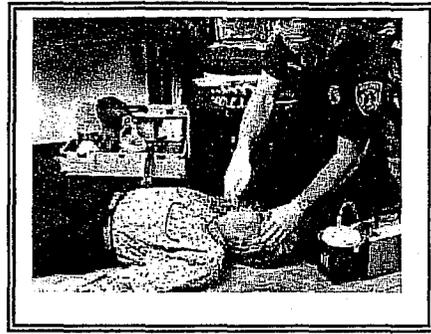
These and other municipalities may have to cut needed programs or raise property taxes to make up for the cut.

CCM asks the Connecticut Congressional Delegation to support at least level funding for the Community Development Block Grant (CDBG) program. CDBG is one of the few remaining federal programs available to assist Connecticut communities in their efforts to create jobs, provide affordable housing, eliminate blight, and generate new economic development.

First Responders

President's Proposal

Federal assistance to state and local law enforcement would be cut by more than half in the Bush Administration's fiscal 2009 Justice Department budget request, despite the recent surge in urban violent crime and costs associated with homeland security.



Funds for crime prevention programs that support local law enforcement efforts would be slashed by 61% or \$1 billion as part of a consolidation of 70 state and local law enforcement assistance programs into 4 grant programs. This consolidation would mean the end of two popular and highly effective local public safety programs, the Community Oriented Policing Services (COPS) Program and Byrne Justice Assistance Grants.

Funds for grants for security, law enforcement, firefighters and emergency medical teams would be cut by almost half or \$1.9 billion. Funding for state and local interoperability emergency grants would stay at current levels of \$50 million.

The 2009 budget proposes to combine 70 distinct programs into four "flexible" and competitive grant programs including the Byrne JAG program, which has been expanded to encompass funding for methamphetamine clean up and enforcement, drug courts, firearms crime prosecution, efforts to combat domestic trafficking and other priorities based on local needs.

The budget also proposes eliminating funding for the State Criminal Alien Assistance Program (SCAAP), which has strong state, local and Congressional support.

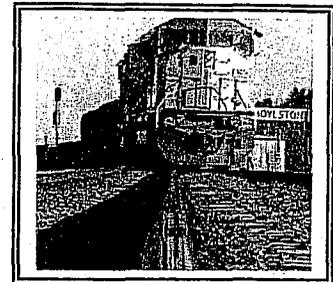
Implications for Connecticut – and its Towns and Cities

In FY 08, the State received \$1,041,000 through the Justice Assistance Grant (JAG). It received \$1,292,000 in SCAAP funds in FY 08. Drastic reductions in funding would indeed undercut municipal efforts to continue to reduce crime and respond to terrorism-related alerts.

CCM asks the Connecticut Congressional Delegation to oppose the severe cuts in funding – and instead support more resources -- for local first responders. First responders are among those on the front-line in the war on terrorism. Funding for essential security efforts must be funded sufficiently to ensure homeland security.

Transportation

President's Proposal



The second session of the 110th Congress will confront several key transportation infrastructure issues, including a significant shortfall in the highway trust fund in 2009, as well as wide-ranging recommendations for the future of the nation's transportation programs and the impact of transportation on energy consumption.

As owners of 77% of the miles of roadway in the United States and home to the citizens who support roads, bridges, and transit systems through gas taxes, towns and cities have a significant stake in the national transportation debate.

The Highway Trust Fund, financed by federal gasoline taxes and redistributed to towns and cities through the states, is not keeping up with demand; estimates indicate that it will fall \$4.3 billion short of the authorized spending level in 2009.

Further, the current lack of a national vision for and underinvestment in our country's transportation future threatens the economic health of metropolitan areas; every \$1 billion in new infrastructure investment creates 47,500 American jobs. Without action, the nation's transportation system assets will further deteriorate; our current system is aging, requiring increasing investment just to maintain its current condition, much less improve it.

Federal transportation policy must be coordinated with our country's energy and environmental policies by decreasing reliance on foreign oil, reducing greenhouse gas emissions, and other adverse public health impacts.

Implications for Connecticut – and its Towns and Cities

Transportation investments help raise productivity, improve quality of life, and strengthen the economy. Transportation investments do not drain the federal budget because a dedicated and continuous source of money from federal fuel tax receipts replenishes the federal Highway Trust Fund, which finances core transportation projects. A long-term, well-funded bill helps control costs because transportation investments require long-term planning and funding stability.

CCM asks the Connecticut Congressional Delegation to (1) enact a multi-year reauthorization that protects transportation priorities important to Connecticut towns and cities and delivers sufficient and guaranteed highway and transit funding protected by a budgetary firewall and (2) continue priority funding for core highway and transit programs. The federal government should not abandon its commitment to assist communities with crucial infrastructure investments, often required to meet federal regulations.

No Child Left Behind

President's Proposal

The Administration proposal would freeze Department of Education spending at \$59.2 billion, though it eliminates 47 discretionary education programs. These include Federal Supplemental Educational Opportunity Grants, Leveraging Education Assistance Grants, Education Technology State Grants, school counseling, Even Start, mentoring, parent information and resources centers and dropout prevention.



No Child Left Behind would receive \$14.3 billion, a 3% percent increase over FY 08 spending levels for expanding testing into high schools. IDEA, the Individuals with Disabilities Education Act (special education), would be increased by \$337 million above FY 08. And, the President would provide \$1 billion for Reading First, up from \$393 million in FY 08.

Implications for Connecticut – and its Towns and Cities

The cost of K-12 education has a direct connection to local property taxes. Over the years, both the state and federal governments have established extensive requirements on local school systems, with commitments to share the costs of these mandates. Unfortunately, the state and federal funding levels fall short of the commitments, while the program mandates remain in place.

According to the State Office of Policy and Management (OPM), the State received \$116,530,000 in Title 1 funding in FY 08. Under the Administration's proposal, the State would receive about \$115,522,000, a 1% decrease.

Underfunding IDEA also has an impact on the State since it -- along with towns and cities -- must make up for federally-mandated education costs. Connecticut received \$126,364,000 in the FY 08 or special education. The Administration would allocate \$129,865,000, a 3% increase.

Public education is the largest and most expensive government service provided in Connecticut. This year, over \$7.5 billion will be spent on public education across the state, more than one-third of all state and local tax revenue. Government makes these investments because public education is vital to Connecticut's prosperity and quality of life, now and in the future.

Special education costs are among the fastest growing public expenditures, and are often the cause of significant hardship at the local level. *More medically fragile students and expensive court-mandated services are pushing special education costs to rise approximately 5% to 6% per year, even though the percentage of students identified as needing special education continues to decrease.* In addition, unforeseen demands for the most expensive special education services too often result in local mid-year budget shuffling, supplementary appropriations, and other extraordinary measures to ensure that funds are available to provide mandated services.

The victims of this fiscal stress are not only the recipients of special education services, but (1) students in regular education programs from whom resources are diverted, and (2) property taxpayers in general, who see tax increases, municipal service cuts, or both, in order to pay the ever rising special education bill.

Because the costs of special education programs are so high and growing, the federal government cannot expect individual communities to fund them without sufficient assistance. When the federal government underfunds mandated programs, regular education programs and other local services suffer.

Federal and state underfunding of local public education over time has shifted an unfair tax burden onto the backs of residential and business property taxpayers.

CCM asks the Connecticut Congressional Delegation to support full funding of the No Child Left Behind Act and legislation that meets the federal obligation to fund the Individuals with Disabilities Act (IDEA - special education) at 40%. The federal government must meet its funding obligations to Connecticut's schoolchildren and school districts even in the face of budget challenges. To continue to transfer federal budget problems to municipalities (thus property taxpayers) is unfair and it shortchanges Connecticut's future.

* * *

This booklet was developed with the assistance of the National League of Cities and the State of Connecticut Washington Office.

CCM – CONNECTICUT'S STATEWIDE ASSOCIATION OF TOWNS AND CITIES



The Connecticut Conference of Municipalities (CCM) is Connecticut's statewide association of towns and cities. CCM represents municipalities at the General Assembly, before the state executive branch and regulatory agencies, and in the courts. CCM provides member towns and cities with a wide array of other services, including management assistance, individualized inquiry service, assistance in municipal labor relations, technical assistance and training, policy development, research and analysis, publications, information programs, and service programs such as workers' compensation, liability-automobile-property insurance and risk management, and energy cost-containment. Federal representation is provided by CCM in conjunction with the National League of Cities. CCM was founded in 1966.

CCM is governed by a Board of Directors, elected by the member municipalities, with due consideration given to geographical representation, municipalities of different sizes, and a balance of political parties. Numerous committees of municipal officials participate in the development of CCM policy and programs. CCM has offices in New Haven (the headquarters) and in Hartford.

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THE VOICE OF LOCAL GOVERNMENT

April opening set for alternative school ^{3/6}

By ZACHARY JANOWSKI
Chronicle Staff Writer

STORRS — Regional School District 19 plans to open a small, alternative high school for at risk students in April in order to reduce dropout rates and reduce the cost of out-placing students.

No formal date has been set for an opening. In addition, school officials said a formal ceremony to dedicate the building will happen once the landscaping is complete.

E.O. Smith at the Depot Campus will replace traditional classroom instruction with a design developed by the Big Picture Co., which combines internship- and project-based learning with individualized study for each student.

School officials had originally planned a January or February opening, but building delays, bureaucratic hang-ups and greater-than-expected challenges in adopting the Big Picture model have

prompted the board of education to postpone the opening.

Superintendent Bruce Silva said the school will open with about 10 students, a full-time teacher and a half-time special education teacher. "I think, personally, the model works really well with what we are trying to do," Silva said.

Renovating the Reynolds School, a historic building on the depot campus, for use by the district posed some challenges, including changes to the entryway to meet unanticipated building code challenges. Silva said town building officials have granted the \$2.7 million project a temporary certificate of occupancy.

He said a few building code issues remain, but they will not prevent the school from opening.

Silva said the school also needs approval from the state, but there isn't a "direct mechanism" for obtaining it.

He said the school will not directly meet the Carnegie unit requirements outlined by the state.

The Bloomfield Big Picture School, operated by Bloomfield Public Schools, obtained approval as a magnet school.

However, the Depot School does not need to go through the magnet approval process with the state, Silva added, so he is looking for an alternative route to obtain the state's "blessing."

Silva said the school could open without state approval. "I think we are going to, at least, begin piloting some of the concepts of the model," he explained.

Silva admitted he underestimated the amount of time the teachers would need to prepare. "We originally wanted to open a little earlier at the beginning of the second semester," he said. "We just weren't ready, it's a little more involved than I had originally appreciated."

According to Silva, the Depot School will provide an opportunity for "youngsters who need something totally different."

"It's a challenge for us because it is a very different kind of approach," he added.



Weather Report

FORECAST

Tonight: Partly cloudy. Low 27.
Friday: Partly cloudy. High 51.

Saturday: Rain. High 48.
Sunday: Partly cloudy. High 36.

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Attorneys hired in sewer plant fight

By ZACHARY JANOWSKI
Chronicle Staff Writer

ROCKVILLE — In the legal duel between the town of Mansfield and the city of Windham over water treatment, each has chosen a Hartford law firm.

The contest will begin April 11 in Rockville Superior Court.

The towns have a 1972 agreement to share the use and maintenance of a wastewater treatment plant in Willimantic, but a gentlemanly dispute emerged late last year over how to fund state Department of Environmental Protection mandated improvements expected to cost \$25 million.

According to court documents, the dispute centers on control of the \$5.5 million to \$7 million earned processing grease at the treatment plant.

In its filings, Mansfield alleges Windham installed a "septage receiving component" in 1998, to allow the processing of grease and other waste, and proceeded to collect the disputed funds.

Mansfield claims Windham never notified the town of the revenue the new capabilities generated.

Mansfield took the process of resolving the dispute beyond negotiations, which both towns agreed stalled, by filing for arbitration.

In connection with the arbitration filings, Mansfield filed an application for orders pendente lite, Latin for "while the case is pending," to prevent Windham from spending the disputed funds, force officials to account for them and deposit the entire amount into an escrow account.

Mansfield argues it contributed the funds to pay for and operate the septage receiver and is entitled to revenues it generated. Once a judge rules on the application, the parties can proceed to arbitration.

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the Chronicle, Willimantic, Conn., Saturday, March 8, 2008 3.

Communication board seeks members

By ZACHARY JANOWSKI
Chronicle Staff Writer

MANSFIELD — The town is seeking members for its newly established communications advisory committee who can enhance communication between residents and their town government.

Committee members will advise the town council on communications-related policy decisions, review town practices and make suggestions to improve specific initiatives.

The formation of the committee carries through on a campaign promise by new council member Gene Nesbitt, who earned more

votes than Alan Hawkins, earning him one of the minority party seats on the council.

“There seems to be increasing interest among the public for participating in the discussions leading up to policy decisions by the council,” said Nesbitt.

He said he hopes the committee will provide “an access point for residents to come to.”

According to Nesbitt, the committee would meet about once a month and members would serve one-, two- or three-year appointments.

He said he expected the committee to help review materials prepared by staff for the town budget meeting. Longer term, he added, the

commission would coordinate communication through the various modes used by the town.

Nesbitt said he wanted both people in the field of communications and non-experts to join the committee.

“We are looking for people who are interested in good communications,” he added.

Contact the town manager's office (429-3336) or a member of the council committee on committees (Leigh Duffy, Bruce Clouette and Nesbitt) for more information.

Interviews for committee appointments are scheduled to begin March 17.

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We offer these threads, needles

Threads to the late Dorothy Goodwin, who's estate recently awarded the University of Connecticut \$141,000 to support natural history museum education programs for future teachers. It's an apt gift for someone who was herself an educator. A former UConn professor and administrator and a state legislator, her legacy will live on in the form of the Dorothy C. Goodwin Fund for Teacher Preparation. This fund will help the Neag School of Education and the Connecticut State Museum of Natural History, both noble causes.

Threads to the University of Connecticut students who spent their recent winter break helping to rebuild homes in Biloxi, Miss., destroyed or damaged by Hurricane Katrina in 2005. When students get out of hand during spring break or spring weekend, they often get a bad rap. We'd like to commend those selfless students who journeyed to a part of the country devastated more than two years ago in one of the worst natural disasters in U.S. history. For the most part, the national media has forgotten Katrina and its victims. But there is still a lot of rebuilding and healing left to do. Thanks to some Huskies, the job is moving forward.

Needles to whoever came up with the idea to change "Walking Weekends" to "Walktober." We hope the folks with The Last Green Valley, which manages the marketing of the federally designated Quinebaug-Shetucket Heritage corridor, didn't spend too much money hiring a marketing firm for that change. In recent years, the folks at the Corridor have worked tirelessly to preserve and promote northeastern Connecticut and south-central Massachusetts' charm. Part of that effort is the wildly successful Walking Weekends. There's no doubt Walking Weekends has been a bona-fide success bringing visitors long after the prime vacation season has ended. Our question is why change? Walking Weekends is an established brand name. "Walktober" simply sounds like an advertising agency cliché best used to sell cars — not our beloved Last Green Valley.

Threads to Mansfield town officials for appealing to the state Office of Policy and Management for Payment in Lieu of Taxes (PILOT) funds for Natchaug Hospital. At stake is an estimated \$100,307 in revenue Mansfield taxpayers sure could use. Because Natchaug is a psychiatric hospital — a category not included in the PILOT law — Mansfield's appeal was denied and the town cannot recoup lost tax revenues for the property, which is not taxed. Towns hosting psychiatric hospitals should receive PILOT funding. That requires a change in PILOT funding laws, something we urge the local legislative delegation to pursue.

Threads to the three recipients who received Eastern Connecticut State University's annual Martin Luther King Jr. Distinguished Service Awards. Honored Feb. 27 were Elsi Cofield of New Haven, a veteran schoolteacher and instructor with Southern Connecticut State University; Michael McKenzie, an ECSU senior from Windsor who is president of the school's M.A.L.E.S. (Men Achieving Leadership Excellence and Success) student club; and Margaret Letterman, associate professor of psychology at Eastern. Letterman has organized weekly dinners open to all members of the ECSU community in the spirit of diversity and fellowship. The awards honor those whose spirit mirrors King's commitment to brotherhood and advancing civil rights.

**PAGE
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Feds clear school of wrongdoing 3/8

Item #12

Say it acted appropriately to diabetic child

By ZACHARY JANOWSKI
Chronicle Staff Writer

MANSFIELD — A civil rights investigation into discrimination allegations at Dorothy C. Goodwin School has cleared school officials of charges they discriminated against a diabetic student.

The investigation, completed last month by the Office of Civil Rights within the federal Department of Education, was prompted by a complaint filed Aug. 28, 2007, alleging discrimination of two types.

According to documents obtained from the Office of Civil Rights in Boston, Mass., the first accusa-

tion held the school violated the student's rights by treating her differently during a field trip.

The second alleged school officials failed to provide her with a "free appropriate public education" as required by law by not properly informing school staff of her medical condition.

In both cases, the Office of Civil Rights found school officials acted appropriately.

"Federal law concerning student confidentiality precludes me from commenting on the specifics of this case. I can say that we are very pleased with the outcome," said Superintendent Gor-

(Goodwin School, Page 4)

Goodwin School cleared after federal investigation

(Continued from Page 1)
don Schimmel. "Mansfield public schools remain committed as always to meeting the needs of all of our students and working collaboratively with all parents to address their concerns."

Megan Mickle, who revealed herself as the mother of the girl in the complaint at a board of education meeting last month, could not be reached for comment.

The field trip incident occurred during a Suzuki music program field trip.

According to the investigation report, both school officials and

the child's mother agreed an adult needed to accompany the child on the field trip.

School officials offered to have an aide accompany her, but the girl's family volunteered her aunt to go on the field trip.

On the day of the field trip, the girl's aunt drove her to the event, but after the performance, the girl wanted to ride on the bus with the other students.

School officials told the girl she could ride the bus if her aunt accompanied her.

However, the aunt said she could not ride the bus because

she would have to leave her car behind.

A disagreement arose between school officials and the aunt about whether it would be sufficient for her to ride behind the bus, rather than aboard it.

The investigators determined "requiring the student's aunt to ride the bus with her was a measure that was designed to ensure the student's safety during transportation on the field trip, and was not intended to exclude her from the bus."

The report also points out the student "was allowed to partici-

pate in the annual field trip, as an exception to the general rule that the trip was for students enrolled in the Suzuki music program only."

The investigators found "insufficient evidence" to support the second accusation that school officials failed to notify the Goodwin staff properly about the girl's condition.

The report noted a school nurse had conducted training sessions about the girl's condition for teachers, instructional assistants, janitors and cafeteria workers at Goodwin.

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Forum examines teenage drinking

By ZACHARY JANOWSKI
Chronicle Staff Writer

STORRS — An informal survey at E.O. Smith High School has found that only two out of five sophomores haven't observed underage drinking at parties.

Only one in five juniors haven't seen their peers drinking illegally.

More than 80 local residents gathered Thursday in the Smith cafeteria to talk about reversing that trend.

The event, called "Take It Back," is part of a nationwide effort to change the environment surrounding alcohol in contemporary American society. Twenty-three towns in Connecticut, and more than 300 nationwide, had similar town meetings last night.

The Take It Back organizers, including the Willington Ashford Mansfield Coalition to Stop Underage Drinking, hope to begin a movement that will change the environment that leads to the troubling statistics.

Jennifer O'Neill, an ambassador and student from the University of Connecticut who advises on the abuse of alcohol and other drugs, said blaming kids for underage drinking is "like holding a fish responsible for dying in a polluted stream."

The event organizers used a

movie called "This Place," produced by the national organization FACE, and a skit by Smith drama students to communicate their concerns.

"This Place" combined statistics ("Every day 7,000 kids under 16 take their first drink") with images of alcohol's prominence in American society and interviews with community activists working to end underage drinking.

The skit showed scenes from an imagined first-time drinking party for two high school girls. After the skit, the actors answered questions in character for the audience.

A panel of local experts took questions from the audience.

Thomas Szigethy, UConn's director of alcohol and other drug services, said 89 percent of UConn students have already "gotten wasted" when they arrive on campus, but only .5 percent have called 911.

He said young people need to be educated about the signs of alcohol poisoning. He explained that students should call 911 if a friend breathes less than 10 times per minute, their eyes roll back, they are not responsive or their skin turns blue or ashen.

"Please talk the topic up,"

(Forum, Page 4)

Forum examines teen drinking

(Continued from Page 1)

Szigethy pleaded. Young audience members confirmed his point that young people don't know enough about alcohol poisoning.

"We learned more than we do in health class," said Miranda Bragdon, an eighth-grader at Capt. Nathan School.

Szigethy said parents who allow their children to drink at home have the wrong idea.

"They're not teaching their kids to drink responsibly. They're just being permissive," he said. "At

the high school my preference would be don't start. That would be the easiest way to stop the epidemic, don't start."

In the survey of Smith students, 71 percent of students said they had observed drinking and driving.

Forty-nine percent said adults accept underage drinking, while 64 percent said young people accept it.

"I think the survey brings it home because you're not just thinking about teenagers across the country," said Kevin

Grunwald, Mansfield director of social services and a Take It Back organizer.

Grace Malloy, a 17-year-old senior at Smith, said she wasn't surprised by the statistics about underage drinking among her peers.

"Not that I see, but I just hear about it," she said.

Malloy said she would encourage her underage friends not to drink.

"Bad things can happen when you drink. I look out for my friends and myself," she added.

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3/12

*Fran Funk photos*

Goodbye tears

ABOVE: Dorothy C. Goodwin School secretary Carol Morgan sheds a tear or two after recently receiving a heartfelt goodbye given to her by the whole school, which gathered outside recently. Morgan is retiring after 26 years as school secretary. She will be working in the central office in Mansfield Town Hall. Her co-workers from that office picked her up in a limousine, went for a ride and then to lunch. **LEFT:** Goodwin School third-graders Khouri Flanagan, Allie Warinsky, Julia Chidinski and the rest of the school, gather outside to honor Morgan.

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Grant aids Mansfield school

By ZACHARY JANOWSKI
Chronicle Staff Writer

MANSFIELD — Electronics retail giant Best Buy has awarded Annie E. Vinton School a \$2,000 Teach Award to buy equipment for video podcasts by students, adding to the existing podcasting program called "Radio Owl."

Radio Owl allows students to practice writing and record their voice while reading the material. The opportunity motivates them to improve both skills.

Steve Sokoloski, Mansfield public school's Pre-K-4 technology coordinator, who applied for the award, said the Best Buy Teacher Award will expand the podcasting program and add video capabilities.

"Think of it as an NPR episode," said Steve Sokoloski, with students reading stories or doing interviews.

He said students have done retellings of favorites and read news items from the school newspaper.

Sokoloski said he could foresee students using the new equipment to make a video travelogue of the nature trail behind Vinton.

"Anybody can then go out to the Internet and get that," he said. "If my grandma lives in Florida, she

can hear it and leave a comment or drop an e-mail."

Sokoloski said anyone can subscribe to the Radio Owl feed on iTunes and automatically receive new podcasts.

"If you read and you don't like the fluency and the smoothness of how you read, you go back and do it again," said Sokoloski. "Beyond all that, it's fun."

He said the school will buy USB microphones, iPod Nanos, Flip Video cameras, a portable digital voice recorder and a laptop computer.

The purchases will allow more students to record podcasts and allow portable recording.

He said teachers can also record guided reading lessons on the iPods for students to listen to while following along.

James Palmer, principal of Vinton, said Radio Owl provides meaningful opportunities to learn. He said the grant money secured by Sokoloski will allow more students to participate.

Sokoloski said all three Mansfield elementary schools do some podcasting, but Vinton had the most consistent record. He said Best Buy seeks to fund purchases for existing programs that can be improved.

3/19

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Growth slow in Mansfield's grand list

By ZACHARY JANOWSKI
Chronicle Staff Writer

MANSFIELD — The town's taxable property base grew slowly over the last year, increasing by 1.77 percent prompting caution among town officials as they prepare next year's budget.

"To me it's a little sluggish, but it's not unexpected," said Assessor Irene LaPointe.

The town assessed real estate on the 2008-2009 grand list is valued at \$817,618,590, personal property at \$34,976,800 and motor vehicles at \$69,013,743.

Personal property, the smallest component, which includes equipment owned or leased within the town, grew the most last year, increasing nearly 4.5 percent.

LaPointe said the value of taxable motor vehicles declined by half a percent in the Oct. 1, 2007 grand list.

"Probably people are not buying a lot of high-end gas guzzlers," she explained. "They do depreciate each year, so if you don't replace the vehicles, they are going to go down in value each year."

LaPointe said the increase in real estate was "not wonderful, but its not horrible either."

There was a little more building as it pertained to the Oct. 1, 2006 grand list, LaPointe said, when the grand list grew 2.48 percent.

In all, Mansfield's taxable property grew by \$15,990,714, which at the current mill rate, 23.87, will yield \$381,698 in additional revenue.

"It's not a good number. I wish it were higher," said Mansfield Mayor Elizabeth Paterson. "At least we're not declining."

Paterson said slow growth in taxable property will present a challenge for the town budget.

"With the price of everything going up, it's going to be a tough budget year," she explained.

Paterson added nearly flat funding from the state, which the town anticipates, means a decrease since costs are going up.

Town Manager Matthew Hart echoed Paterson's concerns that fixed expenditures, especially health insurance, salaries and energy, are growing faster than

The top 10 taxpayers in Mansfield and the accompanying assessments are:

- Connecticut Light & Power — \$11,094,336, utility company
- Mansfield-Eastbrook Dev Corp LLC — \$7,000,000, retail
- ING US Students No 8 LLC — \$6,525,960, apartments
- Celeron Square Associates — \$6,496,280, apartments
- New Samaritan Corp — \$5,332,180, nursing home
- Colonial BT LLC — \$5,141,430, apartments
- ING US Students No 1 LLC — \$4,960,340, apartments
- Storrs Polo Run LTD Partnership — \$3,956,470, apartments
- Hayes-Kaufman Mansfield Assoc. — \$3,713,920, retail

the tax base.

"I think it's slightly below average, but it's interesting. I've been looking at grand list growth in other communities in this area and it's similar," said Hart.

Hart said the property taxes account for about 55 percent of town revenue, with intergovernmental revenue from the state making up the remaining 45 percent, putting Mansfield in a unique situation.

He said Gov. M. Jodi Rell's proposed budget includes increases in education and PILOT grants, but a decrease in Mashantucket Pequot grants.

The net result, Hart said, is an

anticipated 3.9-percent increase in state grants to Mansfield.

Still, he said municipalities need to be "more creative" using partnerships to provide services.

"I think it also points to the weaknesses in the system that is so heavily dependent on the property tax," Hart said.

LaPointe said the grand list will change slightly after the March 17 and March 22 board of assessment appeals meetings.

"The Downtown Partnership, if we can get that built, that will grow it enormously," Paterson said. "Hopefully within the next few months we can go in the ground with first new building."

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It takes more than paper plates to save watershed ^{3/10}

By DENISE BURCHSTED

As pledged by the new University of Connecticut president, Michael Hogan, UConn will promote environmental sustainability practices on campus and become a leader in the environmental movement. Considering UConn's unsustainable water management practices, there's a lot of room for improvement.

UConn's unsustainable practices became evident after the campus building boom this past decade. While significantly increasing the on-campus student population, UConn also added off-campus water customers and promised water to still more, including the proposed Storrs Downtown. Despite assurances of adequate water supply, UConn never addressed the key question: Is there enough water to sustain this growth? The administration's disregard for water management resulted in the 2005 environmental debacle when UConn pumped the Fenton River dry.

Multiple state agencies intervened after that incident, culminating in two separate legal agreements between UConn and those agencies. The agreements contain important stipulations for UConn's management of the water system. Despite these stipulations, there is no clear, ongoing regulatory authority or oversight of the UConn water system.

How could UConn's water system seem unregulated? In 2000, Attorney General Richard Blumenthal issued an opinion exempting UConn from water company status because UConn is a state institution. Since most laws

Commentary

that regulate water systems are written for "water companies," UConn is exempt from the laws that require specific measures to protect drinking water.

UConn should rise to the minimum standard met by all water companies in the state by agreeing to submit to oversight of its water system by environmental, public health and public utility agencies. This would provide a remedial step toward sustainability. To reach the most fundamental level, this step must be combined with an answer to the long-standing question: is there enough water to sustain UConn's growth?

This question requires study of both the Fenton and the Willimantic rivers. The recently completed Fenton River study shows that UConn must stop pumping from that river during low flows. These results raise the possibility of inadequate supply. The Willimantic River study must still be completed to get the full answer, which is at least two years away.

While evaluating the outcomes of these studies, UConn planners must also account for the effects of global climate change. Climate scientists predict that Connecticut will see more frequent summer and fall droughts, as we had in 2005 and 2007. Since these droughts may constitute the new "normal" pattern, UConn needs an environmentally sustainable plan for dealing with them.

During the 2007 drought, UConn successfully conserved enough water to stop

pumping from the Fenton River, in keeping with the Fenton study's recommendations. Conservation on campus included the dining halls saving water in dishwashers by using disposable plates and cutlery. However, protecting the Fenton River with paper plates and plastic utensils essentially transferred the environmental impacts elsewhere, because the manufacture and disposal of these products rely on deforestation and waste from notorious polluters including oil wells, refineries, paper mills, plastic manufacturers and waste incinerators.

UConn should move beyond a "paper-plate conservation" plan to claim its role as an environmental leader. This requires first meeting the basic sustainability requirements of water system regulatory oversight and determination of resource availability. True environmental leadership would also consider an action's total environmental cost, at the Fenton River and beyond.

Environmental sustainability is one of the major challenges facing our civilization. Many at the University are working on this with small scale projects and initiatives. I applaud President Hogan's determination to bring this effort to a higher level on campus and to take the lead off-campus. I encourage him to join forces with the environmental organizations and scientists already working on finding solutions.

Burchsted of Mansfield Center is executive director of the Naubesatuck Watershed Council.

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Newsstand 50 Cents

IWA OKs ^{3/15} sewer plant application

By HEATHER LAKE
LOTTIER

Chronicle Correspondent

WILLIMANTIC — The inland wetlands and watercourses commissioners Thursday accepted plans for a new \$25 million upgrade to Windham's water pollution control facility with the condition engineers provide further details about the project.

*See related story
on Page 2*

The sewer facility, located at 2 Main St., was first built in the 1950s and upgraded in the 1970s.

Among the commission's concerns is the erosion control plan for the project, which includes 74 square feet of wetlands or 0.0017 acres in the upland area bordered by the Natchaug, Shetucket and Willimantic rivers.

Commissioners want further details to assure them there would be no adverse affect on local waterways.

"They want something to show the silt fencing with a little more detail," said Joe Gardner, town engineer.

Silt fencing is used to prevent silt from draining into the river and appears like black sheeting along construction sites.

Included in the plan is a new public access road, a new building

(IWA OKs, Page 6)

IWA OKs sewer plant application

(Continued from Page 1)

to house maintenance vehicles; equipment and administration and equipment upgrades.

Following a presentation by Right Pierce Engineering from Middletown and questions by commissioners, the application was accepted unanimously.

Advertising for a contractor is expected to begin next week and one should be chosen by May or June with work beginning in the fall.

"It's going to take them four years to do the whole thing," Gardner said of the project, which has been in the planning stages for about four years.

The upgrade is being paid for with \$5 million in state grants and a state Department of Environmental Protection Clean Water Fund Loan.

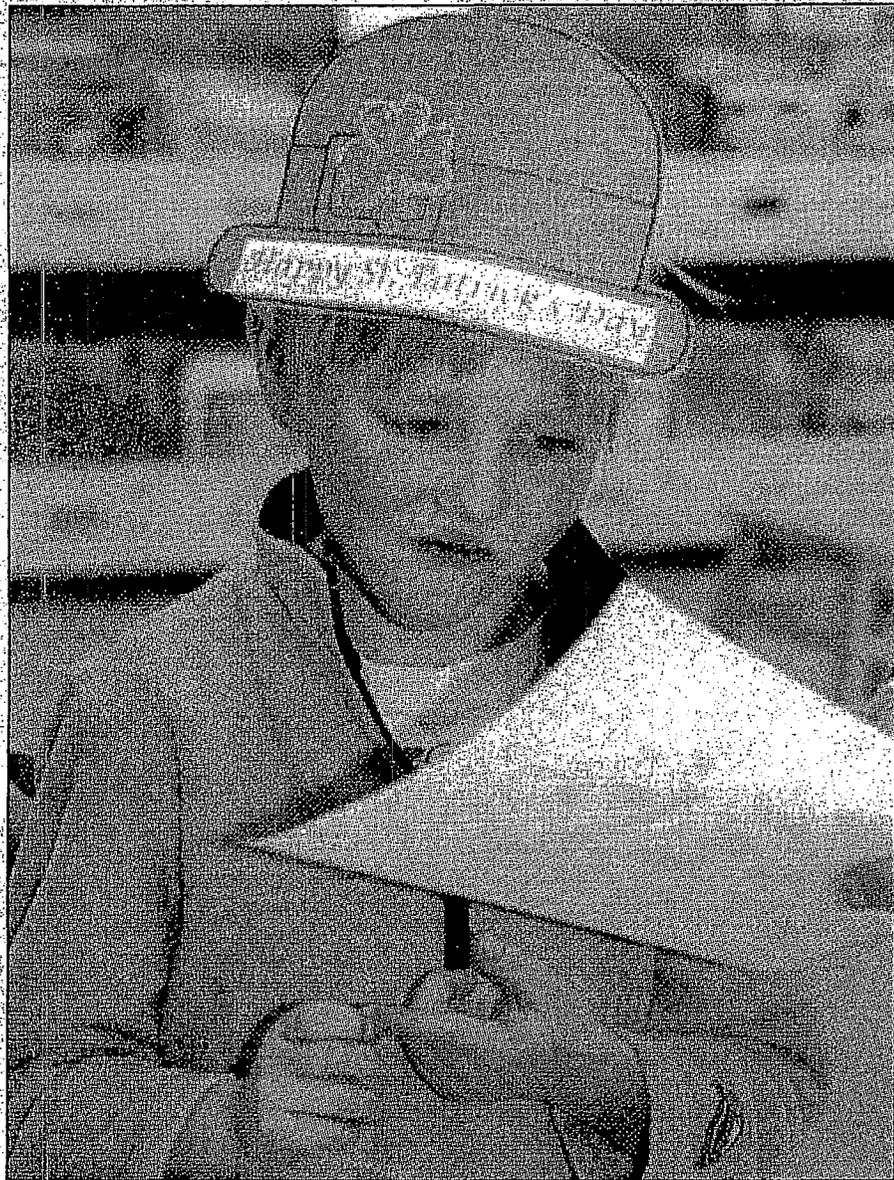
The water pollution control authority would repay that loan with user fees, from grease and septage collection and Mansfield's contractual obligations.

The WPCA serves Mansfield through an inter-municipal agreement.

That situation has been difficult in recent weeks, as Mansfield brought litigation against the WPCA and Windham to freeze the WPCA's funds prior to filing for arbitration.

At issue is Mansfield's share of revenue received from the plant's processing of grease.

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Fran Funk photos

Little leprechauns

LEFT: Adam Elphick, a first-grader at Annie E. Vinton School in Mansfield, was a bit dubious about his choices as he shows his paper to his teacher, Eliza Sparks, on Monday. Sparks used various St. Patrick's Day-theme projects to teach her students counting, reading, listening and following directions. RIGHT: Fellow first-grader Angelina Randazzo works on her construction-paper leprechaun.

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2 the Chronicle, Willimantic, Conn., Thursday, March 6, 2008

Mansfield forum deals with local water issues

By ZACHARY JANOWSKI
Chronicle Staff Writer

MANSFIELD — The expression “water, water everywhere” may apply to northeastern Connecticut in the winter, especially this year, but by summer there isn’t much left to look at, even if there is enough to drink.

The Mansfield League of Women Voters brought together local water experts Wednesday to educate residents about future water needs of Mansfield.

Thomas Callahan, University of Connecticut associate vice president for administration and operations, said the Fenton River was flowing at 215 cubic feet per second when he left his office earlier in the evening.

Last summer, the university stopped pumping water from the Fenton River wellfield when its flow fell below 3 cubic feet per second, in order to avoid harming aquatic life. The river is a prime source of water for the university.

Robert Hust, an analyst with the state Department of Environmental Protection, said Connecticut has ample water, but it often comes at undesirable times or places.

According to Hust, the state lacks natural storage capacity for water and demand peaks when supply is low. “We really have no large natural lakes in this state. They’re man made,” he explained. “There’s not a lot of (underground) storage. We don’t have the geology for that.”

Gregory Padick, director of planning for Mansfield, said the town has enough water for all “committed” projects. “We’ve identified that there is a need for some additional water supply,” he

said, pointing out the Four Corners area was not included in previous water-needs estimates.

Callahan said the university has permission for withdrawing up to 2.3 million gallons a day from the Willimantic River and 844,000 gallons from the Fenton.

He said the university’s water system assets, excluding permits to withdraw water from the rivers, were recently valued at \$6.7 million.

However, Callahan said the replacement cost for the system would be about \$27 million.

According to Callahan, operating the water system saves the university about \$1.6 million it would have to spend to purchase water and earns about \$300,000 in revenue from off-campus customers. Callahan said the university consumes 85 percent of the water it produces.

He said the university is currently investing more than \$2.5 million to replace three storage towers and \$3 million on upgrades to the Willimantic wellfields.

“Over time, UConn would seek to diminish its role,” Callahan said.

Michael Callahan (no relation to Thomas Callahan), chairman of Windham’s water commission, compared the cost of 100 cubic feet of water from different sources.

Every 100 cubic feet of water purchased from the water works costs \$2.12 for Willimantic residents or \$3.19 for customers in Mansfield.

On the other hand, he explained, 100 cubic feet of water bought in 20-ounce bottles would cost more than \$4,000.

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Mansfield seeks nominees to fill PZC vacancy ^{3/10}

By ZACHARY JANOWSKI
Chronicle Staff Writer

MANSFIELD — Local Democrats will meet Tuesday to interview candidates interested in filling a vacancy on the planning and zoning commission.

The nominating committee of the Democratic town committee meets at 7:30 p.m. in Conference Room B of the Audrey P. Beck Building. Any residents interested in serving on the commission should attend.

Gary Zimmer, a commission member since 2001, created the vacancy by resigning his position Feb. 20 because he will be out of town for several months this year.

His term would have expired next year. Zimmer had previously served as an alternate and com-

mission member during the 1990s.

"Gary has been an excellent commissioner and we thank him for his years of service to the community," said Gregory Haddad, chairman of the Mansfield Democrats.

The planning and zoning commission meets on the first and third Monday of each month and its members also serve as the inland wetland agency and the aquifer protection agency.

Gregory Padick, Mansfield director of planning, said members of the commission make land use

decisions based on local regulations.

He said new members have to familiarize themselves with these regulations in order to evaluate new applications and make occasional revisions to them.

"These applications are not based on whether you like it or you don't," Padick said.

He said some new commission members already have legal or engineering experience, but others are willing to learn in order to help the town.

"All land use decisions, or at least most of them, are permanent," Padick added.

The nominating committee will make a recommendation to the full town committee March 28 and the party will submit its recommendation to the commission, which has authority to choose a replacement member.

If the commission elevates an alternate member of the commission to fill the position, the Democratic nominee will fill the alternate position.

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Report outlines plan for sewers at Four Corners ^{3/12}

By ZACHARY JANOWSKI
Chronicle Staff Writer

MANSFIELD — The long-discussed possibility of extending sewer service to the Four Corners area is ready to move forward with the help of a new study recently completed by consultants.

The study by Earth Tech of Glastonbury explored three possibilities for sewerage the densely developed area surrounding the intersection of routes 195 and 44, ranging in cost from \$5.1 million to \$5.43 million.

The consultants recommended the lowest cost option based on their evaluation.

Earth Tech estimates the project would take 26

months to design and complete, once a decision is made to proceed.

Lon Hultgren, director of public works, said the current septic systems create limitations on possible development of the properties in the area.

Hultgren said University of Connecticut officials have not been able to commit to providing water, in addition to sewers, to the Four Corners area for "political reasons."

"We've requested from them years ago that we'd like to have water at Four Corners, but they're not in a position to do that," he told the town council Monday.

(Report, Page 4)

Report outlines plan for sewers at Four Corners

(Continued from Page 1)

Town officials are planning a joint meeting of the town council and planning and zoning commission to discuss how to move forward. The yet-to-be-scheduled meeting will also serve as a public information session.

The council will decide how to fund the project, which will likely include some combination of town investment and a 20-year beneficial assessment on properties in the area.

Town officials are estimating assessments based on town contributions of nothing, \$1 million or \$2 million.

If the town decides to proceed with the project, the planning and zoning commission would review the regulations in place for the

area.

According to Director of Planning Gregory Padick, the commission would, at minimum, revise the regulations that restrict development based on the intensity of their septic usage.

Padick said under current regulations, a developer would face a difficult approval process for a restaurant or hotel for this reason.

If the sewers were put in place, those considerations would be less important, Padick said.

He said the commission could refine the design standards or create a special design district, similar to the one created for the \$220 million Storrs Center project.

The study looked at projected wastewater flows between 2010 and 2030, a period when they are

expected to grow from 47,000 gallons per day to 170,000 gallons per day.

The project would include a gravity sewer collection system, a wastewater pumping station and force main to convey the wastewater from the pumping station to the University of Connecticut treatment system.

According to Padick, the anticipated sewer service area will extend the farthest from the intersection of Routes 195 and 44 west along Route 44 until it approaches Cedar Swamp Road.

He said sewers will extend very little to the south or east and a moderate amount to the north.

Hultgren said property owners in the sewer service will receive mailings from the town.

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The changing face of vo-ag

Focus shifts as technology impacts farming

By MIKE SAVINO
Chronicle Staff Writer

Food has long been a major focus of agricultural education — food for crops, food for livestock and, ultimately, food for consumers.

But food for thought and development?

Teachers at E.O. Smith and Lyman Memorial high schools say agricultural education classes have evolved over time, just as science, history and other subjects also adapt to society and technology.

They said the best symbol of that evolution came in 1988, when the Future Farmers of America organization became simply the National FFA.

Recently, schools across the country — including Lyman and Smith — celebrated National FFA Week, when this ever-changing educational dynamic was embraced.

Lyman teacher Brenda Mihaliak said the change demonstrates how agricultural science classes are now more focused on preparing students for more than just fixing broken-down tractors.

“The education is more geared toward going to college,” she said.

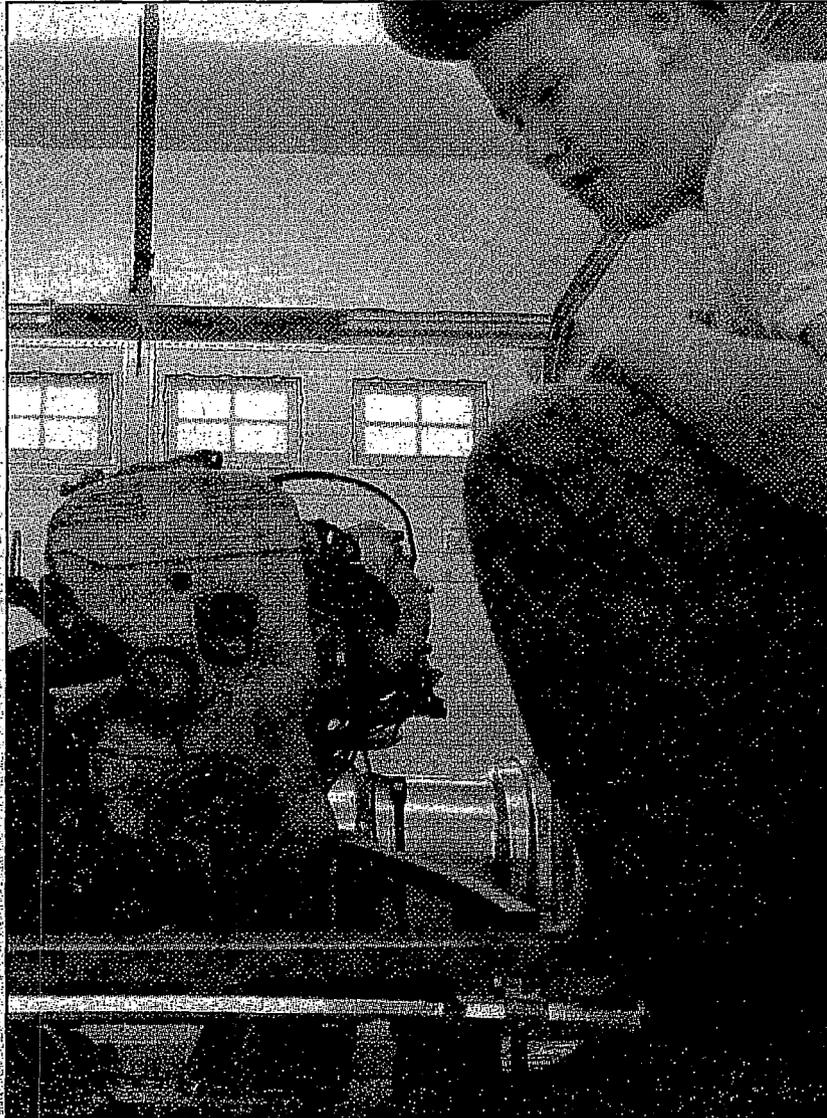
E.O. Smith teacher Jim Pomeroy added agricultural science curriculum focuses on more than just “cows and plows.”

Agriculture, like many other fields and industries, has become more sophisticated as technology improved.

Mihaliak and Pomeroy said that has forced agricultural sciences, like other courses, to adapt as well to better prepare students for life after high school.

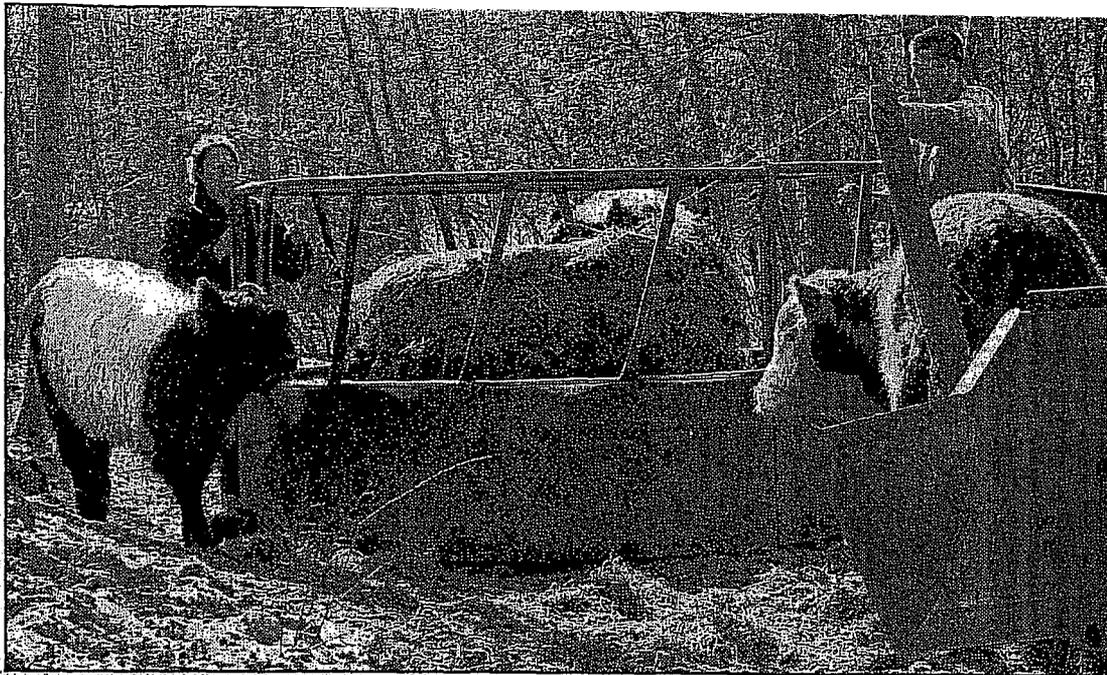
Mihaliak’s family actually owned a farm when she grew up, so she has first-hand

(Vo-ag, Page 6)



Item #23

Fran Funk
LEFT: Kyle Pelletier, 14, an E.O. Smith freshman, works on a pulling tractor that he will enter in the Middlesex County Tractor Pulling Club contest. Kyle loves hands-on projects, and this is the second tractor he has built. Pelletier takes a college-credit course in mechanics and is also learning computer technology, standard fare now for vo-ag students. ABOVE: While technology has its place, vo-ag still teaches hands-on skills like working with livestock. Colin Murphy, 17, an E.O. Smith junior, is responsible for 30 cattle.



Fran Funk

While school was closed for February vacation, a dedicated group of students from the area's agricultural programs at Edwin O. Smith High School and Lyman Memorial High School, were busy getting experience to further their goals. Many, like Patience Trickett, 14, left, and her brother Ben, 16, from Mansfield, and E.O. Smith students, brought hay to the cattle by bucket loader and removed the baling twine before the animals ate.

Vo-ag changes with the times

(Continued from Page 1)

knowledge of how much the agricultural industry has changed over time.

She said her father did not have to worry as much about money and personnel management as today's farmers.

"Nowadays if we did it the way (her father) did it, you'd be bankrupt," Mihaliak said.

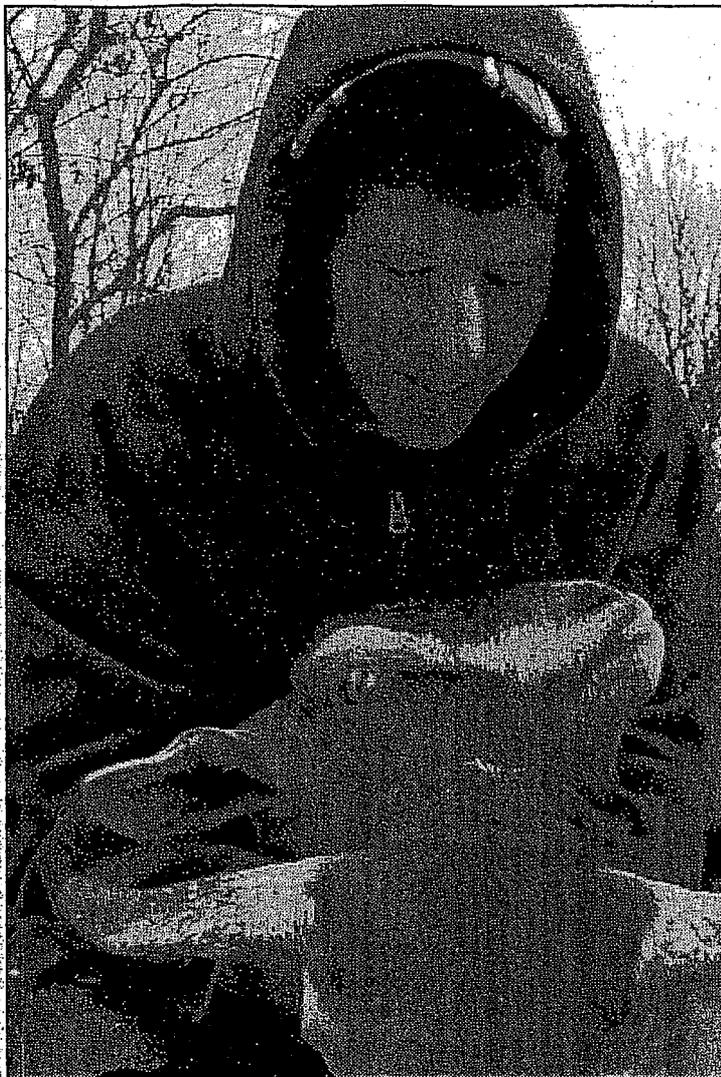
Farmers today have to understand all the diverse issues that can arise in the field of agriculture. Many students specialize in some related field.

Pomeroy said students eventually work in fields like agricultural engineering and work to improve the industry, and society, with advancements like biodiesel fuels.

Mihaliak added other potential fields include veterinarian science, floriculture, landscaping and aquaculture, which involves the cultivation of water life in controlled environments.

The rising need for expertise and specialization has also created a rising need for a more developed and sophisticated curricula.

Pomeroy said agricultural science classes have advanced placement classes and feature gifted and talented students, just as any other subject does.



Fran Funk
Devin Murphy, 15, of Coventry, an E.O. Smith freshman, spent his February vacation caring for the approximately 40 goats in his care. Other animals, including cattle, and some horses are raised at the farm. All chores enforce the daily responsibility for dependent animals, as well as upkeep and maintenance of the family's farm.

"You always set the bar high for students, he said, adding he and other teachers are always "pushing the boundaries."

He also said between 85 to 90 percent of E.O. Smith's vocational agriculture students typically advance to some form of secondary education.

At Lyman, Mihaliak said four of the top 12 students in the senior class are in the vo-ag program.

Fellow teacher Megan Leone said the program does teach farming background but the curriculum has become more science-based.

"We're not teaching necessarily towards production," Leone, who also graduated from Lyman, said.

Vo-ag programs like the ones at E.O. Smith and Lyman also have supervised work experiences for their students, giving them hands-on experience they do not receive in school.

Students in these programs have certainly realized the changes in agricultural industries.

Lyman student Valerie Leclerc, who wants to study environmental

science and become a park ranger, said she has learned how much work farming truly requires.

She also said many non-agriculture students are also starting to see that change, just not as completely.

For example, she said some Lyman students still jokingly give her and her vo-ag classmates grief when a local farmer spreads manure in a field.

But she thinks the overall change in Lyman's perception is partly because Lebanon is a rural town.

Fellow vo-ag student Jackie Jackter said people in her hometown still view vo-ag as cows and plows.

"They're too much into their video games and cell phones to think farming," she said.

Pomeroy said the disparity

between views and reality can be typical of anything changing.

"It's changing, but like anything else, people still have their perceptions," he said.

Mihaliak said she thinks part of the problem is that peer pressure allows those perceptions to persist. When students have certain views of the vo-ag program, their friends often share those same views.

But she and her students just respond to stereotypes by pointing out the importance of agriculture.

She asked her students, recently, to think of any food or beverage items that do not rely on any form of agriculture for their production.

Their only answer was water. "The future of agriculture is vitally important," Pomeroy added.

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the Chronicle, Willimantic, Conn., Tuesday, March 11, 2008 3

Three charged after Carriage House crimes

By ZACHARY JANOWSKI
Chronicle Staff Writer

STORRS — Police have identified suspects in a string of burglaries at Carriage House Apartments after making three arrests early Saturday morning for possession of stolen property.

Joshua Garcia, 18, of 154 Dwight St., New Britain, was charged with possession of burglar's tools, third-degree larceny and failure to drive right.

"Besides Garcia, two 17-year-olds whose names won't be released were also arrested," said University of Connecticut police spokesman Maj. Ronald Blicher.

The two 17-year-olds were charged with possession of burglar's tools and third-degree larceny, for possession of stolen goods.

According to Blicher, an officer observed a car driving over the speed limit and crossing the double yellow line on Route 195 south of Route 44.

"The officer observed some electronics on the rear seat of the vehicle, including a 50-inch plasma (television) on the rear seat," Blicher said.

According to Blicher, the three occupants of the car indicated they had just picked up the television — at 1:45 a.m. — which they had bought earlier.

During their investigation, police found a Dell laptop, CDs, two Playstation controllers and a black North Face book bag.

The car also contained three pairs of black gloves, leading to the possession of burglar's tools charge.

Blicher said the police officers discovered during their investigation that a burglary may have occurred at Carriage House Apartments earlier in the evening.

That crime was under investigation by state police at Troop C in Tolland.

The stolen goods were estimated to be worth \$3,875.

Sgt. Brian Kennedy, resident state trooper in Mansfield, said his office and Troop C have "four to six" open burglary investigations at Carriage House.

Blicher said UConn police are investigating a burglary that occurred across Hunting Lodge Road from Carriage House at Celeron Square, which is owned by UConn. "We have some confessions and it leads us to believe that they were involved in all of them," Kennedy said.

He said burglary charges have not been filed yet because police are still in the process of recovering some of the stolen property.

Once the property is recovered and the affidavits complete, Kennedy explained, police would file the charges. Kennedy said police are not aware of any local connections to the suspects.

Police set Garcia's bond at \$10,000. He is scheduled to appear in Rockville Superior Court March 18.

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UConn police net DUI grant

By ZACHARY JANOWSKI
Chronicle Staff Writer

STORRS — University of Connecticut police have received a \$51,000 federal grant to cover overtime costs for additional patrols to target drivers under the influence of alcohol.

"These patrols will be in addition to our regular, general patrols," said UConn police spokesman Ronald Blicher. "With this grant money we put out specific patrols where all they do is target DUI."

Blicher said the targeted patrols will occur Thursday, Friday and Saturday nights with the goal being increased safety for the community, including drivers not under the influence and pedestrians.

Last year, the UConn campus was shocked by the hit-and-run death of freshman Carlee Wines in a North Eagleville Road crosswalk.

Although no criminal charges resulted from the driver's blood alcohol level because he fled the

scene, many considered it to be a contributing factor in the accident that led to the girl's death.

In 2001, Nhat Pham, a UConn pharmacy graduate student, was killed by a drunken driver, also while trying to cross North Eagleville Road.

Alcohol use on the UConn campus will likely reach its yearly climax in about six weeks with Spring Weekend.

"This (grant) is very appropriate given that spring weekend is approaching," Blicher added.

He said all UConn police officers have received specialized training in the detection and apprehension of DUI offenders.

The grant, he added, will allow the department to take advantage of their training.

Blicher said police would use checkpoints, roadblocks and mobile patrols to target drunken drivers.

The department will use the highway safety program grant funds between now and Sept. 7.

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Item #26



Miles Wilkerson, an E.O. Smith sophomore, asked the panelists how they would respond to people who claimed that alcohol and drug abuse was a victimless crime.

E.O. Smith Hosts Forum On Underage Drinking

By: Brittany Dorn

Posted: 3/7/08

The atmosphere of the E.O. Smith High School cafeteria Thursday night was one of frustration but also of hope as community members discussed ways to decrease underage drinking.

Here high school students, concerned parents and community members came together for a two-hour presentation that combined a variety of mediums to get the point across.

During most of the presentation, a slideshow in the background showed anonymous quotations from students at the school.

"My dad is an alcoholic and he's tried to get me to drink, but I don't want to end up like him," read one. "I got raped because I got so drunk that I blacked out at a party with strangers," another said.

The quotations - like most of the event - attempted to make the dangers of underage drinking tangible and personal.

Annie Grunwald, a junior at E.O. Smith who helped organize the event, introduced the assembled crowd with optimism.

"Tonight, we're all a part of history," she said. She explained that the event - called "Take It Back" - was part of a national movement to reduce alcohol abuse. According to Grunwald, over 20 other towns in the state are holding similar community meetings this week.

Grunwald emphasized that underage drinking wasn't the responsibility of a single entity - such as parents or the school system - but instead the community as a whole.

"We're calling all community members to claim this problem and take action," she said.

As part of the presentation, six high school students performed a skit showing the way a typical drinking situation might play out.

In the skit, a college student takes her two high school friends to a college party. Despite her warnings, both friends make poor decisions: one drinks even though she's taking medicine, the other blacks out and gets sexually taken advantage of.

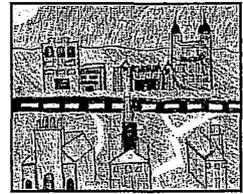
OFFICE OF THE MAYOR

165 CHURCH STREET • NEW HAVEN • CONNECTICUT 06510



JOHN DESTEFANO, JR.
Mayor

REC'D MAR 05



*The vision of New Haven's children
is our city's greatest resource**

February 21, 2008

Town Manager Matthew Hart
4 So. Eagleville Rd
Mansfield, CT 06268

Dear Town Manager Hart:

The City of New Haven is pleased to announce the historic dedication of a statue honoring veterans of the Connecticut 29th Colored Regiment C.V. Infantry. Amistad Committee, Inc. and the Descendants of the Connecticut 29th Colored Regiment C.V. Infantry will host this event on two days at Criscuolo Park. The first day will be a youth dedication and the second the official dedication.

When: Friday, September 19, 2008 and Saturday, September 20, 2008

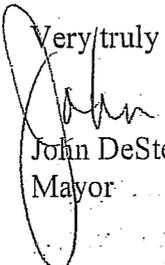
Where: Criscuolo Park (Intersection of Chapel Street and Mill River)

Time: 2:00 PM

I encourage you to invite members of your community to attend these ceremonies as representatives of their town. Should you need more information please feel free to contact Alfred L. Marder, Chairman of the State of Connecticut Freedom Trail Committee by phone: (203) 387-0370 or email: amistad.nai@rcn.com.

Let us pay tribute to our veterans and remember them as a vital part of our history.

Very truly yours,


John DeStefano, Jr.
Mayor



phone 203.946.8200 fax 203.946.7683

**This creative impression is the work of Shayna Smith, a student at Wexler-Grant School.*

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March 18, 2008

Dear Matt,

I feel as if you need to be informed of what has come to pass since the bake sale held during the February Primary.

A time line is as follows:

1: Katie Irizarry, President of the Goodwin PTO, phoned on February 28 to offer an apology and explain the Bylaws of the PTO. Evidently, one person is not to speak on behalf of the PTO without their knowledge and consent. Ms. Irizarry was asked to send a letter explaining the concerns of the PTO.

2: The discussion concerning bake sales during elections which evolved at the March 10 Town Council Meeting.

3: A town resident, who attended the Town Council Meeting, stopped by the office on March 11 to voice her opinion on the issue. She wishes we continue having bake sales.

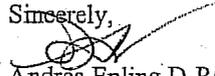
4: The enclosed letter was sent to me (and Beverly Miela, since I am not the sole decision maker).

I was informed that Goodwin would be hosting many fundraisers this summer in order to fund the playscape. Also, from the letter one can tell Vinton School (District 2-Eagleville) relies on the bake sales as a source of income.

I believe a discussion on the matter of bake sales needs to occur in the beginning of September before the Presidential Election on November 4.

Thank you for all you help and understanding in this matter.

Sincerely,


Andrea Epling D-ROV

Cc: Curt Vincente
Mary Stanton
Betsy Paterson

March 10, 2008

Andrea Epling
Democratic Registrar
Audrey P Beck Municipal Building
4 South Eagleville Road
Mansfield, CT 06268

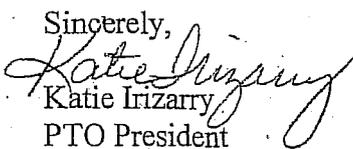
Dear Ms. Epling:

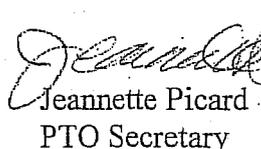
It has come to our attention that you are considering terminating the Mansfield voting sites as places for schools and community organizations to hold bake sales or information collection/distribution to those who come to vote. Although the planning and organization of the most recent election bake sale became unnecessarily complicated, we feel the decision to discontinue the opportunity for schools and community organizations to hold sales or engage voters would adversely affect many schools, organizations and community members who rely on this forum to raise much needed funds or distribute information. For example, while the Goodwin Elementary School PTO does not have a history of holding bake sales at the election sites, the Vinton Elementary School PTA relies on the bake sales as a source for a significant amount of income for their budget. The unfortunate situation which occurred during the most recent election cycle need not result in an adverse effect.

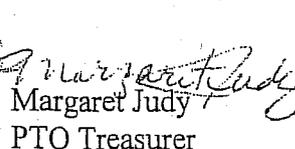
All of the school PTO/PTA's have Bylaws and Rules of Order that are to be followed by the officers and members. We would welcome the opportunity to share these with you and your colleagues and to discuss the rules and regulations that must be followed in monitoring elections. It is our goal to find an acceptable system for working with you (and others involved at the election sites) in order to allow bake sales and information collection/distribution to continue. This could include creating a standing bake sale committee with a specific officer responsible for meeting with you in a timely manner and to be accountable for all aspects of the bake sale. There are many more options and possibilities to consider. By working together we can put an unfortunate situation behind us and move forward to create a plan that will work for all parties involved.

We look forward to hearing from you regarding this matter. Please feel free to call Katie anytime.

Sincerely,


Katie Irizarry
PTO President


Jeannette Picard
PTO Secretary


Margaret Judy
PTO Treasurer

TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER



Matthew W. Hart, Town Manager

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

February 28, 2008

Mr. Robert Genuario
Secretary
CT Office of Policy and Management
c/o Ms. Lisa DuBois
450 Capitol Avenue
Hartford, CT 06106

Re: Downtown Mansfield Revitalization and Enhancement Project
Small Town Economic Assistance Program (STEAP) \$500,000

Dear Secretary Genuario:

The Town of Mansfield, in association with the University of Connecticut and private property-owners, has been working for years to help plan the transformation of an existing commercial area on Storrs Road (Route 195) into a vibrant and economically successful mixed-use downtown that will be the heart of our community.

The project reached a significant milestone when, on June 18, 2007, the Mansfield Planning and Zoning Commission granted unanimous approval for changes to the zoning regulations and maps to create a Storrs Center Special Design District. These zoning changes bring the vision of Storrs Center one step closer to reality. On October 1, 2007, the Mansfield Inland Wetlands Agency approved a wetlands license for the mixed-use property. With these approvals, energy continues to build around this mixed-use retail/residential/commercial project where a variety of shops, restaurants and cafés, a town square, office space, and market rate housing will truly enhance the quality of life and learning in the community.

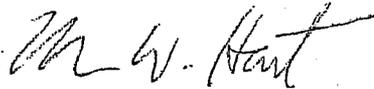
With our goal of a great college downtown in sight, we would like to request that the State consider \$500,000 in STEAP funds for the town square and related infrastructure. The town square will be the place where the Mansfield community, the University, and the larger community of Connecticut, will find common ground. Surrounding the square will be stores, offices, housing, and cultural resources that will ensure that the square becomes a primary destination in the region. The intention is to ring the square with year-round activity, supported by wide sidewalks, streets, and curbside parking. Streetscape elements will include shade trees, benches for seating, trash receptacles, pedestrian lighting, and paved and grassy areas to encourage the community to congregate in the square, informally and for fairs and cultural events. A new street parallel to the main street (Storrs Road/Route 195) will create a section for retail and commercial activity of a more specialized character than is found on the main street. Linking the streets will be a grid of lanes – narrow

connectors that may be either one-way streets or pedestrian paths. These will provide opportunities for alternative retail stores and the ability to open the rear of properties on Storrs Road to the project as a whole. More detail on this funding request is included in the attached application.

Funding through the Small Town Economic Assistance Program for the town square and related infrastructure improvements will greatly promote this exciting economic development and community enhancement project. We greatly appreciate your consideration of our request. Please feel free to contact me at (860) 429-3336 for project details or regarding any question that you may have concerning this application.

Thank you again for your assistance.

Very truly yours,

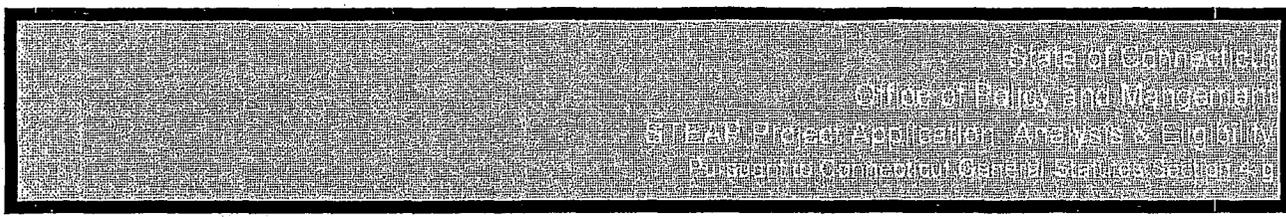


Matthew W. Hart
Town Manager

CC:

State Representative Denise Merrill
State Senator Donald Williams
✓Mansfield Town Council
Mansfield Downtown Partnership Board of Directors
Cynthia van Zelm, Mansfield Downtown Partnership Executive Director
Cherie Trahan, Town of Mansfield Comptroller

Attachments: 1) Small Town Economic Assistance Program (STEAP) Application
2) Aerial and other maps of the project area



Applicant Town Town of Mansfield

Applicant Address Four S. Eagleville Road, Mansfield, CT 06268

Project Location Town of Mansfield

Proposed STEAP Funding \$500,000

Total Project Cost \$1,000,000

Identify Town Officials and Professionals involved in developing and managing the project.

Matthew Hart, Mansfield Town Manager, 860-429-3336
Print Name, Title and Phone Number

Lon Hultgren, Mansfield Director of Public Works
Print Name, Title and Phone Number

Cynthia van Zelm, Exec. Direc, Mansfield Downtown Partnership, 860-429-2740
Print Name, Title and Phone Number

Provide a description of the project that includes the purpose of the project. Please be clear as to whether the funds you are requesting are for design, planning, site acquisition or construction. Please be as comprehensive as possible in this description of this project. (If necessary attached in a separate document)

(Example= Economic Development: Extend utilities to industrial park; Water/Sewer: 500 Ft water extension along Hop Spring Road; Road Improvement: Pave Smith Road; Park and Recreation: New Playscape at Hill Park)

Please see attached.

How will the completion of your proposed project impact and benefit the community. (If necessary attach in separate document)

Please see attached.

What, if any, planning or design work has begun on this project?

Please see attached.

Is the proposed project consistent with the State Conservation and Development Policies Plan?
(www.ct.gov/opm/cdplan)

Yes. The project is within a plan designated "Neighborhood Conservation Area."

Will the project require the conversion of lands currently in agricultural use to non-agricultural use? Does the project area contain prime or important agricultural soils that are greater than 25 acres in area?

No.

Project funding

What is the total cost of the project?

Approximately \$1 million

How much has been secured for the project to date?

\$500,000 is available in private funding

What are the sources of the other funds in place for the project?

\$500,000 is being sought in STEAP funds and \$500,000 in private funds

If all the funds have not been raised or secured what is the anticipated source and timeline for the remaining funds?

N/A

What is the municipality financially contributing towards the project?

Please see attached.

Please complete the following table detailing the project sources and use of funds.

Sources	Non-STEAP Funds	STEAP Funds	Total
STEAP Grant		500,000	500,000
Local Funds			
Federal Funds			
Other	500,000		500,000
Total	500,000	500,000	1,000,000
Uses			
Professional Services			
Acquisition			
Construction/Renovation	500,000	475,000	975,000
Other		25,000	25,000
Contingency			
Total	500,000	500,000	1,000,000

Attach the following material

1. Site Location Map (if applicable)
2. Real Estate appraisals (if land acquisition is proposed)
3. Proposed project schedule
4. Project cost estimates supporting the request for funding (if available)
5. List of necessary local/state/federal permits and approvals required for the project

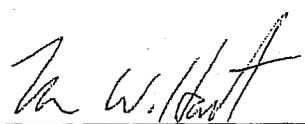
Please include the items requested above with your application for STEAP assistance and forward to:

Robert L. Genuario, Secretary
Attention: Lisa DuBois
Office of Policy and Management
Budget and Financial Management Division
450 Capitol Avenue
Hartford, Connecticut 06106

This page must be read and signed by the chief executive official of the municipality in order for the municipality/ project to be considered for STEAP funding.

My signature below, as First Selectman, Mayor or Town Manager of the Town of Mansfield, indicates acceptance of the following and further certifies that:

1. I will comply with any grant terms and conditions required by the administering agency;
2. I understand that should this grant application be approved I will be required to sign an assistance agreement with the assigned administering agency delineating the terms and conditions of this grant;
3. I understand that various permits may be required by the administering agency as required by either the Connecticut General Statutes or Connecticut regulations;
4. I understand that funding associated with this grant application is one-time in nature and that there is no obligation for additional funding from the Office of Policy and Management or the State of Connecticut;
5. I understand that if this project warrants a Connecticut Environmental Policy Act (CEPA) review pursuant to Sections 22a-1 through 22a-1h of the Connecticut General Statutes that I will comply with such an environmental assessment. Further, if a CEPA is required, I understand that there are costs associated with such a review and that the municipality is in a position to continue with the proposed project despite this cost;
6. I understand that this application will be examined by the Intergovernmental Policy division of the Office of Policy and Management for consistency with the State Plan of Conservation and Development and that I may be contacted if additional information is required for that review;
7. I understand that projects which convert twenty-five or more acres of prime farmland to a nonagricultural use will be reviewed by the Commissioner of Agriculture, in accordance with Section 22-6 of the General Statutes.


Applicant's Signature

Town Manager
Title

02/25/2008
Date

February 28, 2008

**Town of Mansfield Attachment to Application for Small Town
Economic Assistance Program (STEAP)**

**Downtown Mansfield Revitalization and Enhancement Project –
Mansfield Town Square**

Provide a description of the project that includes the purpose of the project. Please be clear as to whether the funds you are requesting are for design, planning, site acquisition or construction. Please be as comprehensive as possible in your description of this project.

The purpose of the Downtown Mansfield Revitalization and Enhancement Project is to develop Mansfield's downtown into a vibrant and economically successful mixed-use destination. Funding is being requested for the continued development of this project.

The first phase of the project focuses on the heart of the project – the town square (Mansfield Square). This project includes construction of the town square with landscaping and corresponding sitework; realignment of Dog Lane; building demolition; sewer, water, and electrical extension; stormwater lines; sidewalks; curbing; new road with parking; underground utilities; and additional streetscape elements. The square will be the place where the Mansfield community, the University of Connecticut, and the larger community of Connecticut find common ground. Surrounding the square will be stores, offices, housing, and cultural resources that will ensure that the square becomes a primary destination in the region. The intention is to ring the square with year-round activity, supported by wide sidewalks, streets, and curbside parking. Streetscape elements will include shade trees, benches for sitting, trash receptacles, pedestrian lighting, and paved and grassy areas to encourage the community to congregate in the square, informally and for festivals and cultural events.

The total cost of this phase of the project is estimated at \$1 million. Funding is being requested for the project from the Small Town Economic Assistance Program (STEAP) in the amount of \$500,000. The Storrs Center master developer LeylandAlliance, LLC will be providing equity for the project in excess of the grant amount, but at least \$500,000. If the project exceeds \$1 million, additional resources including LeylandAlliance, will be utilized to fund the balance of this phase of the project.

Funds are being requested for design (\$25,000) and construction (\$475,000) of the town square.

How will the completion of your proposed project impact and benefit the community.

The town square is part of the larger Storrs Center project which is being created to provide benefits to the community of Mansfield, the University of Connecticut, and the state of Connecticut. The requested funds from the STEAP would benefit various public and private stakeholders in the following ways:

- Business-owners and owners of commercial properties in the downtown would benefit from the retention and strengthening of existing businesses and the creation of new business opportunities;
- Town residents, including University of Connecticut students, would benefit from an increase in locally-available goods and services and employment opportunities and the establishment of a new community center that would enhance the community's quality of life;
- The Town of Mansfield would benefit from an enhanced commercial tax base;
- University of Connecticut students, staff, and visitors would benefit from increased off-campus amenities and an overall improvement of the University atmosphere, which will enhance the recruitment of students and faculty (*University of Connecticut recruitment statistics indicate that a major reason students do not choose to attend the University is the lack of off-campus amenities*);
- The State of Connecticut would share in all of the above-noted benefits, and accordingly, the State's commitment to the UConn 2000 and 21st Century UConn programs and the overall effort to enhance the University of Connecticut's reputation as a prominent national university and an appropriate "flagship" for the State's higher education system would be advanced.

What, if any, planning or design work has begun on the project?

In June 2007, the Mansfield Planning & Zoning Commission approved a special design district for the Storrs Center project area to accommodate mixed-uses. LeylandAlliance's engineer BL Companies has completed preliminary design on the project (*please see attached maps*).

What is the municipality financially contributing towards the project?

The Downtown Mansfield Revitalization and Enhancement Project is a multi-million dollar project, with preliminary estimates in the \$220 million range. Approximately 85 percent of this project will be privately financed.

Currently, approximately, \$1.26 million has been put toward planning and construction for the revitalization and enhancement of downtown Mansfield by the Town of Mansfield, the University of Connecticut, and the 400 plus members of the Mansfield Downtown Partnership. The Town of Mansfield, and the University of Connecticut has put considerable resources toward this project. The Town paid for the Mansfield Downtown Action Agenda 2000 at a cost of \$42,500, put \$49,750 toward the Downtown Mansfield Master Plan, and has a \$608,000 commitment through FY08/09 toward the

operations of the Partnership. The University of Connecticut contributed \$110,600 for an Environmental Impact Evaluation at Storrs Center, \$49,750 toward the Master Plan, and \$558,000 commitment through FY08/09 toward the operations of the Partnership. The Town and University will continue to be the main funders of the operations of the Partnership and will continue to put funding toward the planning for the downtown. The Town has been active in pursuing sources of grant funding for the Storrs Center project. The Town has received \$35,000, \$90,000, and \$50,000 USDA Rural Business Enterprise Grants for planning costs and two previous STEAP grants for planning, construction of a pedestrian walkway linking the Town and the downtown, and infrastructure for its initial building where some businesses will be relocated. Federal and state funding has been provided for improvements to Storrs Road. It is also expected that individuals and businesses in Mansfield will continue to contribute to the funding to the Partnership through membership donations. Finally, the development team of LeylandAlliance will be privately financing the majority of the project. Leyland has already committed over \$3 million to the planning, and design of the project, and expects to commit up to \$5 million in project equity for planning and design of Storrs Center.

Attach the following material:

1) Site Location Map - Please see the attached Site Location Maps (location of project in Mansfield, Mansfield Square (MS-1) map, and Master Plan (MP-1) map) as well as an aerial map.

2) Real Estate appraisals (if land acquisition is proposed) – This application does not include any requests for funding for purchase or acquisition of land. The future town square is a small portion of land within a much larger parcel currently owned by the University of Connecticut, and under contract for sale to Storrs Center Alliance, the master developer. The area containing the public square, and the internal project roads, will be dedicated to the Town of Mansfield by Storrs Center Alliance.

3) Proposed project schedule – The design for the project will start in fall 2008 with construction scheduled to start in spring 2009.

4) Project cost estimates supporting the request for funding (if available)

Project costs are estimated at \$1 million for the specific Mansfield Square project.

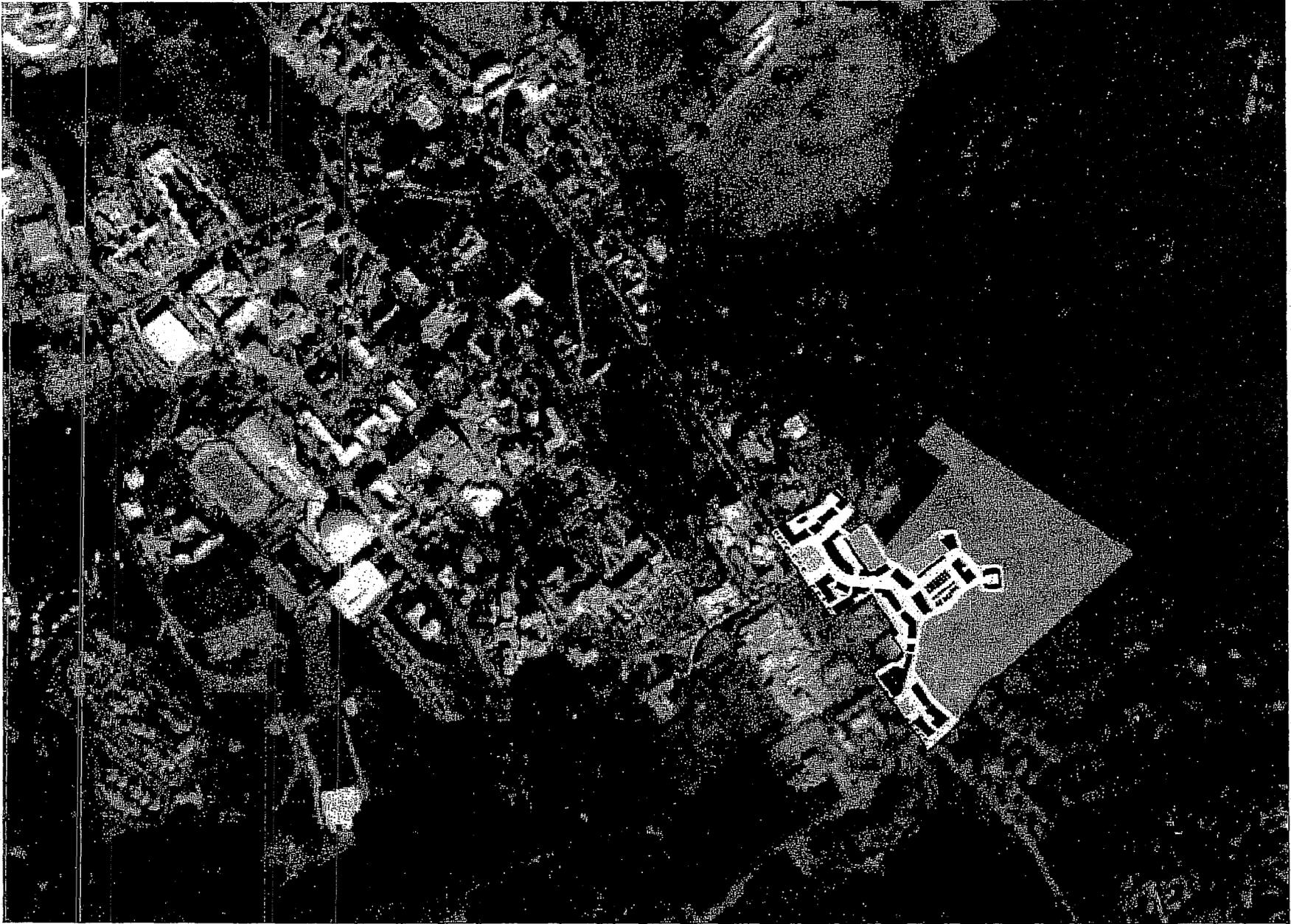
5) List of necessary local/state/federal permits and approvals required for the project

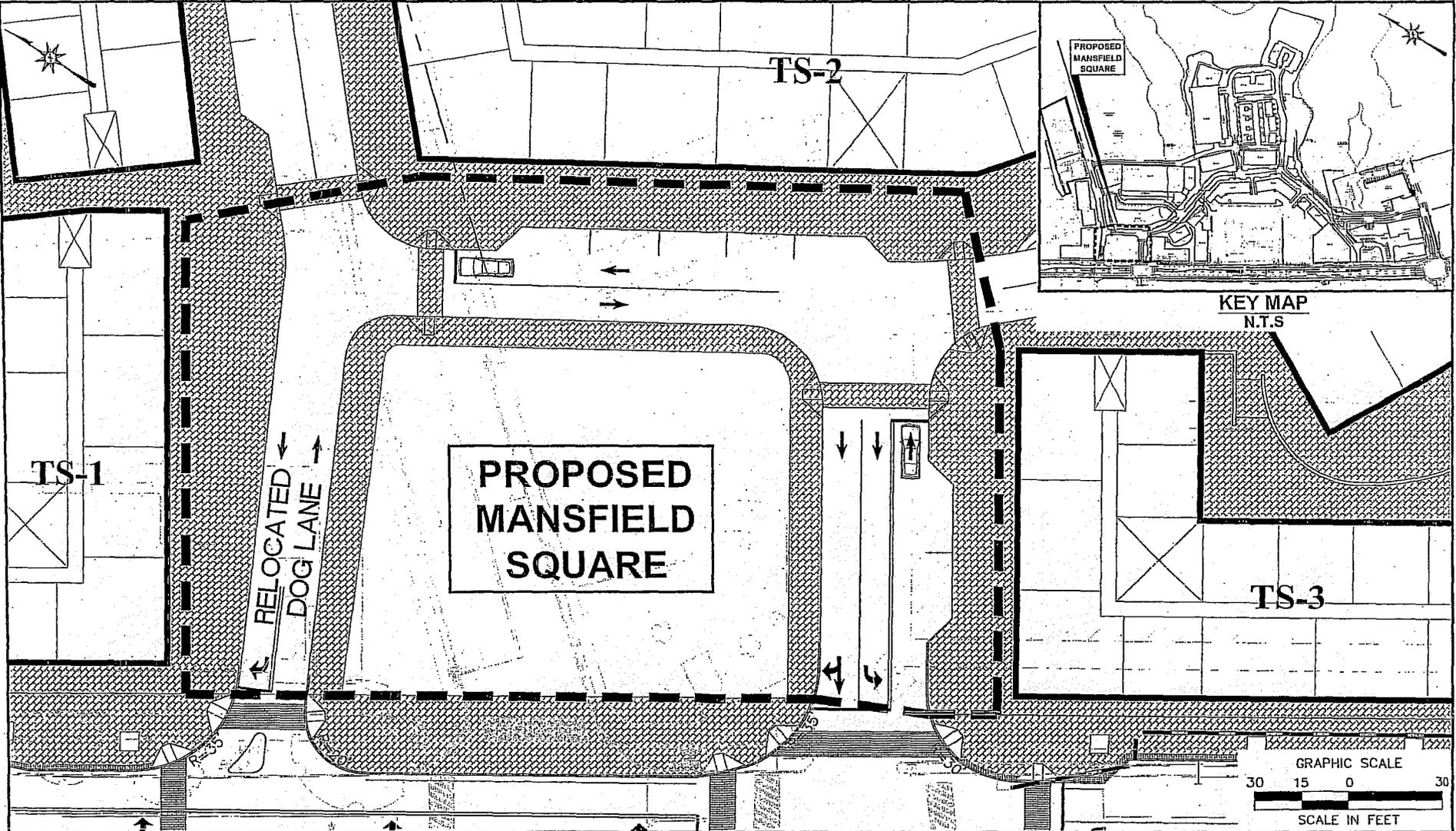
Changes to the Town of Mansfield zoning map and text to create a special design district were approved by the Mansfield Planning & Zoning Commission in June 2007. A Mansfield Inland Wetlands Agency permit was approved in October 2007. No additional approvals are needed from these agencies. Prior to construction, an administrative zoning permit must be issued by Town staff.

In November 2007, master developer LeylandAlliance applied for a CT Department of Environmental Protection permit for the proposed stormwater system, and to the US Army Corps of Engineers for a federal permit to partially fill some of the degraded wetlands. A decision on these permits is expected in early 2008.

In March 2008, LeylandAlliance will submit an application to the CT State Traffic Commission for approval of improvements to Storrs Road/Route 195.

Storrs Center site in Mansfield, CT





BL
Companies

ARCHITECTURE
ENGINEERING
PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ENVIRONMENTAL SCIENCES

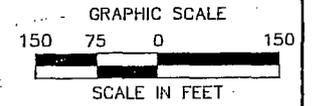
355 Research Parkway
Meriden, CT 06450
(203) 630-1406
(203) 630-2615 Fax

MANSFIELD SQUARE
STORRS CENTER
STORRS, CONNECTICUT

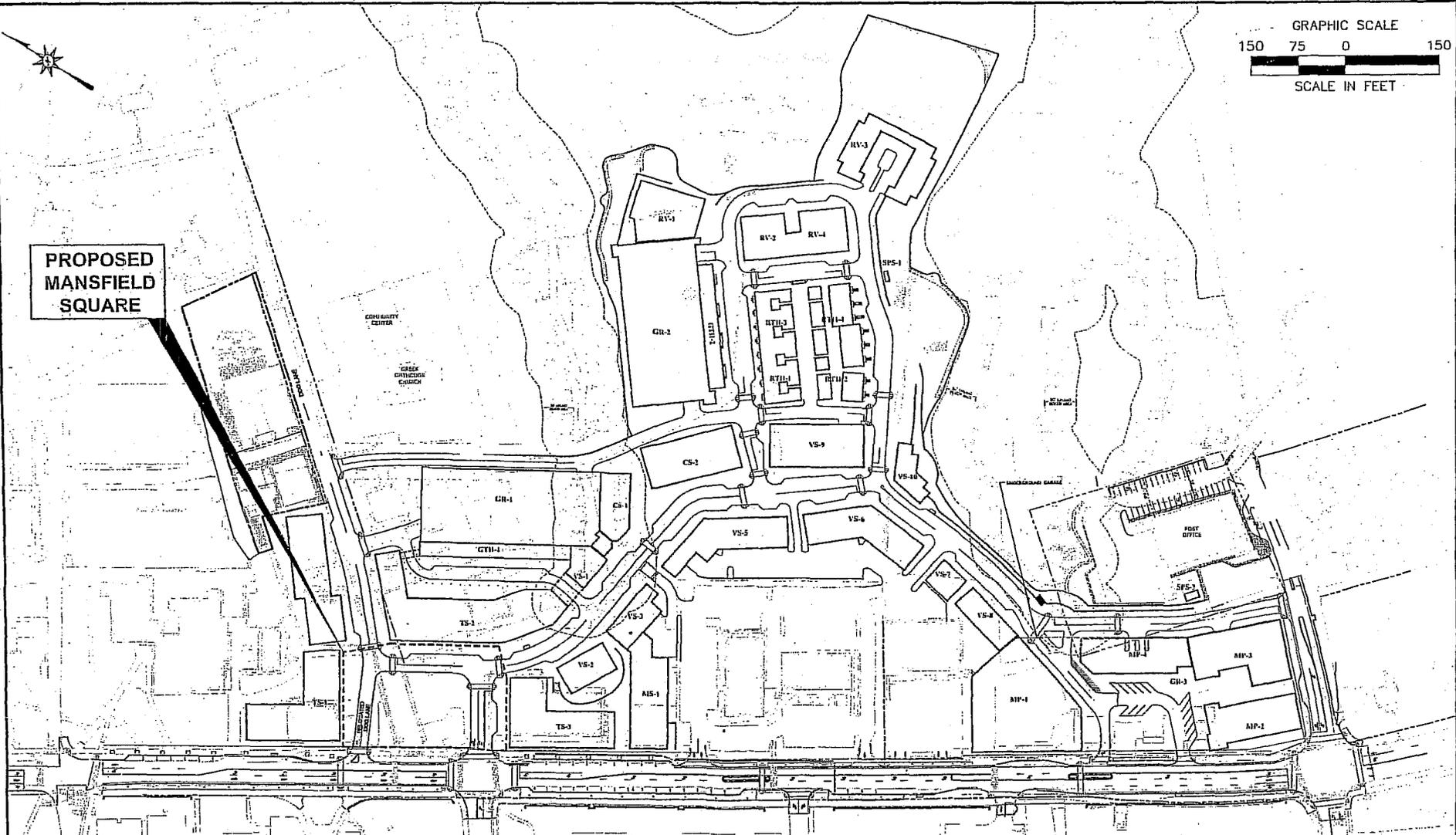
Designed	T.H.
Drawn	T.H.
Checked	
Approved	
Scale	AS SHOWN
Project No.	03C667
Date	02/05/08
CAD File	MS03C66701

MS-1

Xref (s) : XR03C66701 ; XY03C066701 ; XC03C66701 ; XC03C66704 ; XC03C66711 ; ZC03C6670



**PROPOSED
 MANSFIELD
 SQUARE**



MASTER PLAN
 STORRS CENTER
 STORRS, CONNECTICUT

BL
 Companies

ARCHITECTURE
 ENGINEERING
 PLANNING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING
 ENVIRONMENTAL SCIENCES

355 Research Parkway
 Meriden, CT 06450
 (203) 630-1406
 (203) 630-2815 Fax

Designed	T.M.
Drawn	T.M.
Checked	
Approved	
Scale	AS SHOWN
Project No.	03C667
Date	02/05/08
CAD File	MS03C66701

MP-1

Xref (w): ; XR03C66701 ; XY03C066701 ; XC03C66701 ; XC03C66704 ; XC03C66721 ; ZC03C66705

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TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER



Matthew W. Hart, Town Manager

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

March 18, 2008

Mr. Robert Dahn
199 Mulberry Road
Mansfield Center, CT 06250

Re: Reappointment to Mansfield Conservation Commission

Dear Mr. Dahn:

I am pleased to reappoint you to the Mansfield Conservation Commission, for a new term to expire on August 31, 2010.

I trust that you find the work of the Commission to be rewarding, and I greatly appreciate your willingness to serve our community.

Please do not hesitate to contact me with any questions regarding your reappointment.

Sincerely,

Matthew W. Hart
Town Manager

Cc: Town Council
Mansfield Conservation Commission
Mary Stanton, Town Clerk

TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER



Matthew W. Hart, Town Manager

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

March 18, 2008

Mr. Peter Drzewiecki
79 Candide Lane
Storrs, CT 06268

Re: Reappointment to Mansfield Conservation Commission

Dear Mr. Drzewiecki:

I am pleased to reappoint you to the Mansfield Conservation Commission, for a new term to expire on August 31, 2010.

I trust that you find the work of the Commission to be rewarding, and I greatly appreciate your willingness to serve our community.

Please do not hesitate to contact me with any questions regarding your reappointment.

Sincerely,

Matthew W. Hart
Town Manager

Cc: Town Council
Mansfield Conservation Commission
Mary Stanton, Town Clerk

CT STATS: EIGHT COUNTIES, 169 TOWNS, 643 VILLAGES

Of Connecticut's 169 towns and cities, 142 have villages, communities or simply "sections" within their borders that often don't appear on official maps but are named, known and loved by people who live in them.

If every village had borders and elected officials, there would be 643 towns in the state — each an average of only 8.6 square miles. Of those 643 "villages," 476 have names that are different from those of the towns where they are located.

For example, in the northwest corner of the state are the towns of Canaan and North Canaan. But

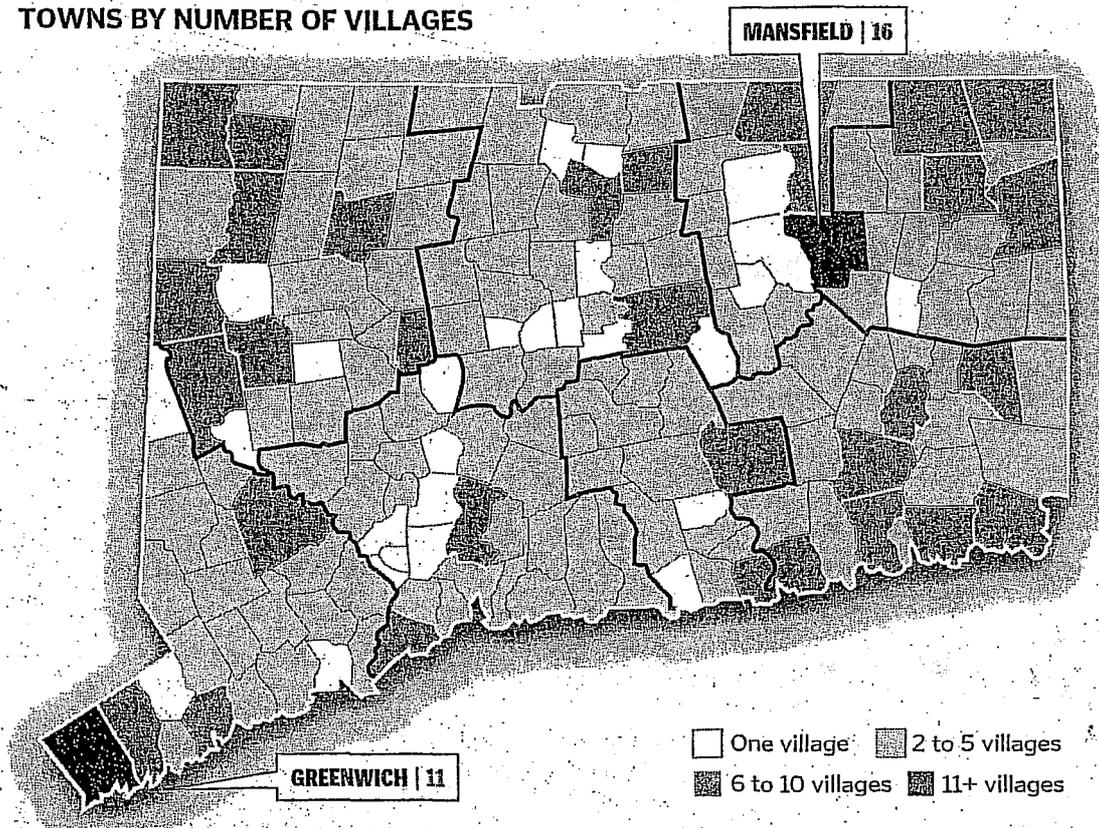
North Canaan is known locally as Canaan, and Canaan is really Falls Village, even though it includes the villages of Canaan, South Canaan and Canaan Valley. North Canaan includes the villages of East Canaan and Sodom.

Things get even more interesting in the Lyme towns at the mouth of the Connecticut River. East Lyme and Lyme have plenty of subsections, but none named East Lyme or Lyme. Every other town in the state that has at least two subsections has one identified simply by the town name. So if you live in Lyme, you could describe yourself as living in Bill Hill, Hamburg, Hadlyme or North

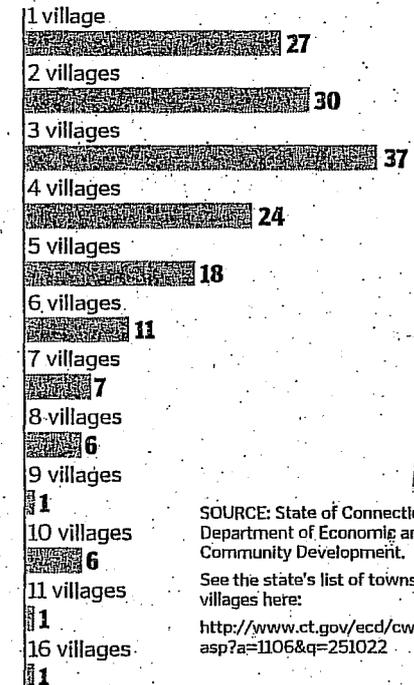
Lyme, but not in the Lyme section of Lyme, because there isn't one. If you live in Old Lyme, on the other hand, you could live in Old Lyme — or you could live in Lyme or South Lyme, or Laysville, Sound View or Black Hall, not to be confused with Black Point, which is in East Lyme, along with Crescent Beach, Flanders Village and Niantic.

Mansfield has the most villages in the state: 16. They are Atwoodville, Chaffeeville, Chestnut Hill, Eagleville, Gurleyville, Hanks Hill, Mansfield, Mansfield Center, Mansfield Depot, Mansfield Four Corners, Mansfield Hollow, Merrow, Mount Hope, Perkins Corner, Spring Hill and Storrs.

TOWNS BY NUMBER OF VILLAGES



NUMBER OF TOWNS THAT HAVE ...



SOURCE: State of Connecticut Department of Economic and Community Development.
See the state's list of towns and villages here:
<http://www.ct.gov/ecd/cwp/view.asp?a=1106&q=251022>

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APPLICATION REFERRAL

Mansfield Planning & Zoning Commission

- | | | | |
|-------------------------------------|--|-------------------------------------|-----------------------------------|
| <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 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 checked="" type="checkbox"/> | Agricultural Committee |

The Planning and Zoning Commission has received an 11 lot subdivision application and will consider the application at a Public Hearing/regular meeting on 4/7/08*. Please review the application and reply with your comments to the Planning Office before 4/3/08*. For more information, please contact the Planning Office, 429-3330.

* The 4/7/08 public hearing date was established to coordinate public records with a previously submitted Inland wetland application. A continuation of the subdivision public hearing to 5/5/08 will be recommended. *J.P.*

APPLICATION INFORMATION

Applicant: Estate of W.S. Green
Owner: SAME
Agent(s): R. Hellstrom, J. McGrath
Proposed use: 11 residential lots
Location: Knowlton Hill + Wornwood Hill Roads (former C. McDaniel farm site)
Zone classification: RAR-90
Other pertinent information:

- License application is pending with Inland Wetland Agency
- Full size maps + photographs of scenic areas identified by project landscape architect are on file in Planning Office
- Subject property contains over 100 acres of land; project proposes over 50 acres within agricultural or conservation easement areas.

Signed *[Signature]*

Date 3/18/08

file # 1269
filing date 3/17/08

MANSFIELD PLANNING & ZONING COMMISSION
APPLICATION FOR SUBDIVISION OR RESUBDIVISION APPROVAL

Name of subdivision ESTATE OF N. S. GREEN, SR.

Name of subdivider (applicant) ESTATE OF N. S. GREEN, SR. Phone # 742-8394
(please PRINT)

Address 202 PINE LAKE RD. COVENTRY CT. 06238
(street) (town) (state) (zip)

Signature _____ (owner _____)
(optionee _____) Date _____

OWNER (IF OTHER THAN SUBDIVIDER)

Name VICTOR GREEN Phone # 742-8394
(please PRINT)

Address 202 PINE LAKE RD. COVENTRY CT. 06238
(street) (town) (state) (zip)

Signature [Signature] (Exec.) Date 3/17/08

FEES

See Town Council-approved Fee Schedule & Eastern Highlands Health District Review Fee Schedule
(Subdivisions will not be reviewed by Eastern Highlands Health District unless an Application for Plan
Review has been submitted) \$250 + \$825 (11 x 75) + \$30 = \$1105.00 PAID Cash + check #153

SUBDIVISION DATA

Location: 737 WORMWOOD HILL RD.

Zoning district RAR 90 Total # of acres 100.9
Total # of lots 11

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 _____

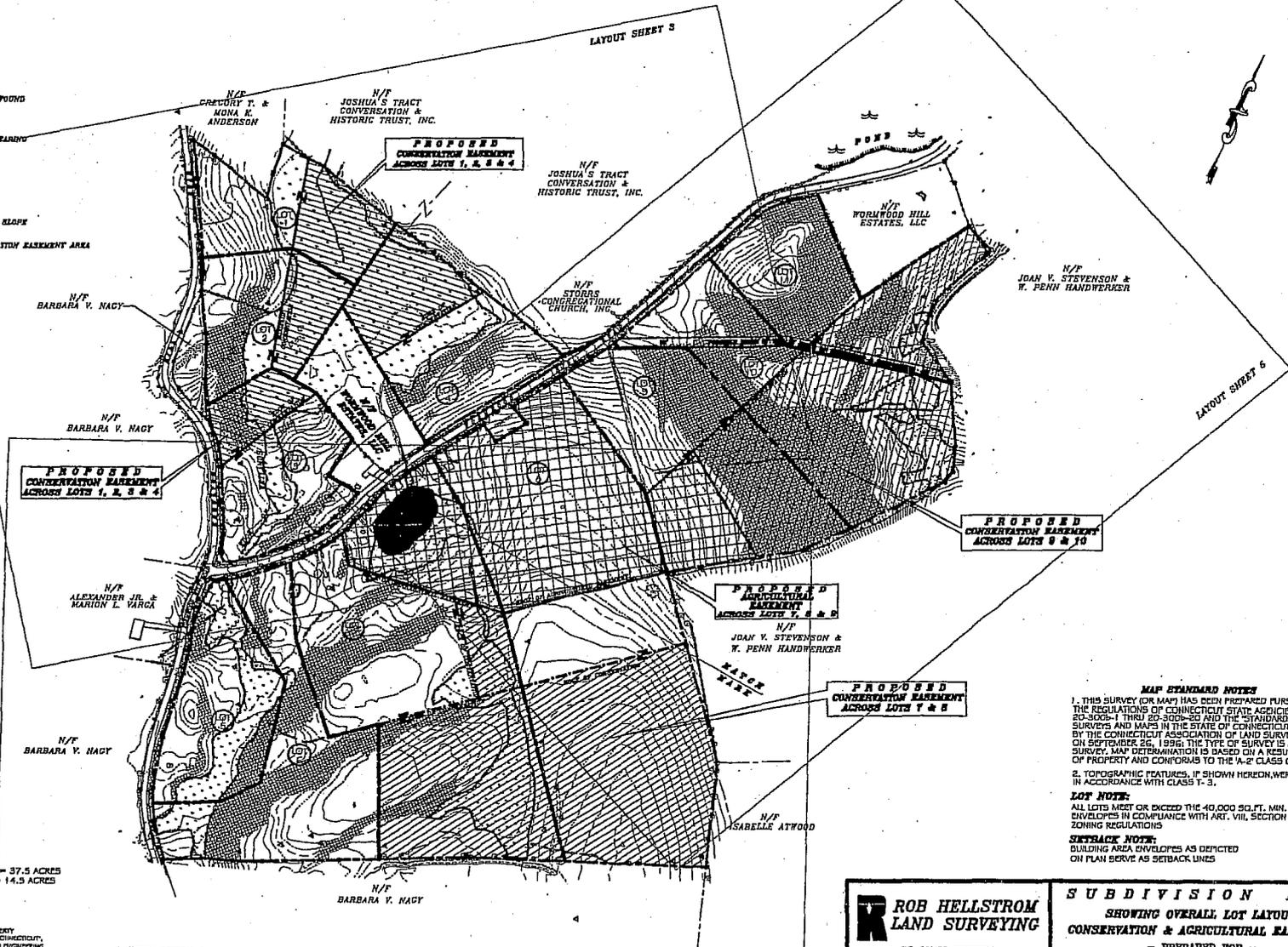
It is agreed that such extension of time shall not exceed 65 days and it is understood that this extension of time is in
addition to the first 65-day period after the receipt of the application by the Planning & Zoning Commission.

Signature _____ Date _____

LEGEND

- LOT LINE
- - - - PROPERTY LINE
- BUILDING LINE
- o ANGLE POINT
- o DRAIN PIN OR PIPE POINT
- STUMP WALL
- YEN FENCE
- EXISTING CONTOUR
- ROCK WOODS OR CLEARING

- WETLAND AREA
- GREATER THAN 15% SLOPE
- PROPOSED CONSERVATION EASEMENT AREA
- PROPOSED AGRICULTURAL EASEMENT



PROPOSED CONSERVATION EASEMENT ACROSS LOTS 1, 2, 3 & 4

PROPOSED CONSERVATION EASEMENT ACROSS LOTS 1, 2, 3 & 4

PROPOSED CONSERVATION EASEMENT ACROSS LOTS 8 & 10

PROPOSED CONSERVATION EASEMENT ACROSS LOTS 7, 8 & 9

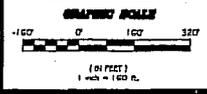
PROPOSED CONSERVATION EASEMENT ACROSS LOTS 7 & 8

TOTAL AREA
4,399,799.4 ± SQ. FT.
100.8 ± ACRES

GENERAL CALCULATIONS
DEVELOPMENT SITE = 100.3 ACRES
40% = 40.4 ACRES
SLOPES > 15% = 17.4 ACRES
TOTAL PROPOSED CONSERVATION EASEMENT AREA = 37.5 ACRES
TOTAL PROPOSED AGRICULTURAL EASEMENT AREA = 14.3 ACRES
WETLANDS = 16.3 ACRES = 16.7% OF SITE

1. "BOUNDARY SURVEY PREPARED FOR W. PENN HANDWERKER, PROPERTY OF WILLIAM J. KELLNER, 640 WORMWOOD HILL ROAD, MANSFIELD, CONNECTICUT, SCALE 1" = 120', JOB NO. 202145, DATED JULY 31, 2003 BY DARTM ENGINEERING & SURVEYING, LLC.
2. "44" SHOWING DIVISION OF LAND ACCORDING TO THE WILL OF WILLIAM THOMPSON KIMMELTON, SHEET 8 OF 3 SHEETS, DEFINING LAND EASTERLY OF KIMMELTON HILL ROAD, ADJACENT MANSFIELD, CONNECTICUT, SCALE 1" = 100', DATED JAN. 5, 1959 BY C. RODGER FENGLUND, LAND SURVEYOR & P.L.C.
3. "SETBACK SHOWING LAND TO BE CONVEYED TO JOSHUA'S TRACT CONSERVATION & HISTORIC TRUST, INC. BY HENRIK WANGHNS-ANDERSON", SCALE 1" = 100', DATED DEC. 17, 1993 BY C. RODGER FENGLUND, LAND SURVEYOR & P.L.C.

LAYOUT SHEET 4



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
ROBERT W. HELLSTROM, L.S. 75822

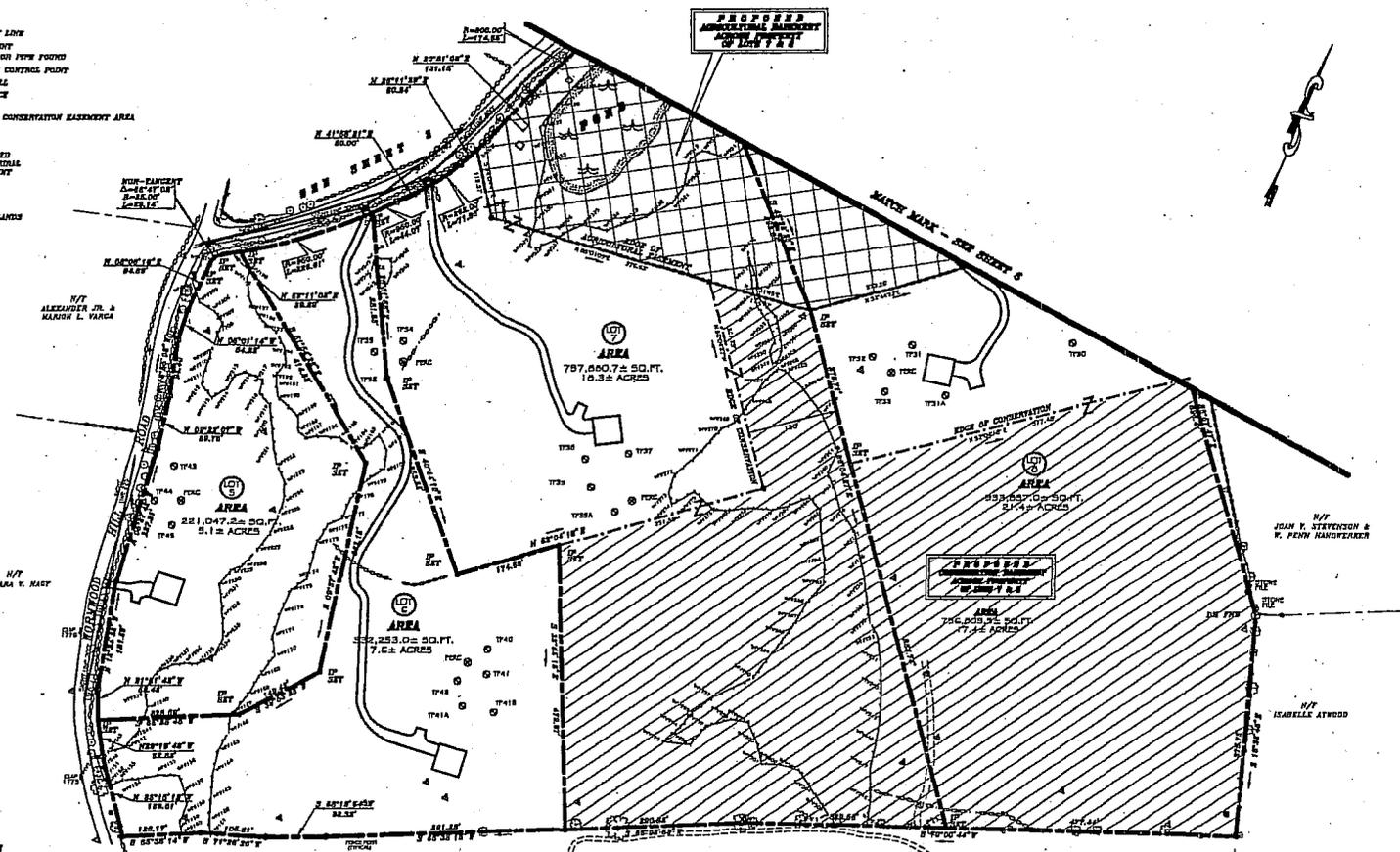
ROB HELLSTROM
LAND SURVEYING
92 MAIN STREET
HEBRON, CT.
P.O. BOX 487
COLUMBIA, CT. 06237-0487
(860) 238-9885

SUBDIVISION PLAN
SHOWING OVERALL LOT LAYOUT,
CONSERVATION & AGRICULTURAL EASEMENTS
- PREPARED FOR -
ESTATE OF N. S. GREEN, SR.
737 WORMWOOD HILL ROAD
MANSFIELD CONNECTICUT

DATE: JANUARY 24, 2005 BY: ROBIN HL. SCALE: 1" = 100' FILE NO.: GR04090 OL-2

LEGEND

- PROJECT LINE
- ANGLE POINT
- ON 1/4 OR 1/8th POOD
- SURVEYOR CONTROL POINT
- STONE WALL
- YARD FENCE
- ▨ PROPOSED CONSERVATION EASEMENT AREA
- ▧ PROPOSED AGRICULTURAL EASEMENT
- ▩ EDGE EASEMENTS



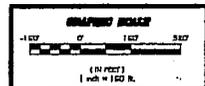
MAP SYMBOLS NOTES

THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300a-1 THRU 20-300a-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. THE TYPE OF SURVEY IS A BOUNDARY MAP DETERMINATION IS BASED ON A RESURVEY OF PROPERTY AND CONFORMS TO THE "B" CLASS OF ACCURACY.

- MAP INFORMATION**
1. "LEGACY" SOURCE PROVIDED FOR M. JOHN HANOVERSKER, PRESIDENT OF WILLIAM J. KELLY, 840 BROADWAY HILL ROAD, MANFIELD, CONNECTICUT, SCALE 1" = 100', JOB NO. 020143, DATED JULY 21, 2003 BY DAVID OBERZING & SURVEYS, INC.
 2. MAP SHOWING DIVISION OF LAND ACCORDING TO THE WILL OF HILDEBRAND HANOVERSKER, SHERIFF OF 3 SHEPHERD, PORTLAND, MAINE, COUNTY OF DORSET, HILL ROAD, AVONDALE & MANFIELD, CONNECTICUT, SCALE 1" = 100', DATED JAN. 5, 1993 BY C. KOSKA (PROFESSIONAL LAND SURVEYOR) P.L.S.
 3. SPLIT SHOWING LAND TO BE CONVEYED TO JOHNS HART CONSERVATION & VENTURE TRUST, INC. BY HILDEBRAND HANOVERSKER, SCALE 1" = 100', DATED DEC. 17, 1993 BY C. KOSKA (PROFESSIONAL LAND SURVEYOR) P.L.S.

I HEREBY DECLARE THAT THE MAP STATIONED AS SHOWN ON THIS SUBDIVISION PLAN.

JOHN HART
SOIL SCIENTIST



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

NO WARRANTY IS MADE BY ME OR MY FIRM AS TO THE ACCURACY OF THE DATA OBTAINED FROM ANY SOURCE.

ROB HELLSTROM, L.S.

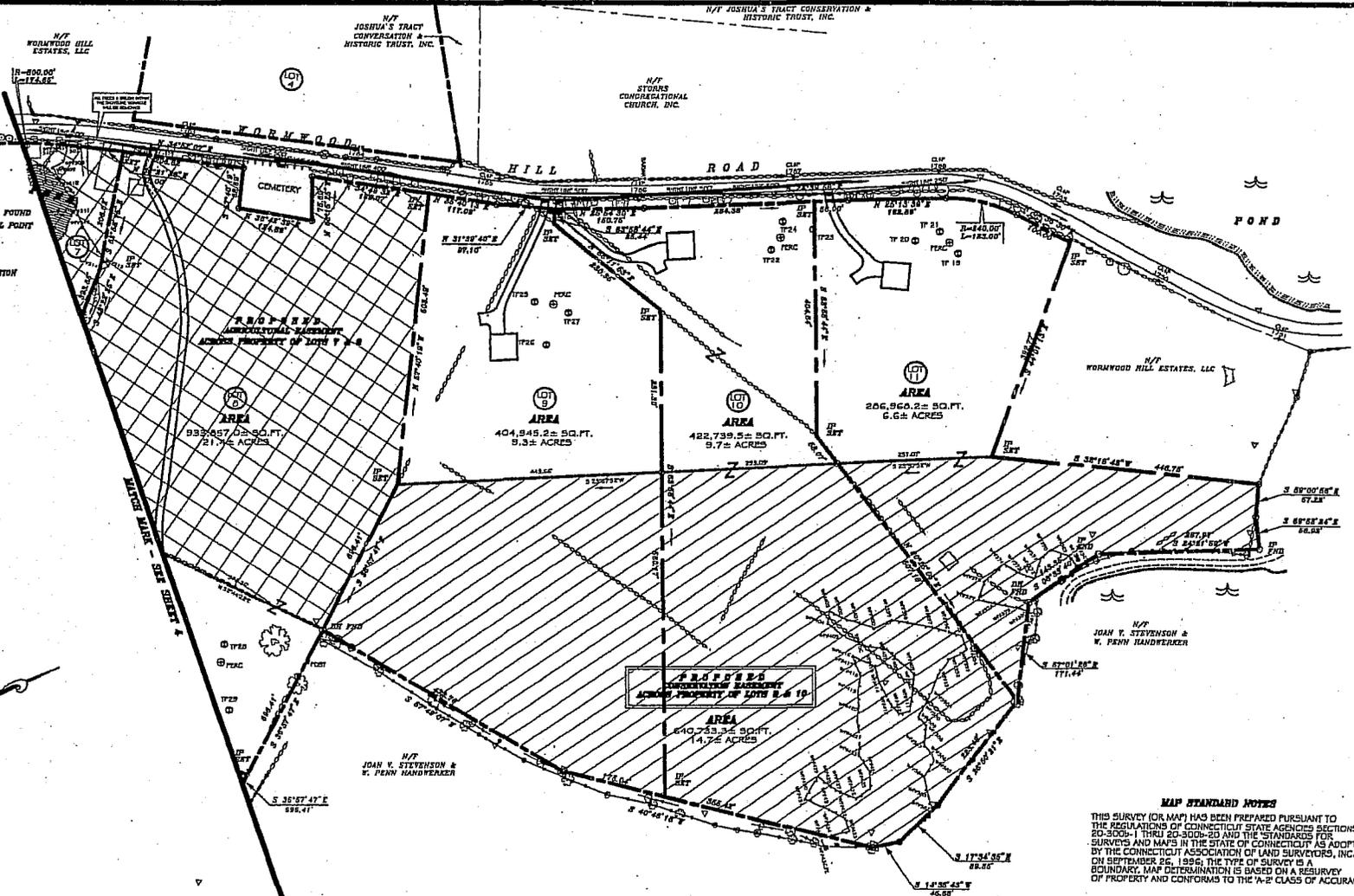
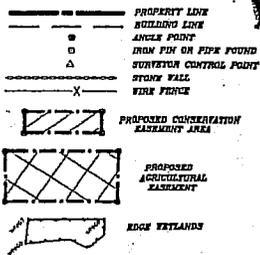
**ROB HELLSTROM
LAND SURVEYING**

38 MAIN STREET
HEBRON, CT.
P.O. BOX 407
COLUMBIA, CT. 06237-0407
(860) 228-9883

SUBDIVISION PLAN
- PREPARED FOR -
ESTATE OF N. S. GREEN, SR.
LOT LAYOUT
737 WORMWOOD HILL ROAD
MANFIELD CONNECTICUT

DATE: JANUARY 24, 2008 SHEET NO.: 4 OF 13 JOB NO.: 2004-080
SCALE: 1" = 50' PLAN NO.: GRC40RD 11-4

LEGEND

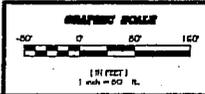


MAP STANDARD NOTES
 THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 60-300a-1, 60-300a-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1999. THE TYPE OF SURVEY IS A BOUNDARY. MAP DETERMINATION IS BASED ON A RESURVEY OF PROPERTY AND CONFORMS TO THE "A" CLASS OF ACCURACY.

- MAP REFERENCES**
- BOUNDARY SURVEY PREPARED FOR W. PENN HANDEWERKER, PROPERTY OF WILLIAM J. KELLNER, 840 WORMWOOD HILL ROAD, MANFIELD, CONNECTICUT, SCALE 1" = 100', JOB NO. 2001-45, DATED JULY 21, 2001 BY DANIEL ENGINEERING & SURVEYING, LLC.
 - MAP SHOWING DIVISION OF LAND ACCORDING TO THE WILL OF MARGED HANNOG-KNOWLTON, SHEET 1 OF 3 SHEETS, DEPICTING LAND EASTERN OF HANNOG HILL ROAD, ASHWORTH & MANFIELD, CONNECTICUT, SCALE 1" = 100', DATED JAN. 5, 1999 BY G. ROGER FERGUSON, LAND SURVEYOR & P.L.C.
 - SKETCH SHOWING LAND TO BE CONVEYED TO JOSHUA'S TRACT CONSERVATION & HISTORIC TRUST, INC. BY MARGED HANNOG-KNOWLTON, SCALE 1" = 100', DATED DEC. 17, 1993 BY G. ROGER FERGUSON, LAND SURVEYOR & P.L.C.

I HEREBY DECLARE THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD COPY.

JOHN LANN
 SUR. SCIENTIST



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS SHOWN HEREON.

FOR DRAWING OR NOT THIS MAP IS NOT TO BE USED AS A BASIS FOR ANY OTHER SURVEY OR AS A BASIS FOR ANY OTHER PURPOSE.

ROBERT W. HELSTROM, L.L. PRSISE

**ROB HELSTROM
 LAND SURVEYING**

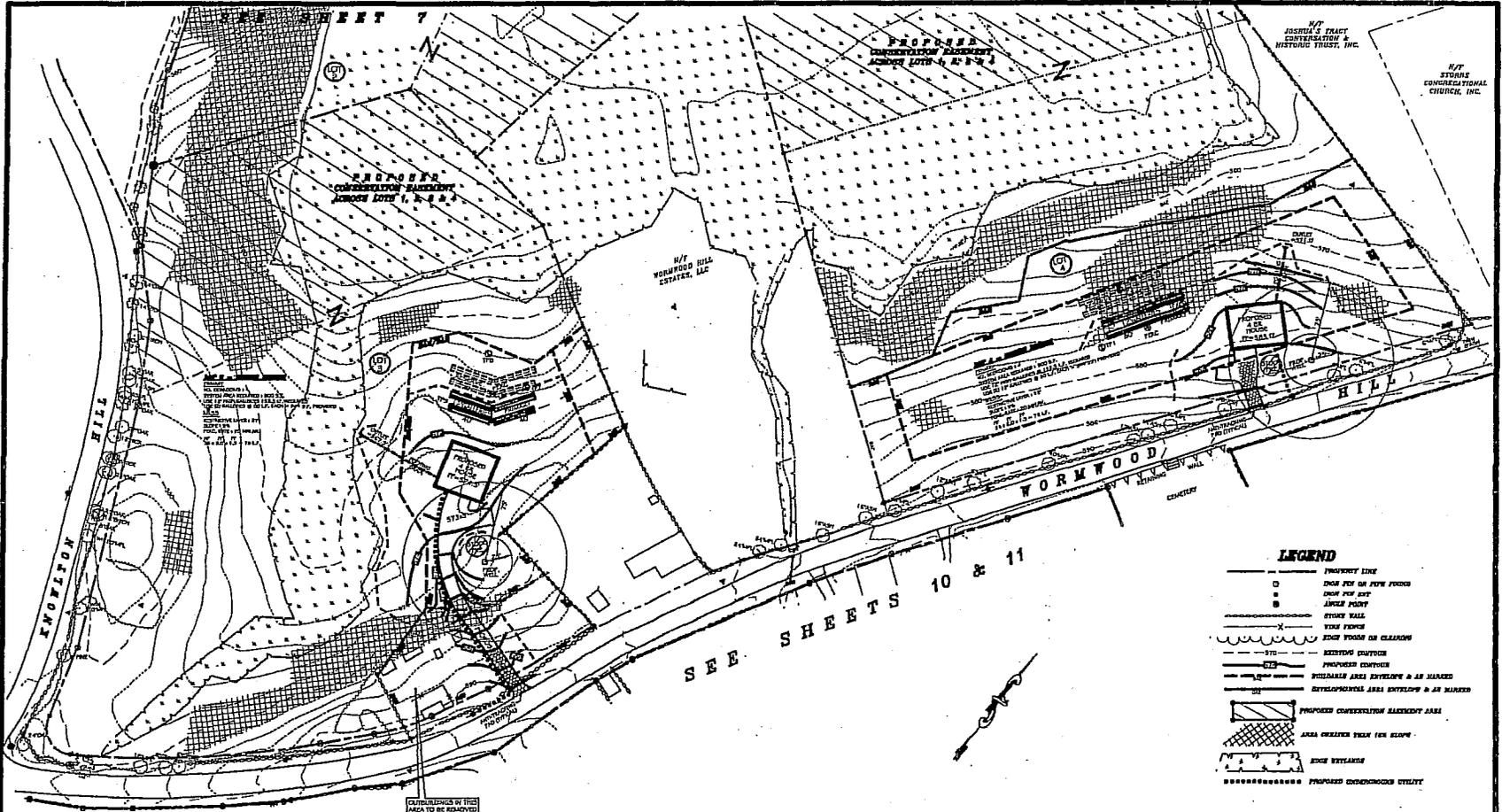
32 MAIN STREET
 HEBRON, CT.
 P.O. BOX 497
 COLUMBIA, CT. 06237-0497
 (860) 228-9853

DATE: JANUARY 24, 2020

SUBDIVISION PLAN
 - PREPARED FOR -
ESTATE OF N. S. GREEN, SR.
LOT LAYOUT

737 WORMWOOD HILL ROAD
 MANFIELD CONNECTICUT

SHEET NO.: 5 OF 13
 JOB NO.: 2004-090
 SCALE: 1" = 60'
 FILE NO.: GR04090_LL-5



SEE SHEET 9

SEE SHEETS 10 & 11

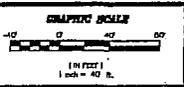
- LEGEND**
- PROPERTY LINE
 - 100' PER OR PER FENCE
 - 50' PER OR PER FENCE
 - 25' PER OR PER FENCE
 - STREAM WALL
 - VIEW FENCE
 - EDGE STOOP OR CLAYTON
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - BUILDABLE AREA EXTENSION & AS MARKED
 - DEVELOPABLE AREA EXTENSION & AS MARKED
 - PROPOSED CONVENTION ELEMENT AREA
 - AREA GREATER THAN 10% SLOPE
 - EDGE STAIRWAY
 - PROPOSED INTERCOMMUNITY UTILITY

MAP STANDARD NOTES

1. THIS SURVEY OR MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 26-260a-1 THROUGH 26-260a-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1976. THE TYPE OF SURVEY IS A BOUNDARY MAP DETERMINATION IS BASED ON A RESURVEY OF PROPERTY AND CONFORMS TO THE 1/4" CLASS OF ACCURACY.

2. TOPOGRAPHIC FEATURES, IF SHOWN HEREON, WERE PREPARED IN ACCORDANCE WITH CLASS T-3.

REYNOLDS ENGINEERING SERVICES, LLC
 1111 BROADWAY, SUITE 200
 COLAHAMIA, CT 06237
 (860) 431-7413
 FAX (860) 431-7414



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

THE PLANNING OF THE PUBLIC UTILITIES IS BASED ON THE RECORDS OF THE PUBLIC UTILITIES COMPANY OF CONNECTICUT, INC. AS OF THE DATE OF THIS SURVEY.

REYNOLD W. HELLSTROM, L.S. 74613E

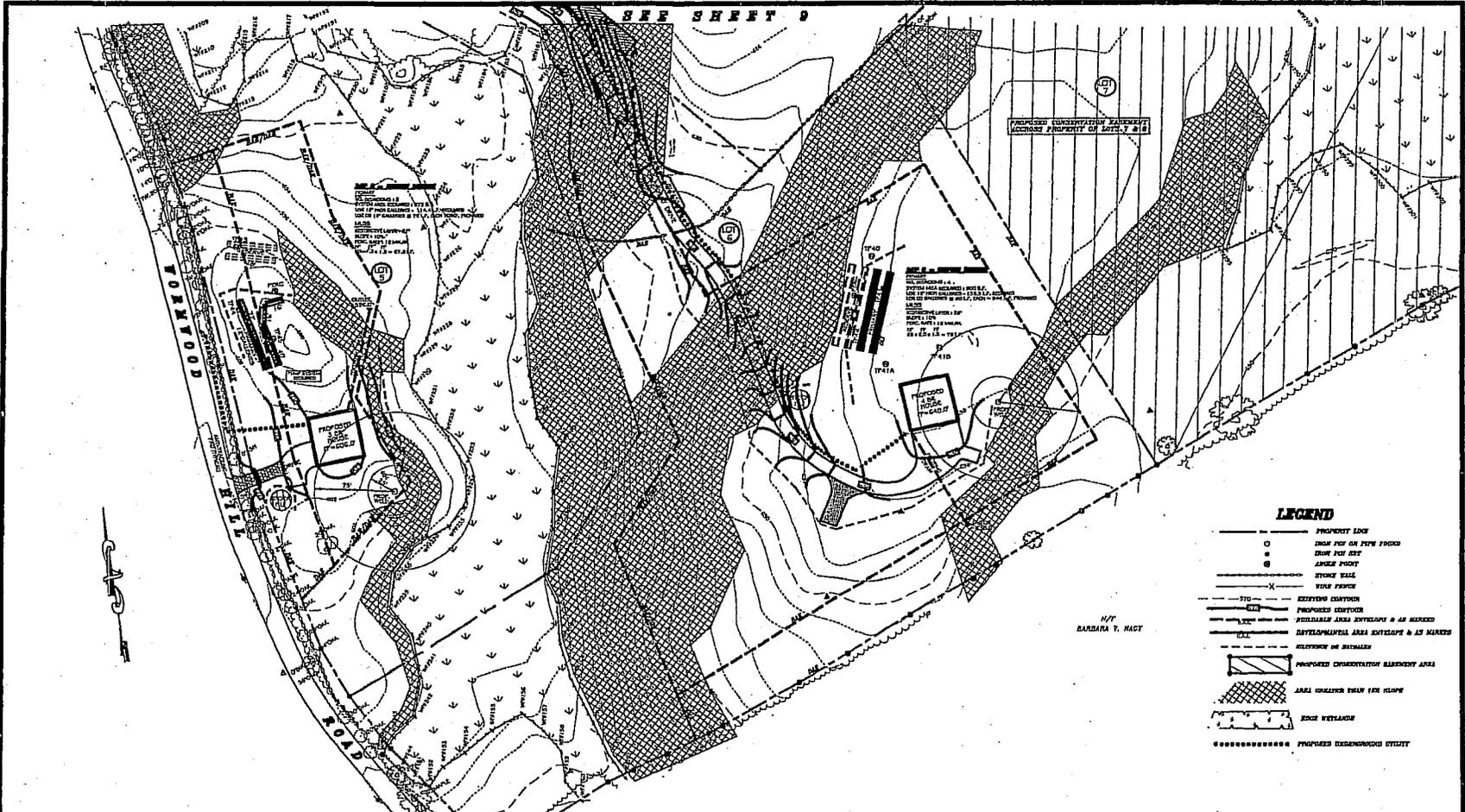
ROB HELLSTROM LAND SURVEYING
 92 MAIN STREET
 HERRON, CT.
 P.O. BOX 497
 COLAHAMIA, CT. 06237-0497
 (860) 228-2853

SUBDIVISION PLAN
 - PREPARED FOR -
ESTATE OF N. S. GREEN, SR.
DESIGN PLAN
 757 WORMWOOD HILL ROAD
 MANSFIELD CONNECTICUT

SHEET NO. 6 OF 15 **JOB NO. 2004-050**

DATE: JANUARY 24, 2000 **BY:** RWH:mh **SCALE:** 1" = 40' **FILE NO.:** GR04050 D-6

SEE SHEET 9



LEGEND

- PROPOSED LANE
- DRAIN POLE OR PIPE TROUGH
- ⊙ BENCH POINT
- ⊙ ANGLE POINT
- STONE WALL
- X — VINE FENCE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED AREA DEVELOPED & AS SHOWN
- DEVELOPMENTAL AREA DEVELOPED & AS SHOWN
- TELEPHONE OR CABLE
- ▨ PROPOSED CONCENTRATION BASEMENT AREA
- ▨ AREA GRADIENT SHALL BE SHOWN
- EDGE RETRACTION
- PROPOSED DEVELOPMENTAL STREET

N/T
BARBARA V. MADY

NOT FOR CONSTRUCTION
1. THIS SURVEY OR MAP HAS BEEN PREPARED PURSUANT TO THE REGULATION OF CONVEYED REAL ESTATE AGENCIES SECTION 20-205c-1 (b) OF THE CONNECITCUT STATE AGENCIES ACT. SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ACCEPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 22, 1998, THE TYPE OF SURVEY IS A CONVEYED REAL ESTATE SURVEY. THIS SURVEY IS CLASSIFIED AS TO ACCURACY TO THE 2ND CLASS BY ACCURACY OF FACTORY AND COMPARES TO THE 2ND CLASS BY ACCURACY.
2. HYDROGRAPHIC FEATURES, IF SHOWN HEREON WERE PREPARED IN ACCORDANCE WITH CLASS 1-1.

REYNOLDS ENGINEERING SERVICES, LLC
44 SHELTON, CT 06489
(860) 451-1113

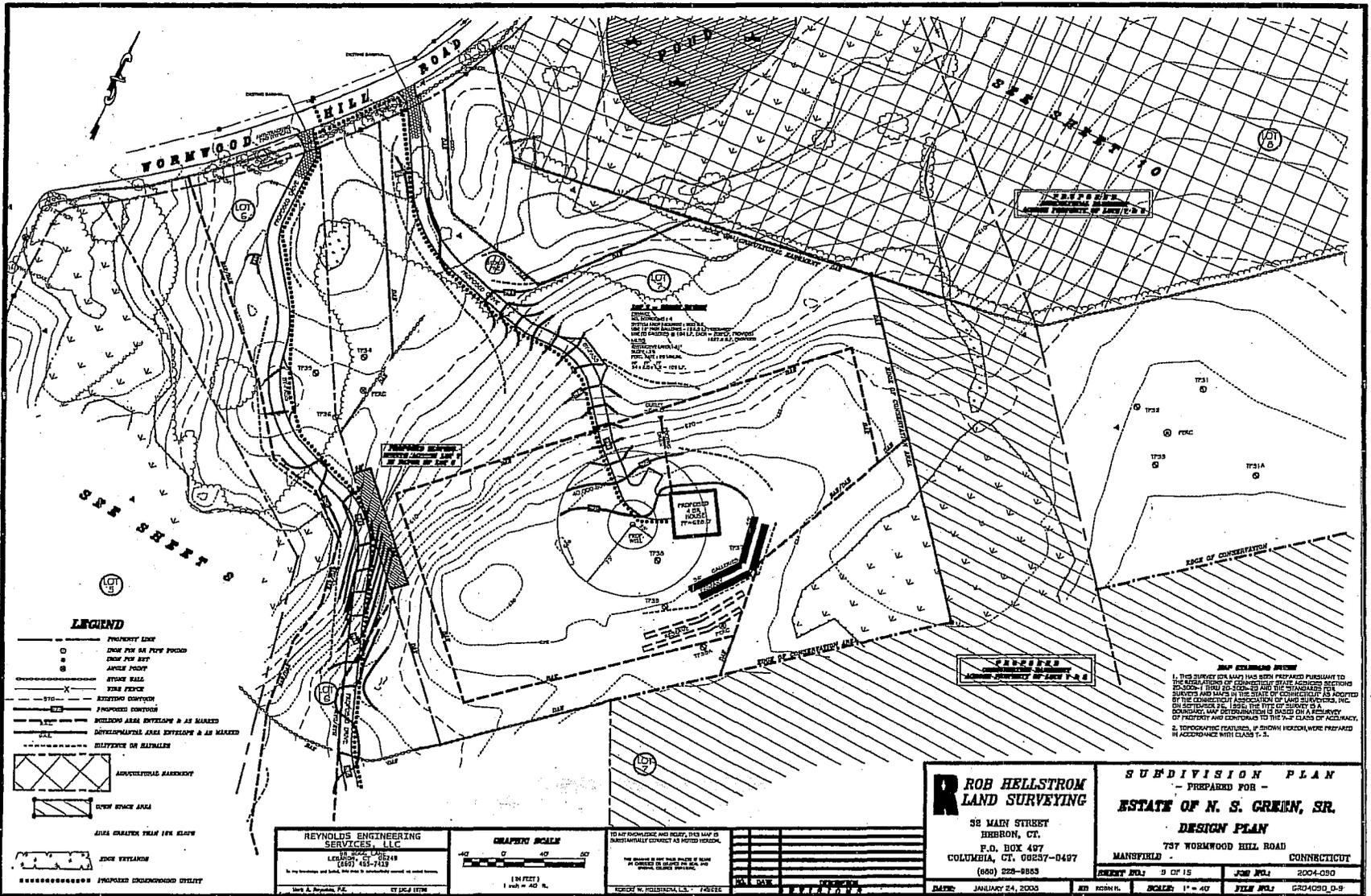


TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
THE PLANES OF ANY FIELD SURVEY OR BENCH SURVEY SHALL BE SHOWN ON THIS MAP.

DATE	JANUARY 24, 2008	BY	ROB HELLSTROM
SCALE	1" = 40'	PROJECT NO.	2004-030
SHEET NO.	6 OF 15	FILE NO.	GH04030-D-6

ROB HELLSTROM LAND SURVEYING
33 MAIN STREET
HEBRON, CT
P.O. BOX 497
COLUMBIA, CT. 06257-0497
(860) 828-9865

SUBDIVISION PLAN
- PREPARED FOR -
ESTATE OF N. S. GREEN, SR.
DESIGN PLAN
757 WORMWOOD HILL ROAD
MANFIELD CONNECTICUT
SHEET NO. 6 OF 15
JOB NO. 2004-030



LEGEND

- PROPOSED LOT
- LINE FOR DE NEW FLOOD
- LINE FOR DEE
- ANGLE POINT
- STONE WALL
- TREE FENCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BUILDING AREA ENVELOPE AS MARKED
- DEVELOPMENTAL AREA ENVELOPE AS MARKED
- ELEVATION OF BENCHMARK
- ADJUTANT'S MARKING
- EXISTING AREA
- AREA EXCLUDED FROM THE PLAN
- EDGE OF STREAM
- PROPOSED CONSERVATION ELEVATION

REYNOLDS ENGINEERING SERVICES, LLC
 18 JONES LANE
 LEWISTON, CT 06249
 (860) 433-7413



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS ACCURATELY CORRECT AS NOTED HEREON.
 I AM A LICENSED LAND SURVEYOR IN THE STATE OF CONNECTICUT.
 ROBERT W. HELLSTROM, L.L. 70622C

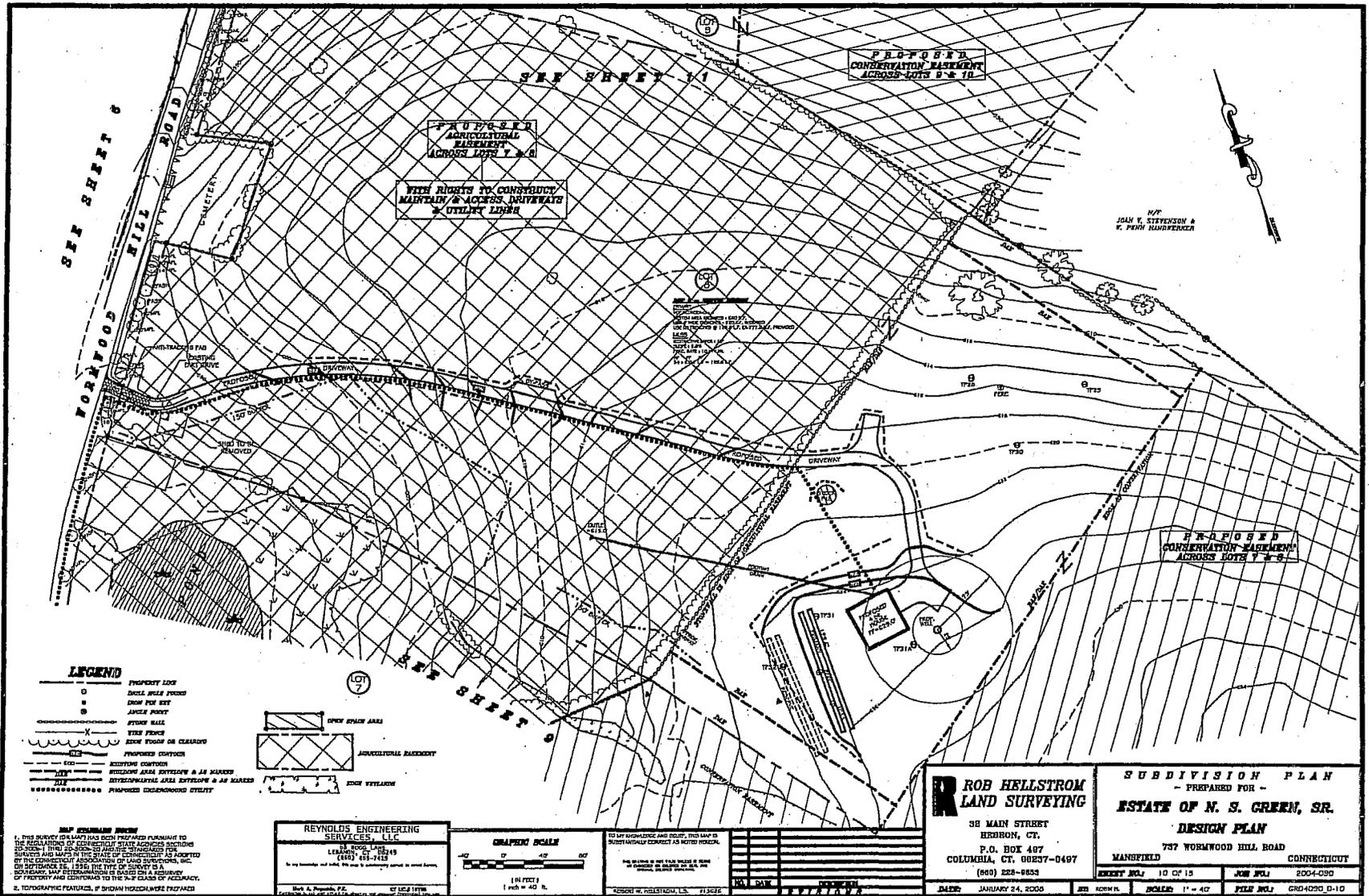
ROB HELLSTROM
LAND SURVEYING
 38 MAIN STREET
 HEBRON, CT.
 P.O. BOX 497
 COLUMBIA, CT, 06237-0497
 (860) 228-8863

SUBDIVISION PLAN
 - PREPARED FOR -
ESTATE OF N. S. GREEN, SR.
DESIGN PLAN
 737 WORMWOOD HILL ROAD
 MANSFIELD, CONNECTICUT

DATE: JANUARY 24, 2000
 SHEET NO. 9 OF 15
 JOB NO. 2004-050
 SCALE: 1" = 40'
 PLAN NO. GR04050-D-9

MAP EXPLANATION

- THIS SURVEY FOR MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 36-200a (1974) (2) CODE, 28 AND THE TRANSFERRED TO SURVEY AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 21, 1992. THE TYPE OF SURVEY IS A CONVEYANCE AND INFORMATION IS BASED ON A CERTAINITY OF FACTORY AND COMPARES TO THE 7-1/2 CLASS OF ACCURACY.
- TOPOGRAPHIC FEATURES, INCLUDING HIGHLIGHTS, WERE PREPARED IN ACCORDANCE WITH CLASS 7-1/2.



SEE SHEET 6
WORMWOOD HILL ROAD

SEE SHEET 1

PROPOSED AGRICULTURAL EASEMENT ACROSS LOTS 7 & 8
WITH RIGHTS TO CONSTRUCT MAINTAIN & ACCESS DRIVEWAYS & UTILITY LINES

PROPOSED CONSERVATION EASEMENT ACROSS LOTS 7 & 8

BY
JOAN V. STEVENSON &
W. PAUL HANSENBERGER

PROPOSED CONSERVATION EASEMENT ACROSS LOTS 7 & 8

LEGEND

- PROPERTY LINE
- DUCK HOLE POOD
- DUCK POOL SET
- ANGLE POINT
- STONE WALL
- OPEN SPACE AREA
- VINE FENCE
- FENCE FROM OR CLEARING
- FENCED COUNTRY
- RECORDING CONTOUR
- BUILDING AREA EXTENSION & AS MARKED
- INTERFERING AREA EXTENSION & AS MARKED
- 20' SET
- PROPOSED ENGINEERING STRUT
- OPEN SPACE AREA
- AGRICULTURAL EASEMENT
- 20' SET

NOT RECORDED
1. THIS SURVEY OR MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCY ACTIONS 20-2003-1 THAT IS SUBJECT TO THE STANDARDS FOR SURVEYING AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 15, 1916. THE TYPE OF SURVEY & COUNTRY MAP DETERMINATION IS BASED ON A SURVEY OF PROPERTY AND CONTIGUOUS TO THE 1/4 CLASS OF ACCURACY.
2. TOPOGRAPHIC FEATURES, IF SHOWN HEREON WERE PREPARED

REYNOLDS ENGINEERING SERVICES, LLC
11800 LANE 248
COLUMBIA, CT 06223-2488
(860) 451-7413
By any authority and under the seal & authority granted by a state agency.
Mark A. Reynolds, P.E.
02 DEC 17 2005

GRAPHIC SCALE
1" = 40' ft.
1" = 40' ft.

NO WARRANTY IS MADE BY THIS SURVEYOR AS TO THE ACCURACY OF ANY INFORMATION OR DATA OBTAINED FROM ANY SOURCE OTHER THAN THAT WHICH IS SHOWN ON THIS SURVEY OR MAP.

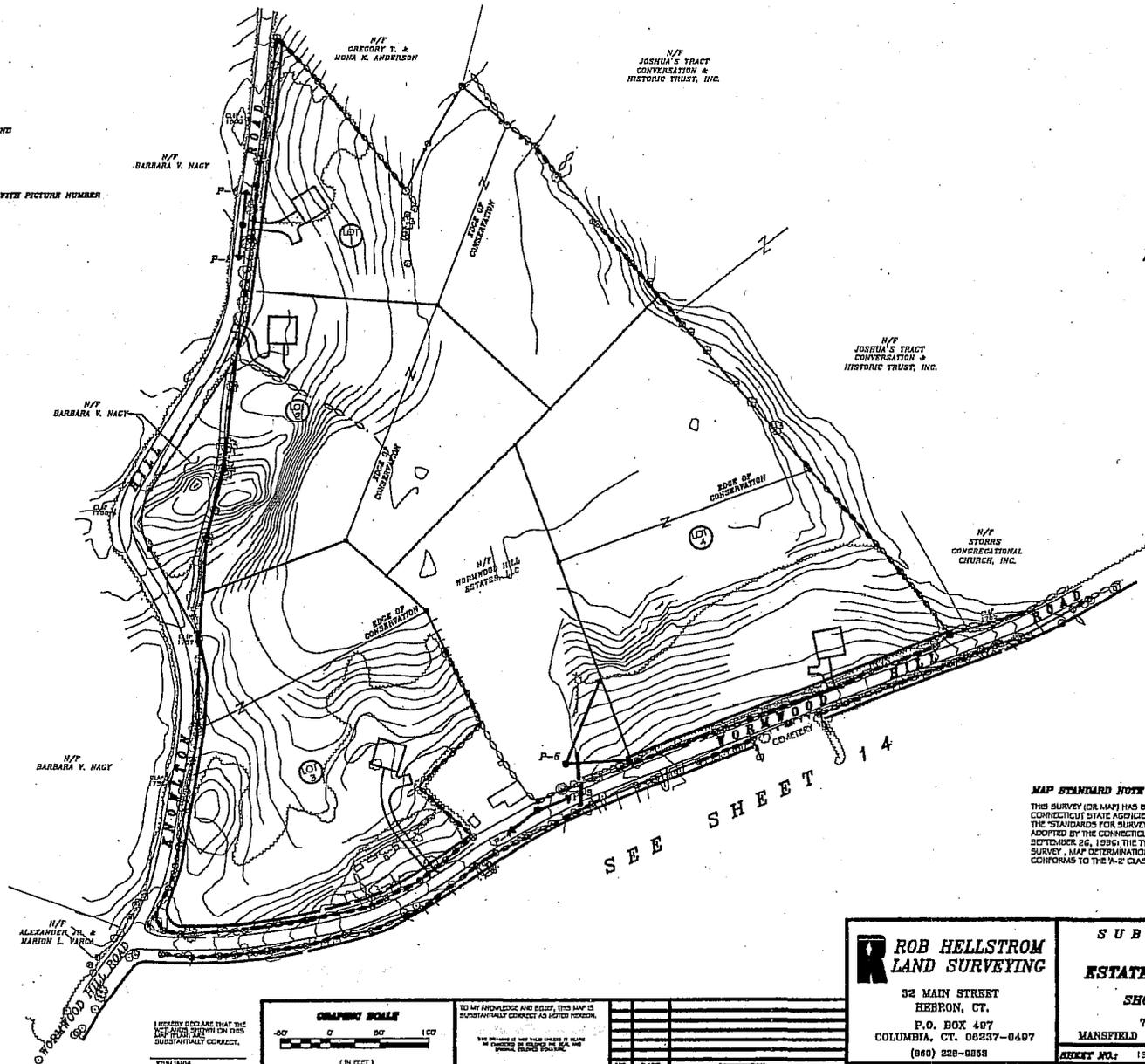
DATE	JANUARY 24, 2005
BY	JOAN V. STEVENSON & W. PAUL HANSENBERGER
SCALE	1" = 40'
FILE NO.	GR04050-D-10

ROB HELLSTROM LAND SURVEYING
38 MAIN STREET
HERBON, CT.
P.O. BOX 487
COLUMBIA, CT. 06237-0487
(860) 252-9833

SUBDIVISION PLAN
- PREPARED FOR -
ESTATE OF N. S. GREEN, SR.
DESIGN PLAN
757 WORMWOOD HILL ROAD
MANSFIELD CONNECTICUT
SHEET NO. 10 OF 15
JOB NO. 2004-090

LEGEND

- PROPERTY LINE
- DICH PIN OR PIPE FOUND
- DIM PIN SET
- ANGLE POINT
- STONE WALL
- VINE FENCE
- P-14 ← VIEW POINT/DIRECTION WITH PICTURE NUMBER



SEE SHEET 14

MAP STANDARD NOTE

THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON OCTOBER 26, 1996. THE TYPE OF SURVEY IS AN IMPROVEMENT LOCATION SURVEY. MAP DETERMINATION IS BASED ON A RECOVERY OF PROPERTY AND CONFORMS TO THE A-2 CLASS OF ACCURACY.

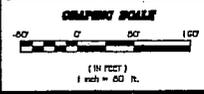
Stephanie Fuss
Associates, Inc.

101 New London Temple
Decorative, CT 06033
Phone: 860-534-3715
Fax: 860-252-3322
www.sfa.com

©2004 G.S.L.A. 01/04

I HEREBY DECLARE THAT THE
FIELD WORK SHOWN ON THIS
MAP WAS SUBSTANTIALLY CORRECT.

KERRI WAIN
DOR. SCIENTIST



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON.

THIS PLAN IS NOT VALID UNLESS A COPY
OF THIS MAP IS FILED WITH THE
STATE OF CONNECTICUT.

ROBERT W. HELLSTROM, L.S. #13262

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10

**ROB HELLSTROM
LAND SURVEYING**

32 MAIN STREET
HEBRON, CT.
P.O. BOX 487
COLUMBIA, CT. 06237-0487
(860) 228-8863

SUBDIVISION PLAN
- PREPARED FOR -
ESTATE OF N. S. GREEN, SR.

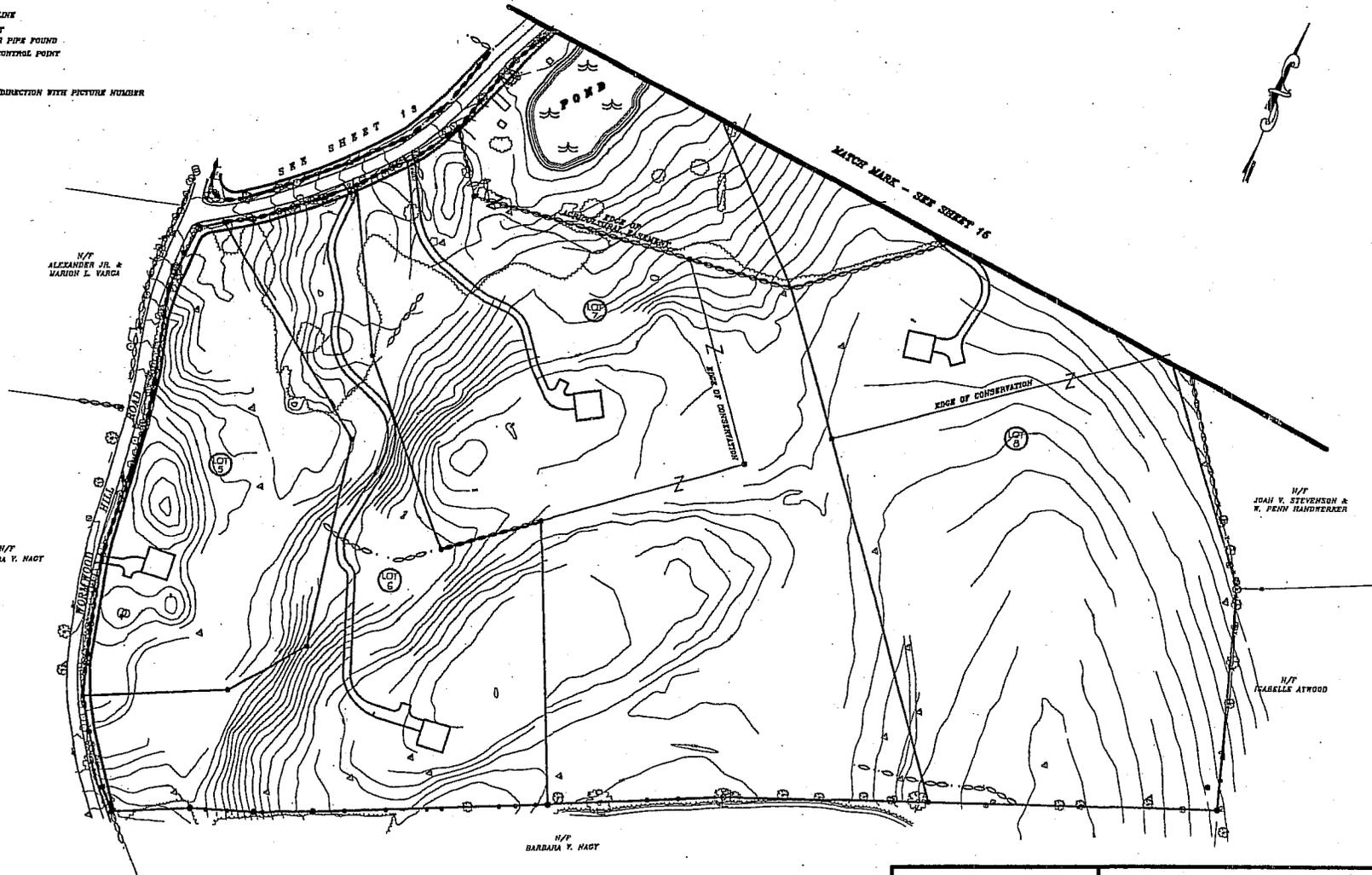
SHOWING VIEWS & VISTAS

737 WORMWOOD HILL ROAD
MANSFIELD CONNECTICUT

DATE: JANUARY 24, 2008	BY: ROBIN H.	SCALE: 1" = 50'	FILE NO.: GR04092_V-13
SHEET NO.: 13 OF 15	JOB NO.: 2004-090		

LEGEND

- PROPERTY LINE
- ⊙ ANGLE POINT
- IRON PIN OR PIPE POINT
- △ SURVEYOR CONTROL POINT
- STONE WALL
- WIRE FENCE
- VIEW POINT/DIRECTION WITH PICTURE NUMBER



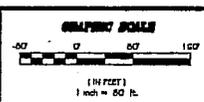
I HEREBY CERTIFY THAT THE ABOVE SHOWN ON THIS MAP PLAN ARE SUBSTANTIALLY CORRECT.

JOHN LAUREN
SOL. 00000000

MAP STANDARD NOTE

THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGRICULTURE SECTIONS 20-300a-1 THRU 20-300a-10 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1984. THE TYPE OF SURVEY IS AN IMPROVED/ADJUSTED LOCATION SURVEY. MAP DETERMINATION IS BASED ON A RESURVEY OF PROPERTY AND CONFORMS TO THE A-2 CLASS OF ACCURACY.

Stephanie Fuss Associates, Inc.
161 New London Temple
Glastonbury, CT 06033
Phone: 860-439-3113
Fax: 860-253-3162
www.sfa.com



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

THIS SURVEY IS NOT NEARLY AS NEAR AS EXACT AS COULD BE MADE AND IS SUBJECT TO CHANGE AND ERROR.

ROBERT W. HELLSTROM, L.S. # 43656

NO.	DATE	REVISION

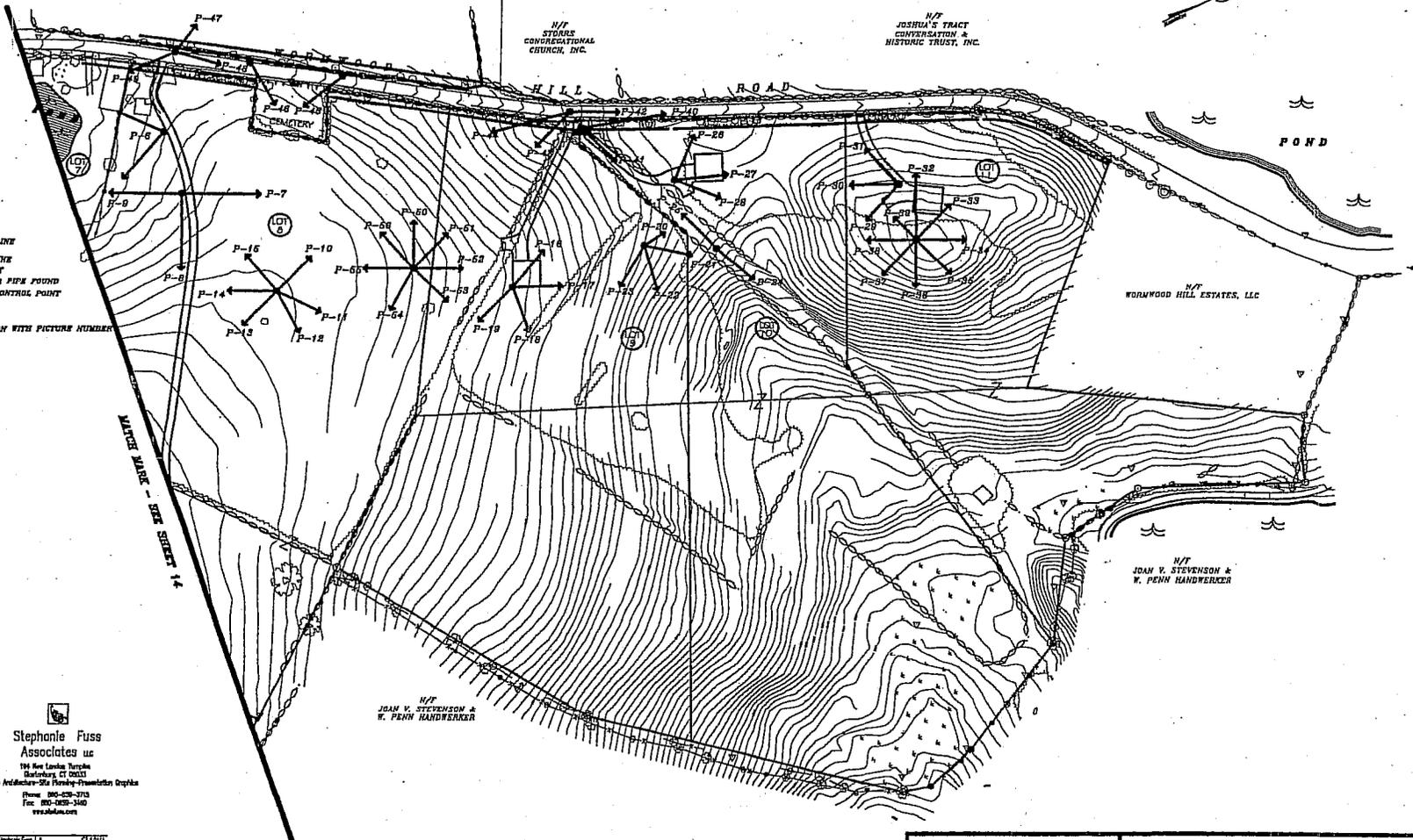
ROB HELLSTROM LAND SURVEYING
32 MAIN STREET
HEBRON, CT.
P.O. BOX 497
COLUMBIA, CT. 06237-0497
(860) 228-9883

SUBDIVISION PLAN
- PREPARED FOR -
ESTATE OF N. S. GREEN, SR.
SHOWING VIEWS & VISTAS
797 WORMWOOD HILL ROAD
MANSFIELD CONNECTICUT

DATE: JANUARY 24, 2008	BY: ROBIN L.	SCALE: 1" = 60'	SHEET NO.: 14 OF 15	JOB NO.: 2004-090	FILE NO.: GR04090-V-14
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LEGEND

- PROPERTY LINE
- BUILDING LINE
- ANGLE POINT
- IRON PIN OR PILE FOUND
- △ SURVEYOR CONTROL POINT
- STONE WALL
- VINE FENCE
- ← P-14 VIEW POINT, DIRECTION WITH PICTURE NUMBER



Stephanie Fuss Associates, Inc.

191 New London Turnpike
 Eastford, CT 06023
 Landscape Architects - Site Planning - Presentation Graphics
 Phone: 860-428-3713
 Fax: 860-428-3460
 www.sfa.com

N/F JOAN V. STEVENSON & W. PENN HANDWERKER

N/F JOAN V. STEVENSON & W. PENN HANDWERKER

N/F WORMWOOD HILL ESTATES, LLC

N/F STORRS CONGREGATIONAL CHURCH, INC.

N/F JOSHUA'S TRACT CONVERSATION & HISTORIC TRUST, INC.

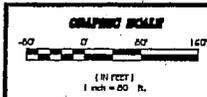
I HEREBY DECLARE THAT THE WORK SHOWN ON THIS MAP IS SUBSTANTIALLY CORRECT.

JOHN JAMES SOIL SCIENTIST

Stephanie Fuss, L.A. 011844

MAP STANDARD NOTE

THIS SURVEY FOR MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300a-1 THRU 20-300a-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 24, 1994 THE TYPE OF SURVEY IS AN IMPROVEMENT LOCATION SURVEY. MAP DETERMINATION IS BASED ON A RESURVEY OF PROPERTY AND CONFORMS TO THE "A-2" CLASS OF ACCURACY.



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ROBERT W. HELLSTROM, L.L. P-3322

NO.	DATE	REVISION

ROB HELLSTROM
LAND SURVEYING

32 MAIN STREET
 HEBRON, CT.
 P.O. BOX 487
 COLUMBIA, CT. 06237-0487
 (860) 828-9858

SUBDIVISION PLAN
 - PREPARED FOR -
ESTATE OF N. S. GREEN, SR.
SHOWING VIEWS & VISTAS
 737 WORMWOOD HILL ROAD

MANSFIELD CONNECTICUT
 SHEET NO.: 15 OF 15
 JOB NO.: 2004-030

DATE: JANUARY 24, 2006 BY: ROBIN H. SCALE: 1" = 60' FILE NO.: GR04030_V-15

**PAGE
BREAK**

APPLICATION REFERRAL

Mansfield Planning & Zoning Commission

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

The Planning and Zoning Commission has received a 9 lot Resubdivision application and will consider the application at a Public Hearing/regular meeting on April 21, 2008. Please review the application and reply with your comments to the Planning Office before April 17, 2008. For more information, please contact the Planning Office, 429-3330.

APPLICATION INFORMATION

Applicant: Lyne Laguardia

Owner: SAME

Agent(s): TOWNE ENGINEERING

Proposed use: 9 subdivision lots (8 new house lots on new Town Road)

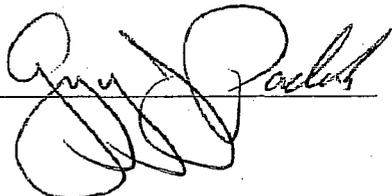
Location: 34 Dodd

Zone classification: RAR-90

Other pertinent information:

- Inland wetland Application also pending with 4/21/08 public hearing
- Site is 67 acres in size
- Proposal includes ~40 acres to be dedicated to the Town (includes flood hazard and wetlands which are not developable)
- Includes trail connection to adjacent trail on Army Corp of Engineers property.

Signed



Date

3/6/8

file # 1108-2
filing date 2/27/08

MANSFIELD PLANNING & ZONING COMMISSION
APPLICATION FOR SUBDIVISION OR RESUBDIVISION APPROVAL

Name of subdivision Quiet Meadow

Name of subdivider (applicant)
Lynne Laguardia Phone # 860-450-0310
(please PRINT)

Address 187 Conantville Road, Mansfield CT 06250
(street) (town) (state) (zip)

Signature *Lynne Laguardia* (owner _____)
(optionee _____) Date _____

OWNER (IF OTHER THAN SUBDIVIDER)

Name _____ Phone # _____
(please PRINT)

Address _____
(street) (town) (state) (zip)

Signature _____ Date _____

FEES

See Town Council-approved Fee Schedule & Eastern Highlands Health District Review Fee Schedule
(Subdivisions will not be reviewed by Eastern Highlands Health District unless an Application for Plan
Review has been submitted)

SUBDIVISION DATA

Location:
34 Dodd Road, Mansfield, CT

Zoning district RAR-90 Total # of acres 67
Total # of lots 9

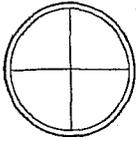
EXTENSION OF TIME

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 _____



TOWNE ENGINEERING, INC.

PROFESSIONAL ENGINEERS • LAND SURVEYORS • EXPERT WITNESS

MAIL: P.O. BOX 162 SOUTH WINDHAM, CT 06266

OFFICE: 1 RICHMOND LANE, WILLIMANTIC, CT 06226

(860) 423-6371 • (860) 889-2100 • Fax (860) 423-5470

DONALD R. AUBREY, P.E., L.S.

JOSEPH H. BOUCHER, M.S., L.S.

MATTHEW D. MAYNARD, E.I.T.

Quiet Meadow Subdivision, Dodd Road, Mansfield, CT

TEI Job No. #03-230

February 26, 2008

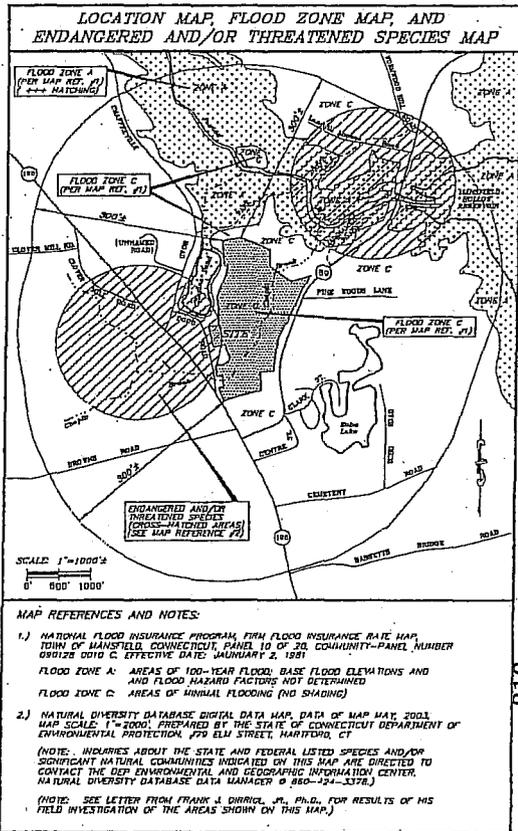
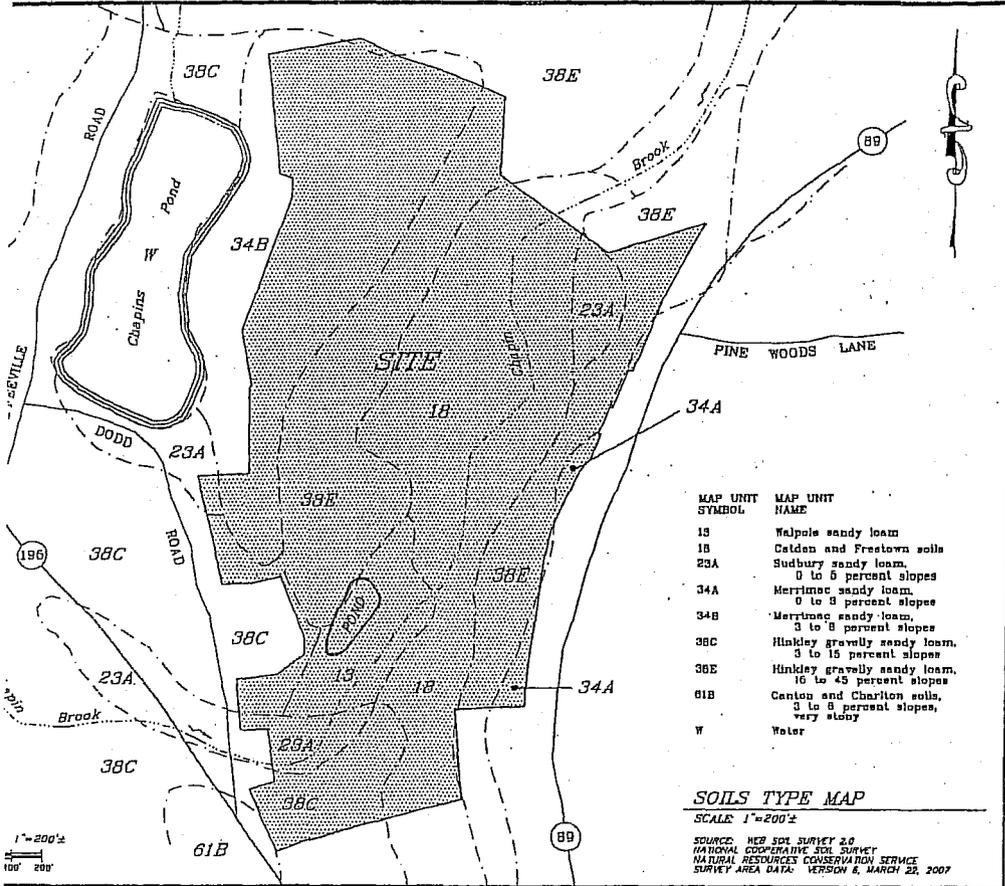
CONSTRUCTION COST ESTIMATE FOR: ROAD CONSTRUCTION

No.	ITEM	UNIT	UNIT PRICE	QUANTITY	AMOUNT
1	Survey monumentation	LS	--	--	\$ 4,900.00
2	Construction stakeout	LS	--	--	\$ 5,600.00
3	Silt fence	LF	\$0.84	3,400.0	\$ 2,856.00
4	Install/remove stone check dams	EA	\$150.00	3.0	\$ 450.00
5	Install/remove temp. sediment traps	EA	\$550.00	12.0	\$ 6,600.00
6	Install/remove construction entrance	EA	\$750.00	1.0	\$ 750.00
7	Cut, remove & chip trees/brush	Ac.	\$12,300.00	0.5	\$ 6,150.00
8	Grub site of stumps	Ac.	\$6,600.00	0.5	\$ 3,300.00
9	Dispose of stumps	LS	--	--	\$ 5,500.00
10	Strip & stockpile topsoil	CY	\$1.30	1,600.0	\$ 2,080.00
11	Roadway excavation	CY	\$2.50	900.0	\$ 2,250.00
12	Formation of subgrade	SY	\$1.50	5,200.0	\$ 7,800.00
13	Processed gravel base	Ton	\$19.00	1,200.0	\$ 22,800.00
14	Bit. conc. (wearing, class-2)	Ton	\$75.00	440.0	\$ 33,000.00
15	Bit. conc. (binder, class-1)	Ton	\$75.00	440.0	\$ 33,000.00
16	Bit. Aprons	EA	\$900.00	9.0	\$ 8,100.00
17	15" ADS N-12 Pipe	LF	\$21.00	780.0	\$ 16,380.00
18	12" ADS N-12 Pipe	LF	\$18.00	270.0	\$ 4,860.00
19	15" ADS flared end	EA	\$275.00	2.0	\$ 550.00
20	12" ADS flared end	EA	\$275.00	1.0	\$ 275.00
21	8' Dia X 12 ft. deep drywells	EA	\$2,500.00	14.0	\$ 35,000.00
22	Type CL catch basin top & grate	EA	\$1,125.00	14.0	\$ 15,750.00
23	Modified rip-rap	SY	\$71.50	30.0	\$ 2,145.00
24	Filter fabric	SY	\$2.10	500.0	\$ 1,050.00
25	Underground utilities	LS	\$45.50	1,700.0	\$ 77,350.00
26	Walking path	LF	\$9.75	260.0	\$ 2,535.00
27	Street lighting	EA	\$1,500.00	1.0	\$ 1,500.00
28	Road signage	EA	\$130.00	3.0	\$ 390.00
29	Pavement stripping	LF	\$1.75	1,700.0	\$ 2,975.00
30	Landscaping	LS	--	--	\$ 16,000.00
31	Final grade edge of road	SY	\$2.30	2,200.0	\$ 5,060.00
32	Topsoil, fertilizer, seed & mulch	SY	\$6.00	2,200.0	\$ 13,200.00
33	As-Built survey	LS			\$ 6,500.00
34	Maint. & protection. of traffic	LS			\$ 1,500.00
35	Mobilization	LS			\$ 4,000.00
SUBTOTAL					\$ 352,156.00
10% CONTINGENCY					\$ 35,215.60
7% INFLATION					\$ 24,650.92
TOTAL					\$ 412,022.52

Approximate Cost Per linear foot of road: \$ 241.37

NOTES:

1. This cost estimate is based on the 2008 RS Means Cost Data, along with local suppliers material cost.



QUIET MEADOW RESUBDIVISION PLAN

#34 DODD ROAD & CT ROUTES 195 & 89

OWNER/SUBDIVIDER:
LYNNE M. LaGUARDIA
#187 CONANTVILLE ROAD
MANSFIELD CENTER, CT 06250

SHEET INDEX	
H. NO.	TITLE
OF 12	COVER SHEET
OF 12	BOUNDARY/SUBDIVISION PLAN
OF 12	WETLANDS & EXISTING TOPOGRAPHY
OF 12	LaGUARDIA LANE PLAN & PROFILE (1 OF 2)
OF 12	LaGUARDIA LANE PLAN & PROFILE (2 OF 2)
OF 12	GRADING PLAN (1 OF 3)
OF 12	GRADING PLAN (2 OF 3)

APPROVED BY THE MANSFIELD PLANNING & ZONING COMMISSION

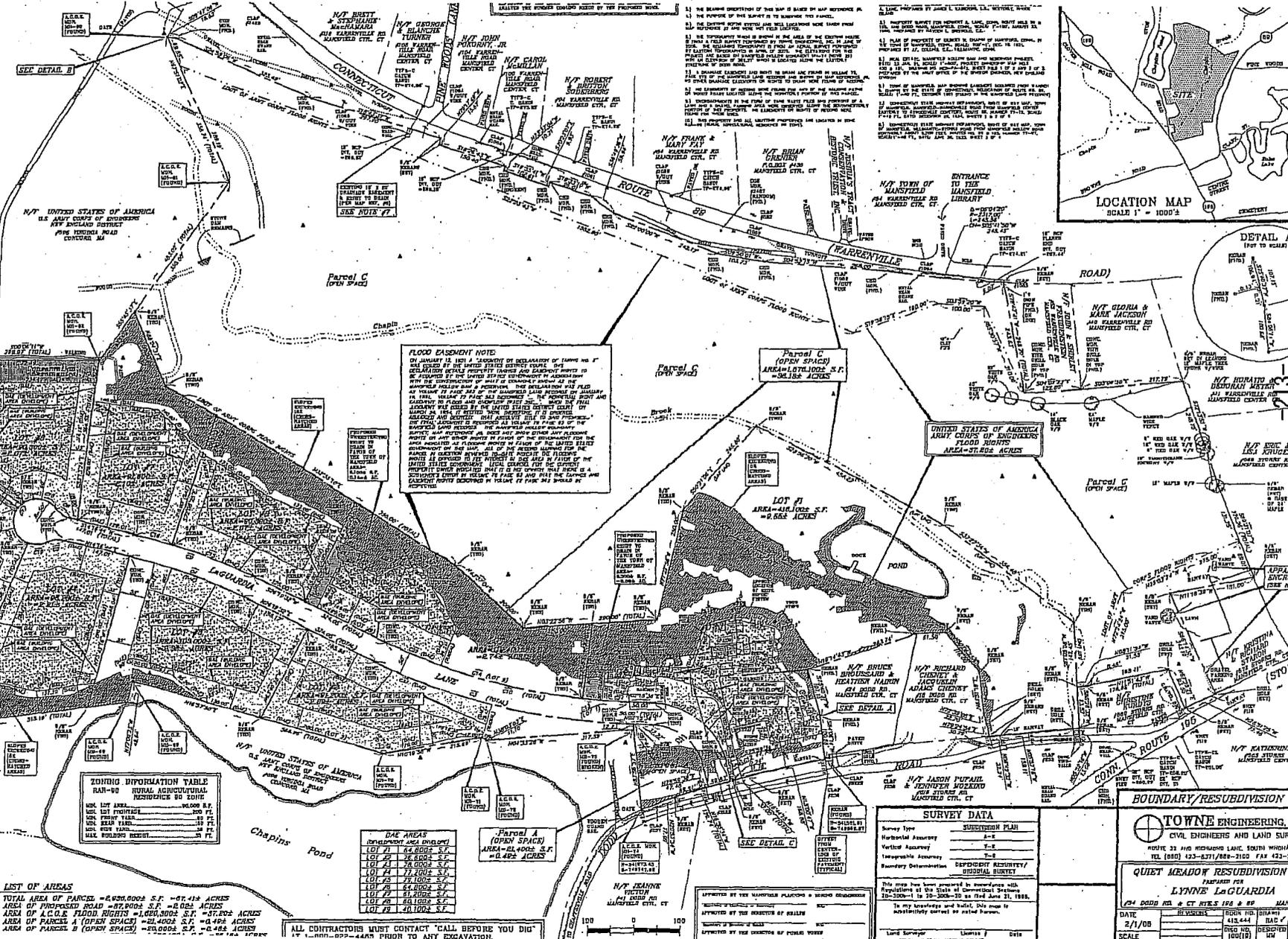
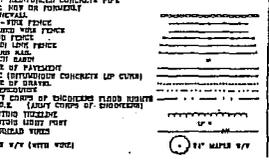
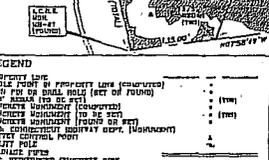
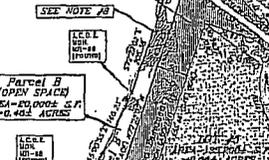
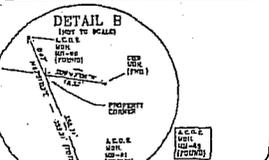
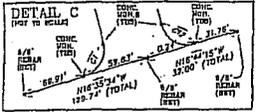
REDUCED

COVER SHEET

TOWNE ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS

ROUTE 23 AND MIDLAND LANE, SOUTH BRITAIN, CT
TEL (860) 433-6371/658-7100 FAX 433-6470

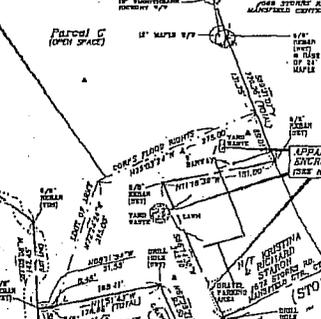
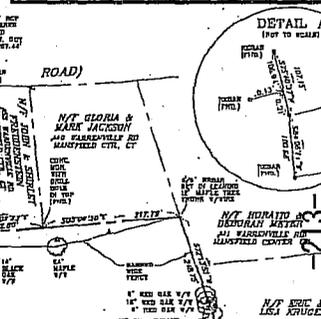
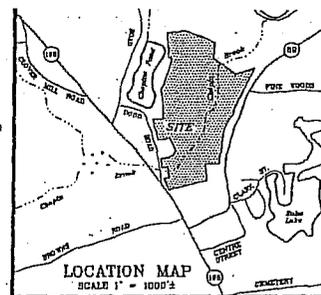
STATION	1+00.00	2+00.00	3+00.00	4+00.00	5+00.00	6+00.00	7+00.00	8+00.00	9+00.00	10+00.00
ELEVATION	32.00	32.14	32.38	32.71	33.13	33.63	34.21	34.87	35.61	36.42
CHORD BEARING	S 89° 59' 54" W	S 89° 59' 54" W	S 89° 59' 54" W	S 89° 59' 54" W	S 89° 59' 54" W	S 89° 59' 54" W	S 89° 59' 54" W	S 89° 59' 54" W	S 89° 59' 54" W	S 89° 59' 54" W
CHORD DISTANCE	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
CURVE DATA	RADIUS = 1000.00 FT. CHORD BEARING = S 89° 59' 54" W. CHORD DISTANCE = 100.00 FT.									



LIST OF AREAS

AREA	AREA	AREA
TOTAL AREA OF PARCEL A (OPEN SPACE)	1,000,000 S.F.	= 22.957 ACRES
AREA OF PARCEL A (OPEN SPACE)	1,000,000 S.F.	= 22.957 ACRES
AREA OF PARCEL B (OPEN SPACE)	1,000,000 S.F.	= 22.957 ACRES
AREA OF PARCEL C (OPEN SPACE)	1,000,000 S.F.	= 22.957 ACRES

ALL CONTRACTORS MUST CONTACT "CALL BEFORE YOU DIG"
 AT 1-800-699-4449 PRIOR TO ANY EXCAVATION.



BOUNDARY/RESUBDIVISION

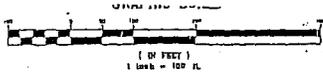
TOWNE ENGINEERING,
 CIVIL ENGINEERS AND LAND SURVEYORS
 1000 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202
 TEL: (303) 433-8711 FAX: 433-3100

QUIET MEADOW RESUBDIVISION
 PREPARED FOR
LYNNE LA GUARDIA

DATE: 2/1/08
 SCALE: 1" = 100'

SURVEY DATA

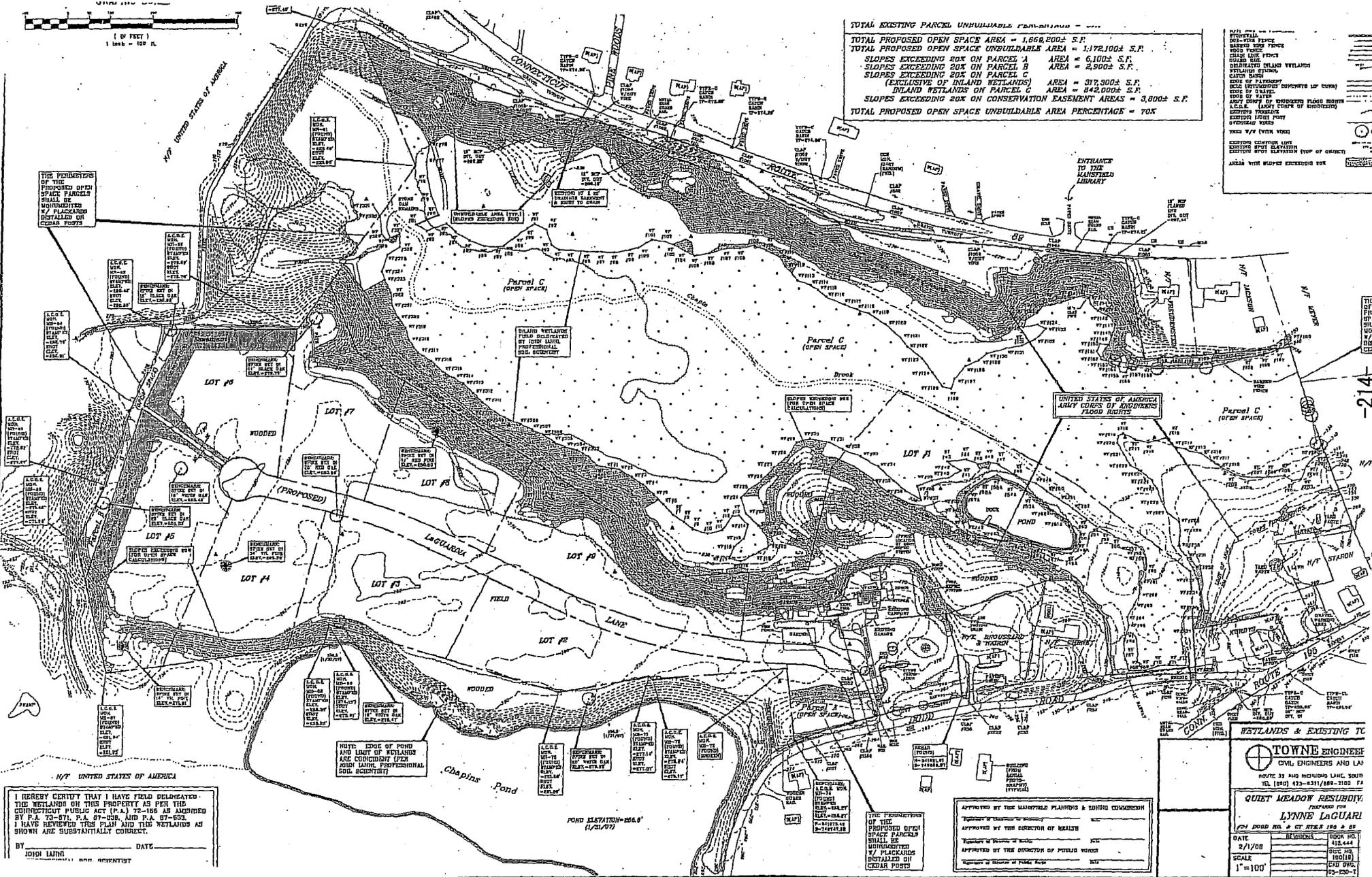
Survey Type	SUBDIVISION PLAN
Horizontal Accuracy	± 0.01
Vertical Accuracy	± 0.01
Geographic Accuracy	± 0.01
Boundary Determination	REPRODUCTION/RESUBDIVISION



TOTAL EXISTING PARCEL UNBUILDABLE AREA = 1,668,800± S.F.
 TOTAL PROPOSED OPEN SPACE AREA = 1,668,800± S.F.
 TOTAL PROPOSED OPEN SPACE UNBUILDABLE AREA = 1,172,100± S.F.
 SLOPES EXCEEDING 20% ON PARCEL A AREA = 6,100± S.F.
 SLOPES EXCEEDING 20% ON PARCEL B AREA = 2,900± S.F.
 SLOPES EXCEEDING 20% ON PARCEL C (EXCLUSIVE OF INLAND WETLANDS) AREA = 317,300± S.F.
 INLAND WETLANDS ON PARCEL C AREA = 842,000± S.F.
 SLOPES EXCEEDING 20% ON CONSERVATION EASEMENT AREAS = 3,000± S.F.
 TOTAL PROPOSED OPEN SPACE UNBUILDABLE AREA PERCENTAGE = 70%

THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE ENGINEER TO VERIFY THE ACCURACY OF THE DATA AND TO BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE DATA OR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE ENGINEER IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN.

THE PERIMETERS OF THE PROPOSED OPEN SPACE PARCELS SHALL BE MONITORED BY PLACEMENT OF CEDAR POSTS



I HEREBY CERTIFY THAT I HAVE FIELD DELINEATED THE WETLANDS ON THIS PROPERTY AS PER THE CONNECTICUT PUBLIC ACT (P.A.) 72-166 AS AMENDED BY P.A. 72-571, P.A. 87-208, AND P.A. 87-523. I HAVE REVIEWED THIS PLAN AND THE WETLANDS AS SHOWN ARE SUBSTANTIALLY CORRECT.

BY: JOHN LAURI DATE: _____

WETLANDS & EXISTING TC

TOWNE ENGINEERS
 CIVIL ENGINEERS AND LAND SURVEYORS
 OFFICE: 31 AND MEMPHIS LANE, SUITE 100
 TEL: (860) 432-8311/888-7100

PROJECT FOR: **QUILT MEADOW RESUBDIV.**

LYNNE LAQUARI

DATE	REVISIONS	BOOK NO.
2/1/08		415-444
		BOOK 100
		10010
		CHD 090
		02-100-1

SCALE: 1" = 100'

APPROVED BY THE MANHATTAN PLANNING & ZONING COMMISSION

APPROVED BY THE DIRECTOR OF REALTY

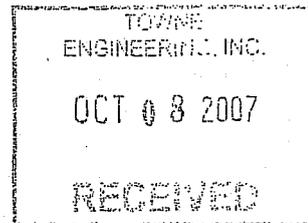
APPROVED BY THE DIRECTOR OF PUBLIC WORKS

-214-



FUSS & O'NEILL

Disciplines to Deliver



October 4, 2007

Dr. and Mrs. Ralph LaGuardia
187 Conantville Road
Mansfield, CT 06268

RE: Results of Wildlife Survey (F&O #20071619.A10)
Resubdivision Plan, Ralph and Lynne LaGuardia
Dodd Road, Mansfield, CT

Dear Dr. and Mrs. LaGuardia:

This Letter of Findings has been prepared to assist you with your submittal of a permit application for a proposed subdivision on Dodd Road, Mansfield, Connecticut. Fuss & O'Neill completed a species-specific habitat survey on September 30, 2007 to determine the potential occurrence of golden-winged warbler *Vermivora chrysoptera*, frosted elfin (butterfly) *Callophrys irus*, and wood turtle *Glyptemys insculpta* at the project site. The details of this survey including background, methods used, and field survey results are presented.

Background

A review of areas of concern maintained by the Connecticut Natural Diversity Database (NDD) from the CT DEP GIS database indicated that records of endangered and threatened species and species of special concern occur within the vicinity of the LaGuardia Subdivision project site (Figure 1). The Wildlife Division reviewed this information and provides guidance regarding the state endangered species golden-winged warbler *Vermivora chrysoptera*, state threatened species frosted elfin (butterfly) *Callophrys irus*, and state species of special concern wood turtle *Glyptemys insculpta* (letter dated August 24, 2007 attached). To address the concerns/issues raised in this letter, Charlie Insalaco retained Fuss & O'Neill, Inc. to carry out a species-specific habitat study to determine the possibility of these species occurring within the site project boundaries. This survey was carried-out by Frank J. Dirrigl Jr., Ph.D., a professional zoologist experienced in rare species biology and field surveys that include the area around the survey site¹.

146 Hartford Road
Manchester, CT
06040-5992

t (860) 646-2469
(800) 286-2469
f (860) 533-5143

www.FandO.com

Statement of Qualifications: Frank J. Dirrigl Jr. Ph.D.

Frank Dirrigl received his Ph.D., Anthropology (Conservation & Environmental Anthropology) from the University of Connecticut. He is a Senior Scientist II at Fuss &

Connecticut
Massachusetts
New York
Rhode Island
North Carolina
South Carolina

¹ Dirrigl Jr., F.J., and K. Metzler. 1999. Survey of Mansfield Hollow Dam and West Thompson Lake Dam, Connecticut for Rare and Protected Species and Outstanding Natural Communities. Report to the U.S. Army Corps of Engineers, New England Division. Connecticut Natural Diversity Database, Department of Environmental Protection, Hartford, CT.



FUSS & O'NEILL

Dr. and Mrs. Ralph LaGuardia

October 4, 2007

O'Neill, Inc. providing expertise in wetland and ecological services. Previously, Mr. Dirrigl was an Associate Professor of Environmental Science at Post University. Past experience includes working as a Sr. Zoologist for the New Jersey Natural Heritage Program (NJ-DEP) and a Research Zoologist for The Nature Conservancy, Eastern Regional Office. As a zoologist, he specializes in rare species surveys and bioinventories, which has included numerous rare species surveys (resume and c.v. attached)

Description of Habitat Types

Based on a Releve survey of the project site, the two major habitat types (Figure 2) found in the area proposed for subdivision development includes active agricultural field and evergreen forest. The following is a description of both of these habitats.

Agricultural Field (H1)

The survey for dominant plants focused on edge species that are known to provide wildlife habitat. Dominant trees include white oak *Quercus alba*, and red/black oak *Quercus rubra x veluntina*, black cherry *Prunus serotina*, black birch *Betula lenta*, and scarlet oak *Quercus coccinea*. To the west of the field is found a stand of white pine *Pinus strobus*. The edge is open leading to the forest and is absent of thickets. The dominant herb is goldenrod *Solidago sp.* The regular cutting of this field by the Army Corps of Engineers prevents the field from experiencing the succession associated with old fields.

Mixed Forest (H2)

The mixed forest woodland surrounding the agricultural field is dominated by white pine *Pinus strobus*, bear oak *Quercus illicifolia*, white oak *Quercus alba*, and red/black oak *Quercus rubra x veluntina*. Also found is black cherry *Prunus serotina*, Notably absent from this area is pitch pine *Pinus rigida*, which is indicative of sand barren habitat. Shrubs are dominated by blueberry *Vaccinium angustifolia*, maple-leaved viburnum *Viburnum acerifolium*, and huckleberry *Gaylussacia baccata*. The herb layer is sparse and open consisting of clubmoss *Lycopodium obscurum* and Canada mayflower *Maianthemum canadense*. This vegetation regime is characteristic of a white pine-oak successional forest.

Golden-winged Warbler

State Endangered Species

Habitat and Known Occurrences

Statewide, the golden-winged warbler *Vermivora chrysoptera* is known from only 10 confirmed breeding sites found in the western portion of Connecticut (The Atlas of



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Dr. and Mrs. Ralph LaGuardia
October 4, 2007

Breeding Birds of Connecticut²), and is regularly sighted in Kent, Connecticut. In Mansfield, it is known from only a historic record. No current sightings of this warbler have been reported either by the Connecticut Ornithological Society or experienced birders tracking this species in this area of the state (Michael Curtis, Ph.D., personal communication).

The CT DEP Wildlife Division reports that the warbler "nest along brier-grown edges and in openings of swampy deciduous woodlands or in old pastures and hillsides overgrown with dense shrubby thickets" (letter dated August 24, 2007). The Atlas of Breeding Birds of Connecticut details the breeding habitat as "open, grassy areas with comparatively few trees and typical early successional plants, such as birches. This habitat develops within 10 years of the abandonment of agricultural land" as agricultural land return to deciduous forests. This habitat description compliments regional wide reports³.

Survey Methods

Because this warbler is a neotropical migrant, the focus of the survey was to determine if the critical habitat supporting its breeding in Connecticut was found on the project site. Wandering-point surveys were used to develop the vegetation regime of different portions of the site following a modified Releve protocol. In this method, also known as the "sample stand" method, a biologist chooses several representative plots along a transect to observe significant changes in vegetation, record the most dominant and abundant species, and use this data to describe a plant community (Barbour et al., 1987)⁴.

Results of Survey

On September 30, 2007, a critical habitat survey was carried-out using the methods previously detailed.

The results of the field survey found no occurrences of breeding habitat supporting populations of the golden-winged warbler.

² Bevier, L.R. 1994. The Atlas of Breeding Birds of Connecticut. State Geological and Natural History Survey of Connecticut, Bulletin 113. Connecticut Department of Environmental Protection, Hartford, CT.

³ The Nature Conservancy. 1998. Species Management Abstract: Golden-winged Warbler (*Vermivora chrysoptera*). The Nature Conservancy, Arlington, VA.

⁴ Barbour, M.G., J.H. Burk, and W.D. Pitts. 1987. Terrestrial Plant Ecology. Chapter 9: Method of sampling the plant community. Menlo Park, CA: Benjamin/Cummings Publishing Co.



FUSS & O'NEILL

Dr. and Mrs. Ralph LaGuardia
October 4, 2007

Frosted Elfin (butterfly) State Threatened Species

Habitat and Known Occurrences

Statewide, the frosted elfin *Callophrys irus* is known from 5 locations east and west of the Connecticut River Valley (The Connecticut Butterfly Atlas). These locations include the Plainfield/Oneco/Voluntown intersection, southeast Mansfield, northeast Canton, and southeast New Hartford. However, additional confirmed reports are known from Lyme (Connecticut Butterfly Association). In Mansfield, the frosted elfin is found in Mansfield Hollow State Park/Army Corps of Engineers Dam Management Area nearby Windham Airport.

The CT DEP Wildlife Division reports that this butterfly is associated with the foodplant wild lupine *Lupinus perennis* (Letter dated August 24, 2007). In the absence of lupine, it may possibly be found on its alternative foodplant wild indigo *Baptista tinctoria*⁵. David Wagner (UCONN) reports that this species occurs in sand barren pitch pine dominated habitat containing this foodplant. The sand barren area near Windham Airport and Mansfield Hollow Dam Management Area is the focus of a habitat restoration effort he directed, which included the planting of additional wild lupines.

Survey Methods

The site was surveyed for the presence of both wild lupine *Lupinus perennis* and wild indigo *Baptista tinctoria*. If these plants occurred, then the butterfly's chrysalids were searched for in the leaf litter beneath the plants, where it is known to occur and overwinter.

Results of Survey

On September 30, 2007, the foodplants hosting the frosted elfin were searched for on the project site using the methods previously detailed.

The results of the field survey found no occurrences of the foodplants supporting populations of the frosted elfin.

⁵ Wagner, D.L., and M.W. Nelson, and D.F. Schweitzer. 2003. Shrubland Lepidoptera of southern New England and southeastern New York: ecology, conservation, and management. *Forest Ecology & Management* 185:95-112.



FUSS & O'NEILL

Dr. and Mrs. Ralph LaGuardia

October 4, 2007

Wood Turtle

Species of Special Concern

Habitat and Known Occurrences

Statewide, the wood turtle *Glyptemys insculpta* is a common reptile found in all 8 counties⁶. Collections in Mansfield resulted from the graduate work of Michael Klemens, for which specimens are deposited in the Scientific Collections (UCONN), Department of Ecology & Evolutionary Biology, and University of Connecticut.

The CT DEP Wildlife Division reports that the wood turtle may be found in "riparian habitats bordered by floodplain, woodland or meadows." Additionally, their summer habitat includes pastures, old fields, woodlands, powerline cuts and railroad beds bordering or adjacent to streams and rivers" (Letter dated August 24, 2007). Based on this information, the most likely place to find wood turtle habitat is along Chapin Brook, which flows through the project site.

Survey Methods

The field survey consisted of a single reptile visual encounter search to determine the potential occurrence of the wood turtle. This survey included a thorough cover search of the project site for at least 4 hours. This survey time reflects a balance between reasonable coverage of the survey area and the ability of an observer to maintain concentration. The survey was conducted between 10 a.m. and 2 p.m., targeting the time of day when reptiles are expected to be active and visible. The field survey focused on the specific habitat known to support wood turtle populations. For the project site, this included the mixed forest woodland found in the east towards Chapin Brook. All survey work followed the nationally accepted guidelines/protocols of the US Geological Survey and Crump and Scott (1994).⁷

Results of Survey

On September 29, 2007, a field survey was carried-out in ideal weather conditions (sunny, warm 70 °F, 55% humidity, clear sky, no precipitation).

⁶ Klemens, M.W. 1993. Amphibians and reptiles of Connecticut and adjacent regions. State Geological and Natural History Survey of Connecticut, Bulletin 112. Connecticut Department of Environmental Protection, Hartford, CT.

⁷ Crump, M.L. and N.J. Scott, Jr. 1994. Visual encounter surveys. In: Heyer, W.R., M.A. Donnelly, R.W. McDiarmid, L.C. Hayek, M.S. Foster (Eds.). *Measuring and monitoring biological diversity: standard methods for amphibians*. Smithsonian Institution Press, Washington.



FUSS & O'NEILL

Dr. and Mrs. Ralph LaGuardia
October 4, 2007

The results of the field survey found no occurrences of wood turtle following a visual encounter search for living turtles and the remains of dead individuals. No amphibians were found most likely because of the acid sandy soils and lack of different stages of dead wood that would provide cover.

Conclusion

Our field survey resulted in negative findings for the occurrence of the golden-winged warbler *Vermivora chrysoptera*, frosted elfin (butterfly) *Callophrys irus*, and wood turtle *Glyptemys insculpta* at the proposed LaGuardia Subdivision site, Dodd Road, Mansfield. This survey is considered to be a "de novo" search because the species may have never occurred on-site. Several factors may account for the absence of these species:

1. Golden-winged warbler *Vermivora chrysoptera* is only known from a historic record, and no recent observations of this warbler in Mansfield have been reported for years. Additionally, the preferred habitat consisting of successional old fields surrounded by thickets is absent from the site.
2. The foodplant(s) supporting the frosted elfin (butterfly) *Callophrys irus* is absent from the entire project site.
3. Habitat supporting the wood turtle *Glyptemys insculpta* is absent from the proposed construction area/house lots. The forest of the construction area/house lots is a mixed forest dominated by white pine *Pinus strobus* with dry sandy soils. Additionally, the steepness of the banks (26% slope) near the eastern edge of the agricultural field would most likely hinder or prevent wood turtle movements.

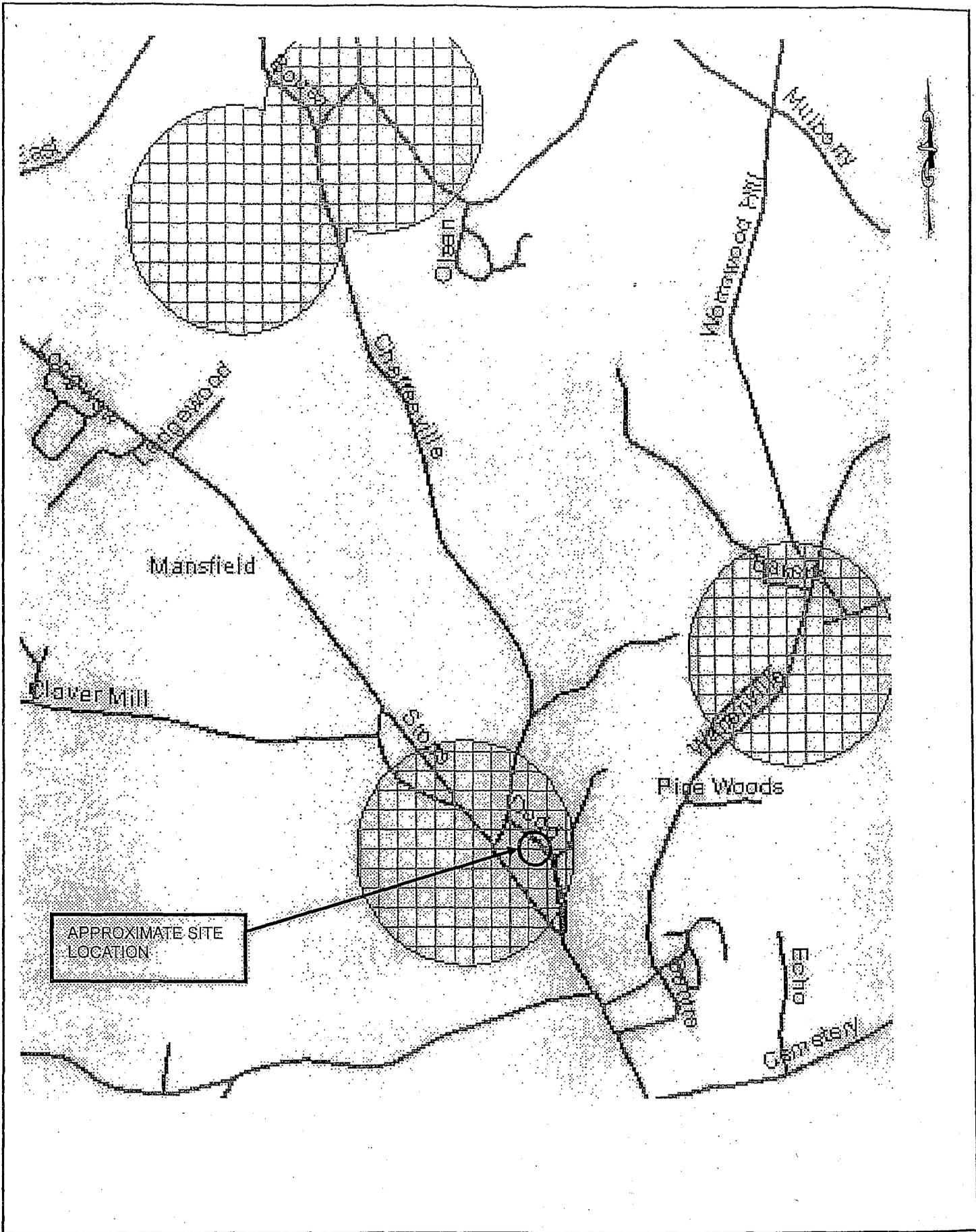
Based on the negative results of the field survey and the consideration of factors that may explain the absence of occurrence, it is our opinion that the golden-winged warbler *Vermivora chrysoptera*, frosted elfin (butterfly) *Callophrys irus*, and wood turtle *Glyptemys insculpta* do not occur at the LaGuardia Subdivision site and that its proposed construction activities will have no impact on the populations, as noted by the CT NDDDB, occurring within the vicinity.

Sincerely,

Frank J. Dirrigl, Jr., Ph.D.
Senior Scientist II

Attachment: Letter dated August 27, 2007
Resume and C.V. of Dirrigl

c: Charles Insalaco, Consultant
Matthew Maynard, Towne Engineering, Inc.



APPROXIMATE SITE LOCATION



FUSS & O'NEILL
Disciplines to Deliver

LAGUARDIA SUBDIVISION
 DODD ROAD

-222- CT NDDR AREAS OF CONCERN

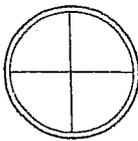
PROJ. No.: 20071619.A10

DATE: SEPT 2007

FIG 1



Notes: H1 (Agricultural Field Habitat); H2 (Mixed Forest Habitat)



TOWNE ENGINEERING, INC.

PROFESSIONAL ENGINEERS • LAND SURVEYORS • EXPERT WITNESS

MAIL: P.O. BOX 162 SOUTH WINDHAM, CT 06266

OFFICE: 1 RICHMOND LANE, WILLIMANTIC, CT 06226

(860) 423-6371 • (860) 889-2100 • Fax (860) 423-5470

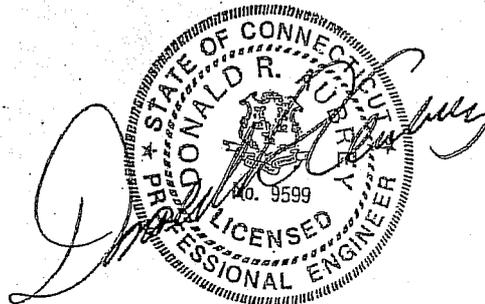
DONALD R. AUBREY, PE., L.S.

JOSEPH H. BOUCHER, M.S., L.S.

MATTHEW D. MAYNARD, E.I.T.

Drainage Report For Quiet Meadow Subdivision Dodd Road Mansfield, Connecticut February 26, 2008

Prepared by
Towne Engineering, Inc.
P.O. Box 162
South Windham, CT 06266
T.E.I. Job No. #03-230



I. INTRODUCTION

This site is located on Dodd Road, in Mansfield Connecticut. This project proposes the development of 9 residential lots, with one of the proposed lots remaining with the existing house. This project site is located approximately 800 ft. north west of the intersection of Dodd Road & Conn. Route 195 (Storrs Road).

The project infrastructure will include approximately 1600 ft. of 24 ft. wide paved road. Each proposed lot associated with this project will be serviced by individual driveways which will connect with the proposed road. In addition, each dwelling will have an onsite septic system and well.

Currently this site has no stormwater controls. The existing site is underlain with somewhat excessively drained Merrimac, and excessively drained Hinckley soils. Currently the site surface is stabilized with grass in the southerly open portion of the project site, and natural woodland in the northerly and easterly portion.

To manage the increased stormwater flows from the development of this project, we are proposing leaching dry-wells to contain the stormwater generated from this project. All the dry-wells have been interconnected, and provided with a permanent outfall for very large stormwater events.

II. METHOD

A stormwater analysis has been performed in accordance with the Town of Mansfield Regulations, and the Connecticut Department of Transportation Drainage Manual. Peak flows were determined using the Rational Method. Time of concentration was determined using the Seelye Chart for overland flows. Peak stormwater volumes were obtained by using unit Hydrographs with a receding limb factor of 1.5.

Our goal in designing the stormwater system for this project is to provide a stormwater management system which provides the capacity to fully handle a 25 year peak storm after development has occurred. We have designed the stormwater system to utilize (count) only the dry-storage capacity of the dry-wells, in conjunction with leaching stone which was assumed to provide a 50% pore space.

III. RESULTS

The significant watersheds were analyzed as described in the methods sections above and our computational results are as follows:

The first watershed (drainage area EA-1) currently receives sheet flow from a portion of Dodd Road, and a portion of the existing agricultural field. This watershed generates a 25 year peak

stormwater flow of 2.1 cfs. The developed site (drainage area PA-1A) will produce 25 year peak flow of 1.19 cfs to this location. The reduction in these flows result from diverting the associated watershed runoff into our proposed leaching catch basin drywells. The other drainage area associated with this watershed (drainage area PA-1) will be composed of the proposed access road, and the proposed new driveway for the existing house. The proposed developed site will generate a 25 year peak flow of 1.95 cfs, with a peak storm volume of 730 cubic feet. The stormwater system was designed with two 8 ft. diameter by 8 ft. deep dry-wells which have the capacity to store approximately 1,030 cubic feet which exceeds the 25 year peak flow volume. Both dry-wells are proposed to be interconnected, and when required due to larger stormwater events, are proposed to overflow into the existing grass depression just to the north of LaGuardia Lane, with the grass field continuing to sheet flow into this depression just as it is currently occurring (drainage area PA-1A).

The next watershed we analyzed was drainage area EA-2, which currently receives sheet flow from a portion of the existing agricultural field. This watershed generates a 25 year peak stormwater flow of 0.2 cfs. The proposed developed site was broken down into two parts, drainage area PA-2 & PA-2A. This area will generate stormwater flow from the proposed road, as well as two proposed houses and paved driveways. The proposed area PA-2A will generate a 25 year peak flow of 2.98 cfs, with a peak stormwater volume of 1,120 cubic feet. The stormwater system was designed with two 8 ft. diameter by 12 ft. deep dry-wells which have the capacity to store approximately 1,545 cubic feet which exceeds the 25 year peak flow volume. Both dry-wells are proposed to be interconnected, and when required due to larger stormwater events, are proposed to overflow into the proposed leaching catch basin dry-wells in drainage area PA-2.

The proposed area PA-2 will generate a 25 year peak flow of 1.9 cfs, with a peak storm volume of 710 cubic feet. The stormwater system was designed with two 8 ft. diameter by 8 ft. deep dry-well catch basins which have the capacity to store approximately 1,030 cubic feet which exceed the 25 year peak flow volume. Both dry-well catch basin are proposed to be interconnected and are proposed to outfall east of LaGuardia lane in a 35 ft long stone level spreader.

The next watershed we analyzed was drainage area EA-3, which currently receives sheet flow and shallow concentrated flow from the existing agricultural field and woods. This watershed generates a 25 year peak stormwater flow of 3.4 cfs. The proposed developed site was broken down into two parts, drainage area PA-3 & PA-3A, which will generate stormwater flow from the proposed road, and the remaining proposed house sites and paved driveways.

The proposed area PA-3A will generate a 25 year peak flow of 3.98 cfs, with a peak storm volume of 1,490 cubic feet. The stormwater system was designed with two 8 ft. diameter by 12 ft. deep dry-well catch basins which have the capacity to store approximately 1,545 cubic feet which exceeds the 25 year peak flow volume. Both dry-well catch basins are proposed to be interconnected, and when required due to larger stormwater events, are proposed to outflow into the proposed leaching dry-well in drainage area PA-3.

The proposed area PA-3 will generate a 25 year peak flow of 3.1 cfs, with a peak storm volume of 1,170 cubic feet. The stormwater system was designed with two 8 ft. diameter by 12 ft. deep dry-well catch basins which have the capacity to store approximately 1,545 cubic feet which exceeds the 25 year peak flow volume. Both dry-well catch basins are proposed to be interconnected, and when required due to larger stormwater events, are proposed to outflow east of LaGuardia lane into a 35 ft long stone infiltration trench.

We additionally reviewed the areas associated with the back of the proposed homes which will flow away from the proposed road. It is our opinion that these flows are very insignificant and do not need any stormwater controls or measures since they are so small. Also the soil types associated with these areas are extremely well drained from the soil testing which was performed and would therefore require no further stormwater measures or control devices in our opinion.

The proposed stormwater controls could function independently with no provided outlet, but to meet the current Town of Mansfield regulations each stormwater drywell was provided with a permanent gravity outlet.

In summary the stormwater system designed for LaGuardia Lane is more than adequate to fully handle the peak post development 25 year rainfall event. These proposed stormwater controls including the infiltration features proposed will clearly mitigate the flows generated as a result of the proposed development to well below pre development levels in our opinion.

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Gregory J. Padick

From: Gregory J. Padick
Sent: Wednesday, March 19, 2008 10:17 AM
To: Town Council; Conservation Comm; BARRY POCIASK (E-mail); Betty Gardner (E-mail 2); BONNIE RYAN (E-mail); Gary Zimmer (E-mail); Joanne Goodwin (E-mail); Kay Holt (E-mail); LARRY LOMBARD (E-mail); MICHAEL BEAL (E-mail); Peter Kochenburger (E-mail); Peter Plante (E-mail); Ross Hall (E-mail 2); Ross Hall (E-mail); Rudy Favretti (E-mail)
Cc: Jason Coite (E-mail); Richard Miller
Subject: Notice of 4/10 scoping meeting: Relocation of UConn Haz. Waste Storage Bldg.

Please find attached information regarding an April 10th (6:30 PM) scoping meeting that has been scheduled regarding UConn plans for replacing its Hazardous Materials Storage facility, which is currently located off of Horsebarn Hill Rd. This replacement project was the subject of a comprehensive consultant and special committee review in 2004 but has been delayed in part due to the use of an identified preferred site for landfill testing and capping activities. An initial scoping meeting was held after the completion of the 2004 study but due to the delay in implementing this project the University decided to have a new scoping opportunity. The purpose of the scoping process is to identify issues which should be considered in the preparation of an Environmental Impact Evaluation (EIE).

Following the new scoping comment period, which ends April 25th, UConn will prepare a draft (EIE) and hold a formal public hearing pursuant to Ct. Envir. Policies Act (CEPA) requirements. The draft EIE could be completed by mid summer 2008. I will be attending the April 10th scoping meeting and will forward any staff recommendations to the TC for consideration at its April 14th meeting and the PZC at its April 21st meeting. Any comments/recommendations from Conservation Commission members will be forwarded to the TC and PZC.

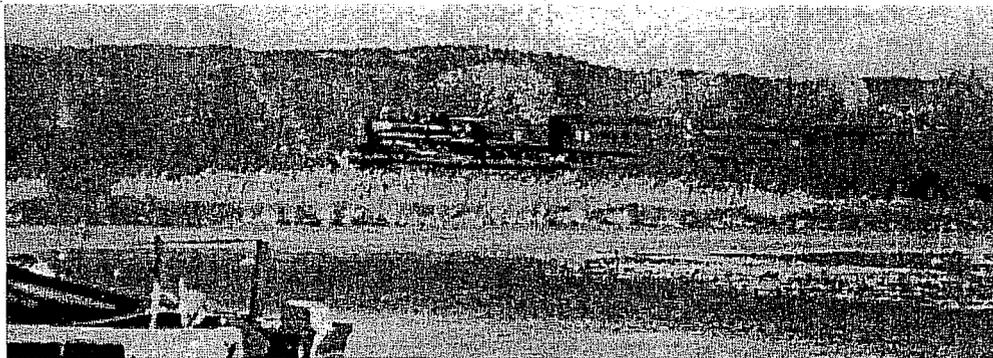
As a Mansfield representative in the 2004 study of this issue, I am pleased that this project is now moving forward. My initial review comments regarding the current proposal are:

1. The identified preferred location is readily accessible and appears to be physically appropriate for the subject use.
2. The identified preferred location is expected to have minimal impact on neighboring land uses.
3. Relocation from the current site, which is within a public drinking water watershed and close to the DEP approved level A Aquifer area for UConn's Fenton River wellfield, will help address many public health and safety concerns.



SCAN0567_000.pdf

Connecticut Council on Environmental Quality



ENVIRONMENTAL MONITOR

The official site for project information under
the Connecticut Environmental Policy Act

March 18, 2008

Scoping Notices

- 1. **NEW!** UConn Less Than 90-Day Hazardous Waste Storage Facility Siting, Storrs
2. Naugatuck Renaissance Place, Naugatuck
3. Route 7/ Merritt Parkway/ Main Avenue Interchange, Norwalk.

Environmental Impact Evaluations

1. Middlebury Water System Expansion

State Land Transfers

There are no state land transfers posted for public notice or comment in this edition.

The next issue will be published on April 8, 2008.

Subscribe to e-alerts to receive an e-mail when The Environmental Monitor is published.

Scoping Notices

Scoping Notices have been issued for the following state projects. These projects are in the earliest stages of planning. At the scoping stage, detailed information on a project's design, alternatives, and environmental impacts does not yet exist. Sponsoring agencies are asking for comments from other agencies and from the public as to the scope of alternatives and environmental impacts that should be considered for further study. Send your comments to the contact person listed for the project by the date indicated.

- 1. **Notice of Scoping for the UConn Less Than 90-Day Hazardous Waste Storage Facility Siting Environmental Impact Evaluation**

Municipality(ies) where proposed project might be located: Storrs, CT

Address(es) of Possible Project Location(s): See Project Maps

Project Description:

The Proposed Action is the construction of a new Less Than 90-Day Hazardous Waste Storage Facility (HWSF) and the decommissioning of the existing Less Than 90-Day HWSF at the University of Connecticut Main Campus in Storrs. The existing HWSF is located off Horsebarn Hill Road within the Willimantic Reservoir Watershed and near the Level A Aquifer Recharge Area for the Fenton River wellfield. The University is proposing to decommission the existing facility and construct a new state-of-the-art facility in the northwest portion of campus. Previously, a Siting Study was conducted in 2004 to determine suitable locations on campus for the new facility. Further analysis of the recommended sites in the Siting Study has resulted in a new preferred site (site 7) for the facility located southeast of the landfill and immediately north of the Wastewater Treatment Plant (WWTP).

Project Map(s):

Candidate Sites Map (link) - *Copy attached*
Preferred Site Map (link) - *" "*

→ **Written comments from the public are welcomed and will be accepted until the close of business on: April 25, 2008.**

There will be a Public Scoping Meeting for this project at:

→ **DATE:** Thursday, April 10, 2008

TIME: 6:30-8:30 PM

PLACE:

Merlin D. Bishop Center, Room 7, One Bishop Circle, Storrs CT

Written comments and/or requests for a Public Scoping Meeting should be sent to:

Name: Jason Coite, Environmental Compliance Analyst

Agency: University of Connecticut

Address: Office of Environmental Policy

31 LeDoyt Road, Unit 3055

Storrs, CT 06269-3055

Fax: (860) 486-5477

E-Mail: jason.coite@uconn.edu

If you have questions about the public meeting, or other questions about the scoping for this project, contact:

Name: Jason Coite, Environmental Compliance Analyst

Agency: University of Connecticut

Address: Office of Environmental Policy

31 LeDoyt Road, Unit 3055

Storrs, CT 06269-3055

Phone: (860) 486-9305

Fax: (860) 486-5477

E-Mail: jason.coite@uconn.edu

The agency expects to release an Environmental Impact Evaluation for this project, for public review and comment, in June 2008

Scoping map modified by G. Padick; Original in Color



Preferred Site



0 100 200 400 Feet

Figure 2: Preferred Alternatives

Hazardous Waste Storage Facility
Environmental Impact Evaluation
University of Connecticut
Storrs, Connecticut

LEGEND

-  Candidate Sites 1, 1A, 2, 2A, 2B
-  Preferred Site

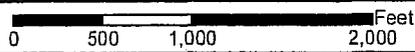


Figure 1: Existing HWSF Location and Alternatives

Hazardous Waste Storage Facility
 Environmental Impact Evaluation
 University of Connecticut
 Storrs, Connecticut

LEGEND

- Candidate Sites 1, 2, 3, 4, 5, 6
- 7 Preferred Site

Gregory J. Padick

From: Peter Hearn
Sent: Wednesday, March 19, 2008 12:00 AM
To: DSF Subscriber
Subject: CEQ eAlert: Environmental Monitor for March 18, 2008

The March 18, 2008 edition of the Environmental Monitor has been published. It can be viewed and printed at the CEQ website:

<http://www.ct.gov/ceq/cwp/view.asp?a=987&Q=249438>

UPCOMING EVENTS

Please take the time to review our upcoming events for
the new year ahead of us.

March 2008	Saturday & Sunday, March 1-2 – Home & Business Expo Wednesday, March 5 – Connecticut Business Day @ the Capitol Monday, March 10 – Ribbon Cutting @ Dan's Engraving Tuesday, March 11 – BWP @ Fairy Hop Gift Shop Wednesday, March 12 – Ribbon Cutting @ EASTCONN's Driving School Wednesday, March 26 – BWP @ Wireless Zone of Windham
April 2008	Wednesday, April 9 – BWP @ Connecticut Homestead Realty Thursday, April 17 – General Cable Legislative Plant Tour @ 8 AM
May 2008	Thursday, May 1 – BWP @ Ladd's Garden Center Tuesday, May 13 – 3 rd Annual Business Awards (Location TBD) Wednesday, May 14 – BWP @ Windham Area Arts Collaborative Saturday, May 17 - RiverFest
June 2008	Wednesday, June 11 – BWP @ Windham Community Memorial Hospital
September 2008	Wednesday, September 10 – 20 th Annual Golf Tournament Sunday, September 28 – Antique Car & Motorcycle Show
November 2008	Friday, November 7 – 4 th Annual Beer & Wine Tasting
December 2008	Tuesday, December 9 – Holiday Party

Please contact the Chamber at 423-6389 for any information regarding these events or visit our website at www.windhamchamber.com.



THE CHAMBER OF COMMERCE, INC.
W I N D H A M R E G I O N

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WINDHAM REGION COUNCIL OF GOVERNMENTS

Chaplin Columbia Coventry Hampton Lebanon Mansfield Scotland Willington Windham

Chairman DeFonzo
Transportation Committee

RE: SB 289 - AN ACT INCREASING FUNDING FOR THE TOWN AID FOR ROADS (TAR) PROGRAM

February 25, 2008

Dear Chairman DeFonzo,

The Windham Region Council of Governments (WINCOG) is writing in support of increasing Funding for **Town Aid for Roads**.

The 9 towns in the Windham Region currently maintain 612 miles of rural roads in Eastern CT. Combined; they received \$872,865 dollars under TAR in FY 07. Taken in context, that translates to less than \$1,500 per mile of road. In comparison, in 2006, the cost to repave 1 mile of road here in Eastern Connecticut was \$60,000. Due to the rising cost of asphalt, the estimated cost to repave the same 1 mile of road this spring will be \$80,000!

As with any physical asset, local roads and bridges deteriorate if not maintained and regular maintenance is less expensive than a cycle of neglect and repair. The proposed increase in state funding for this important activity will greatly lessen the burden on municipalities at a time when their budgets are already under pressure.

Thank you for your consideration in moving this bill forward.

Sincerely,

Mark N. Paquette

Executive Director

WINCOG

968 Main Street

Willimantic CT 06226

860-456-2221

email: director@wincog.org

cc: WINCOG Board of Directors

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WINDHAM REGION COUNCIL OF GOVERNMENTS

Chaplin Columbia Coventry Hampton Lebanon Mansfield Scotland Willington Windham

Chairman Coleman
Planning & Development Committee

RE: HB 5286 - AN ACT INCREASING PAYMENTS IN LIEU OF TAXES TO MUNICIPALITIES

February 25, 2008

Dear Chairman Coleman,

The Windham Region Council of Governments (WINCOG) is writing **in support** of increasing PILOT Funding for our area towns.

The 9 towns in the Windham Region received PILOT funds for a total of \$10.9 million in FY 07-08, **4% less** than they received the previous year. Yet the 2 major Universities in our region continued to grow both in physical structure and enrollment. This increased growth has significant impact on all our local communities, as current resources are stretched to meet demand. The fair and equitable solution to this inequity is to increase the payments in lieu of taxes to our municipalities.

The proposed increase in state funding for this important activity will greatly lessen the burden on municipalities at a time when their budgets are already under pressure.

Thank you for your consideration in moving this bill forward.

Sincerely,

Mark N. Paquette
Executive Director

WINCOG

968 Main Street

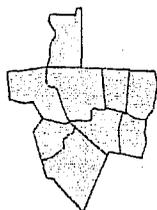
Willimantic CT 06226

860-456-2221

email: director@wincog.org

cc: WINCOG Board of Directors

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WINDHAM REGION COUNCIL OF GOVERNMENTS

Chaplin Columbia Coventry Hampton Lebanon Mansfield Scotland Willington Windham

W. David LeVasseur
OPM Undersecretary
Intergovernmental Policy Division
450 Capitol Avenue
Hartford CT 06106-1379

RE: WINCOG Roundtable Roster

February 26, 2008

Dear Undersecretary LeVasseur,

The Windham Region Council of Governments hereby submits the following names to be considered as our **Regional Roundtable**. The Committee will meet on a quarterly basis with the first meeting on June 6, 2008. We will conduct the meetings at the conclusion of our WINCOG Board meetings.

<u>Name</u>	<u>Affiliation</u>	
Joyce Okonuk	First Selectman, Lebanon	WINCOG Board Chairman
Maurice Bisson	First Selectman, Hampton	WINCOG BOD
Jean DeSmet	First Selectman, Windham	WINCOG BOD
Mark Palmer	Selectman, Willington	WINCOG BOD
Donald Cianci	First Selectman, Columbia	WINCOG BOD
Robert Dubos	First Selectman, Chaplin	WINCOG BOD
Elizabeth Paterson	Mayor, Mansfield	WINCOG BOD
Clark Stearns	First Selectman, Scotland	WINCOG BOD
Elizabeth Woolf	Council Chairperson, Coventry	WINCOG BOD
John Elsesser	Town Manager, Coventry	WINCOG BOD
Matt Hart	Town Manager, Mansfield	WINCOG BOD
Robert Skinner	Town Administrator, Columbia	WINCOG BOD
Dr. Nancy Bull	Uconn Associate Dean & Director of Cooperative Extension Services	
Robin Chesmer	Principal, The Farmers Cow	
John Beauregard	Executive Director of the Eastern Workforce Investment Board (EWIB)	
Jeff Beadle	Executive Director, Windham Region Community Council (WRCC)	
Roger Adams	Executive Director, Windham Region Chamber of Commerce	
Melinda Perkins	Director, Windham Region Transit District (WRTD)	
Michael Taylor	Developer, Windham Region	

Regards,

Mark N. Paquette
Executive Director
WINCOG

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